



# 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.

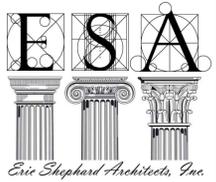


- City of Campbell -  
Community Development Department  
70 N. First Street, Campbell CA 95008  
(408)866-2140 | [planning@campbellca.gov](mailto:planning@campbellca.gov)

**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

**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
<b>TOTAL</b>			<b>52</b>

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
<b>TOTAL</b>			<b>44</b>

**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

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**

No.	Description	By	Date

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



SALMAR AVENUE - PARKING ENTRY/EXIT DRIVEWAY GATES



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



[E] BUILDING WITH ACCESSIBLE PARKING SPACES



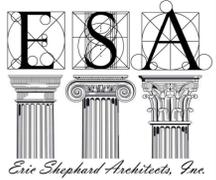
[E] ACCESSIBLE PARKING SPACES



[E] BUILDING ENTRY WITH ACCESSIBLE RAMP



[E] PARKING LOT



Sheet Title:

**PROPOSED  
SITE PLAN**

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
Drafter:	SV
Proj. Mgr.:	KZ
Scale:	AS NOTED
Proj. No.:	2221.01

Sheet No.:

**A2**

**PARKING CALCULATION**

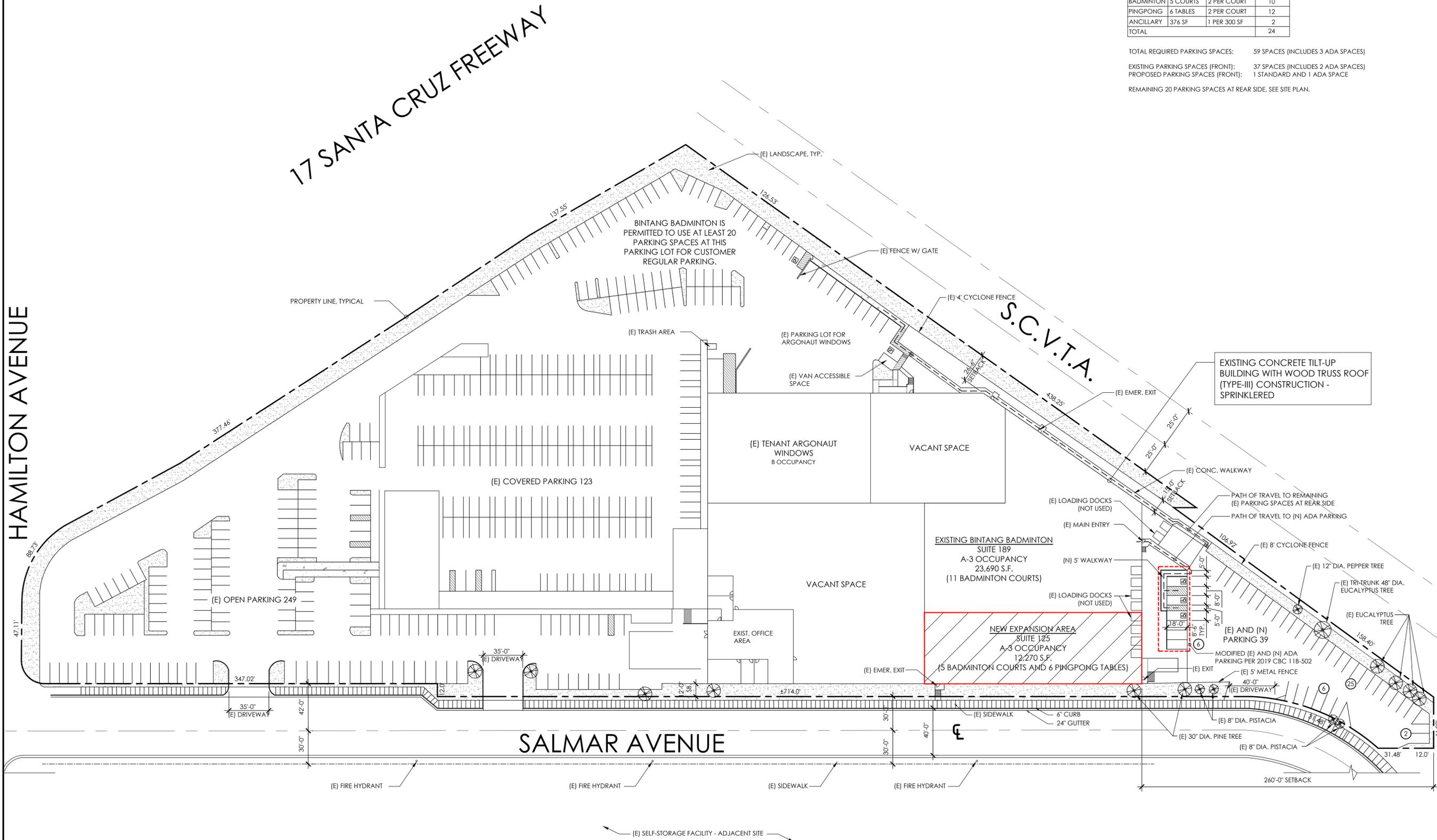
SUITE 189 - EXISTING AREA			
AREA	# OR SF.	REQUIREMENT	# SPACES
BADMINTON	11 COURTS	2 PER COURT	22
ANCILLARY	3807 SF	1 PER 300 SF	13
<b>TOTAL</b>			<b>35</b>

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
<b>TOTAL</b>			<b>24</b>

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.

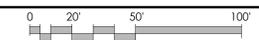


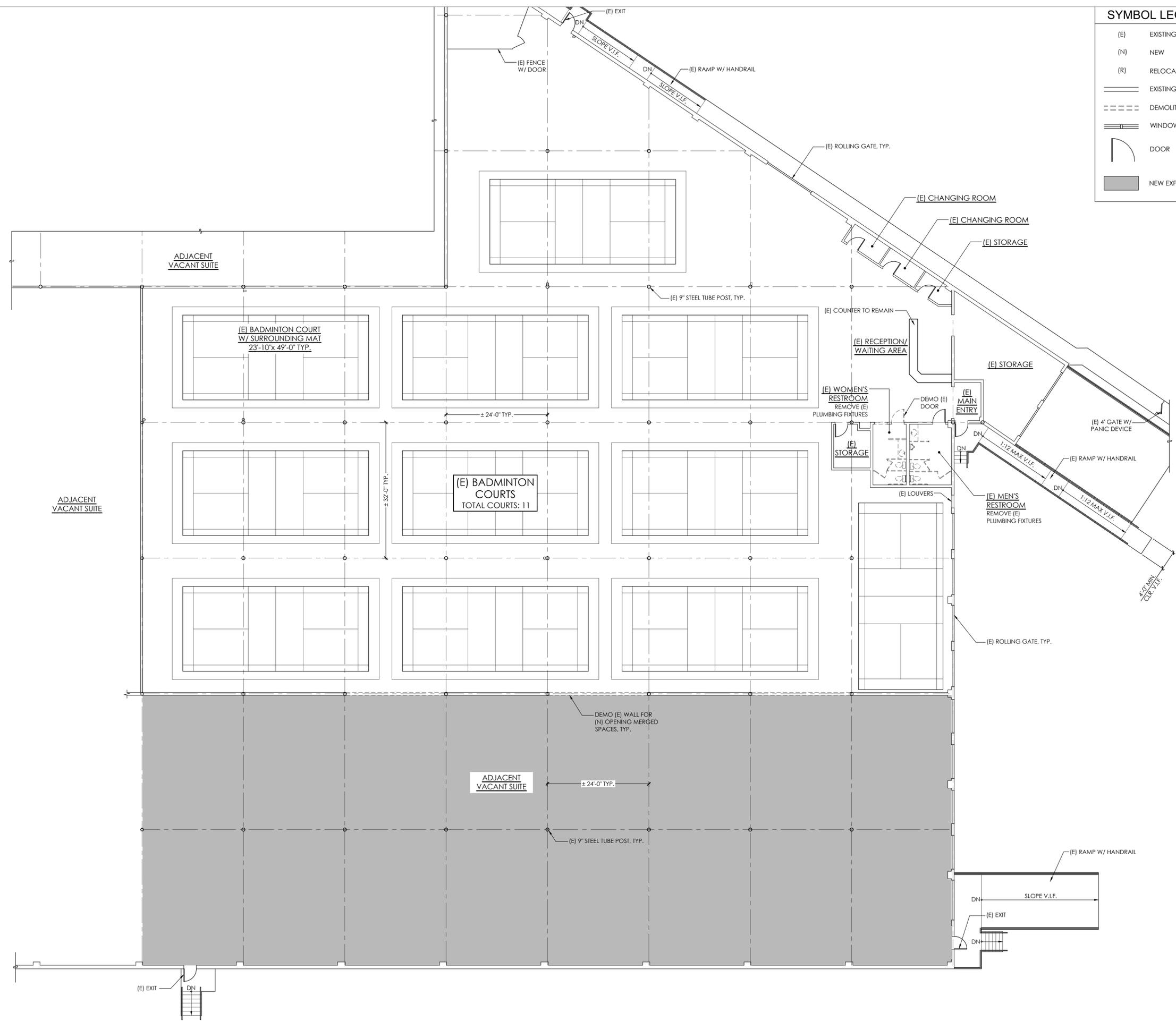
HAMILTON AVENUE

17 SANTA CRUZ FREEWAY

SALMAR AVENUE

S.C.V.T.A.





**SYMBOL LEGEND**

(E)	EXISTING
(N)	NEW
(R)	RELOCATE
—	EXISTING WALL
- - -	DEMOLITION
≡	WINDOW
⌣	DOOR
■	NEW EXPANSION AREA



Sheet Title:  
**EXISTING AND PROPOSED DEMO PLAN**

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

- PRELIMINARY -  
 NOT FOR CONSTRUCTION

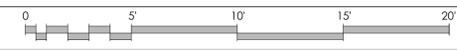
Revisions:

No.	Description	By	Date

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

Sheet No.:

# A3





Sheet Title:

**PROPOSED FLOOR PLAN**

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

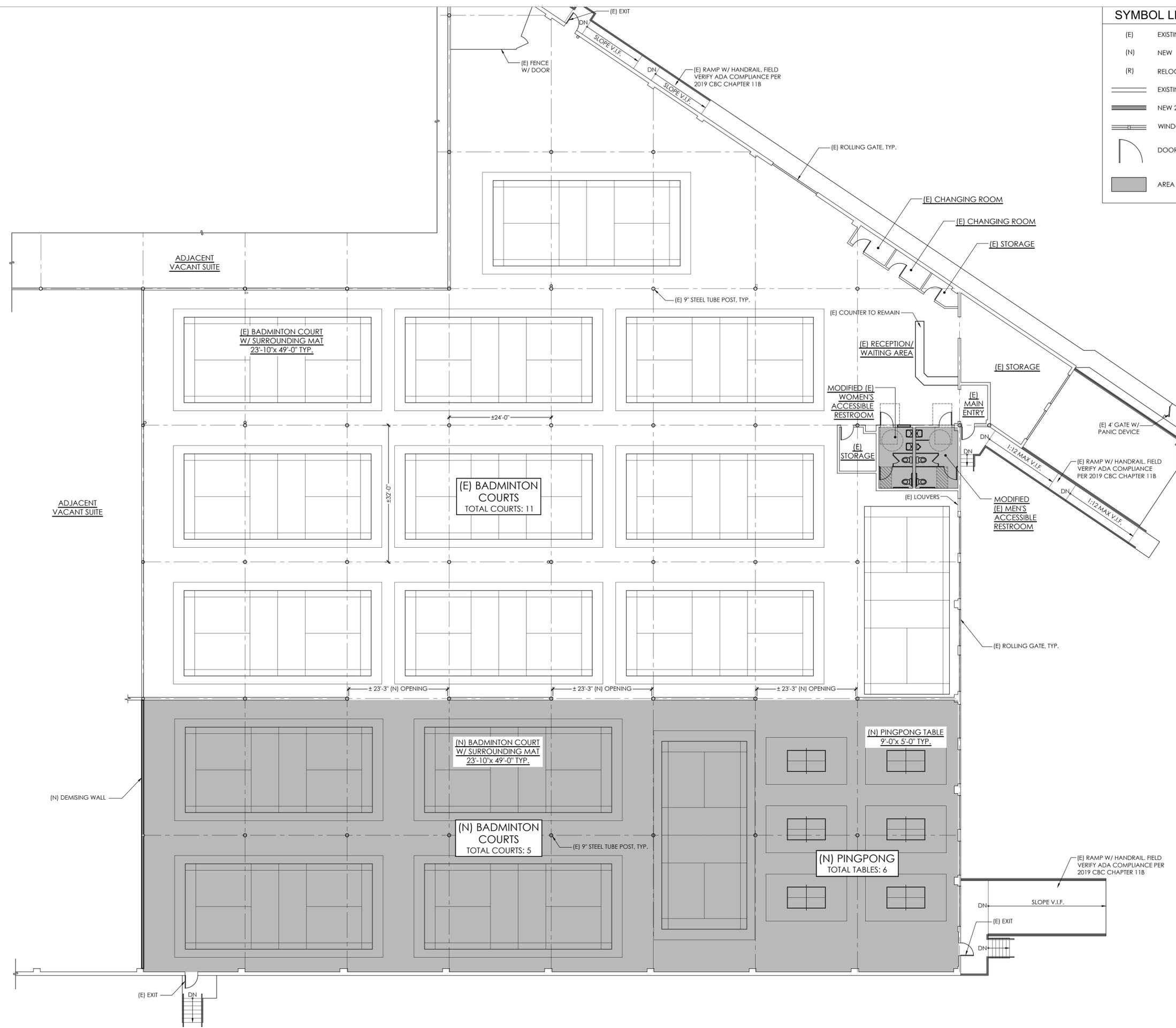
Date:	8-24-22
Designer:	ETS
Drafter:	SV
Proj. Mgr.:	KZ
Scale:	AS NOTED
Proj. No.:	2221.01

Sheet No.:

**A4**

**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"

