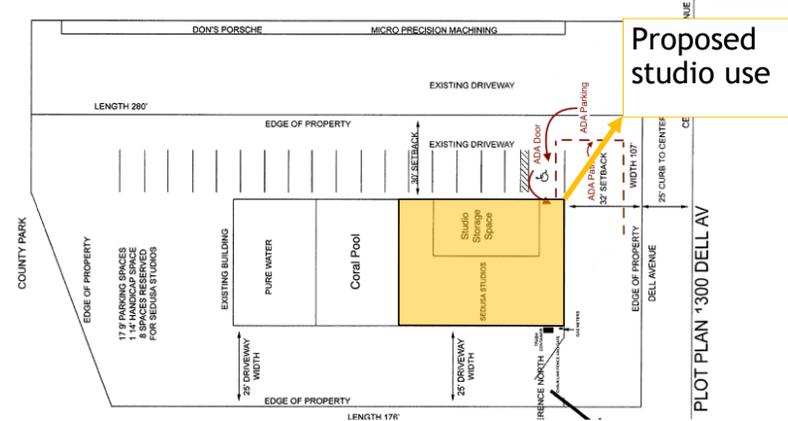





City of Campbell
70 North First Street
Campbell, CA 95008 --1423

Project Image



Courtesy Notice

Dear Campbell Resident,

January 29, 2025

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

Project Address: 1300 Dell Avenue

Zoning | Area Plan: RD | N/A

Neighborhood Association(s): N/A

File No.: PLN-2025-10

APN: 424-33-056

Applicant: Sedusa Studio (Felicia Durar)

Property Owner: Roland W Beuhler Trustee

Application Type: Conditional Use Permit

Project Description:

To allow an approximately 3,600 square foot small studio use (i.e., aerobic and strength training) to locate in an existing building.

Project Planner: Tracy Tam, Associate Planner

Email Contact: tracyt@campbellca.gov

Phone Contact: (408) 871-5103

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.



- 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



Cover Sheet

Site Address:

1300 Dell Ave.
Suite A &B
Campbell, CA 95008
APN: 424-33-056

Zoning District: Research and Development (RD)

Project Title: Sedusa Studio

Scope of Work: None

[Vicinity Map](#)

[Project Data Table](#)

[Applicable fire prevention and suppression features](#)

[Reserved area for City Date and Approval Stamps \(two 2"x 3" boxes\)](#)

[Site Photography Sheet](#)

[Site Plan](#)

[Floor Plan](#)

[Impact Analysis](#)

Vicinity Map



The project site is located on the west side of Dell, at the intersection of Hacienda. The site abuts a County Park to the east and various commercial buildings in other directions.

Project Data Table

Net Lot Area: 24,394 square feet
Tenant Space: 3,600 square feet
Gross Building Area: 7,200 sq. ft.

Existing Site Utilization:

Building Coverage: 7,200 sq. ft.	29.5%
Paving Coverage: 15,530 sq. ft.	63.7%
Landscaping Coverage: 1,664 sq. ft.	6.8%

Floor Area Ratio (FAR): .30

Parking Available (Site): 20 Spaces

Parking Required: 18 Spaces

Surrounding Uses:

North: Commercial

South: Commercial

East: Los Gatos County Park

West: Commercial

Applicable fire prevention and suppression features



FIRE DEPARTMENT SANTA CLARA COUNTY

14700 Winchester Blvd., Los Gatos, CA 95032-1818
(408) 378-4010 • (408) 378-9342 (fax) • www.sccfd.org



Internationally Accredited Agency

PLAN REVIEW NUMBER **09 2654**

BLDG PERMIT NUMBER

FILE NUMBER **PLN2009-134**

DEVELOPMENT REVIEW COMMENTS

CODE/SEC.	SHEET	NO.	REQUIREMENT
			Request for a Conditional Use Permit to legalize an existing, non-permitted dance fitness studio occupying a 3,600 square foot suite within a 7,200 square foot one-story existing building.
			Review of this Developmental proposal is limited to acceptability of site access and water supply as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work the applicant shall make application to, and receive from, the Building Department all applicable construction permits.
			No fire department conditions or requirements.

CITY	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	APPLICANT NAME	DATE	PAGE
CBL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B	V-B	CAROL WHITSETT	10/22/2009	1 OF 1
SEC./FLOOR	AREA		LOAD		DESCRIPTION			BY		
1 story	3600 sf				Commercial Development			Harding, Doug		
NAME OF PROJECT: LAKEVIEW BUILDING						LOCATION: 1300 Dell Av				
TABULAR FIRE FLOW: 2000			REDUCTION FOR FIRE SPRINKLERS: 75%			REQUIRED FIRE FLOW @ 20 PSI: 1500				

Organized as the Santa Clara County Central Fire Protection District

Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga

Reserved area for City Date and Approval Stamps



Site Photography Sheet



1. Corner of Hacienda Ave. and Dell Ave. facing South East



2. Sidewalk in front of building to the south, looking at the site, facing North East



3. In parking lot, facing North



4. On sidewalk across Dell. Ave., facing East



5. In parking lot, facing entrance/north East

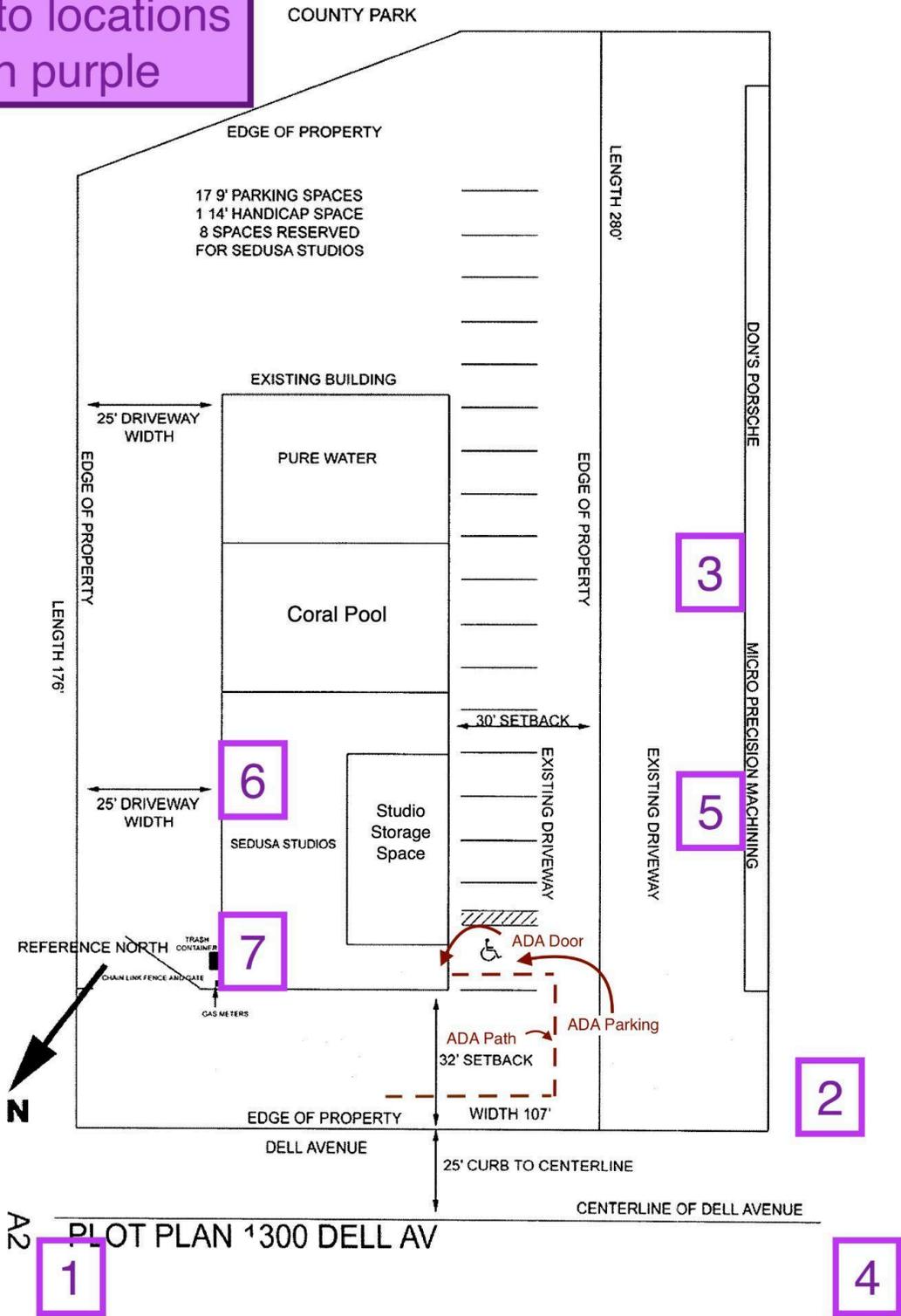


6. Dance Floor, facing East

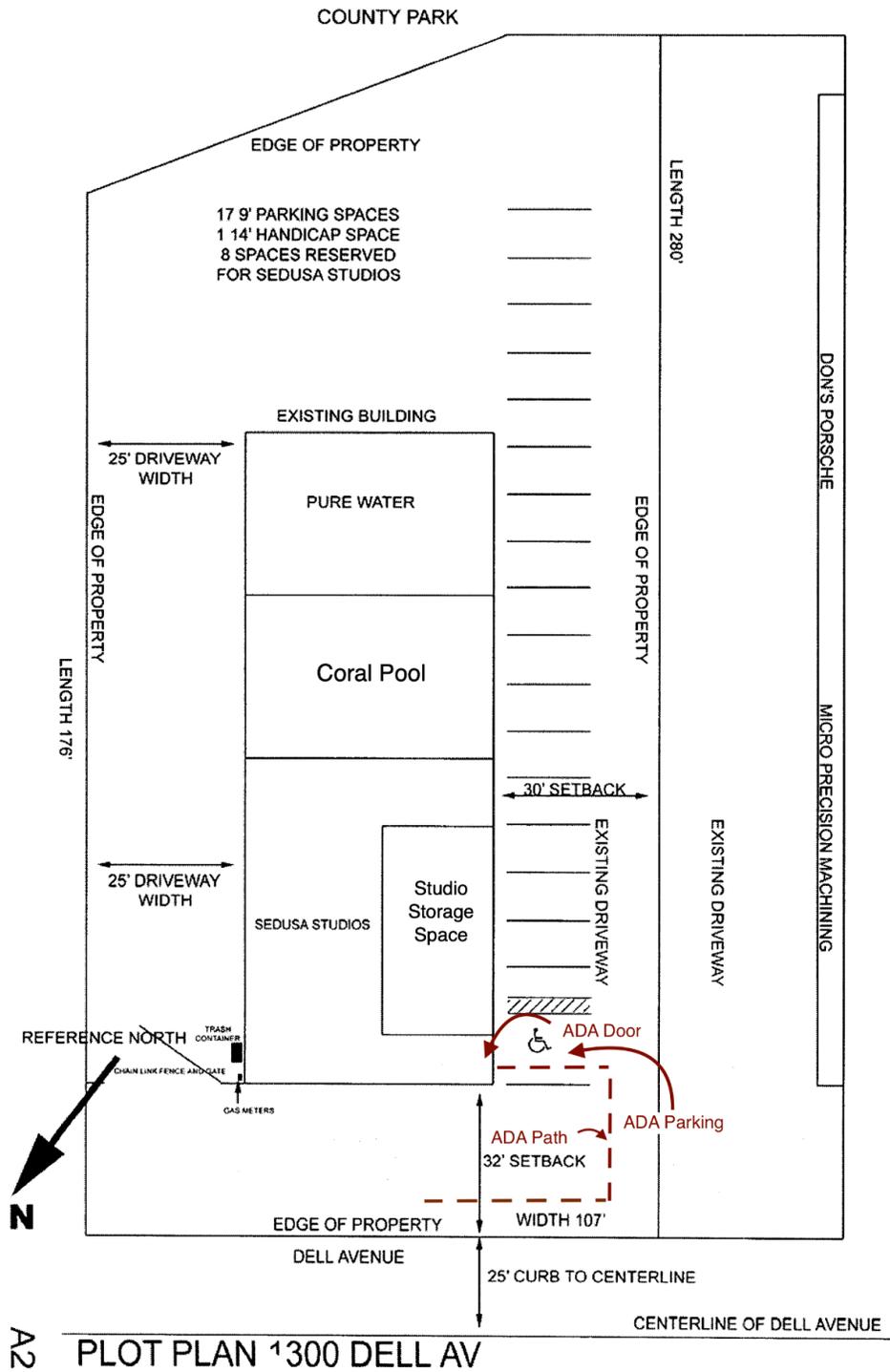


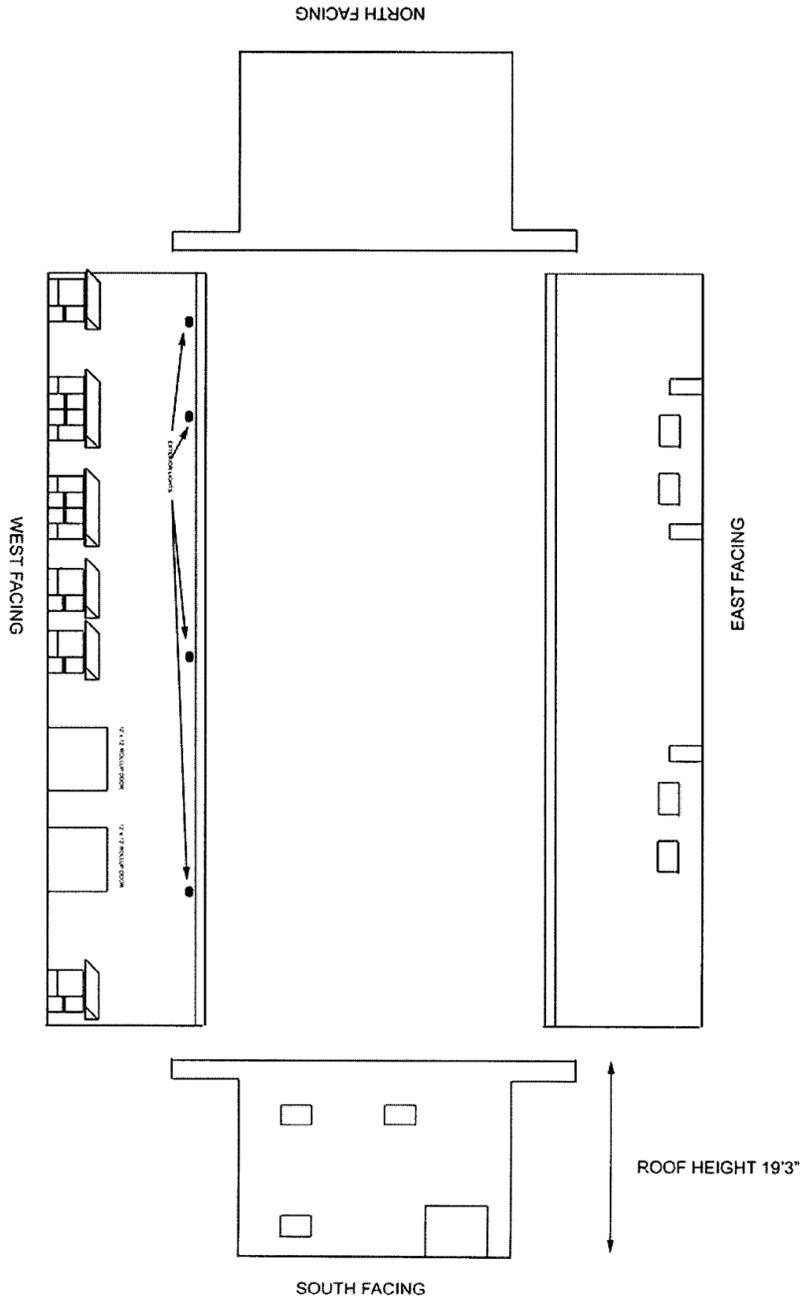
7. Dance floor, facing North West

Photo locations in purple



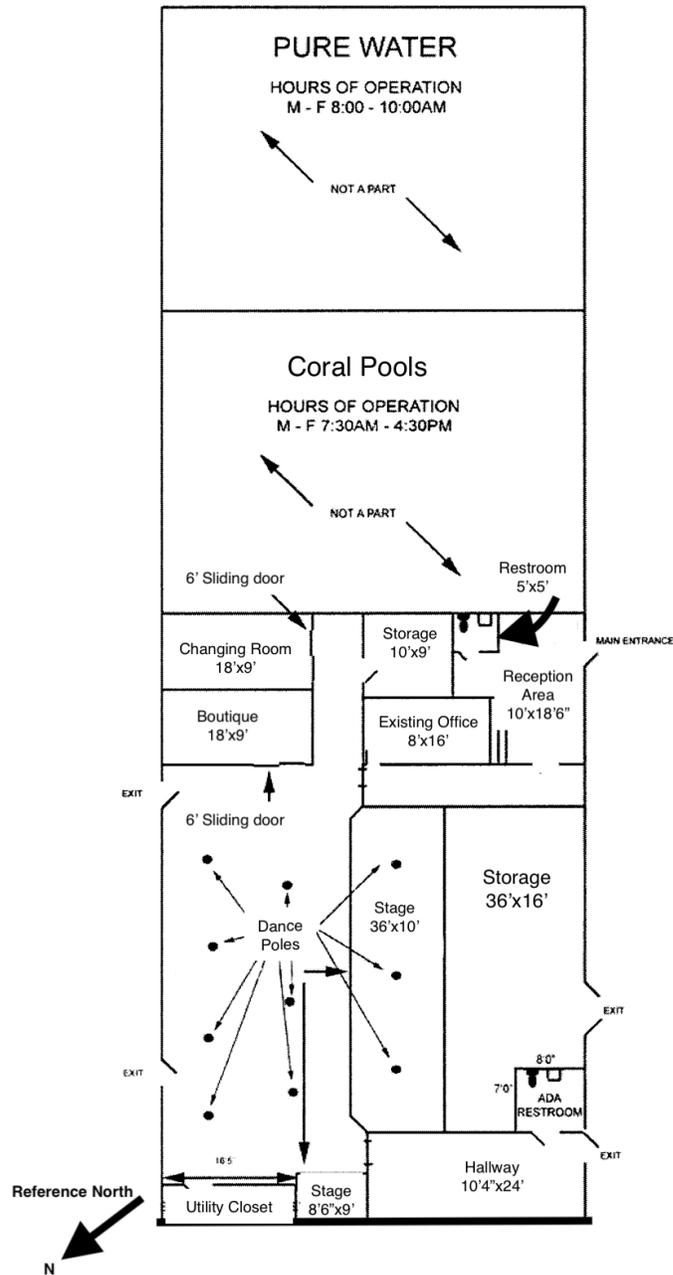
Site Plan





A3 ELEVATIONS 1300 DELL

Floor Plan



Floor Plan 1300 Dell

Impact Analysis

Provisions for Health and Fitness Centers/Studios (CMC § 21.36.095) “Land use permits shall expire no later than five years from the date of approval for health and fitness center and studio (small and large) uses in the LI (Light Industrial) and RD (Research and Development) Zoning Districts.”

Development Standards “*Development Standards. Except as specifically allowed in this section, the premises on which a health and fitness center or studio (small and large) use is located shall comply with the regulations and restrictions applicable to the zoning district in which it is located.*”

Parking and Loading

“Parking and loading requirements shall be as identified in [Chapter 21.28](#) (Parking and Loading). In addition, an area for the safe and acceptable means of drop-off and pick-up of persons using the health and fitness center use shall be provided.”

The parking provided for the commercial building is based upon a shared parking arrangement for the tenants. The existing three-unit commercial building is served by 20 parking spaces at a ratio of approximately one space per 360 square feet. This does not include approximately six secured spaces inaccessible to the public. Pursuant to the Campbell Parking and Loading Ordinance, health/fitness centers typically provide one parking space per every 150 square feet of gross floor area. However, this parking standard is designed for membership-based establishments, such as a gym. This business is centered on scheduled group-based sessions, similar to a commercial school. In this case, the parking standard for a commercial school—15 spaces per Massroom—may be more appropriate. Therefore, Sedusa requires 15 spaces of the 20 on-site spaces. This number of parking spaces is also comparable with the number of participants and instructors for a given session.

The other on-site tenants include a pool contractor with a weekend showroom and a filtered water self-service dispensary. The pool contractor personnel load-up trucks and leave to their destinations by 8 AM each weekday morning and return by 4:30 PM. These hours are distinct from scheduled times of the morning and evenings fitness sessions. As the proposed use is primarily an evening and weekend use, it has not incurred any parking conflicts over the duration of its operation. The Planning Commission may allow an adjustment to the required number of parking spaces when it finds that two or more uses have distinct and differing peak usage periods (CMC § 21.28.050).

Circulation

“The location of the health and fitness center or studio (small and large) use and the on-site improvements shall provide for safe and efficient vehicular and pedestrian circulation. The decision-making body may require the presence of one or more parking attendants and/or police officers to ensure the safe operation of parking facilities, pedestrian circulation, and traffic circulation on the public right-of-way.”

The linear format of the commercial building and the site layout of the site accommodate normal ingress and egress. The proposed use does not present any unique or unusual circulation concerns.

Hours of Operation

“The decision-making body through the discretionary review process shall determine the allowable hours of operation of a health and fitness center or studio (small and large) use.”

As described, the fitness center operates primarily in the evenings, with sessions ending by 9 PM or 10 PM and with morning sessions starting at 9 AM. Staff recommends the following hours of operation so that the center does not incur any parking conflicts with the other site uses.

Monday-Friday 9:00 AM -12:00 PM

Monday-Friday 5:00 PM -10:00 PM

Saturday-Sunday 9:00AM - 10:00 PM

Noise

“Regardless of decibel level, and taking into consideration the noise levels generated by health and fitness center and studio (small and large) uses, noise generated from a health and fitness center or studio (small and large) use shall not unreasonably offend the senses or obstruct the free use and comfortable enjoyment of neighboring properties. Mitigation measures may be required to minimize noise impacts (e.g., approved location of parking and loading areas, the provision of sound attenuation barriers, etc.).”

The proposed use would not utilize processes, employee machinery, or engage in activity that would generate noise in excess of acceptable levels for a general commercial use.

However, standard conditions of approval have been added that allows for review of the Conditional Use Permit by the Planning Commission if verified complaints of excessive noise or activity in violation of the permit or applicable ordinances are received by the City.

Overconcentration

“A health and fitness center or studio (small and large) use within the LI (Light Industrial) and RD (Research and Development) Zoning Districts shall not be located within three hundred feet of another existing public assembly, studio (small and large), or health and fitness center use unless the decision-making body grants an exception. The decision-making body, in granting an exception, shall find that the proposed concentration will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of the proposed use.”

The subject fitness center is located approximately 390 feet (property line to property line) south of gymnastics and fitness businesses (West Valley Gymnastics School and CrossFit San Jose) located at 1190 Dell Avenue in the M-1 (Light Industrial Zoning District). These fitness uses were approved under a 4787 Use Permit. Additionally, in 2006 the Community Development Director approved a fitness center at 1350 Dell Avenue which was never established. Therefore, this use would not create an overconcentration of similar fitness uses.

Applicant's Request

The applicant respectfully requests that the Planning Commission adopt a resolution incorporating the attached findings and approve a five-year limited-term conditional use permit to allow the continued operation of a fitness center (Sedusa Studio), subject to the attached conditions of approval.

This concludes the applicant's proposal.