

Notice of Decision on Proposed Project

Dear Campbell Resident,

October 20 2022

The Community Development Director will be rendering a decision on the following project.

Project Address: 600 E Hamilton Ave #189

Zoning | Area Plan: P-D | N/A

Neighborhood Association(s): Downtown Campbell
Neighborhood Association

File No.: PLN-2022-108

APN: 279-32-012

Applicant: Stella Chun (Bintang Badminton)

Property Owner: F & F Campbell LLC

Application Type: Administrative Planned Development Permit

Project Planner: Larissa Lomen, Assistant Planner

Email Contact: larissal@campbellca.gov

Phone Contact: (408) 866-2144

Project Description:

To allow a 12,000 square foot expansion of an established health and fitness center/studio use (Bintang Badminton) within an existing warehouse building for a total of 35,960 square feet.

Comment Period:

You have the opportunity to provide comment prior to the Director's decision.

The ten-day comment period for this application begins on **October 20, 2022**. If you have comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **October 30, 2022**. The director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided.

Decision by the Community Development Director is final unless an appeal is received in writing within 10 days of the decision or submitted in writing to the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. If you have questions or comments regarding this application you may contact the Project Planner.

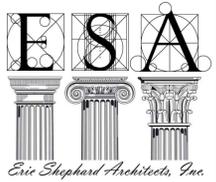


- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

Note: Applications may change after initial application submittal.
To view the project plans, please scan the QR code.

**Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traducción en Español





Sheet Title:

COVER SHEET



Administrative Planned Development Permit
Change of Use:
BINTANG BADMINTON
600 E. HAMILTON AVE., SUITE 189 & 125
CAMPBELL, CA 95008

- PRELIMINARY -
NOT FOR
CONSTRUCTION

Revisions:

No.	Description	By	Date

Date:	8-24-22
Designer:	ETS, KZ
Drafter:	SV
Proj. Mgr.:	KZ
Scale:	AS NOTED
Proj. No.:	2221.01

Sheet No.:

A0.0

PROJECT ROSTER

ARCHITECT:
ERIC SHEPHARD ARCHITECTS
320 Sycamore Valley Road West
Danville, CA 94526
www.shephardarch.com
Phone: (925) 803-1000 x 102
Contact: Kenzo Zhang
Email: kenzo@shephardarch.com

GENERAL NOTES

SCOPE OF WORK:
THE SCOPE OF WORK INCLUDES NEW EXPANSION OF EXISTING VACANT RETAIL SPACE TO THE (E) BINTANG BADMINTON. THE TWO SPACES SHALL BE MERGED INTO ONE WITH TOTAL OF 16 BADMINTON COURTS AND 6 PINGPONG TABLES.

1 VICINITY MAP
NO SCALE

SITE LOCATION:
BINTANG BADMINTON,
600 E. HAMILTON AVE.,
CAMPBELL, CA 95008

DIRECTORY OF CONTACTS

TENANT:
BINTANG BADMINTON
1345 Geneva Dr.
Sunnyvale, CA 94089
Contact: Stella Chun
Phone: (510) 396-9527
Email: bintangclub@yahoo.com

PROPERTY OWNER:
F & F CAMPBELL LLC
8294 Mira Mesa Blvd.
San Diego, CA 9212
Contact: Brett Feuerstein

ARCHITECT:
ERIC SHEPHARD ARCHITECTS, INC.
320 Sycamore Valley Road West
Danville, CA 94526
Contact: Kenzo Zhang
Phone: (925) 803-1000 x 102
Email: kenzo@shephardarch.com

INDEX OF DRAWINGS

ARCHITECTURAL

A0	COVER SHEET - OCCUPANT LOAD AND PLUMBING FACILITY CALCULATION, PROJECT DATA, AND SCOPE OF WORK
A1	SITE PHOTOS
A2	PROPOSED SITE PLAN AND PARKING CALCULATIONS
A3	EXISTING AND PROPOSED DEMO PLAN
A4	PROPOSED FLOOR PLAN

BUILDING INFORMATION

LOCATION: 600 E. HAMILTON AVE., SUITE 189 AND 125
CAMPBELL, CA 95008

COUNTY: SANTA CLARA COUNTY

APN: 279-32-010 AND 279-32-012

YEAR BUILT: 1972

GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL

ZONING DESIGNATION: PD - PLANNED DEVELOPMENT ZONING

CONSTRUCTION TYPE: TYPE III (ASSUMED)

EXISTING OCCUPANCY GROUP: SUITE 189 - INDOOR BADMINTON COURT: A-3
SUITE 125 - RETAIL SPACE (VACANT): M

PROPOSED OCCUPANCY GROUP: INDOOR BADMINTON COURT: A-3

AREA:
SUITE 189 - EXISTING: ± 23,690 S.F.
SUITE 125 - NEW EXPANSION: ± 12,270 S.F.
TOTAL: ± 35,960 S.F.

FIRE SUPPRESSION SYSTEM: EXISTING

FIRE ALARM: EXISTING

EXISTING BUILDING DATA

LOT AREA: ± 322,780 S.F. OR 7.41 AC.

BUILDING GROSS AREA: ± 156,573 S.F.

FLOOR AREA RATIO: 48.5%

NUMBER OF STORIES: ADJACENT TENANT: 2 STORY
BINTANG BADMINTON TENANT: 1 STORY

BUILDING HEIGHT: ± 32'-0"

PARKING SPACES:
STANDARD PARKING: ± 389 SPACES
ACCESSIBLE PARKING: ± 19 SPACES
TOTAL: ± 408 SPACES

PARKING CALCULATION FOR BINTANG BADMINTON TENANT: SEE SHEET A2

2 EXIT PLAN
SCALE: 1/32" = 1'-0"

OCCUPANT LOAD CALCULATION

SUITE 189 - EXISTING AREA

USE	COURTS	SF/OCC	OCC.
(E) BADMINTON COURT	11	4 PER COURT	44
(E) WAITING/ RECEPTION	511	SF/100	6
(E) STORAGE AREA	597	SF/300	2
(E) ACCESSORY	3015	SF/0	0
TOTAL			52

SUITE 125 - NEW EXPANSION AREA

USE	COURTS	SF/OCC	OCC.
(N) BADMINTON COURT	5	4 PER COURT	20
(N) PINGPONG TABLE	6	4 PER TABLE	24
(N) ACCESSORY	376	SF/0	0
TOTAL			44

TOTAL NEW OCCUPANT LOAD 96

PLUMBING FACILITY CALCULATION (CPC 2019, TABLE 422.1)

	REQUIRED		PROPOSED	
	MALE	FEMALE	MALE	FEMALE
WATER CLOSETS	1	2	2	2
URINAL	1		1	
LAVATORY	1	1	1	2

EXIT LOAD CALCULATION (CBC 2019, 1005.3.2) EGRESS COMPONENTS FOR EXT. DOORS

	(E) NO. OF OCC. EXITING	REQ'D EXIT WIDTH	PROVIDED EXIT WIDTH	MAX. NO. OF OCC. EXITING
EXIT A	46	9'-2"	34"	170
EXIT B	20	4"	34"	170
EXIT C	10	2"	34"	170
EXIT D	20	4"	34"	170

EXIT DOOR WIDTH REQUIREMENTS:
EGRESS CAPACITY FACTOR = 0.2' X MAX OCCUPANT LOAD
NOTE: G.C. TO FIELD VERIFY EXISTING EXIT WIDTHS.

NO. OF EXITS/ EXIT ACCESS DOORWAYS (CBC 2019, 1006.2.1)

MAX. OCCUPANT LOAD OF SPACE WITH ONE EXIT: 49 OCC.
REQUIRED NO. OF EXITS: 2 EXITS
EXISTING NO. OF EXITS: 4 EXITS, V.I.F.

FOR SITE INFORMATION:
REFER TO SHEET A2

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SALMAR AVENUE - PARKING ENTRY/EXIT DRIVEWAY GATES



DRIVEWAY ENTRY/EXIT GATE AND SERVICE GATE WITH PATH OF TRAVEL



[E] BUILDING WITH ACCESSIBLE PARKING SPACES



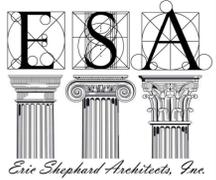
[E] ACCESSIBLE PARKING SPACES



[E] BUILDING ENTRY WITH ACCESSIBLE RAMP



[E] PARKING LOT



Sheet Title:

**PROPOSED
SITE PLAN**

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PARKING CALCULATION

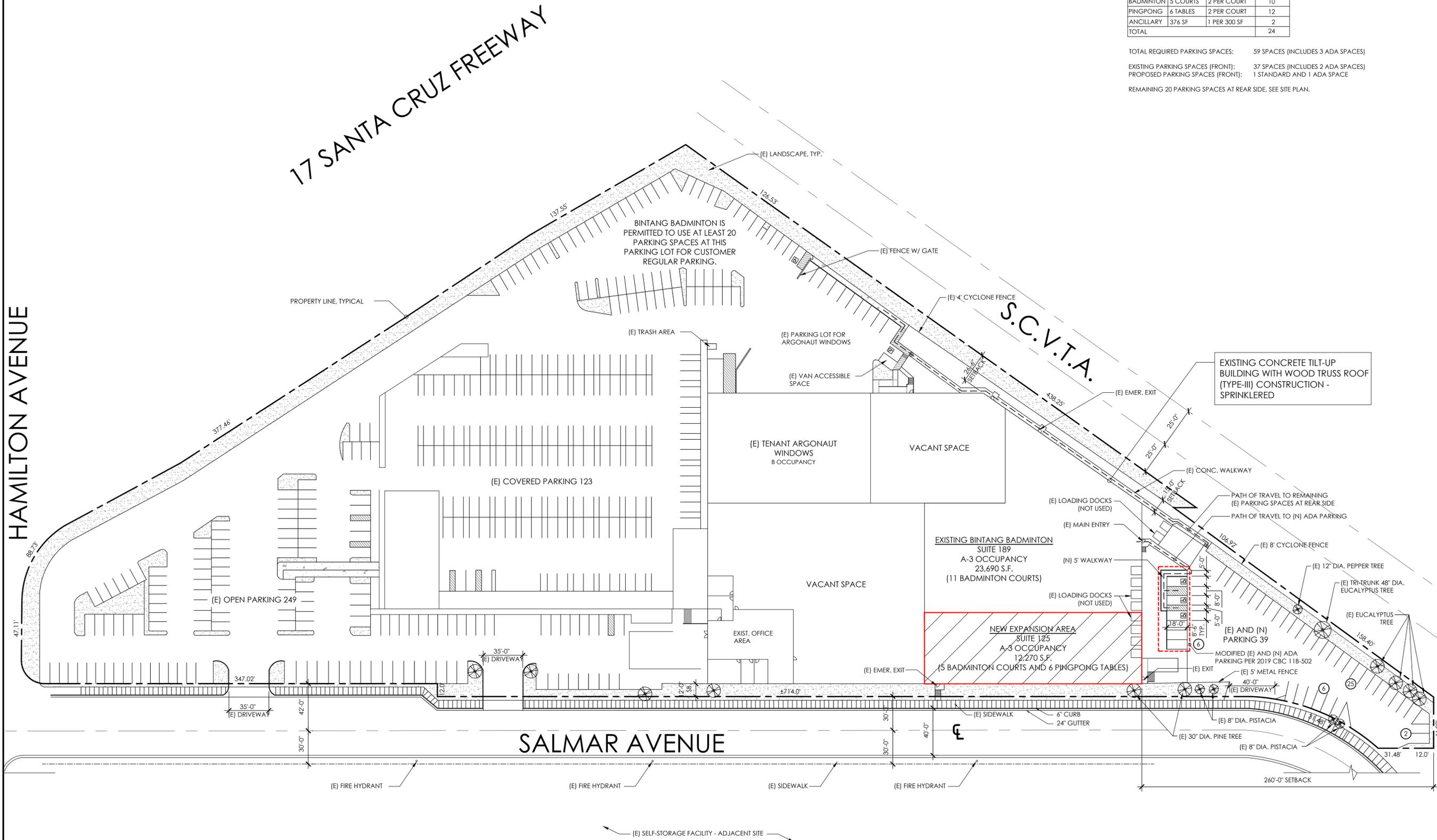
SUITE 189 - EXISTING AREA			
AREA	# OR SF.	REQUIREMENT	# SPACES
BADMINTON	11 COURTS	2 PER COURT	22
ANCILLARY	3807 SF	1 PER 300 SF	13
TOTAL			35

SUITE 125 - NEW EXPANSION AREA			
AREA	# OR SF.	REQUIREMENT	# SPACES
BADMINTON	5 COURTS	2 PER COURT	10
PINGPONG	6 TABLES	2 PER COURT	12
ANCILLARY	376 SF	1 PER 300 SF	2
TOTAL			24

TOTAL REQUIRED PARKING SPACES: 59 SPACES (INCLUDES 3 ADA SPACES)

EXISTING PARKING SPACES (FRONT): 37 SPACES (INCLUDES 2 ADA SPACES)
PROPOSED PARKING SPACES (FRONT): 1 STANDARD AND 1 ADA SPACE

REMAINING 20 PARKING SPACES AT REAR SIDE, SEE SITE PLAN.

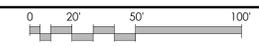


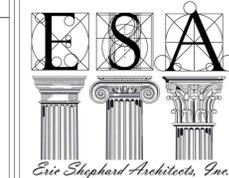
HAMILTON AVENUE

17 SANTA CRUZ FREEWAY

SALMAR AVENUE

S.C.V.T.A.





Sheet Title:

PROPOSED FLOOR PLAN

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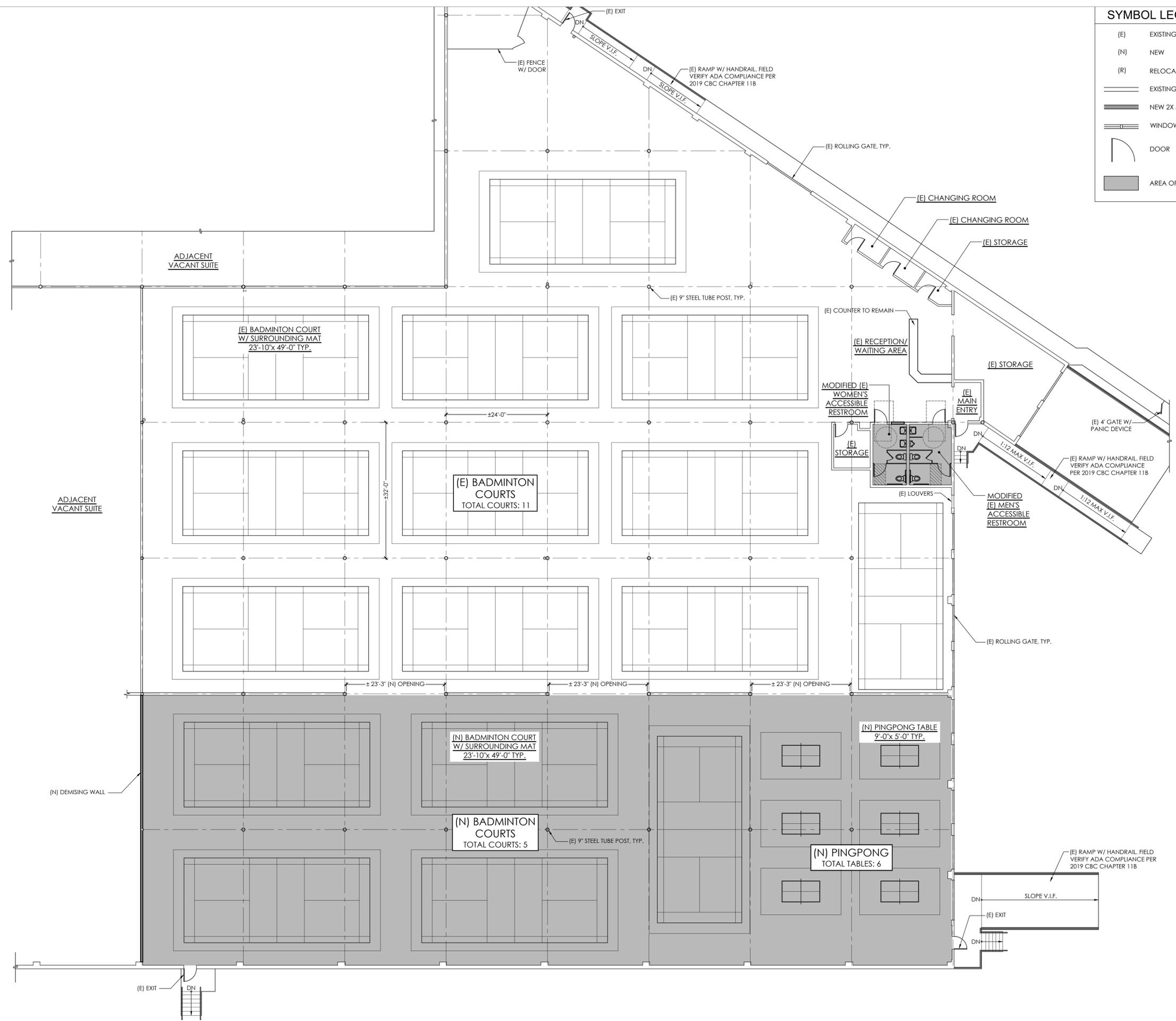
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SYMBOL LEGEND

- (E) EXISTING
- (N) NEW
- (R) RELOCATE
- EXISTING WALL
- NEW 2X STUD WALL, TYP.
- WINDOW
- DOOR
- AREA OF WORK AND NEW EXPANSION



1 PROPOSED FLOOR PLAN
SCALE: 3/32"=1'-0"

