



CITY OF CAMPBELL
Community Development Department

November 10, 2016

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **November 22, 2016**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of John Thomas for a Modification (PLN2016-351) to a previously approved Site and Architectural Approval to allow the installation of a new guardrail system along the perimeter of the roof of an existing commercial building located at **503 & 504 Vandell Way** in the C-M/40 (Controlled Manufacturing) Zoning District. Staff is recommending that this item be deemed Categorically Exempt under CEQA.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

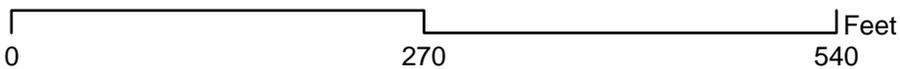
PLEASE NOTE: When calling about this Notice,
please refer to: **503 & 504 Vandell Way**

Project Location Map

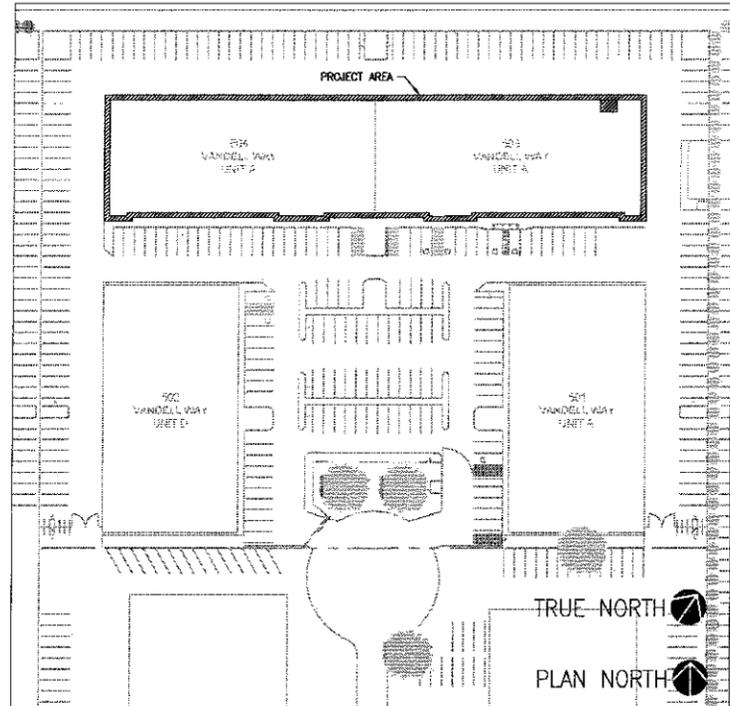


Project Location: 503 and 504 Vandell Way
Application Type: Modification to Site Arch.
Planning File No.: PLN2016-351

Description: To allow the installation of a new guardrail system along the perimeter of the roof of an existing commercial building.



Community Development Department
Planning Division



SITE PLAN



**MANUFACTURING AND STORAGE FACILITY
VANDELL WAY CAMPUS - BLDG'S 503 AND 504
CAMPBELL, CALIFORNIA 95008**

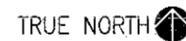
**FALL PROTECTION
PLANNING COMMISSION REVIEW**

SCOPE OF WORK:

INSTALL FALL PROTECTION ON ROOFS OF BUILDINGS 503 AND 504.



SITE MAP



SITE/BUILDING DATA

PROJECT AREA	528 SQ FT
SITE	210,538 SQ FT
BUILDING 501	20,393 SQ FT
BUILDING 502	20,393 SQ FT
BUILDING 503	21,312 SQ FT
BUILDING 504	21,312 SQ FT

OCCUPANCY TYPE (ALL BLDG'S)	F-1, B
CONSTRUCTION TYPE	III-B
FIRE SPRINKLER	FULLY SPRINKLERED OCCUPIED SPACE
NUMBER OF STORIES	1
APN	424-33-100 (BLDGS 503 & 504) 424-33-099 (BLDGS 501 & 502)
PARKING	
REQUIRED	242
PROVIDED	245, AUTOMOBILE 48, MOTORCYCLE 6, HANDICAP (INCLUDED IN TOTAL PROVIDED)

APPLICABLE CODES AND REGULATIONS: 2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA FIRE CODE
2103 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA GREEN BUILDING STANDARD

DRAWINGS IN PACKAGE

NUMBER	DRAWING TITLE	REV
COVER PAGE G001	TITLE SHEET	0
EQUIPMENT		
EQ101	SITE PLAN	0
EQ102	PLAN - ROOF	0
EQ103	VIEWS	0
EQ104	VIEWS	0
EQ202	ELEVATIONS	0
EQ402	ENLARGED PLAN - ROOF	0
EQ501	DETAILS	0

RECEIVED

OCT 31 2016

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PLANNING DEPT.**



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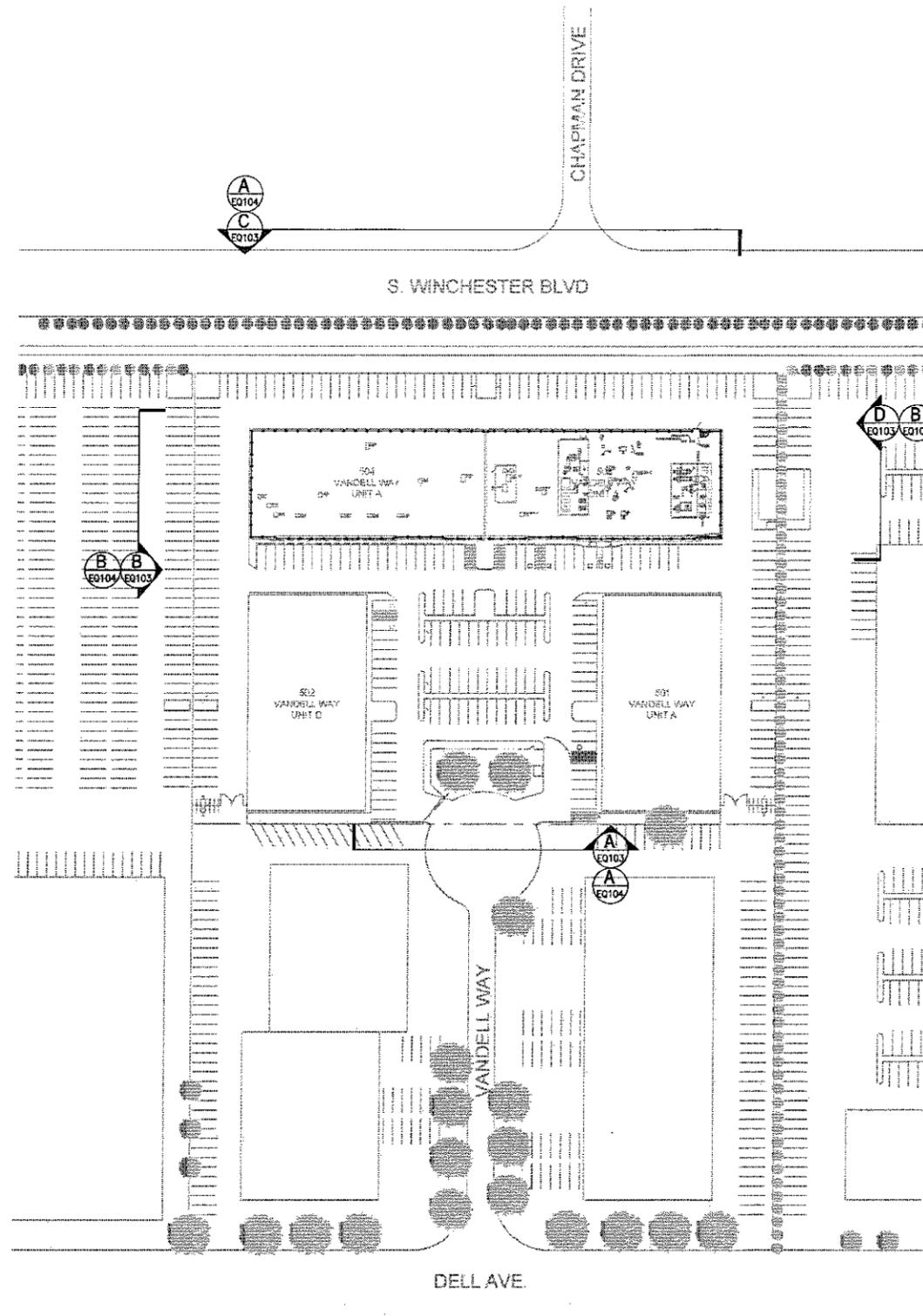
0 10/28/16 ISSUED FOR PLANNING COMMISSION SUBMITTAL
REV DATE DESCRIPTION



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ALLERGAN - BSL CAMPBELL
FALL PROTECTION - ROOF
TITLESHEET

DESIGNED BY B. MAGEE	DRAWN BY W. JOHNSON
CHECKED BY W. JOHNSON	SCALE AS NOTED
PROJECT NAME	
SHEET G001	
PROJECT NUMBER 2016-6231	SIZE D



ALLERGAN SITE PLAN
SCALE: NTS

SEG

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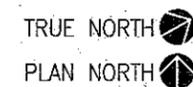
ALLERGAN - BSL CAMPBELL
FALL PROTECTION - ROOF
SITE
PLAN

DRAWN BY: E. MAGEE	CHECKED BY: W. JOHNSON
DESIGNED BY: W. JOHNSON	SCALE: AS NOTED

PROJECT NAME:

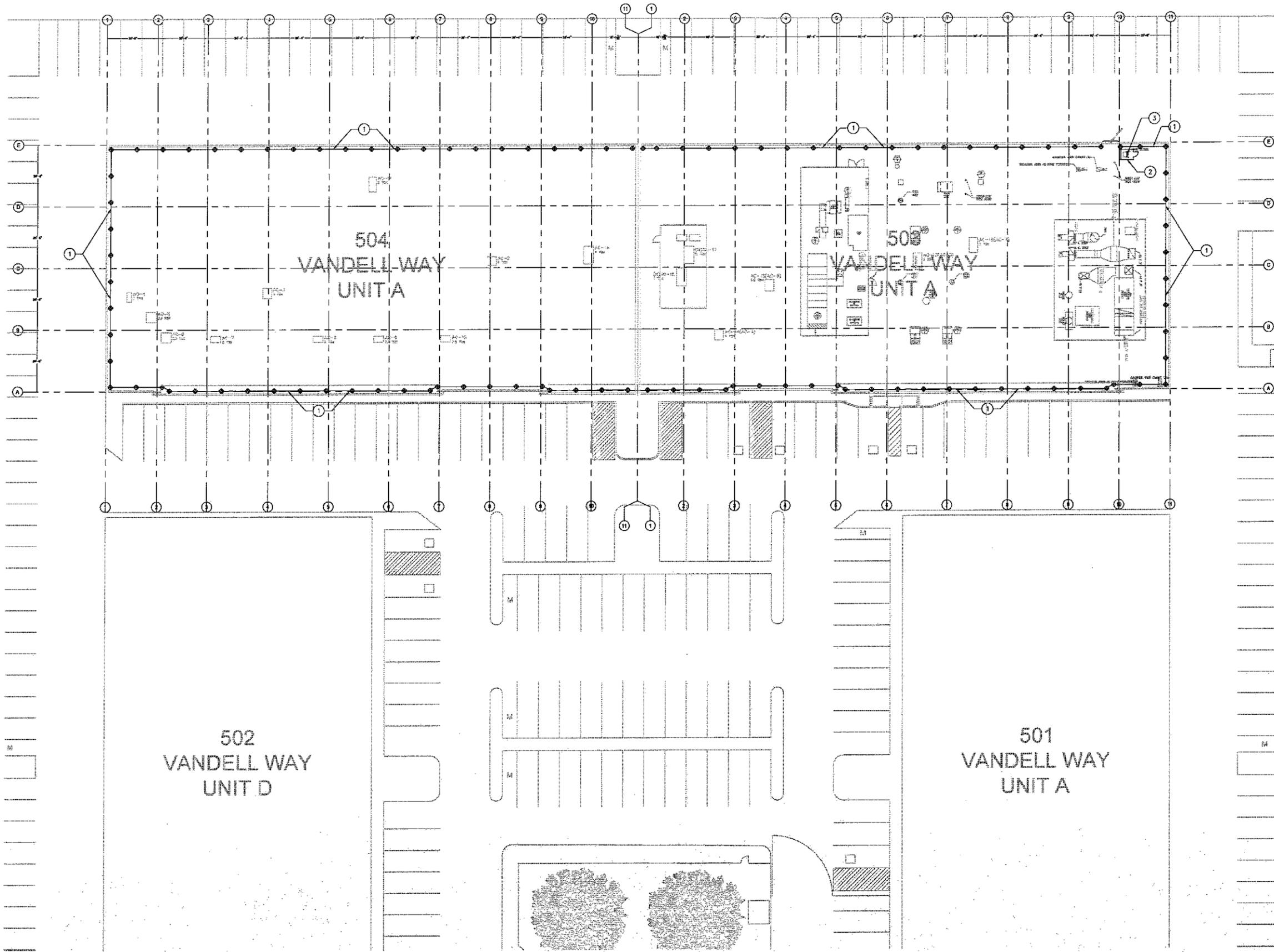
SHEET:
EQ101

PROJECT NUMBER: 2016-6231	OF D
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KEYED NOTES:

- 1 (N) FALL PROTECTION RAIL, PARARAIL SAFETY RAIL 2000 SERIES BY BLUE WATER MANUFACTURING OR EQUIVALENT, MOUNTED ALONG ENTIRE ROOF PERIMETER OF BUILDINGS 503 AND 504. SEE KEYED NOTE 1 ON ENLARGED PLAN EQ402.
- 2 (N) BLUEWATER MFG. HATCH DEFENDER AROUND (E) ROOF HATCH. SEE ENLARGED PLAN EQ402.
- 3 (N) ROOF ACCESS LADDER. SEE ENLARGED PLAN B/EQ202.



PLAN NORTH

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Allergan

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 VANDELL WAY CAMPUS
 CAMPBELL, CALIFORNIA 95008

ALLERGAN - BSL CAMPBELL
 FALL PROTECTION - ROOF

PLAN

DESIGNED BY W. JOHNSON	APPROVED BY W. JOHNSON
DRAWN BY B. MAGEE	SCALE AS NOTED
PROJECT NAME	SHEET EQ102
PROJECT NUMBER 2016-6231	SIZE D



(A) PLAN NORTH VIEW



(B) PLAN EAST VIEW



(C) PLAN SOUTH VIEW



(D) PLAN WEST VIEW

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ALLERGAN - BSL CAMPBELL
FALL PROTECTION - ROOF

BLDG'S 503 & 504 VIEWS

DRAWN BY: E. MAGEE	MANAGED BY: W. JOHNSON
DESIGNED BY: W. JOHNSON	SCALE: AS NOTED
PROJECT NAME:	

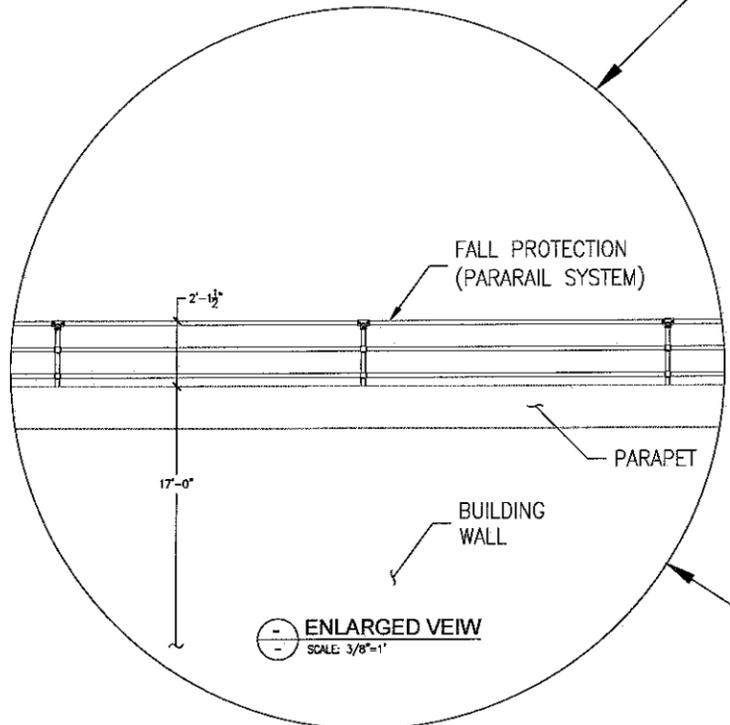
EQ103

PROJECT NUMBER: 2016-6231	SHEET: D
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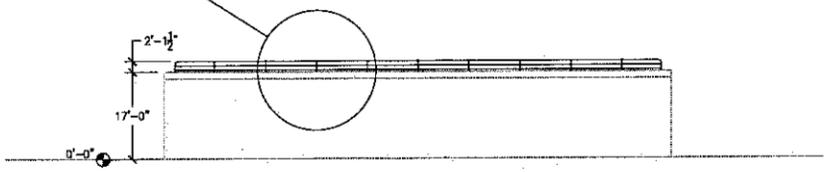
TRUE NORTH 
PLAN NORTH 



(A) TYPICAL NORTH/SOUTH ELEVATION VIEW
SCALE: 1/16"=1'



(C) ENLARGED VIEW
SCALE: 3/8"=1'



(B) TYPICAL EAST/WEST ELEVATION VIEW
SCALE: 1/16"=1'

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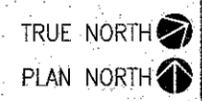
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CAMPBELL, CALIFORNIA 95008

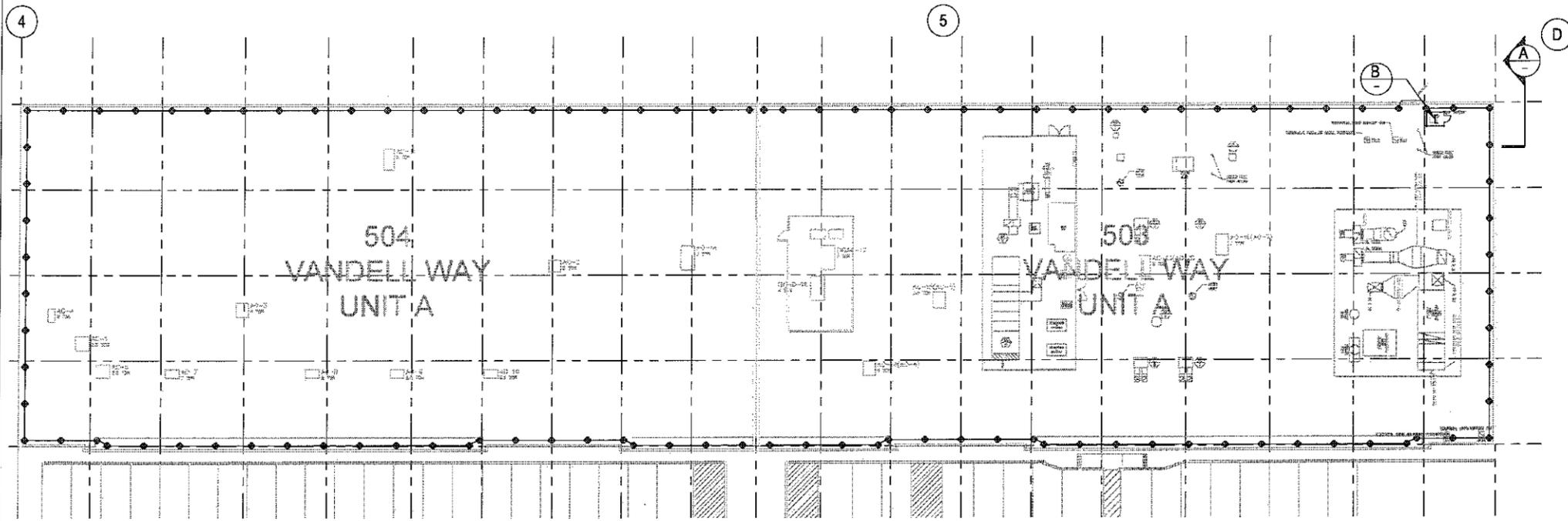
ALLERGAN - BSL CAMPBELL
FALL PROTECTION - ROOF

BLDG'S 503 & 504 VIEWS

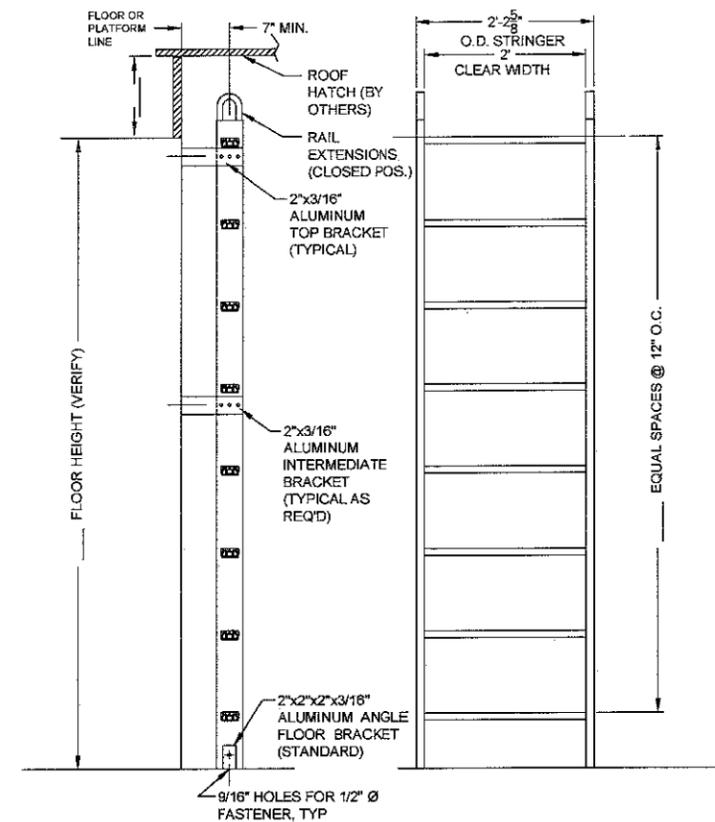
DESIGNER: B. MAGEE	MANAGER: W. JOHNSON
DESIGNED BY: W. JOHNSON	SCALE: AS NOTED
PROJECT NAME:	

SHEET:
EQ104
PROJECT NUMBER:
2016-6231

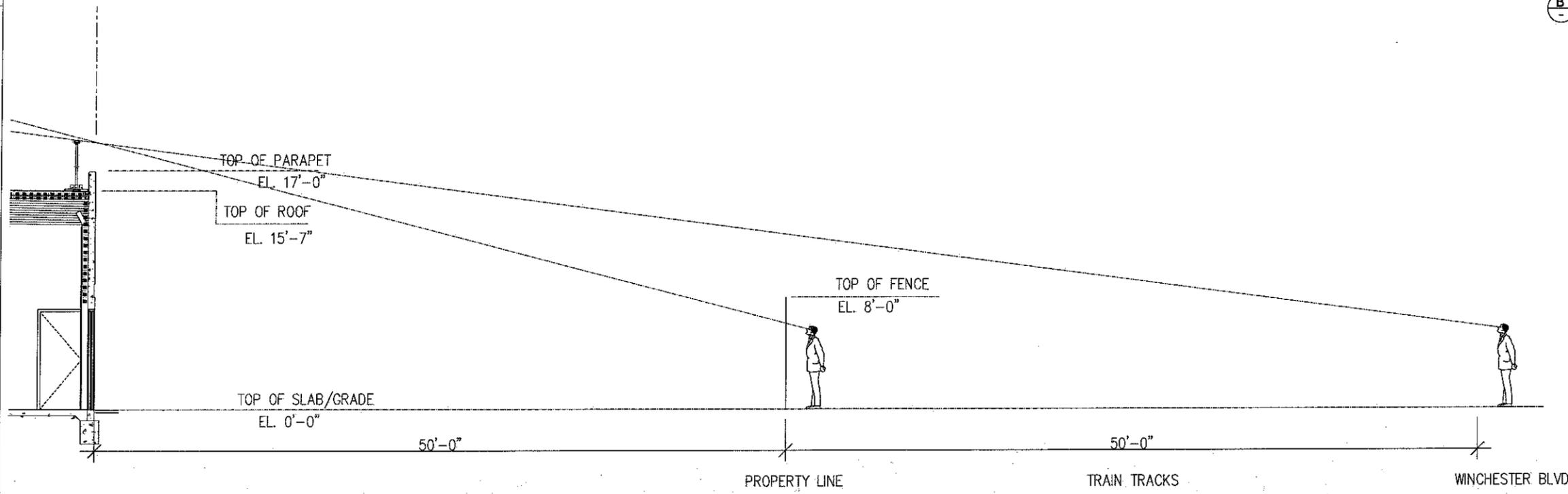




1 ROOF TOP, PLAN VIEW
SCALE: NTS



B ROOF ACCESS LADDER
SCALE: NTS



A LINE OF SITE
SCALE: NTS

SEG

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Allergan

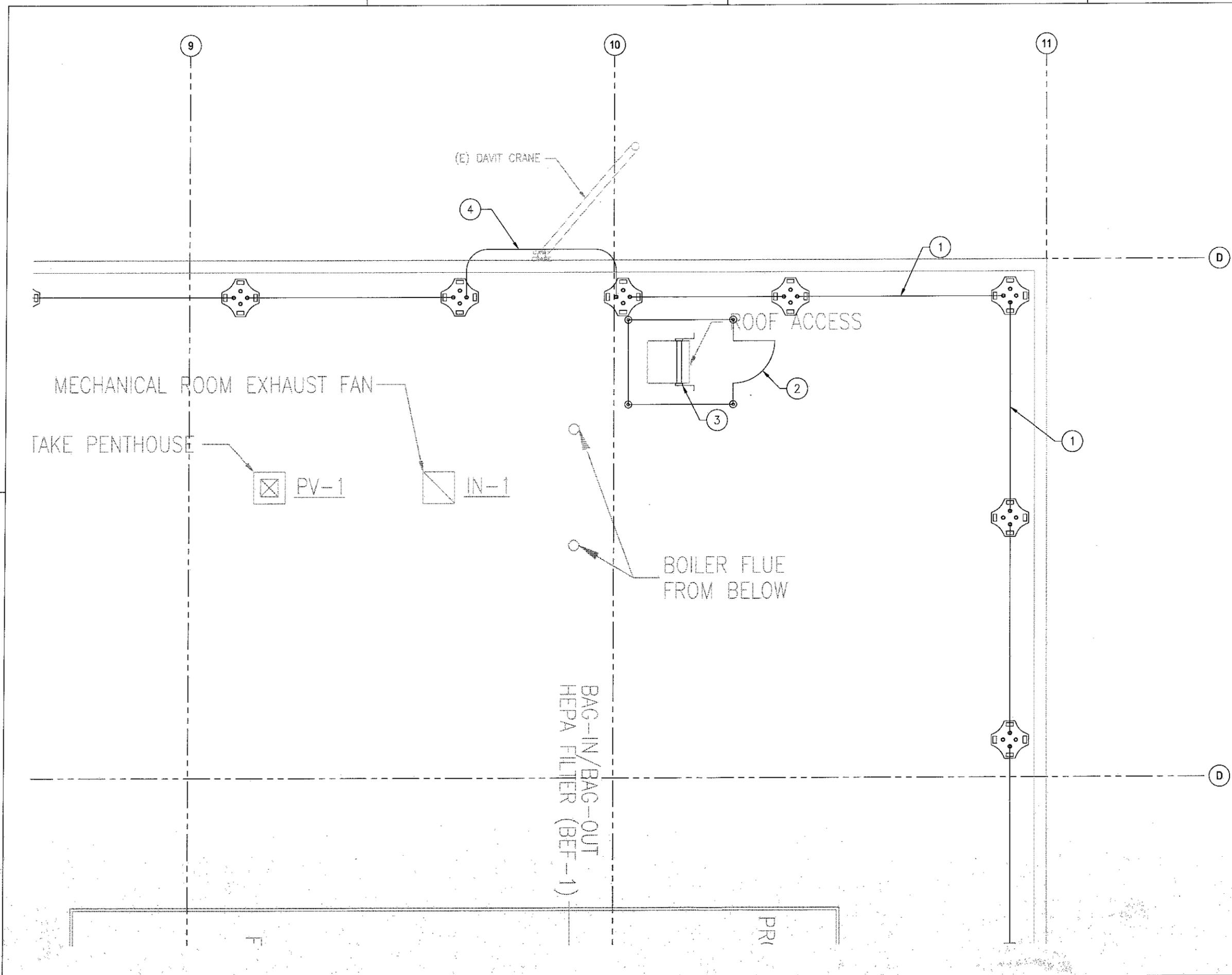
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ALLERGAN - BSL CAMPBELL
FALL PROTECTION - ROOF
ELEVATIONS

DESIGN BY B. MACEE	MANAGED BY W. JOHNSON
DRAWN BY W. JOHNSON	SCALE AS NOTED
PROJECT NAME EQ202	
PROJECT NUMBER 2016-6231	REV D

KEYED NOTES:

- 1 (N) FALL PROTECTION SYSTEM, PARARAIL SAFETY RAIL, 2000 SERIES BY BLUE WATER MANUFACTURING OR APPROVED EQUIVALENT, MOUNTED ALONG ENTIRE ROOF PERIMETER OF BUILDINGS 503 AND 504.
- 2 (N) BLUEWATER MFG. HATCH DEFENDER WITH GATE AROUND (E) ROOF HATCH.
- 3 (N) ROOF ACCESS LADDER, SURE STEP STANDARD MODEL HL BY ROYALITE MANUFACTURING. DISTANCE FROM CENTERLINE OF RUNG TO NEAREST PERMANENT OBJECT ON CLIMBING SIDE OF LADDER SHALL BE 30". A CLEAR WIDTH OF AT LEAST 15" SHALL BE PROVIDED EACH WAY FROM THE CENTERLINE OF THE LADDER IN THE CLIMBING SPACE. THE DISTANCE FROM THE CENTERLINE OF THE RUNGS, CLEATS OR STEPS TO THE NEAREST PERMANENT OBJECT IN THE BACK OF THE LADDER SHALL NOT BE LESS THAN 7". SEE DETAIL ON B/EQ202.
- 4 (N) FALL PROTECTION RAIL, ROOF EDGE EXTENSIONS BY BLUE WATER MANUFACTURING OR APPROVED EQUIVALENT, WITH LATCHING GATE TO PROVIDE ACCESS TO (E) DAVIT CRANE.



PLAN NORTH



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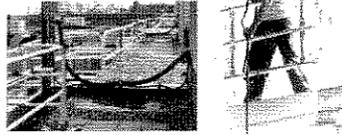
ALLERGAN - BSL CAMPBELL
 FALL PROTECTION - ROOF
 ENLARGED
 PLAN

DRAWN BY: B. MAGEE	CHECKED BY: W. JOHNSON
DESIGNED BY: W. JOHNSON	SCALE: AS NOTED
PROJECT NAME: EQ402	
PROJECT NUMBER: 2016-6231	SHEET: D

ParaRail GUARDRAIL SYSTEM

Description

The ParaRail is a portable fall protection system that allows workers complete access in a working edge while still being protected by the ParaRail. It provides the portability and economy of a self-supporting, no-drill installation. The system can be used as a permanent, semi-permanent or manual fall protection system. High systems are constructed of 1 1/2" thick steel tubing. The rails feature 10 MIL powder-coat finish that have floor finish, allowing the rails to be placed in concrete and floor.



Basic Use

The ParaRail Guardrail System provides a free-standing fall protection system that allows full access to the leading edge of a flat roof or parapet. The system can be used as a permanent guardrail or moved to different locations as needed. The ParaRail provides fall protection for a variety of tasks including maintenance for security cameras, antennas, lights, drain clearing, and finishing of roofs and material. It provides the economy of a fully portable system for commercial, industrial and suitable applications such as office buildings, airports, hotels, parking lots, water docks, shopping centers, magazines, and buildings.



OSHA Compliance

Compliance with regulations for guardrails:
 • 29 CFR 1910.25
 • 29 CFR 1926.502

Features

- Can be used as a portable or permanent guardrail
- Quick installation
- Its drilling needed
- Increased OSHA compliance by an independent accredited engineering firm
- System manufactured in-house
- Low weight and compact size
- Pre-drill and Galvalume finishes available
- Flasher colors available from the RAL Color Codes
- Optional EPDM rubber pads and FRP pads available for added roof surface protection

Easy and full access to edges of fall hazards that complies with OSHA regulations.

Minimum Requirements

In order to meet OSHA regulations for fall protection, railings must be affixed to a solid surface (concrete or masonry). Whether the Dunes are 5' or 100' in length, you must have these in place at the beginning and in the middle of the run. Railings are standard 4' tall that are connected at approximately 90° to the longer 5' rail at each end rail section.

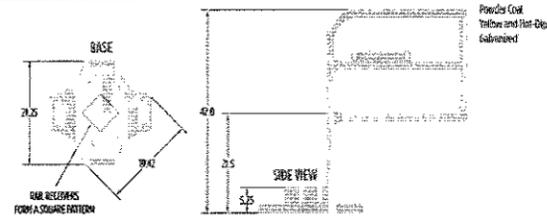
See reverse side for additional specifications and test results.



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 Email: info@bluewater-mfg.com

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Product Specifications



Roof Edge Protection: Provide free-standing pedestrian egress barrier system on roof, including pipe railings, uprights, bases, and fittings.

Approved product: ParaRail Guardrail System

Standards: System shall have top and mid rail in accordance with OSHA Standards 29 CFR 1910.25 and 29 CFR 1926.502

Structural Load: 200 lb (90.7 kg) minimum. In any direction in all components as required with OSHA Regulations 29 CFR 1910.23 and 29 CFR 1926.502

Height: 42 inches (1067 mm), minimum

Welding: 1/4" (6.35 mm) A53 hot rolled pickled and oiled mild steel, free of sharp edges and sharp points

Mounting Bases: One 30 gpm zinc anode rod cast with four egress posts. Base weight 100 lbs and 40 lbs per square foot. Bulder pads on base included.

Receiver Posts: Shall have a positive locking system into slots that allow rails to be inserted in any direction. Friction locking systems are not allowed. Receiver posts shall have drain holes.

Hardware: Securing pins shall be 316 stainless steel, zinc plated and yellow chromate dipper. Pins shall consist of colored pin and lateral that connects to bench pin.

Finishes: Available in standard Powder Coat Yellow and Hot-Dip Galvanized. Custom colors available.

Options

Seismic Protection Pads: EPDM Rubber Pads and FRP Pads are available

Independent Test Results

Test Conclusions:

The portable guardrail system was found to comply with OSHA regulations 29 CFR 1910.25 and 29 CFR 1926.502 for Fall Protection.

The top rail was capable of withstanding a 200 pound horizontal and vertical load.

The mid-rail was capable of withstanding 40.75 inches above the floor level when subjected to a 700 pound vertical load.

The mid-rail was capable of withstanding, without failure, 0 force @ 150 degrees, applied in the vertical and horizontal directions.

Tests were conducted by W&A Consulting Corporation, Monroeville, PA, USA. Grounding per applicable code.

What Load Calculations: Available on request.

PROJECT:	
CONTRACTOR:	
DATE:	



www.bluewater-mfg.com

FOR REFERENCE



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ALLERGAN - BSL CAMPBELL
 FALL PROTECTION - ROOF
 DETAILS

DRAWN BY: B. MACEE	ISSUED BY: W. JOHNSON
DESIGNED BY: W. JOHNSON	DATE: AS NOTED
PROJECT NAME:	
DRAWN:	
EQ501	
PROJECT NUMBER: 2016-6231	SIZE: D