



CITY OF CAMPBELL
Community Development Department

June 29, 2018

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, **July 10, 2018**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Natalya Venzon for a Conditional Use Permit (PLN2018-118) to allow a commercial school and commercial child day care center (d.b.a. Rossinca-Carden) on property located at **1980 Hamilton Avenue**. Staff is recommending that this project be found 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'.

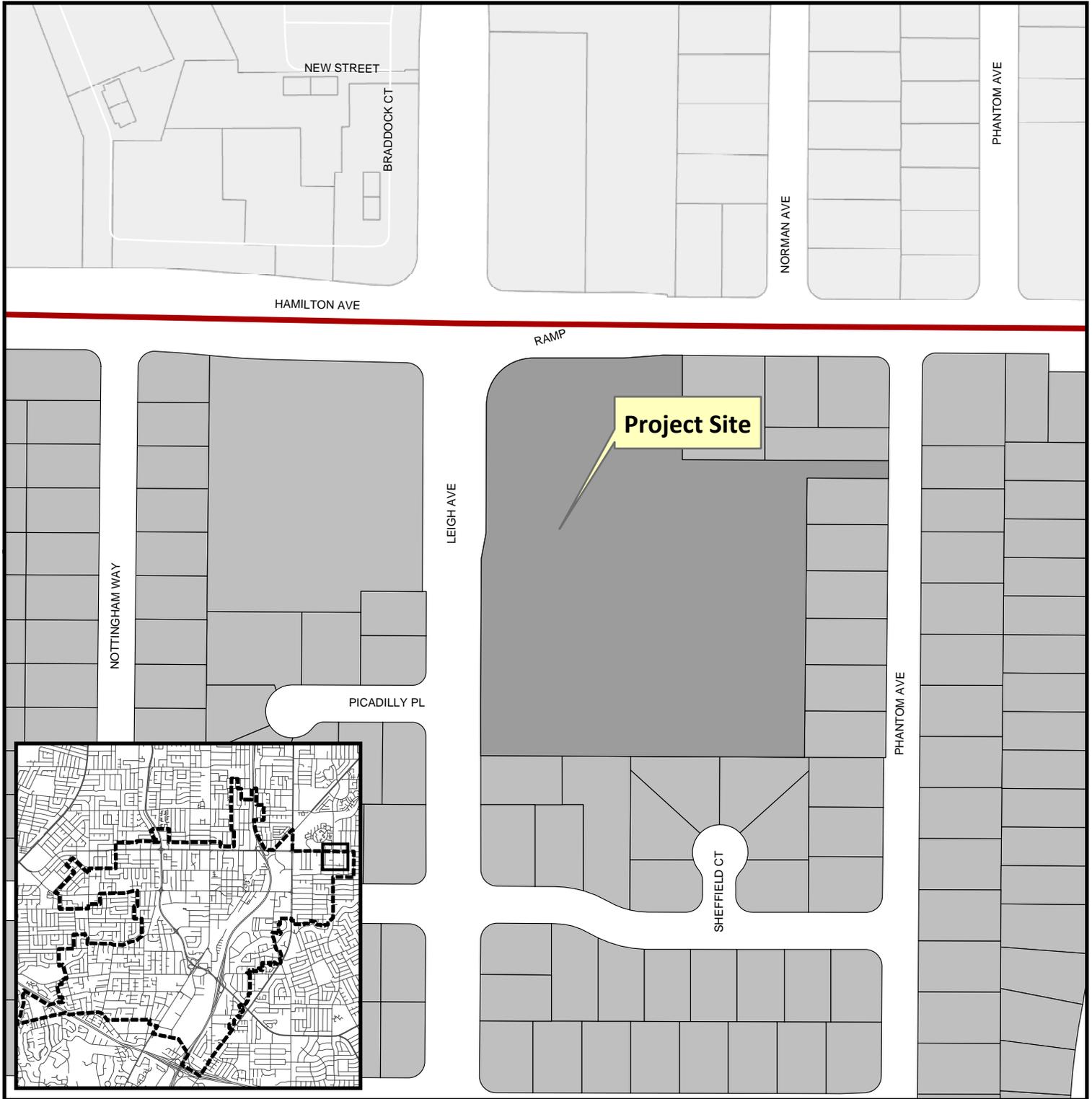
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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.

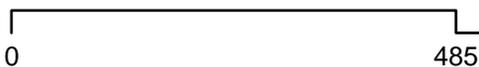
PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **1980 Hamilton Avenue**

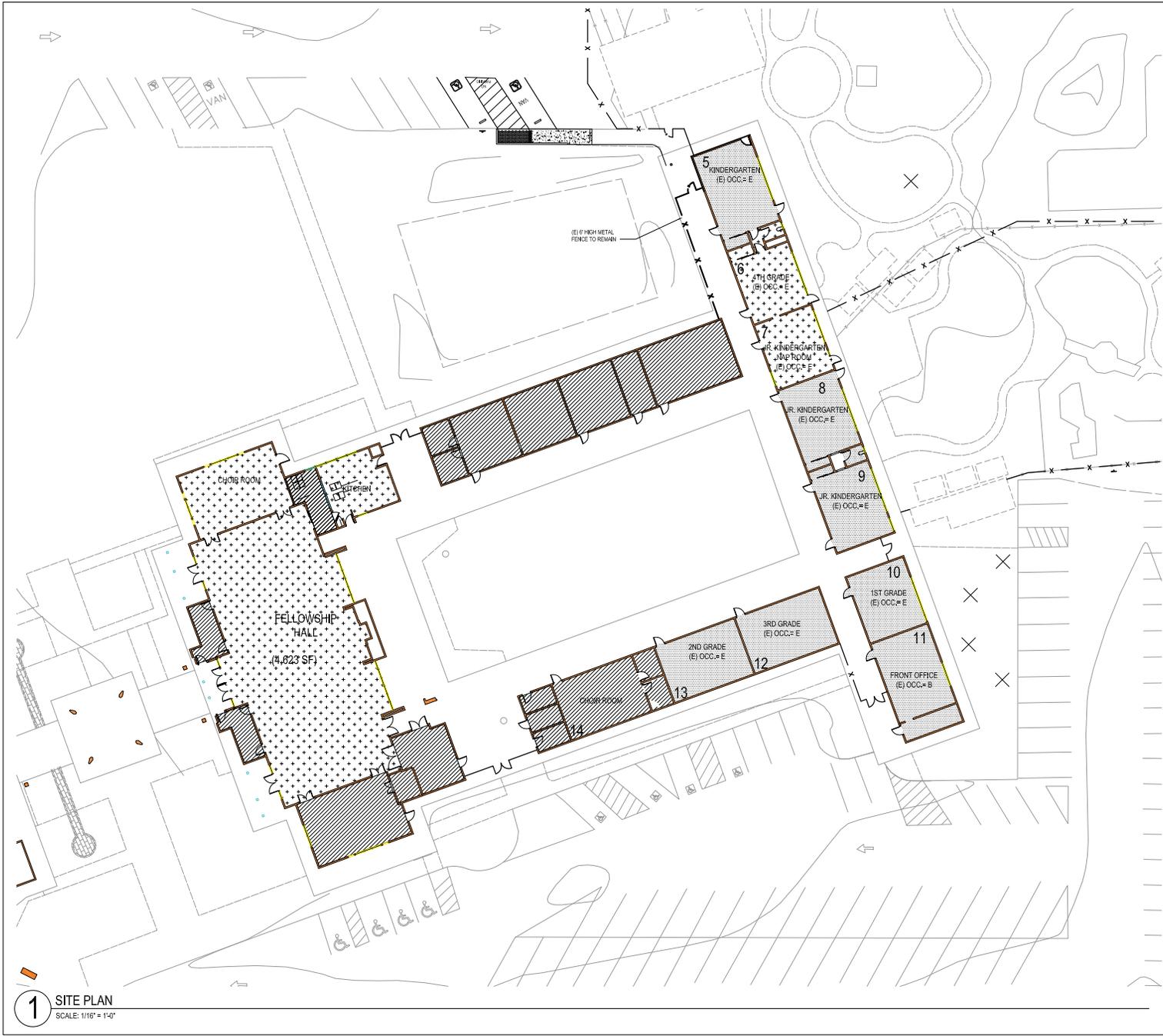
Project Location Map



Project Location: 1980 Hamilton Ave.
Application Type: Conditional Use Permit
File Number: PLN2018-118



Community Development Department
Planning Division



AREAS

4.527	DEDICATED SCHOOL CLASSROOMS (ROOMS 5, 8, 9, 10, 11, 12, 13)
1.096	SHARED CHURCH / SCHOOL CLASSROOMS (ROOMS 6, 7)
6.011	SHARED, INFREQUENTLY USED OTHER (Fellowship Hall, Gym, Restroom)
11,604 SF TOTAL USED BY SCHOOL	

LEGEND

- SHARED USE ROOM
- CHURCH ROOM
- SCHOOL ROOM
- ACCESSIBLE PATH OF TRAVEL
- FIRE HYDRANT
- FIRE TRUCK ACCESS

Brad Cox Architect Inc
 FORMATION
 Brad Cox, Architect, Inc.
 LEED AP, AIA
 (408) 838-3667
 1100 BIRKENHEAD SQUARE
 SAN JOSE, CALIFORNIA

REGISTERED ARCHITECT
 BRADLEY J. COX
 No. C-25753
 REN. 06-30-2019
 STATE OF CALIFORNIA

ROSSINCA-CARDEN INTERNATIONAL S.T.E.A.M. ACADEMY
CONDITIONAL USE PERMIT APPLICATION
 1980 HAMILTON AVE., SAN JOSE, CA 95125

IF THIS DRAWING IS NOT 24" x 36" THEN ITS SIZE HAS BEEN ALTERED, WHICH WILL AFFECT THE SCALE OF THE DRAWINGS. DO NOT SCALE. DRAWINGS USE GRAPHIC SCALES.

REVISIONS

NO.	DATE	DESCRIPTION
1	04.25.18	CITY COMMENTS
2	08.20.18	CITY COMMENTS

04.25.18
 DATE
CLASSROOMS
A-1.2
 SHEET

THE DRAWING AND THE INFORMATION EMPLOYED HEREIN IS THE PROPERTY OF THE ARCHITECT, BRAD COX, ARCHITECT, INC. 2018

1 **SITE PLAN**
 SCALE: 1/16" = 1'-0"

ROSSINCA-CARDEN INTERNATIONAL S.T.E.A.M. ACADEMY-FIRE ALARM SYSTEM

1980 HAMILTON AVE, SAN JOSE, CA



R. C. PULVER

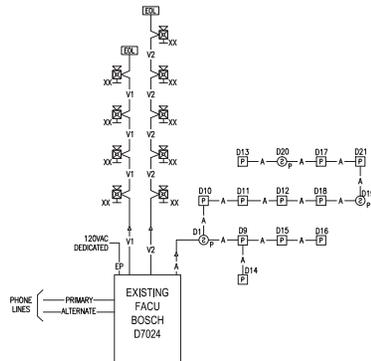
FIRE ALARM MATRIX / SEQUENCE OF OPERATION

SYSTEM INPUTS	SYSTEM OUTPUTS															
	CONTROL LINE ANNUNCIATOR								NOTIFICATION							
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1 MANUAL FIRE ALARM BOXES	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
2 SMOKE DETECTORS (CLASSROOM)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
3 FIRE ALARM AC POWER FAILURE	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
4 FIRE ALARM SYSTEM LOW BATTERY	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
5 OPEN CIRCUIT	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
6 GROUND FAULT	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
7 NOTIFICATION APPLIANCE SHORT CIRCUIT	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
8																
9																
10																
11																
12																
13																
14																
15																

FIRE ALARM BILL OF MATERIALS

EXISTING	SYMBOL	DESCRIPTION
1	[FACU]	FACU- FIRE ALARM CONTROL UNIT BOSCH SYSTEM
3	[S]	ANALOG ADDRESSABLE PHOTODELECTRIC SMOKE SENSOR
11	[F]	ADDRESSABLE DOUBLE ACTION MANUAL PULL STATION
9	[HORN] XX	HORN SIREN, WALL MOUNT (WHITE)

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FDU PROJECT NUMBER: 20944



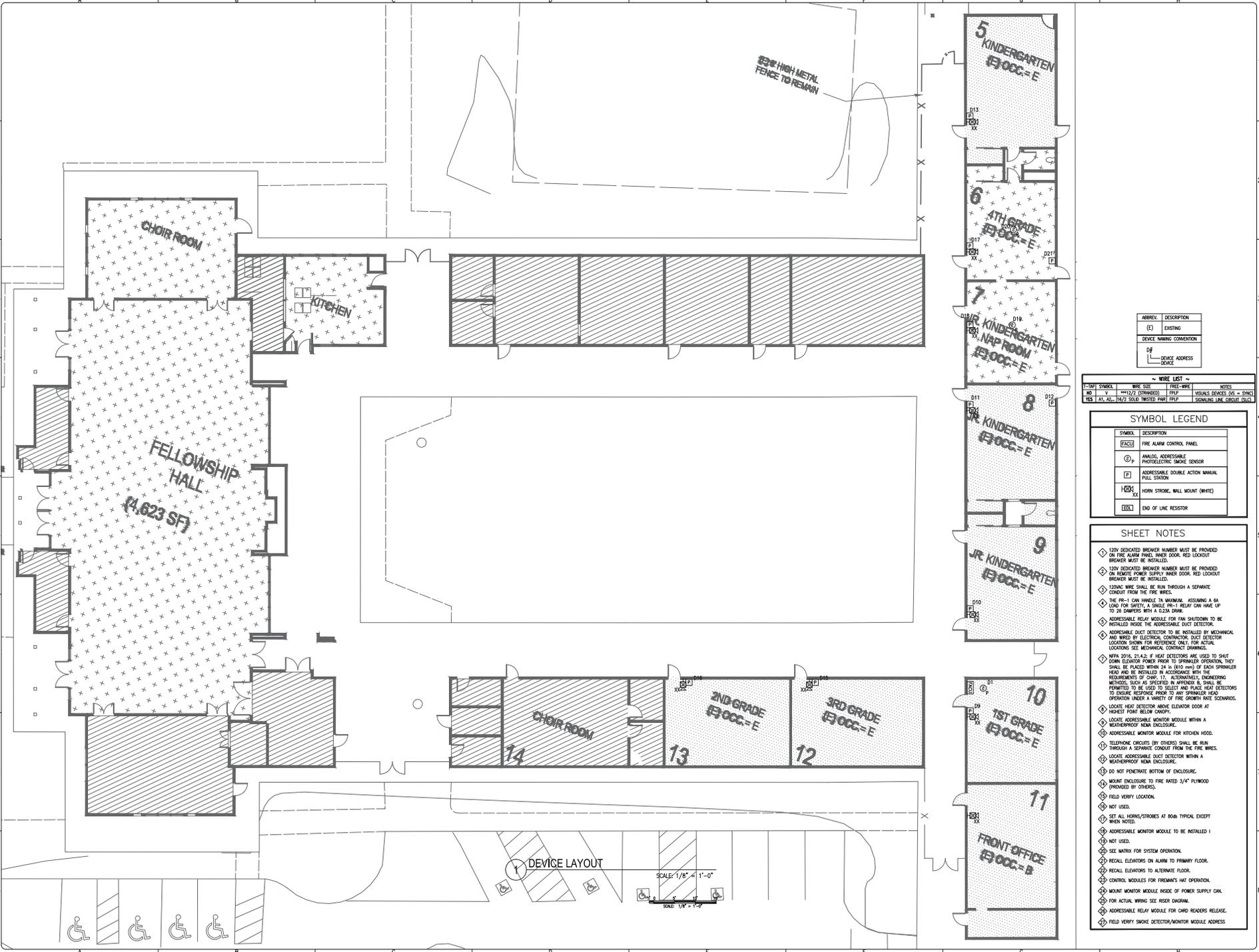
1 ONE-LINE SCALE: N.T.S.

ZONES	ZONE DESCRIPTION
1	Smoke Detector above panel
9	Pull Sta Room 10
10	Pull Sta Room 9
11	Pull Sta front room 8
12	Pull Sta Rear Room 8
13	Pull Sta Room 5
14	Pull Sta Room 11
15	Pull Sta Room 12
16	Pull Sta Room 13
17	Pull Sta Front Room 6
18	Pull Sta Room 7
19	Smoke Detector Room 7
20	Smoke Detector Room 6
21	Pull Sta rear Room 6

WIRE LIST			
(-FAP) SYMBOL	WIRE SIZE	FIRE-WIRE	NOTES
NO	V	***12/2 (STRANDED)	FP/P VISUAL SERVICES (VS = SING)
YES	45, 42, 34/2	SOLID TWISTED PAIR	FP/P SIGNALING LINE CIRCUIT (SCL)

FDU FIRE DETECTION UNLIMITED, INC.
 3075 INDUSTRIAL WAY, SUITE 101 • CONCORD, CALIFORNIA 94520 • PHONE (925) 796-0071 • FAX (925) 796-0071 • LICENSE C-100002
ROSSINCA-CARDEN INTERNATIONAL S.T.E.A.M. ACADEMY
 180 HAMILTON AVE, SAN JOSE, CA 95125
 BUILDING PERMIT #

ISSUE	DESCRIPTION
1.	FDU Project # 20-00-2018
2.	SCALE FOR DIMENSIONAL
REV.	DESCRIPTION
△	
△	
△	
△	
△	
△	
△	
△	
△	
△	



99" HIGH METAL FENCE TO REMAIN

FELLOWSHIP HALL
(4,623 SF)

DEVICE LAYOUT

SCALE: 1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



ABBREV.	DESCRIPTION
(E)	EXISTING
D#	DEVICE NAMING CONVENTION
—	DEVICE ADDRESS
XX	DEVICE

~ WIRE LIST ~		
SYMBOL	WIRE USE	FIELD NOTES
NO	V	**1/2" (STRANDED) P/PL VISUALS (DEVICES OR - SING)
YES	A1, A2, 1/4"	SOLID TWISTED PAIR P/PL SOUNDING LINE CIRCUIT (S/C)

SYMBOL LEGEND	
(ACU)	FIRE ALARM CONTROL PANEL
(P)	ANALOG ADDRESSABLE PHOTOELECTRIC SMOKE SENSOR
(F)	ADDRESSABLE DOUBLE ACTION MANUAL PULL STATION
HXX	HORN STROBE, WALL MOUNT (WHITE)
EXL	END OF LINE RESISTOR

- SHEET NOTES**
- 120V DEDICATED BREAKER NUMBER MUST BE PROVIDED ON THE ALARM PANEL UNDER DOOR AND LOCKOUT BREAKER MUST BE INSTALLED.
 - 120V DEDICATED BREAKER NUMBER MUST BE PROVIDED ON REMOTE POWER SUPPLY UNDER DOOR AND LOCKOUT BREAKER MUST BE INSTALLED.
 - 120VAC WIRE SHALL BE RUN THROUGH A SEPARATE CONDUIT FROM THE FIRE WIRES.
 - THE IRC-1 CAN HANDLE 70 WATT/AMP, ASSUMING A 6A LOAD FOR SAFETY. A SINGLE IRC-1 RELAY CAN TAKE UP TO 26 CHAMBERS WITH A 0.25A DRAW.
 - ADDRESSABLE RELAY MODULE FOR FAN SHUTDOWN TO BE INSTALLED INSIDE THE ADDRESSABLE DUCT DETECTOR.
 - ADDRESSABLE DUCT DETECTOR TO BE INSTALLED BY MECHANICAL AND WIRING BY ELECTRICAL. CONTROL DUCT DETECTOR LOCATION SHOWN FOR REFERENCE ONLY. FOR ACTUAL LOCATIONS SEE MECHANICAL CONTRACT DRAWINGS.
 - NFPA 2016, 21.4.2: IF HEAT DETECTORS ARE USED TO SHUT DOWN ELEVATOR POWER PRIOR TO SPRINKLER OPERATION THEY SHALL BE PLACED WITHIN 24 IN. (610 MM) OF EACH SPRINKLER HEAD AND BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAP. 17. ALTERNATIVELY, ENGINEERING METHODS, SUCH AS SMOKE DETECTION, SHALL BE PERMITTED TO BE USED TO SELECT AND PLACE HEAT DETECTORS TO ENSURE RESPONSE PRIOR TO ANY SPRINKLER HEAD OPERATION UNDER A VARIETY OF FIRE GROWTH RATE SCENARIOS.
 - LOCATE HEAT DETECTOR ABOVE ELEVATOR DOOR AT HIGHEST POINT BELOW CANOPY.
 - LOCATE ADDRESSABLE MONITOR MODULE WITHIN A WEATHERPROOF NEMA ENCLOSURE.
 - ADDRESSABLE MONITOR MODULE FOR KITCHEN HOOD.
 - TELEPHONE CIRCUITS (BY OTHERS) SHALL BE RUN THROUGH A SEPARATE CONDUIT FROM THE FIRE WIRES.
 - LOCATE ADDRESSABLE DUCT DETECTOR WITHIN A WEATHERPROOF NEMA ENCLOSURE.
 - DO NOT PENETRATE BOTTOM OF ENCLOSURE.
 - MOUNT ENCLOSURE TO FIRE RATED 3/4" PLYWOOD (PROVIDED BY OTHERS).
 - FIELD VERIFY LOCATION.
 - NOT USED.
 - SET ALL HORNS/STROBES AT 10dB TYPICAL EXCEPT WHEN NOTED.
 - ADDRESSABLE MONITOR MODULE TO BE INSTALLED I.
 - NOT USED.
 - SEE MATRIX FOR SYSTEM OPERATION.
 - RECALL ELEVATORS ON ALARM TO PRIMARY FLOOR.
 - RECALL ELEVATORS TO ALTERNATE FLOOR.
 - CONTROL MODULES FOR FIREMAN'S HAT OPERATION.
 - MOUNT MONITOR MODULE INSIDE OF POWER SUPPLY CAB.
 - FOR ACTUAL WIRING SEE RISER DIAGRAM.
 - ADDRESSABLE RELAY MODULE FOR CARD READERS RELEASE.
 - FIELD VERIFY SMOKE DETECTOR/MONITOR MODULE ADDRESS.



R. C. PULVER

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FDU PROJECT NUMBER: 20944

FDU FIRE DETECTION UNLIMITED, INC.
 2975 INDUSTRIAL WAY, SUITE A - CONCORD, CALIFORNIA, 94520 - PHONE (925) 730-0011 - FAX (925) 730-0011 - LICENSE C-1488202

ROSSINCA-CARDEN INTERNATIONAL S.T.E.A.M. ACADEMY
 1000 HALL OF LANE, SAN JOSE, CA 95128

BUILDING PERMIT #:

ISSUE	DESCRIPTION
1.	FDU Proposal # 00-20-2018
2.	ISSUE FOR SUBMITTAL 08-20-2018
REV.	DESCRIPTION
△	
△	
△	
△	
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FLOOR PLAN
DEVICE LAYOUT

FA-02 of 02

ORIGINAL PLAN SIZE 45"x30"



ROSSINCA-CARDEN
INTERNATIONAL S.T.E.A.M. ACADEMY

Rossinca – Carden International S.T.E.A.M. Academy combines the excellence of a time-tested Carden-based curriculum with 17 years of teaching experience with the cultural and language immersion programs of Rossinca education systems. For over ten years, Rossinca schools have been dedicated to promoting peace. They have served immigrant and local families by providing a wide range of enrichment programming to both educate and transition children of all ages into a mainstream productive American life. The programs include enhanced academics, performing arts, social justice, civics and much more.

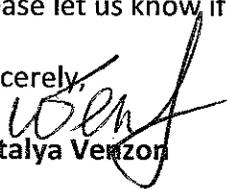
The core philosophy of Rossinca is: “Cultural Understanding + Sharing = Peace”

Rossinca – Carden International S.T.E.A.M. Academy will provide primary education from Pre-School through 5th grade. In addition to the excellent primary education, it will offer language and cultural immersion classes. It will operate M – F from 7:00 AM to 7:00 PM. Also, there would be limited weekend and evening events, such as open houses, holiday performances and graduations. We are asking the City for a 100 student capacity for K through 5th grade and a 24 student capacity for our preschool classes. The total student body headcount for our CUP would be 124 students. Please also note, there already exists a staggered start time on this campus of 8:45 AM for “Pre-School/Junior Kindergarten – 2nd Grade”, and 8:30 AM for “3rd – 5th Grades”.

Additionally, there will be two free-of-charge care periods for parents who wish to drop-off and pick-up their children before and after school. “Morning Extended Care” will be available prior the start times mentioned above starting from 7:00 AM, and “Evening Extended Care” will be available until 4:45 PM, which is inclusive of a free study hall session in the tuition fees. This concept saves the parents time and money, as school operating hours do not interfere with their personal and work schedules as much. Also, there are a variety of enrichment classes and clubs offered with various timeframes; this further gives the parents flexibility in their family’s schedules. Currently, these classes’ and clubs’ end times range from 4:15 PM to 7:00 PM.

Please let us know if you have any questions,

Sincerely,


Natalya Venzon

nvenzon@rossinca.org

408-603-5656



HEADQUARTERS:
2095 Park Avenue
San Jose, CA 95126
P 408.512.4250 • F 408.287.2700

LOWER CAMPUS (Pre-K - 5th):
1980 Hamilton Avenue
Campbell San Jose, CA 95125
P 408.626.8008 • F 408.626.8044

UPPER CAMPUS (6th - 8th):
1570 Alta Glen Drive
San Jose, CA 95125
P 408.448.2700 • F 408.448.4789