



CITY OF CAMPBELL
Community Development Department

May 23, 2018

NOTICE OF ADMINISTRATIVE PLANNED DEVELOPMENT PERMIT

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Planned Development Permit for the following project proposal:

File No.: PLN2018-115
Applicant: Joseph A. DaRosa
Project Address: 2305 S. Winchester Blvd
Property Owner: Winchester Blvd Partners LLC
Zoning District: CP-D (Condominium Planned Development)
General Plan: Central Commercial/Winchester Boulevard Master Plan
Project Description: Establishment of a fitness studio in an existing commercial building.

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on May 23, 2018 and ends on June 4, 2018. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **June 4, 2018**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$750 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Naz Pouya, Planning Technician, in the Community Development Department, at (408) 866-2144 or by email nazp@cityofcampbell.com.

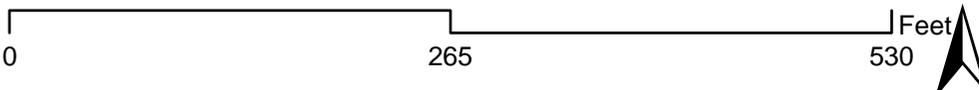
Project Location Map



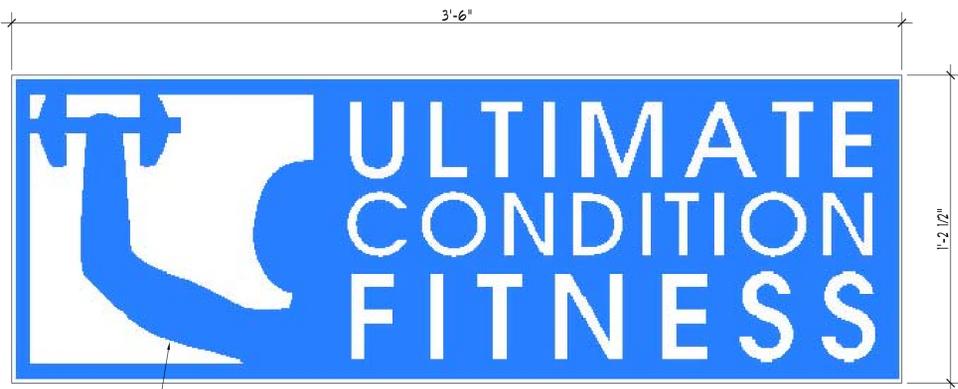
Project Location: 2305 S. Winchester Blvd.

Application Type: Admin. P-D Permit for new fitness studio

Planning File No.: PLN2018-115

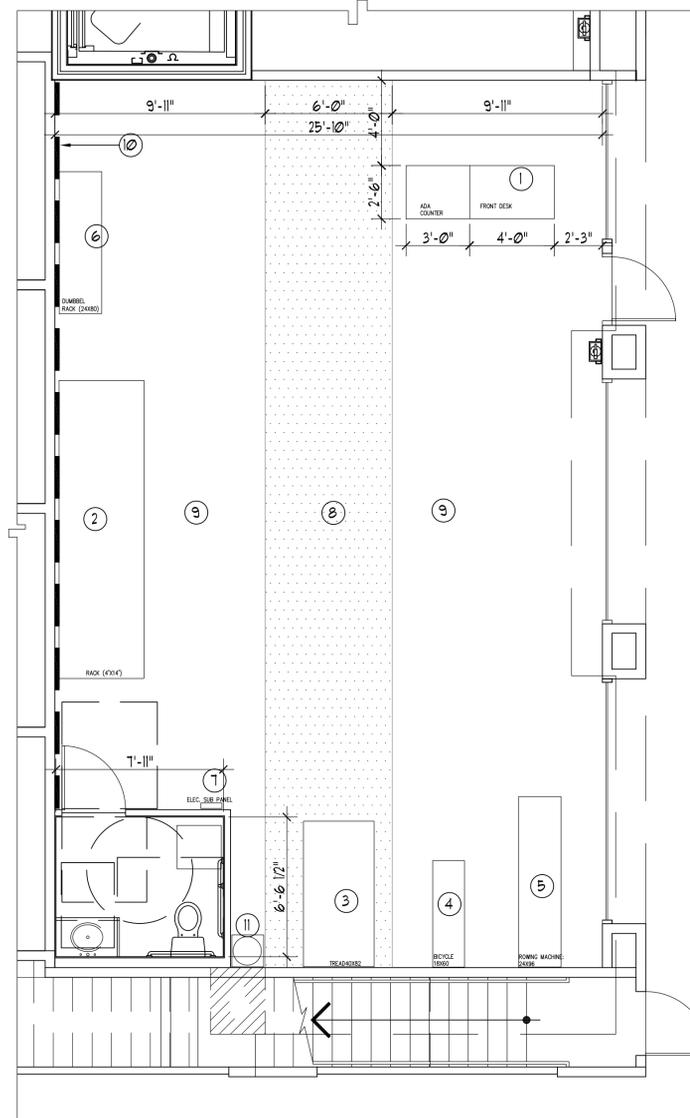


Community Development Department
Planning Division



FILM LOGO TO BE APPLIED TO THE INSIDE OF THE WINDOW

3 LOGO DETAIL
3/8" = 1'-0"



KEYNOTES:

1. FRONT DESK W/ ADA COUNTER
2. RACK (4'x14')
3. TREAD (40"x82")
4. BICYCLE (18"x60")
5. ROWING MACHINE (24"x96")
6. DUMBBELL RACK (24"x80")
7. ELECTRICAL SUBPANEL
8. 6' WIDE TURF STRIP
9. RUBBER MAT FLOORING
10. 8' HIGH MIRROR, TEMPERED
11. WATER COOLER

1 PROPOSED FLOOR PLAN
1/4" = 1'-0"



2 BUILDING STREET ELEVATION FROM WINCHESTER BLVD
1/8" = 1'-0"

Anderson Architects Inc.
 kanderson@andarchinc.com Cell 408.202.5462
 120 W. Campbell Ave, Suite D Campbell, CA 95008
 Kurt B. Anderson, AIA Principal
 Tel. 408.371.1269 Fax. 408.371.1276

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:



ULTIMATE CONDITION FITNESS

WINCHESTER STATION
 2295 & 2305 WINCHESTER BLVD., SUITE A
 CAMPBELL, CA 95008

Project:

WINCHESTER STATION

SUITE A- TENANT IMPROVEMENT
 2295 & 2305 WINCHESTER BLVD.
 CAMPBELL, CA 95008

Stamp:



Issued For

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Initial Submittal Date:

Scale: As Noted

Drawn By: RK

Checked By: KBA

Sheet Title:

PROPOSED FLOOR PLAN

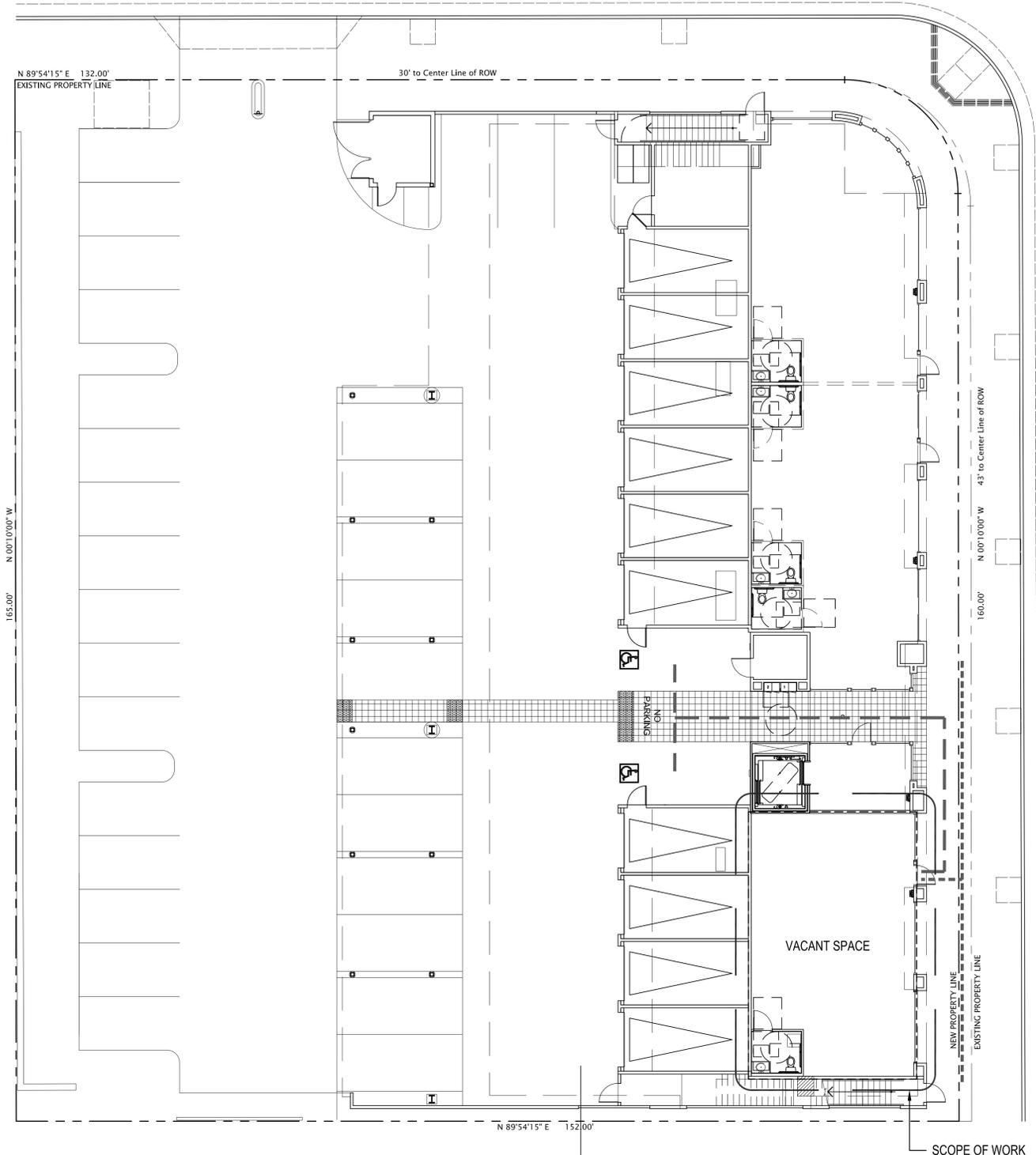
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File: P/

Job: Winchester Station

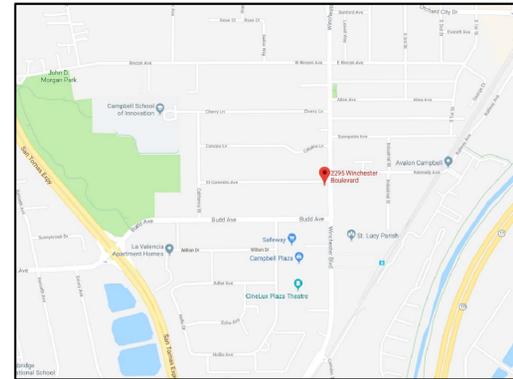
WINCHESTER STATION- SUITE A NEW TENANT IMPROVEMENT



- LEGEND:**
- ACCESSIBLE PATH OF TRAVEL- PEDESTRIAN
 - ACCESSIBLE PATH OF TRAVEL- VEHICULAR

1 SITE PLAN
3/32" = 1'-0"

VICINITY MAP



PROJECT DATA

WHOLE BUILDING

APN: C-PD (CONDOMINIUM -PD)
 CURRENT USE: MIXED USE
 TYPE OF OCCUPANCY: M,B,R-2,S
 TYPE OF CONSTRUCTION: V-A, SPRINKLERED

SCOPE OF WORK- SUITE A

FLOOR AREA: 1,132 SF GROSS
 TYPE OF OCCUPANCY : B
 OCCUPANCY CALCULATION: 1,132 SF / 50 (EXERCISE ROOM) = 23 OCCUPANTS<50
 --> B OCCUPANCY
 TYPE OF CONSTRUCTION: V-A, SPRINKLERED

APPLICABLE CODES :

CALIFORNIA BUILDING CODE (CBC) 2016,
 CALIFORNIA ELECTRICAL CODE (CEC) 2016,
 CALIFORNIA MECHANICAL CODE (CMC) 2016,
 CALIFORNIA PLUMBING CODE (CPC) 2016,
 CALIFORNIA ENERGY CODE 2016, CALIFORNIA FIRE
 CODE (CFC) 2016, CALIFORNIA GREEN BUILDING CODE
 (CALGREEN) 2016, MILPITAS MUNICIPAL CODE (MMC) 2017

SHEET INDEX

A1.0 SITE PLAN AND PROJECT DATA
 A2.0 FLOOR PLAN AND FRONT ELEVATION

Anderson Architects INC

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 Cell 408.202.5462

Kurt B. Anderson, AIA
 Principal

120 W. Campbell Ave, Suite D
 Campbell, CA 95008

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Initial Submittal Date: 2018-04-19

Scale: AS NOTED

Drawn By: ML

Checked By: KBA

Sheet Title:

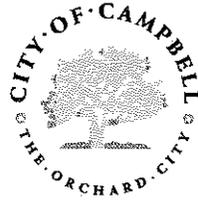
**PROJECT DATA
SITE PLAN**

Sheet No.:

A-1.0

File: P:/

Job: Winchester Station



CITY OF CAMPBELL
Community Development Department

May 10, 2018

Joseph A. DaRosa
1171 Arroyo Seco Dr
Campbell, CA 95008

Re: **Administrative Planned Development Permit**
File No(s): PLN2018-115
Address: 2305 S. Winchester Blvd
Status: Incomplete

Dear Applicant,

The Planning Division has reviewed your application for an Administrative Planned Development Permit (PLN2018-115) to allow for a small studio use (Ultimate Condition Fitness) out of a 1,132 square foot tenant space located at 2305 S. Winchester Blvd. Based on a review of the application materials, your application has been deemed incomplete. The following additional information and/or revisions are needed in order to continue processing this application:

1. Operations:

- a. Please clarify if the proposed use includes any other staff members besides the two trainers such as a receptionist, administrative staff, or employees responsible for cleaning the facilities and whether the two trainers would each be offering separate sessions at one time. T

This facility is based on personalized training with a maximum number of two trainers; one trainer with a client and one trainer with a couple, for a maximum of 5 total people at one time (3 would be clients). There is no administrative staff, receptionist or cleaning staff. These additional business functions are the responsibility of the trainers. At this time, and in the foreseeable future, there will be only one trainer.

- b. Please confirm the proposed maximum number of clients at any one time.

See item above.

- c. Please confirm if sessions would be scheduled immediately after each other or if there is a window of time in-between different sessions.

In the original narrative, it was explained that the sessions are 45 minutes long with a fifteen minute interval in between and are scheduled on the hour.

2. Noise: Please indicate any and all sound the business is expected to generate; including but not limited to amplified music or microphones for instruction purposes. A standard condition of approval reads:

“Any music shall be played at low levels, behind closed doors, and shall not be audible from adjoining properties. No amplified music or speaker systems shall be permitted.”

If any deviation from this condition is required, please clarify the extent, duration, and anticipated decibels. If the use is able to abide by this requirement, please include this language in your written description.

This condition is acceptable.

3. Hours of Operation: The City of Campbell has two ways of defining hours of operation: Business Hours are the times during which appointments would be held and clients would be on-site; Operational Hours are the times during which only staff would be on-site but not clients (set-up, clean-up). Please clarify the proposed Business Hours and Operational Hours and include more specific information on Sunday hours. Note that any activity occurring between 11pm and 6am is considered Late-Night Activities which would also need to be considered through this application.

Operational hours will be from 6:00AM to 10:00 PM, Monday through Friday, 7AM to 8:00PM on Saturday and by appointment only on Sunday in the hours between 8:00 AM and 6:00 PM. Due to the fact that there is no staff but the trainers and they do all their administrative work and cleaning during the operational hours, the business hours will be the same as the operational hours. The facility will be closed between the remaining hours not specified.

4. Available Parking Spaces: The City Council approval of this development (Resolution No. 11758, PLN2014-140) included the Condition of Approval below:

Parking: The project shall provide a total of 42 parking spaces on site that are comprised of 26 parking spaces reserved and dedicated for the residential units (one designated parking space for each one-bedroom unit and two designated parking spaces for each two bedroom unit) and 16 surface level parking spaces for the retail commercial use. A portion of the retail parking spaces may be designated as guest parking to accommodate residential guests, or resident parking after hours. However retail parking spaces shall not be allocated or otherwise reserved for specific retail tenants nor shall residential parking spaces be sold or rented separately from the residential units. All residential vehicles registered to residents (owners or renters) of the community shall be identified by a parking pass adhered to the respective vehicles.

Please update the Site Plan to identify the designated residential parking spaces, designated residential guest or after-hours resident parking (if any), and available retail parking spaces.

The owner discussed this with Daniel Fama and he indicated this was not necessary.

In addition to the Planning Division, these project plans were reviewed by the Building Division, the Public Works Department, and the County Fire Department. Comments from Building and Fire have been attached for your review; there were no comments from Public Works.

Please provide an email/written statement providing the information requested in this letter as well as a pdf of the revised Site Plan.

If you have any questions regarding this letter, please contact me at (408) 866-2144 or by email at nazp@cityofcampbell.com.

Sincerely,

Naz Pouya
Planning Technician

cc: Paul Kermoyan, Community Development Director