



**CITY OF CAMPBELL**  
Community Development Department

July 23, 2021

**NOTICE OF ADMINISTRATIVE PLANNED DEVELOPMENT PERMIT**

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Planned Development Permit with a Parking Modification Permit for the following project proposal:

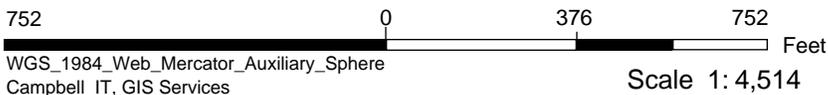
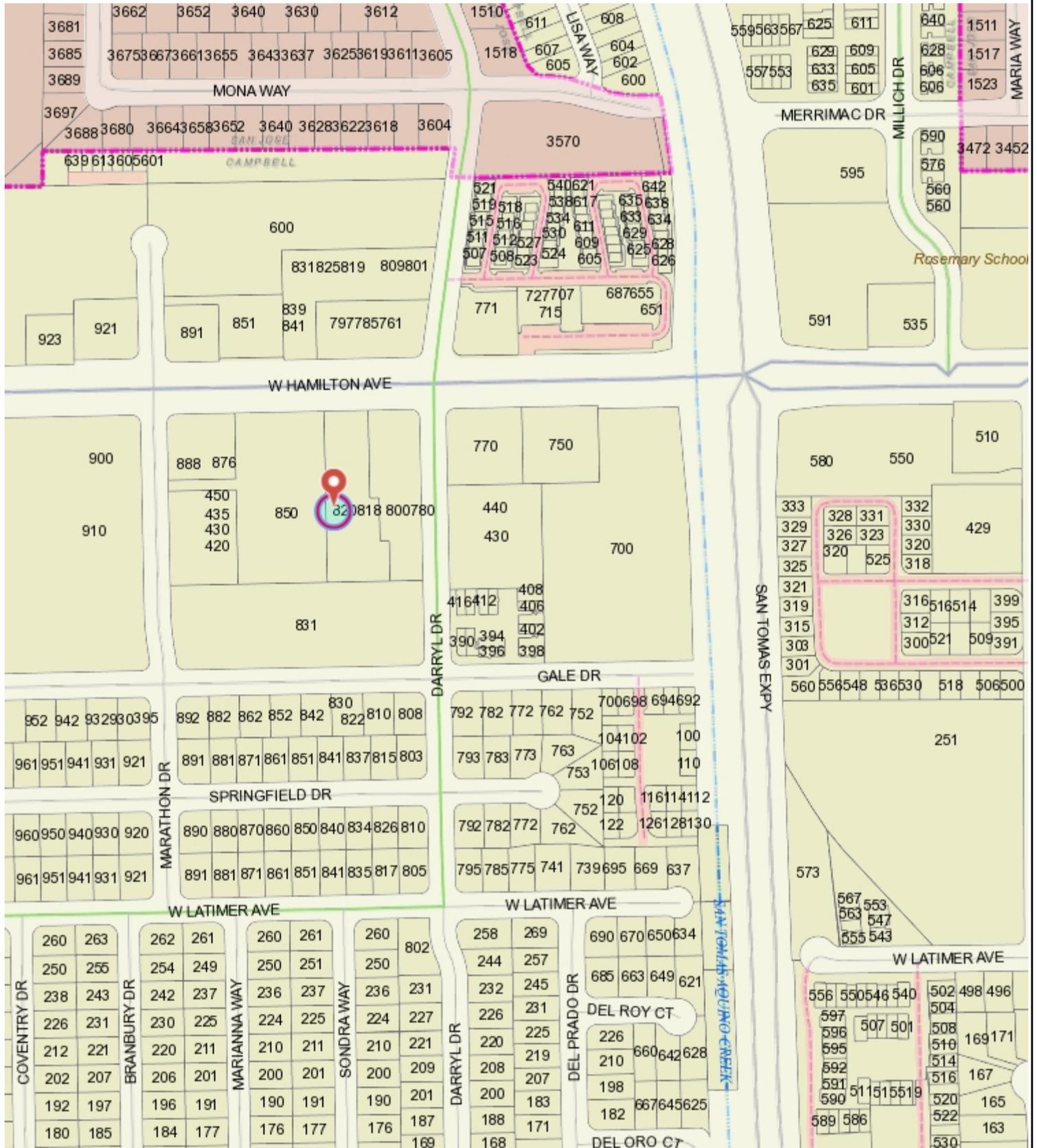
<b>File No.:</b>	<b>PLN-2021-95</b>
<b>Applicant:</b>	<b>Gordon Wong</b>
<b>Project Address:</b>	<b>842 W Hamilton Ave</b>
<b>Property Owner:</b>	<b>Raymond Castello</b>
<b>Zoning District:</b>	<b>P-D (Planned Development)</b>
<b>General Plan:</b>	<b>General Commercial</b>
<b>Project Description:</b>	<b>New large dance studio in an existing commercial space</b> <ul style="list-style-type: none"><li>• <b>No expansion of the building</b></li><li>• <b>Business/operational hours: Monday-Saturday 7:00 AM to 9:00 PM</b></li><li>• <b>Up to 6 employees and 50 participants</b></li></ul>

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The 10-day comment period for this application begins on July 23, 2021 and ends on August 2, 2021. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **August 2, 2021**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. City Hall is currently closed to the public however plans and documents may be viewed on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions' or by contacting the project planner. Questions or comments regarding this application may be addressed to Naz Healy, Assistant Planner, in the Community Development Department, at (408) 866-2144 or by email [nazh@campbellca.gov](mailto:nazh@campbellca.gov).



# Location Map - 842 W. Hamilton Ave.



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.



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Project: Creative Culture Dance Academy

Address: 842 W Hamilton Ave. Campbell CA 95008

Date: 2021.07.01

Subject: Project Description

To Whom it May Concern,

This project is a tenant improvement for a children's dance studio that is proposed to be located at a 5,436 unit in the shopping center at 842 W Hamilton Ave. in Campbell. This improvement will include a demolition of interior non bearing walls, lighting upgrade, installation of a 4 inch thick flooring system installed on top of the existing slab, and installation of new interior walls. Bathrooms will be updated for new plumbing count requirements and ada upgrades have been applied as necessary. If this project gets approval, fire sprinklers will be designed and relocated to accommodate the newly located interior walls.

The hours of operations for this facility will be from 7am-9pm Monday through Saturday with a maximum of 6 employees and 50 participants for a total of 56 occupants. Scheduling for the classes has not yet been established but the owner knows there should be 15 minute breaks in between classes to allow a buffer time to reduce traffic and congestion. Participants are of the pick up and drop off category as most of the participants will be children.

-GKW Architects Inc

**SCOPE OF WORK**

**ADMINISTRATIVE PLANNED DEVELOPMENT SUBMISSION**

**SCOPE OF WORK:**

- MERGING OF SEPARATE TENANT SPACES BY REMOVING DIVIDING WALLS
- TENANT IMPROVEMENT TO DANCE STUDIO (5,436 SF)
- DEMOLITION OF INTERIOR WALLS
- DEMOLITION OF ANSUL SYSTEM
- DEMOLITION OF EXISTING LIGHTING
- RELOCATION OF FIRE SPRINKLER SYSTEM FOR NEW PARTITION WALLS
- INSTALLATION OF RAISED FLOORING SYSTEM
- INSTALLATION OF NEW LIGHTING

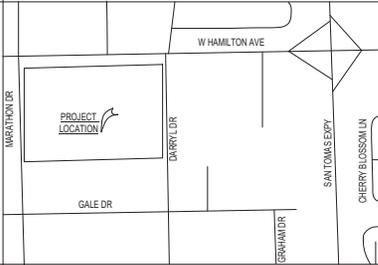
**3D VIEW**



**PROJECT DIRECTORY**

<b>OWNER</b>	NIGEL SHUM 842 W HAMILTON AVE, CAMPBELL, CA 95008 INFO@CREATIVECULTUREANDANCE.COM (408)728-2784
<b>ARCHITECT:</b>	GKW ARCHITECTS, INC. GORDON K. WONG, AIA, LEED GA, CSLB 710 MCCLUNCY LANE SUITE 109, CAMPBELL, CA 95008 (408) 315-2121   GORDONKWONG@GKWARCHITECTS.COM
<b>GENERAL CONTRACTOR</b>	TBD
<b>STRUCTURAL:</b>	TBD
<b>T-24 ENERGY:</b>	TBD

**VICINITY MAP**



**PROJECT INFORMATION**

<b>PROJECT LOCATION:</b>	842 W HAMILTON AVE, CAMPBELL, CA 95008
<b>APN:</b>	307-40-040
<b>JURISDICTION:</b>	CITY OF CAMPBELL BUILDING DEPARTMENT 701 N 1ST STREET, CAMPBELL, CA 95008 BUILDING@CAMPBELLCA.GOV / (408) 866-2130
<b>GENERAL PLAN:</b>	RESIDENTIAL/COMMERCIAL/PROFESSIONAL OFFICE
<b>(P) OCCUPANCY GROUP:</b>	B
<b>ZONING DISTRICT:</b>	P-D
<b>BUILDING AREA:</b>	9,900 S.F.
<b>MINIMUM PARCEL SIZE:</b>	6,000 S.F.
<b>NET LOT AREA:</b>	1,021 A.C. / 44,460 S.F.
<b>SETBACKS:</b>	THE MINIMUM FRONT YARD, SIDE YARDS, AND REAR YARD REQUIRED IN THIS ZONING DISTRICT SHALL BE EQUAL TO THOSE REQUIRED IN THE MOST RESTRICTIVE ADJUTING ZONING DISTRICT. THE PLANNING COMMISSION MAY MODIFY SUCH SETBACKS WHEN IT IS FOUND TO BE NECESSARY TO MAINTAIN THE PURPOSE OF THE P-F ZONING DISTRICT.
<b>(E) NUMBER OF STORY:</b>	1 STORY
<b>(E) TYPE OF CONSTRUCTION:</b>	VB
<b>(E) SPRINKLER:</b>	YES
<b>(E) LOT COVERAGE:</b>	23%
<b>MAXIMUM FLOOR AREA RATIO:</b>	0.40
<b>(E) NUMBER OF PARKING STALL:</b>	183
<b>PARKING REQUIREMENTS:</b>	1 SPACE FOR EACH INSTRUCTOR/EMPLOYEE PLUS 1 SPACE FOR EACH 4 PARTICIPANTS, BUT NOT LESS THAN 1 SPACE PER 200 SQ. FT. OF GROSS FLOOR AREA. 5436 SF @ 20:1
<b>WORKING HOURS:</b>	8-5 M-F, 9-3 SAT, NO WORK ON SUNDAYS OR HOLIDAYS

**PUBLIC WORKS AND GENERAL NOTES**

1. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING AREA ADJACENT TO WORK IS LEFT IN A CLEAN CONDITION.
2. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
3. CONTRACTOR SHALL SCRAPE ALL SMOKE OR FIRE DAMAGED MEMBERS CLEAN. ANY FRAMING MEMBERS THAT LOSE MORE THAN 1/16" OF MATERIAL, PER SURFACE MUST BE REPLACED OR REPAIRED. SMOKE DAMAGED MEMBERS MUST BE CLEANED AND SEALED.
4. CONTRACTOR IS RESPONSIBLE FOR ALL TEST, INSPECTIONS AND PROCEDURAL REQUIREMENTS PER CITY OF SAN RAMON VALLEY.
5. OPERABLE SMOKE DETECTORS MUST BE IN PLACE PRIOR TO RE-OCCUPY DWELLINGS.
6. PLUMBING & ELECTRICAL SURVEY REQUIRED FOR METER RELEASE.
7. ADDITIONS, ALTERATIONS OR REPAIRS SHALL CONFORM TO ANY BUILDING OR STRUCTURE WITHOUT REQUIRING THE EXISTING BUILDING OR STRUCTURE TO COMPLY WITH ALL THE REQUIREMENTS OF THE UBC. PROVIDED THE ADDITION ALTERATION OR REPAIR CONFORMS TO THAT REQUIRED FOR NEW BUILDING OR STRUCTURE PER UBC SECTION 3403.2

**SHEET INDEX**

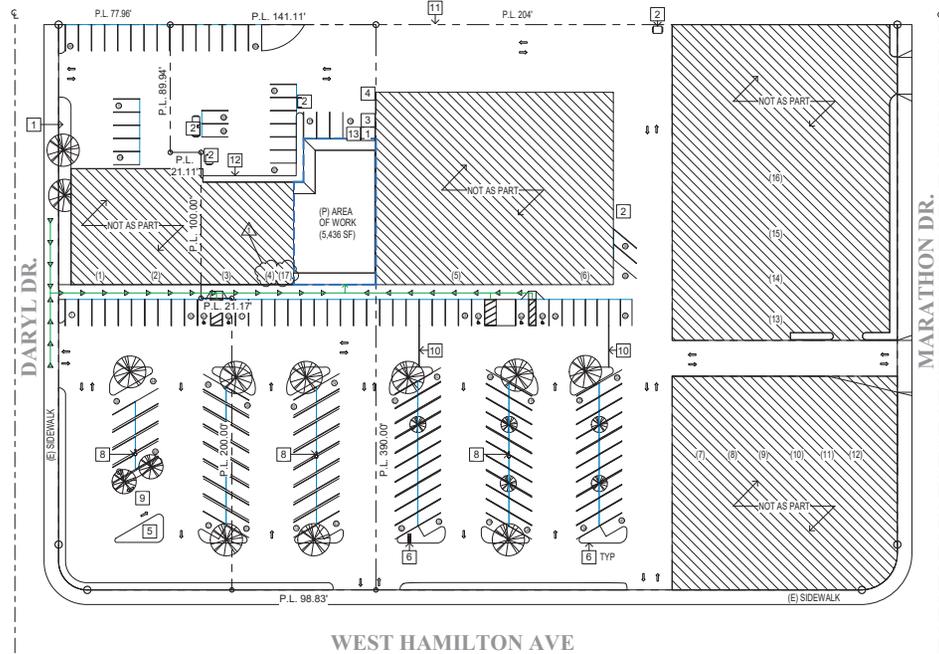
Sheet List	
Sheet Number	Sheet Name
A000	Cover Sheet, Existing Site Plan
A001	General Notes & Symbols
A002	Egress Analysis
A003	Site Photography
A004	Conditions of Approval
A100	Floor Plan, Existing
A101	Floor Plan, Proposed
A200	Elevations
A300	Architectural Details
A301	Accessibility Notes
A302	Accessibility Notes

**APPLICABLE CODES**

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- CITY OF CAMPBELL MUNICIPAL CODE
- ALL OTHER STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS

# CREATIVE CULTURE DANCE ACADEMY

CAMPBELL CALIFORNIA



**SITE PLAN LEGEND**

- AREA OF WORK
- PROPERTY LINE
- CENTERLINE
- PATH OF TRAVEL

**TENANT INFORMATION**

- |                              |   |
|------------------------------|---|
| (1) C&L LIQUORS              | (11) COSMO PROF                                       |
| (2) OAKMONT PRODUCE MARKET   | (12) CITY PIZZA                                       |
| (3) GREEN SPA                | (13) SARACARE OF CAMPBELL                             |
| (4) MORITA'S PICTURE FRAMING | (14) RANGE OF MOTION                                  |
| (5) PET SMART                | (15) NECK & BACK CHIROPRACTIC                         |
| (6) BANFIELD PET HOSPITAL    | (16) BAY AREA DISC. CENTER<br>DR. THOMAS FERRIGNO, DC |
| (7) CHEF KO                  | (17) NEW ELITE HAIR SALON                             |
| (8) FANTASY NAILS            |   |
| (9) VAPORS SMOKE SHOP        |   |
| (10) SUBWAY                  |   |

**SITE PLAN KEY NOTES**

- |    |                             |
|----|-----------------------------|
| 1  | (E) FIRE SPRINKLER RISER    |
| 2  | (E) TRASH                   |
| 3  | (E) GAS METER               |
| 4  | (E) ELECTRICAL TRANSFORMERS |
| 5  | (E) PATIO COVER             |
| 6  | (E) PYLON SIGN              |
| 7  | (E) PLANTER                 |
| 8  | (E) LIGHT POLE              |
| 9  | (E) DRIVE-THRU COFFEE SHOP  |
| 10 | (E) BUMPER                  |
| 11 | (E) BLOCK WALL              |
| 12 | (E) WALKWAY                 |
| 13 | (E) ELECTRICAL PANEL        |



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**Creative Culture Dance Academy**  
842 W Hamilton Ave  
Campbell, California

Revision Schedule

#	Date	Description
1	7/2/2021	REVISION

Cover Sheet, Existing Site Plan

**A000**

SCALE As Indicated

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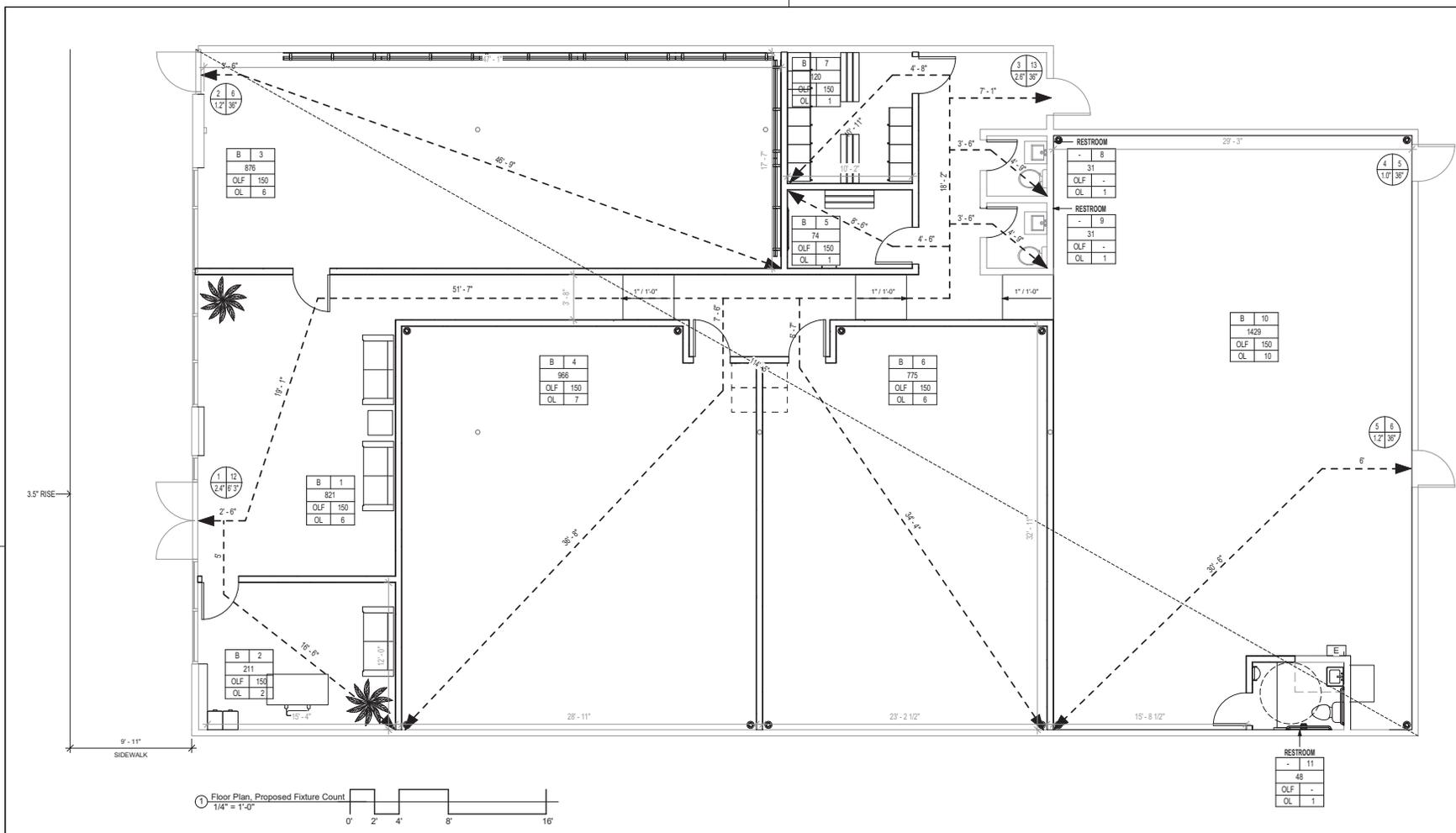
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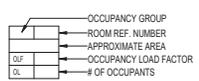
**Creative Culture Dance Academy**  
842 W Hamilton Ave  
Campbell, CA 95008

Egress Analysis



1 Floor Plan, Proposed Fixture Count  
1/4" = 1'-0"

**LEGEND, OCCUPANT LOAD FACTOR**



**COMMON PATH OF EGRESS TRAVEL LEGEND**



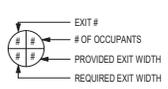
**EXIT ACCESS TRAVEL DISTANCE**

MAXIMUM EXIT ACCESS TRAVEL DISTANCE, PER CBC TABLE 1017.2 WITH SPRINKLER SYSTEM

OCCUPANCY	MAX. EXIT ACCESS TRAVEL DISTANCE
B	300 FT

THE MOST REMOTE POINT TO THE NEAREST EXIT = 99' 11" < 250', OKAY

**EXIT WIDTH REQUIRED OTHER THAN STAIRWAYS**



**EXIT SEPARATION DISTANCE PER CBC 1007.1.1**



**EXIT CONFIGURATION**

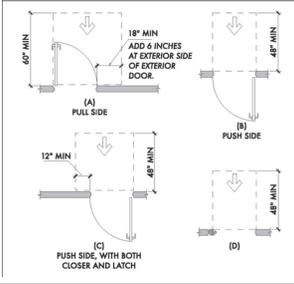
(P) DISTANCE OF TWO EXITS = 96'-6"  
(P) DIAGONAL DIMENSION OF THE AREA SERVED = 114' 5"  
WITH SPRINKLER, REQUIRED DISTANCE OF TWO EXITS  
1/3 X DIAGONAL DIMENSION = 1/3 X 114' 5" = 38' 2"  
96'-6" > 38' 2", OKAY

**PER CBC TABLE 1004.5**

FUNCTION OF SPACE	OLF (SF/PERS ON)
BUSINESS	150 GROSS

FLOOR AREA/OCCUPANT LOAD FACTOR = # OF TOTAL OCCUPANTS

FLOOR AREA 4,536 SF/ BUSINESS OLF 150 = 36 OCCUPANTS



**EGRESS FROM SPACES**

EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE. PER CBC 2016 TABLE 1006.2.1 TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1

OCCUPANCY	MAX. OCCUPANT LOAD OF SPACE	MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE W/ SPRINKLER SYSTEM
B	49	100

Revision Schedule

#	DATE	DESCRIPTION

Egress Analysis

A002

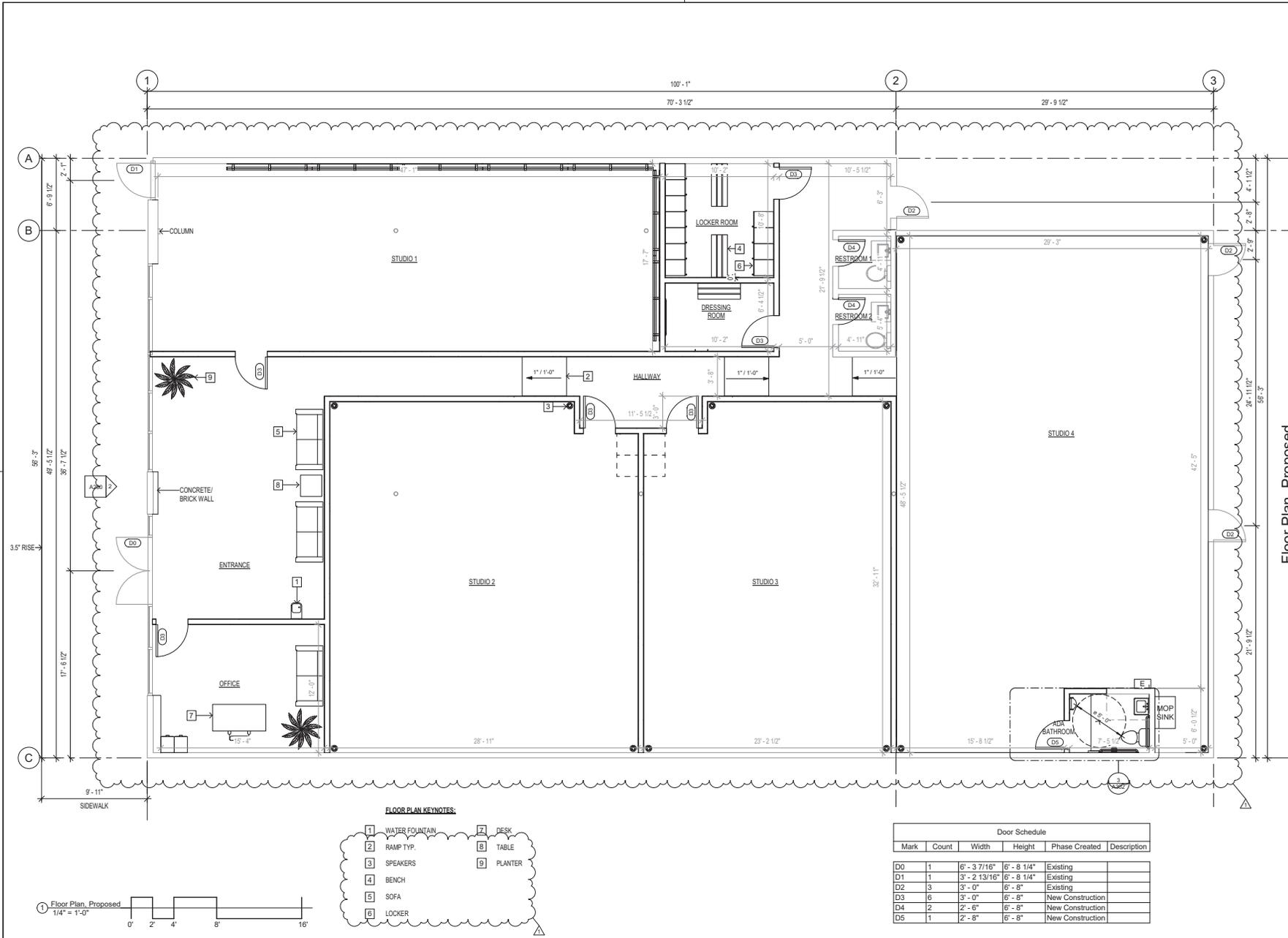
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1 Floor Plan, Proposed  
1/4" = 1'-0"

- FLOOR PLAN KEYNOTES:**
- 1 WATER FOUNTAIN
  - 2 RAMP TYP.
  - 3 SPEAKERS
  - 4 BENCH
  - 5 SOFA
  - 6 LOCKER
  - 7 DESK
  - 8 TABLE
  - 9 PLANTER

Door Schedule					
Mark	Count	Width	Height	Phase Created	Description
D0	1	6'-3 7/16"	6'-8 1/4"	Existing	
D1	1	3'-2 13/16"	6'-8 1/4"	Existing	
D2	3	3'-0"	6'-8"	Existing	
D3	6	3'-0"	6'-8"	New Construction	
D4	2	2'-6"	6'-8"	New Construction	
D5	1	2'-8"	6'-8"	New Construction	



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**Creative Culture Dance Academy**  
842 W Hamilton Ave  
Campbell, CA 95008

Floor Plan, Proposed

Revision Schedule		
#	Date	Description
1	2021/02/21	ISSUED

Floor Plan, Proposed  
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