

Notice of Public Hearing

Dear Campbell Resident,

September 12, 2025

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:00 p.m., or shortly thereafter, on Tuesday September 23, 2025, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 1300 Dell Avenue
Zoning | Area Plan: RD | N/A
Neighborhood Association(s): N/A
Council District: 1
File No: PLN-2025-10
APN: 424-33-056
Applicant: Felicia Durar
Property Owner: Roland W Buehler Trustee
Application Type: Conditional Use Permit
Project Planner: Stephen Rose, Senior Planner
Email Contact: stephenr@campbellca.gov

Project Description:

To allow an approximately 3,600 square-foot large studio use (fitness training) to locate in an existing building.

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**



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

Surrounding Uses:

North: Commercial

South: Commercial

East: Los Gatos County Park

West: Commercial

Applicable fire prevention and suppression features



SANTA CLARA COUNTY FIRE DEPARTMENT

1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

PLAN REVIEW No. **25 0401**
 BLDG PERMIT No. _____

DEVELOPMENTAL REVIEW COMMENTS

Plans and Scope of Review:

This project shall comply with the following:

The California Fire (CFC) and Building (CBC) Code, 2022 edition, as adopted by the City of Campbell Municipal Code (CMC) and California Code of Regulations (CCR).

The scope of this project includes the following:

Proposed renewal of a conditional use permit for a dance studio.

Plans Status:

Plans are **APPROVED** as submitted.

Plan Review Comments:

1. The fire department has no comments or conditions. The plans are approved as submitted.

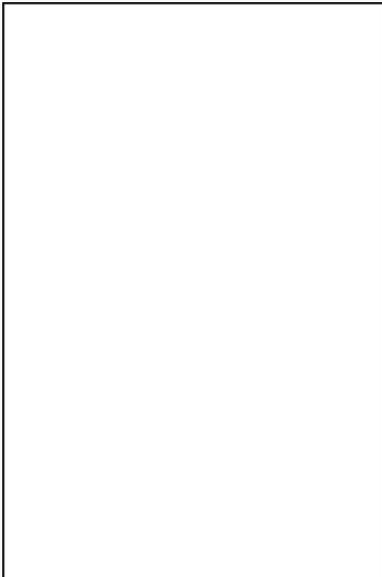
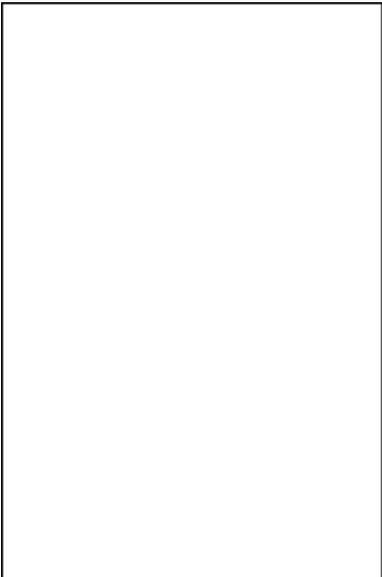
This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance [CFC, Ch.1, 105.3.6].

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
CBL	<input type="checkbox"/>			Felicia Druar	2/13/2025	1 OF 1				
SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION				PROJECT TYPE OR SYSTEM			
			Commercial Development				Use Permit			
NAME OF PROJECT						LOCATION				
SEDUSA STUDIO (USE PERMIT)						1300 Dell Avenue Campbell				
TABULAR FIRE FLOW						REDUCTION FOR FIRE SPRINKLERS	REQUIRED FIRE FLOW @ 20 PSI	BY		
						<input type="text"/>		Flanagan, Caleb		

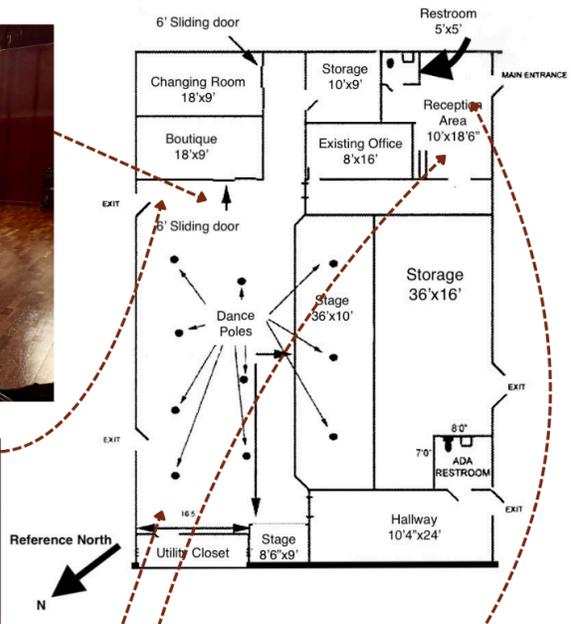
A California Fire Protection District serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Saratoga and the surrounding unincorporated communities.

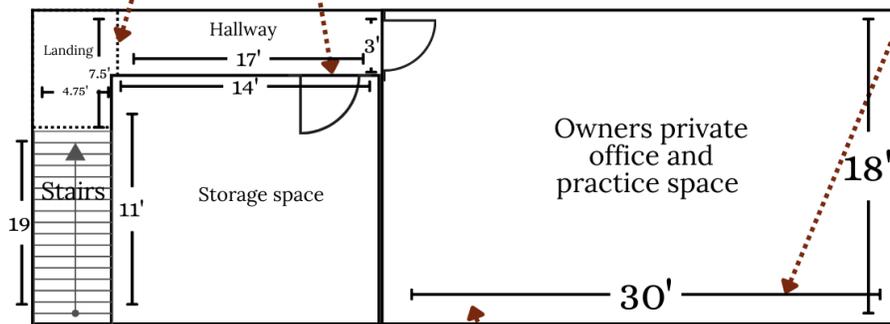


Reserved area for City Date and Approval Stamps

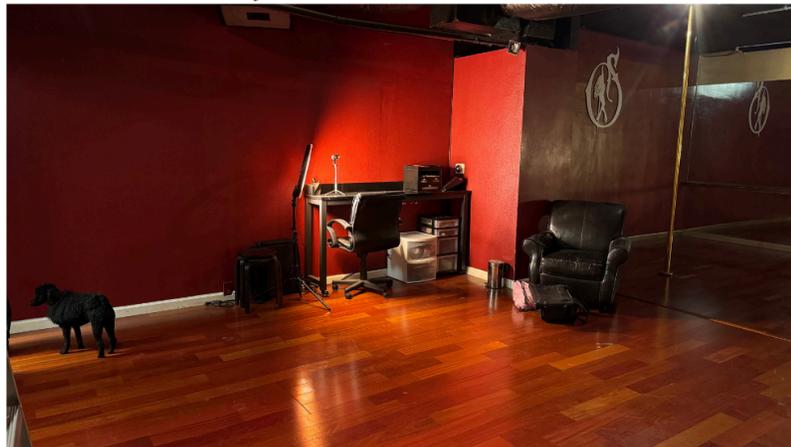
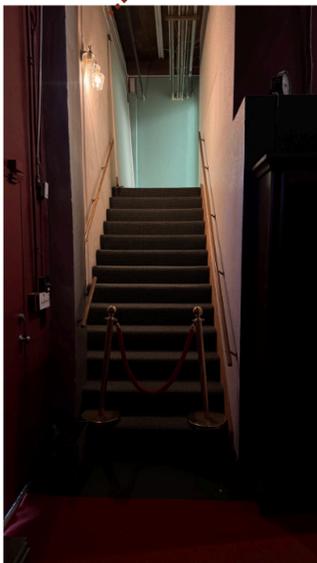


Site Photography Sheet

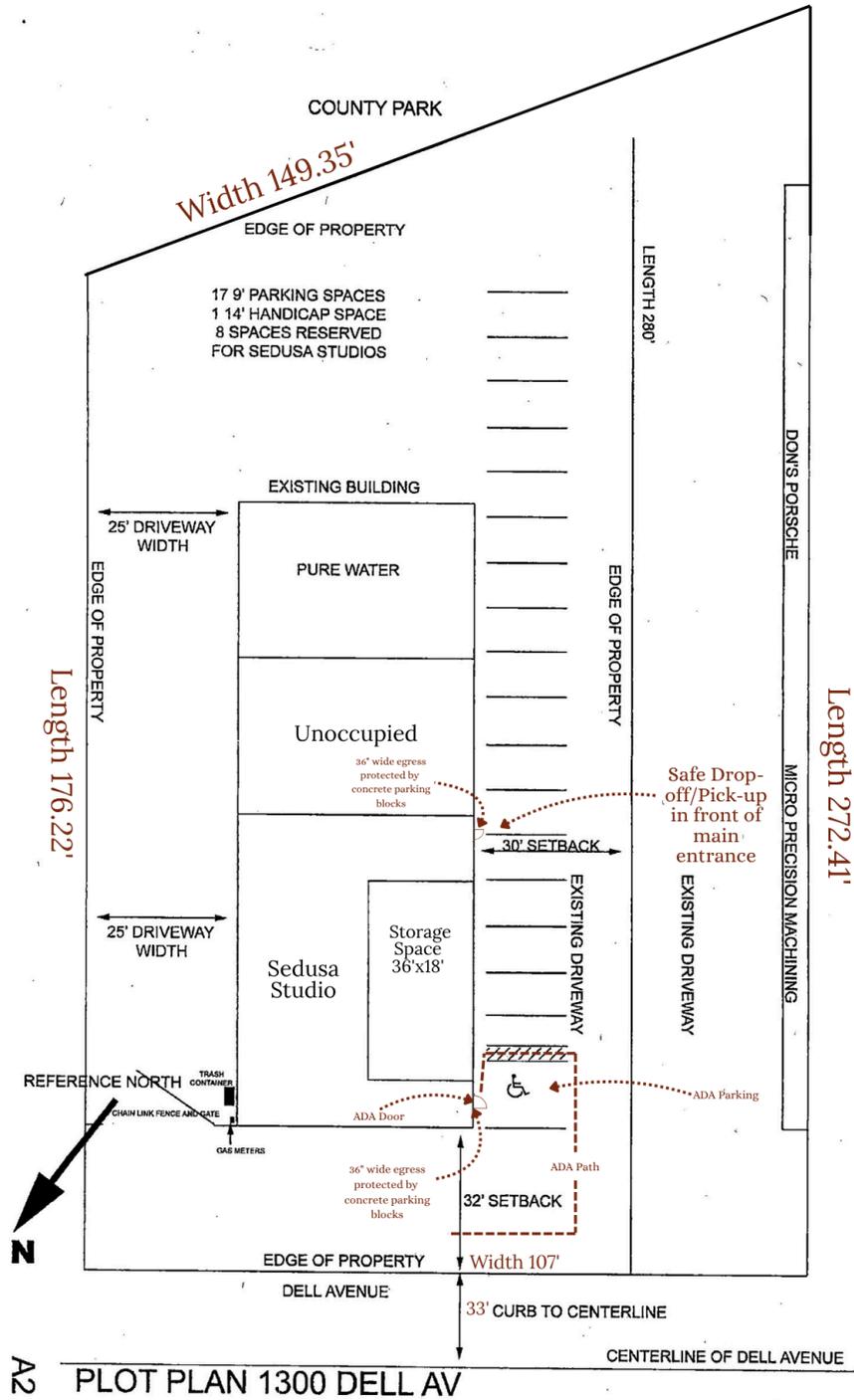


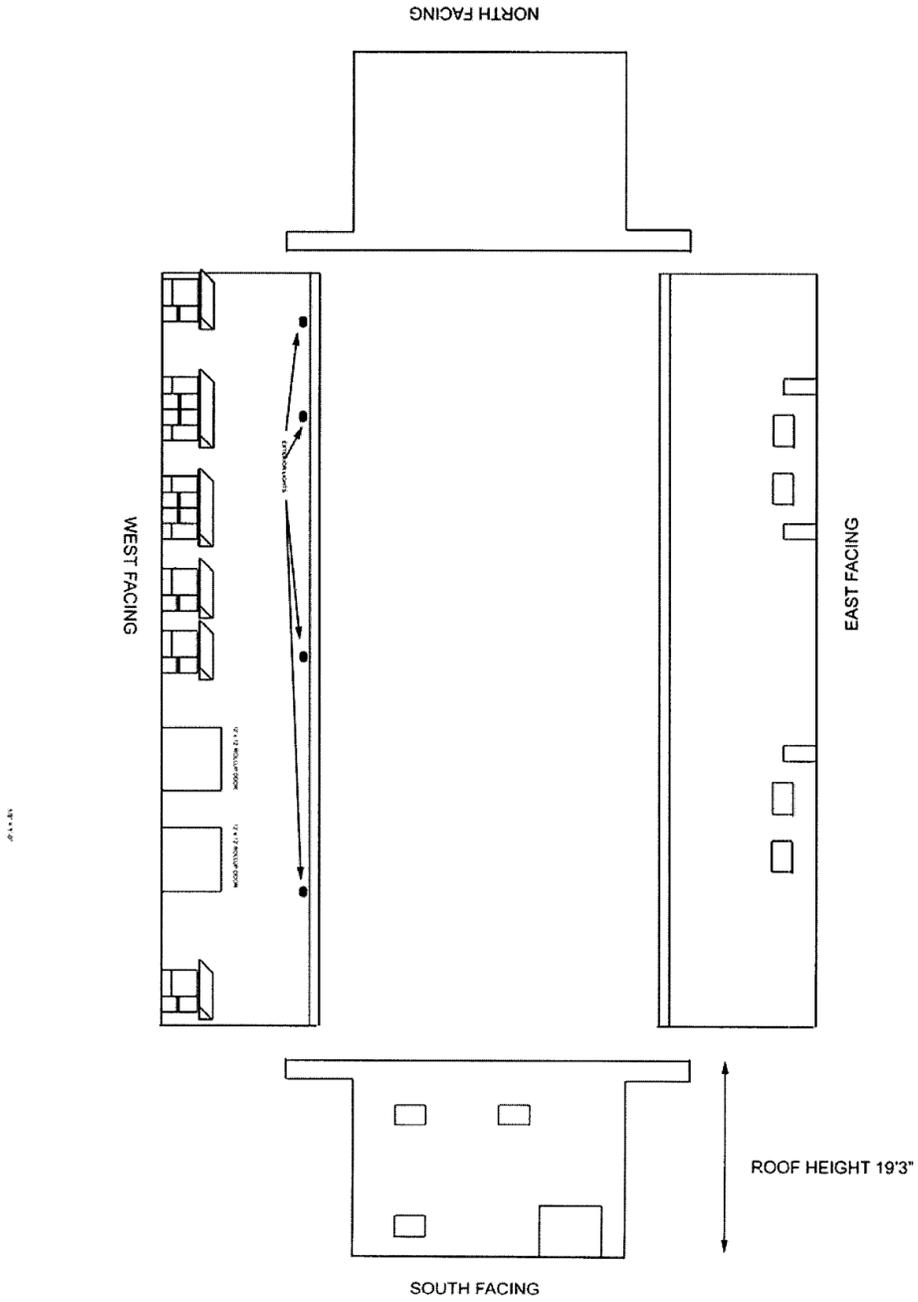


Second Floor Floor Plan



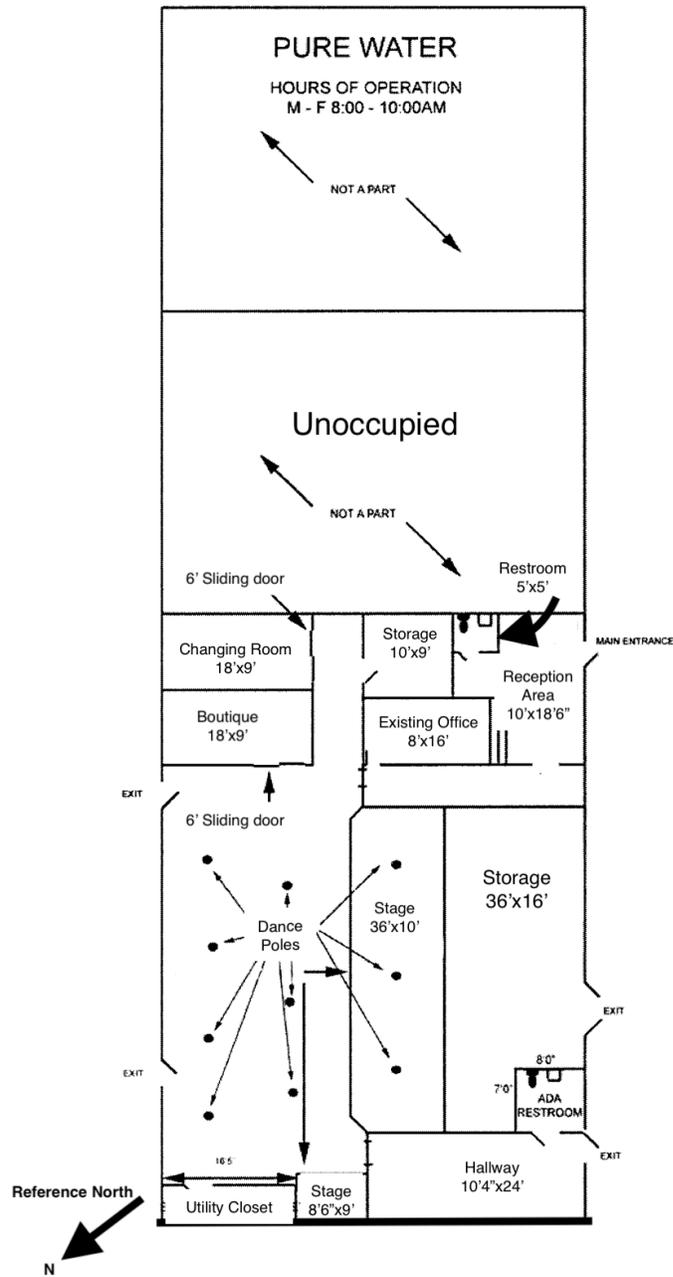
Site Plan



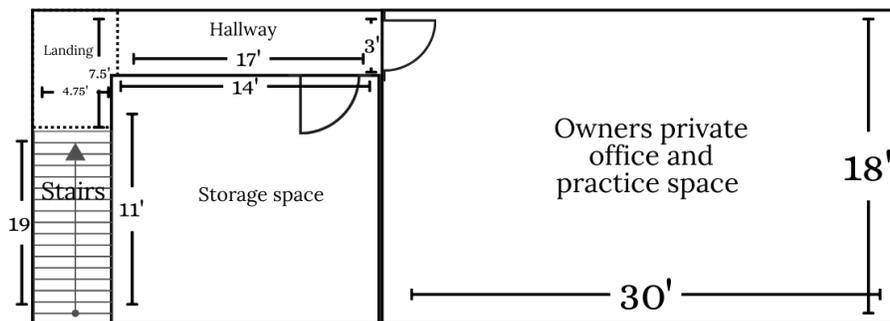


A3 ELEVATIONS 1300 DELL

Floor Plan



Floor Plan 1300 Dell



Second Floor Floor Plan

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

“21.28.045 - Reductions in the number of parking spaces required.

- A. *Projects located within one-half mile of public transit. As provided for by Government Code Section 65585, no vehicle parking spaces shall be required for any development project or use that is located within one-half mile of a major transit stop as defined in Section 21155 of the Public Resources Code with the added clarification that bus routes traveling in the same direction, or with the same route id, or with bus stops located more than one hundred fifty feet in distance from one another shall not be considered as major bus routes. A map showing eligible properties and/or areas shall be on file with the Community Development Department.*”

The project site is located within ½ mile of public transit, and therefore, no vehicular parking spaces are required.

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) West Valley Gymnastics School (Light Industrial Zoning District), whose conditional use permit was approved by the planning commission in 1987 (file number UP87-12).

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.

Applicant does understand and accept that this application is intended to receive a limited-time permit which expires a limited number of years after the decision date, should the use be approved. The expiration is an automatic expiration and does not require notifying the business owner. Prior to the permit expiration, if we should wish to continue the business at the same location, a Conditional Use Permit will be required to be submitted.

This concludes the applicant’s proposal.

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