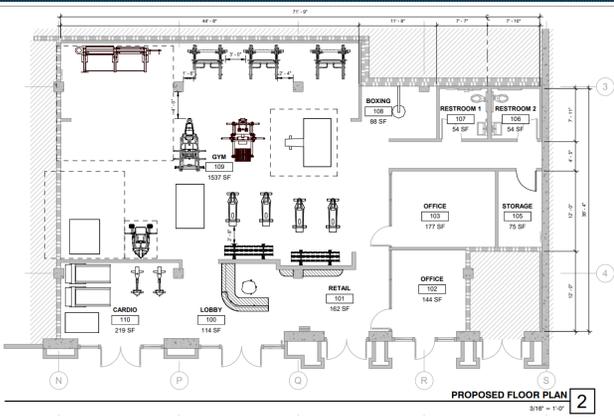






City of Campbell
 70 North First Street
 Campbell, CA 95008 -1423

Project Image



Notice of Public Hearing

Dear Campbell Resident,

August 15, 2025

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:00 p.m., or shortly thereafter, on Tuesday August 26, 2025, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 651 W Hamilton Ave., #1000

Zoning | Area Plan: C-PD

Neighborhood Association(s): N/A

Council District: 3

File No: PLN-2025-74

APN: 307-38-070

Applicant: Jeffrey Eaton

Property Owner: Alvins Corner at Penny Lane LLC

Application Type: Conditional Use Permit

Project Planner: Daniel Fama, Senior Planner

Email Contact: daniel@campbellca.gov

Phone Contact: (408) 866-2193

Project Description:

Establishment of a small fitness studio (dba LuxLift) with daily early-morning hours beginning at 5:00 AM ("late night activities") on the ground-floor of a mixed-use building (Alvin's Corner). Staff is recommending that this item be deemed Categorical Exempt from CEQA. Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days.

You may participate virtually or watch online:

- ◇ Register online to speak via Zoom:
(<https://campbellca.gov/PCSignup>.)
- ◇ Watch YouTube live-stream:
(<https://www.youtube.com/user/CityofCampbell>.)

Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Services (CRS) or by telephoning any other providers' CRS telephone number. We may provide appropriate aids and communication services for qualified persons with disabilities such as: sign language interpreters, assistive hearing devices, and other services for people with speech vision, and hearing impairments

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.



- 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 traduccion en Español**



LUX LIFT

CONDITIONAL USE PERMIT

651 WEST HAMILTON AVE, SUITE 1000
CAMPBELL, CA 95008

GENERAL INFORMATION

OCCUPANCY: B (M-F1-32 NOT IN SCOPE)
 TYPE OF CONSTRUCTION: I-A / V-B
 SPRINKLERED: YES
 SITE AREA: 16,260 SF
 BUILDING AREA: 16,260 SF
 TENANT IMPROVEMENT AREA: 2,994 SF
 ZONING: C-PD CONDOMINIUM PLANNED DEV.
 APN: 307-38-070



307 Orchard City Dr., Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

SCOPE OF WORK

RE-FINISHING EXISTING SPACE WITH NEW WALL, FLOOR AND CEILING FINISHES; NEW GYM EQUIPMENT LAYOUTS.

PROJECT TEAM

TENANT: ANDRES RAMIREZ & CLARISSA GARCIA
585 S WINCHESTER BLVD. #660
SAN JOSE, CA 95128
ANDRES RAMIREZ
P: (408) 497-1475
E: andresramirezft@gmail.com

ARCHITECT / APPLICANT: E2 ARCHITECTURE
307 ORCHARD CITY DRIVE, STE. 350
CAMPBELL, CA 95008
JEFFREY EATON, AIA
P: (408) 691-8998
E: jeffrey@e2astudio.com

PROPERTY OWNER: ROBSON HOMES
2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95128
MICHELE ZAPPULA
P: 408-345-1767

SHEET INDEX LEGEND

- PL PLANNING SUBMITTAL
- SUBMITTED WITHOUT REVISION
- SUBMITTED WITH REVISION
- NOT SUBMITTED / REMOVED FROM SET

SHEET INDEX

SHEET NUMBER	SHEET NAME	IFP
PA0	COVER SHEET	□
PA1	SITE IMAGES	□
PA2	EXISTING OVERALL SITE PLAN & ACCESSIBILITY PLAN	□
PA3	LANDSCAPE LAYOUT PLAN	□
PA4	EXISTING/DEMO & PROPOSED FLOOR PLANS	□

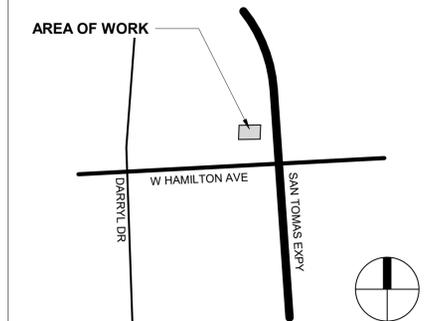
LUX LIFT
 CONDITIONAL USE PERMIT
 651 WEST HAMILTON AVE, SUITE 1000
 CAMPBELL, CA 95008
 Client: ANDRES RAMIREZ & CLARISSA GARCIA



Rev. #	Description	Date

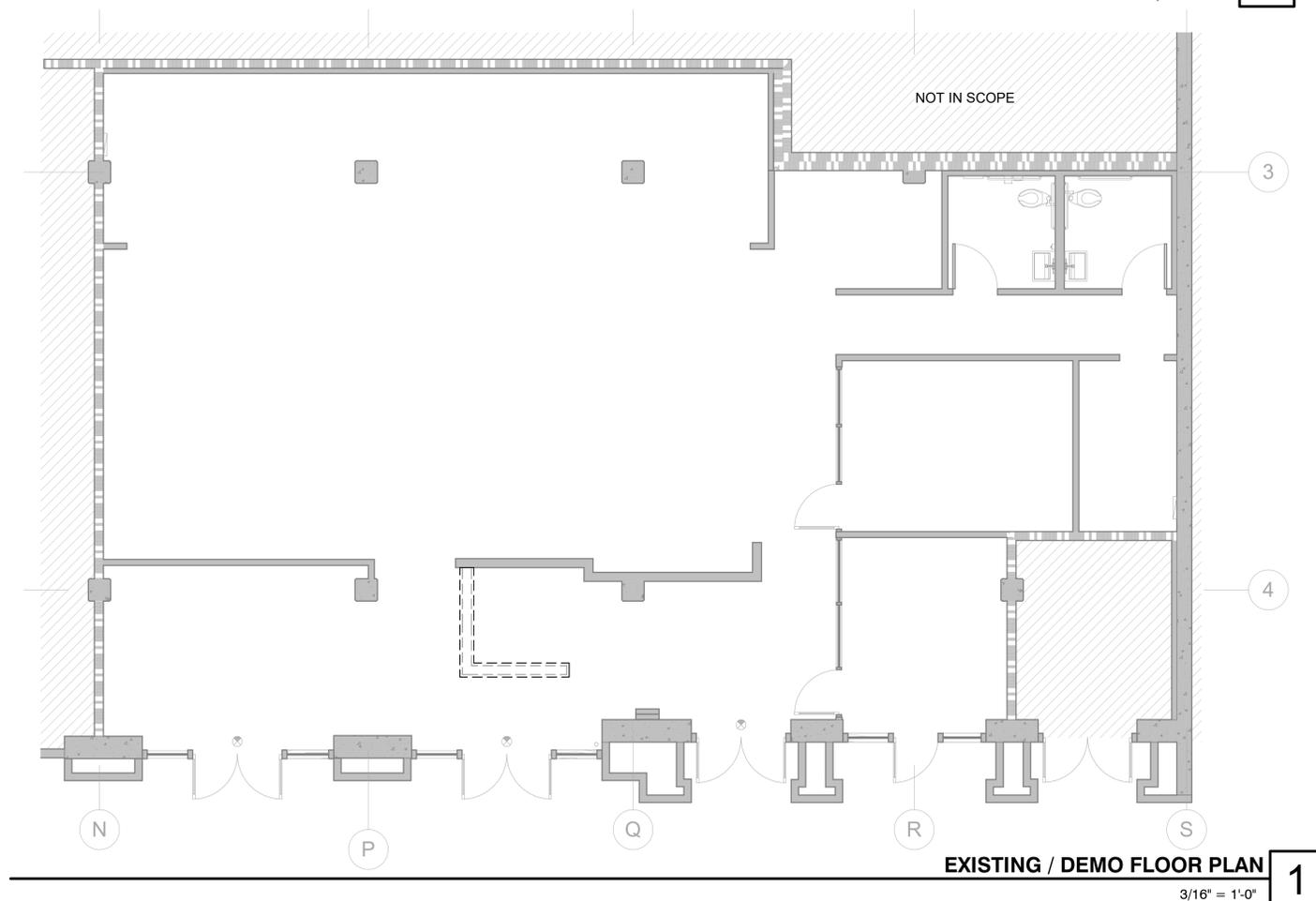
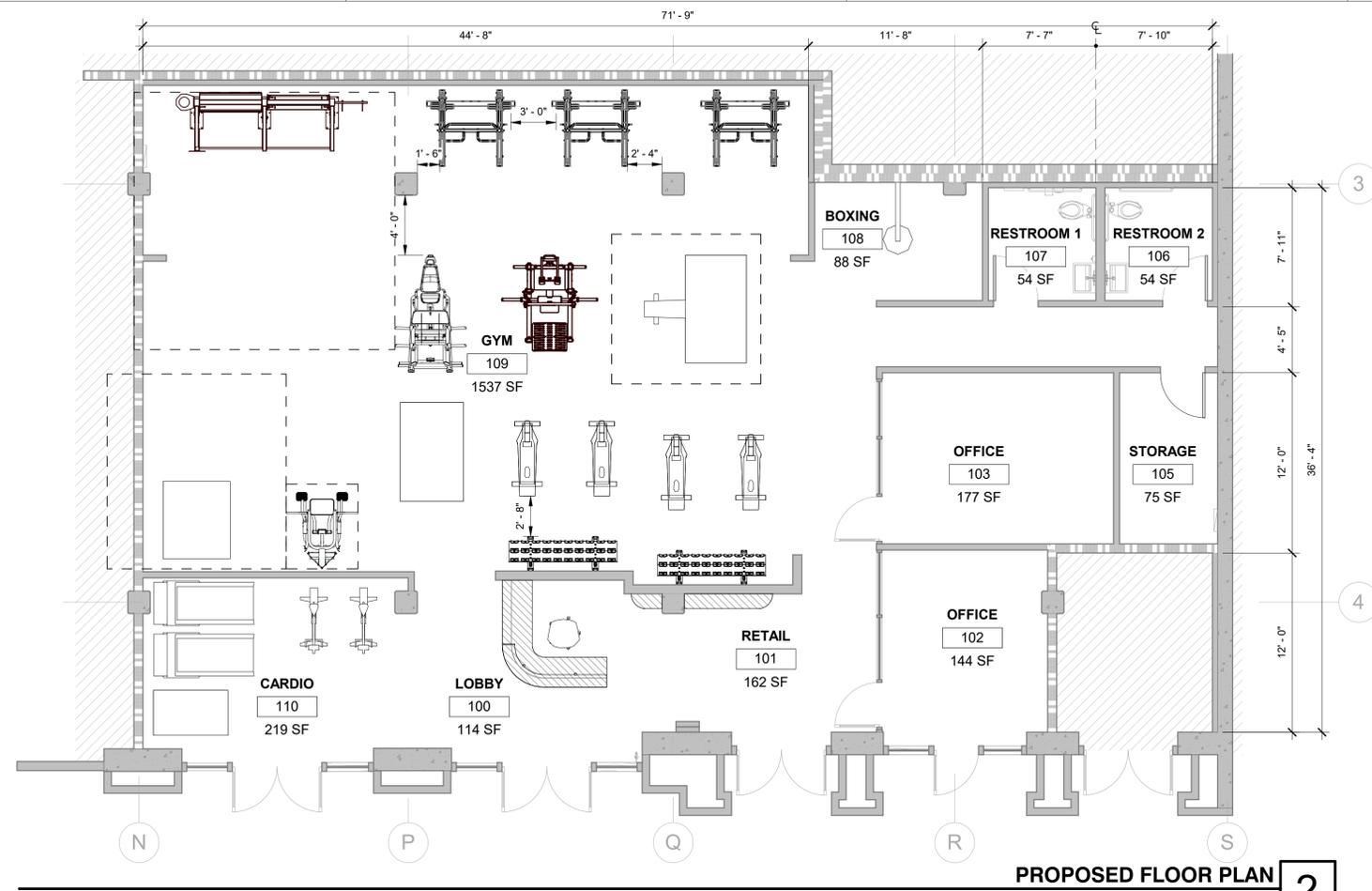
Project Number: 25026
 Date: MAY 8, 2025
 Drawn by: SS
 Checked by: JE

VICINITY MAP



Sheet Title:
COVER SHEET

PA0



LEGEND

- EXISTING WALL
- EXISTING DOOR
- EXISTING WALL TO BE DEMOLISHED
- EXISTING DOOR TO BE DEMOLISHED

ARCHITECTURE
307 Orchard City Dr., Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC.
A CALIFORNIA CORPORATION

LUX LIFT
CONDITIONAL USE PERMIT
651 WEST HAMILTON AVE, SUITE 1000
CAMPBELL, CA 95008
Client: ANDRES RAMIREZ & CLARISSA GARCIA

Rev. #	Description	Date

Project Number: 25026
Date: MAY 8, 2025
Drawn by: SS
Checked by: JE

Sheet Title:
**EXISTING/DEMO
& PROPOSED
FLOOR PLANS**

PA4