



**CITY OF CAMPBELL**  
Community Development Department

March 12, 2014

**NOTICE OF ADMINISTRATIVE PLANNED DEVELOPMENT PERMIT**

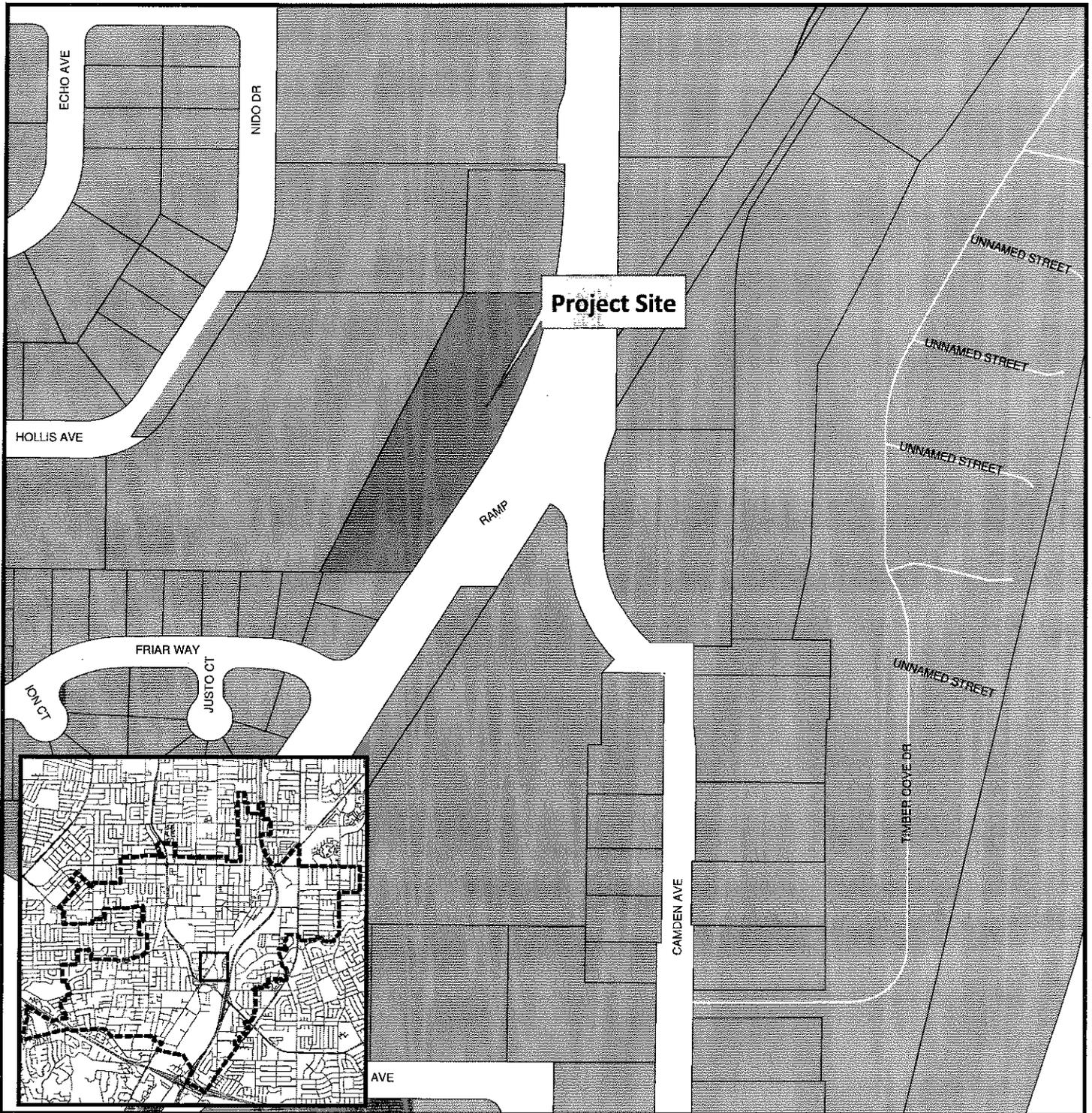
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Planned Development Permit for the following project proposal:

**File No.:** PLN2013-347  
**Applicant:** Artemio Gallegos  
**Project Address:** 2525 S. Winchester Blvd.  
**Property Owner:** Campbell Plaza Development Co.  
**Zoning District:** P-D (Planned Development)  
**General Plan:** Commercial/Office/Residential – Winchester Blvd. Master Plan  
**Project Description:** Establishment of a boxing gym in a tenant space formally occupied by an auto parts retailer (Intex).

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 ten-day comment period for this application begins on March 12, 2014, and ends on March 24, 2014. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **March 24, 2014**. 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 City Clerk's Office, 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. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Daniel Fama, Associate Planner in the Community Development Department, at (408) 866-2193 or by email at [danielf@cityofcampbell.com](mailto:danielf@cityofcampbell.com).

# Project Location Map

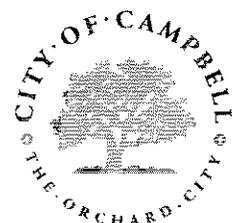


**Project Location:** 2525 S. Winchester Blvd

**Application Type:** Admin. Planned Development Permit

**Planning File No.:** PLN2014-347

**Description:** Establishment of a boxing gym in a tenant space formally occupied by an auto parts store.



Community Development Department  
Planning Division

# Primer Round Boxing Gym

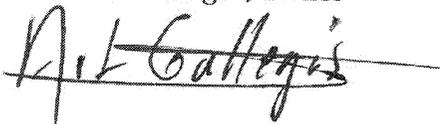
## Project Description

1. Gym Operation: The gym will be used between the time (s) 8am and 10pm and on the days Monday through Sunday. The busiest time will be after 5pm at this time the adjacent tenants will be closed.
2. Gym usage: No spectators or organized events will be taking place at this facility (Gym).
3. Gym Capacity: The gym will not exceed allowable capacity allowed by the current municipal code provided by the CMC (Campbell Municipal Code). During operation the maximum people will be 10 - 15 between the times of 8am - 5pm after 5pm 15 - 20 people at one time.

## Project Owner

Primer Round Boxing Gym  
2525 S Winchester Blvd  
Campbell, CA 95008  
Phone (408) 482 - 0080

Sincerely  
Artemio Gallegos, Owner



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CITY OF CAMPBELL  
PLANNING DEPT.

REVISED PLANS

## GENERAL NOTES

- SCOPE OF DOCUMENTS:** THESE PLANS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- THE JOB SITE:**
  - SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUBCONTRACTOR, IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK, SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS OPERATION.
  - ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE.
- DIMENSIONS:**
  - ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE.
  - ALL DIMENSIONS ARE TO THE FACE OF FINISH UNLESS NOTED OTHERWISE.
- EXITS:** ALL REQUIRED EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. EXIT SIGNS SHALL BE PROVIDED AT ALL EXITS REQUIRED BY CODE.
- FURRING:** WHERE LARGER STUDS OR FURRINGS ARE REQUIRED TO COVER PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS.
- ACCESSIBILITY REQUIREMENTS:** SHALL BE AS PRESCRIBED BY THE CALIFORNIA CODE OF REGULATIONS, TITLE 24 (ARCHITECTURAL BARRIER LAWS) AND THE AMERICANS WITH DISABILITIES ACT.
- THE AMERICANS WITH DISABILITIES ACT. (A.D.A.):** IS SUBJECT TO VARIOUS AND POSSIBLY CONTRADICTORY INTERPRETATIONS. THESE PLANS AND ANY ACCOMPANYING SPECIFICATIONS ("PLANS") REPRESENT THE DESIGNER'S OPINION REGARDING ITS INTERPRETATION OF THE A.D.A. AS IT APPLIES TO THE SUBJECT PROJECT, BUT IS NOT IN ANY WAY A WARRANTY OR GUARANTEE THAT SAID PLANS COMPLY WITH ANY OR ALL POSSIBLE INTERPRETATIONS OF THE A.D.A. BY OTHERS.
- DISCREPANCIES:** SHOULD A DISCREPANCY THAT AFFECTS ANY WORK APPEAR IN THE SPECIFICATIONS, PLANS, OR WORK DONE BY OTHERS AS PART OF THE CONTRACT DOCUMENTS, NOTIFY THE OWNER AT ONCE FOR CLARIFICATION. SHOULD A CONFLICT OCCUR IN OR BETWEEN PLANS AND SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON CONTRACT DOCUMENTS HAVE BEEN OMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIAL AND CONSTRUCTION METHOD INVOLVED, UNLESS A WRITTEN DECISION FROM THE OWNER HAS BEEN OBTAINED WHICH DESCRIBES AN ALTERNATE METHOD AND/OR MATERIALS.

## INDEX OF DRAWINGS

SHEET #	SHEET TITLE
T-01	GENERAL NOTE SHEET
A1.1	PARKING AND SITE PLAN
A2.1	PROPOSED FLOOR PLAN

## PROJECT DESCRIPTION

- GYM OPERATION:** THE GYM WILL BE USED BETWEEN THE TIME (S) 8AM AND 10 PM AND ON THE DAYS MONDAY THROUGH SUNDAY. THE BUSIEST TIME WILL BE AFTER 5PM AT THIS TIME THE ADJACENT TENANTS WILL BE CLOSED.
- GYM USAGE:** NO SPECTATORS OR ORGANIZED EVENTS WILL BE TAKING PLACE AT THIS FACILITY (GYM).
- GYM CAPACITY:** THE GYM WILL NOT EXCEED ALLOWABLE CAPACITY ALLOWED BY THE CURRENT MUNICIPAL CODE PROVIDED BY THE CMC (CAMPBELL MUNICIPAL CODE). DURING OPERATION THE MAXIMUM PEOPLE WILL BE 10 - 15 BETWEEN THE TIMES OF 8 AM - 5 PM. AFTER 5 PM - 15 - 20 PEOPLE AT ONE TIME.

### CMC 21.28.040 Table 3-1 Parking requirements by Land use

Land Use Type:	Vehicle Space Required	Gross Floor Area		Total
Health / Fitness Centers	1 space for each 150 sq. ft. of gross floor area	3,695 sq. ft.	$3,695 / 150 = 24.6$	25

### Parking Summation

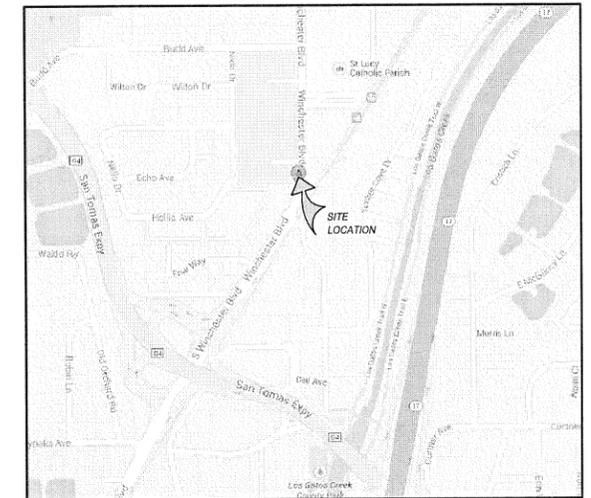
UNI-STALL (8'-6"x18'-0")	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
24	0	1	20

### PROJECT OWNER

Primer Round Boxing GYM  
2525 S Winchester Blvd  
Campbell, California 95008

Artemio Gallegos, Owner

PHONE: (408) 482-0080



VICINITY MAP

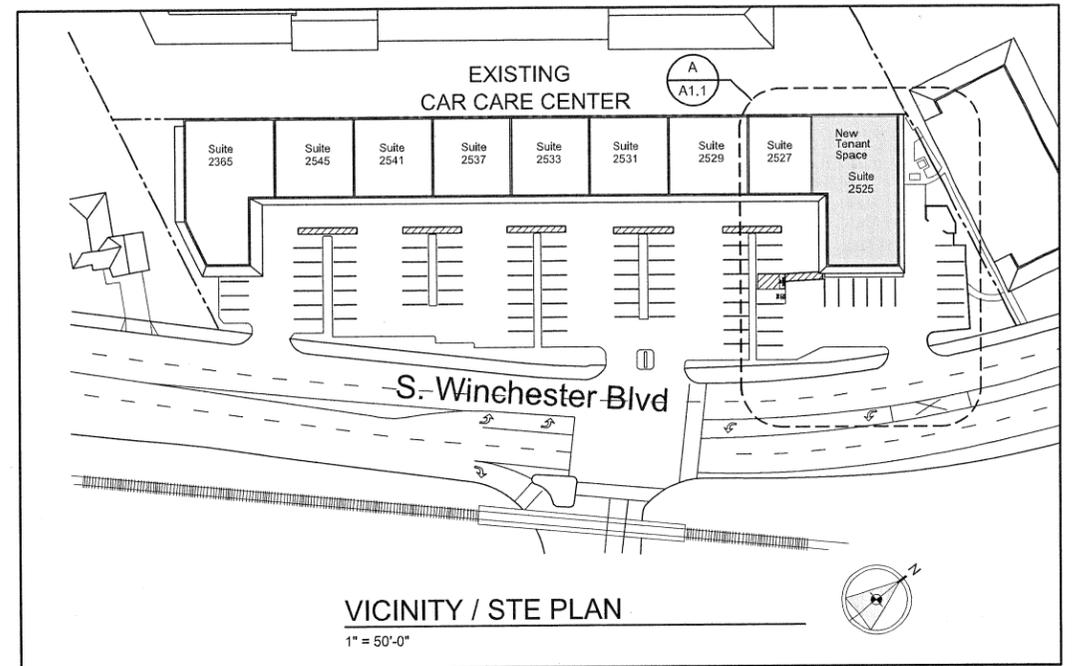
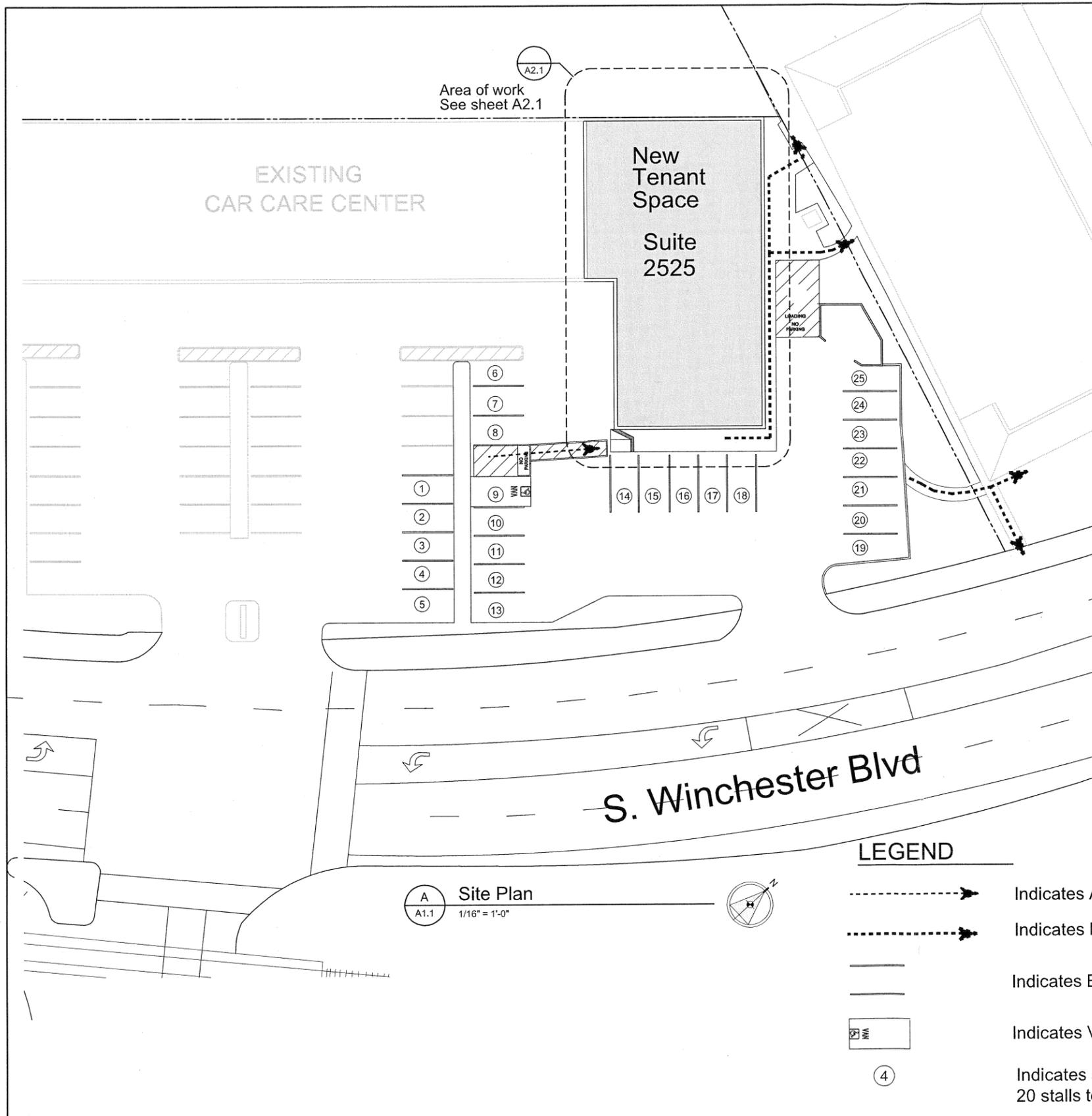
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FEB 03 2014

CITY OF CAMPBELL  
PLANNING DEPT.

REVISED PLANS

Primer Round Boxing Gym 2525 S. Winchester Blvd, Campbell, Ca. 95008	General Notes				CONTRACT NO	DESIGNED BY Art Gallegos	T0.1
	2525 S Winchester Blvd, Campbell, Ca. 95128				DRAWING NO	DRAWN BY Figueroa	
					SCALE	CHECKED BY Art Gallegos	
					SHEET NO	IN CHARGE	
					DATE	12/04/13	
		REV	DATE	DESCRIPTION			



**LEGEND**

- Indicates Accessible path of Travel
- Indicates Public path of travel
- Indicates Existing parking stalls
- Indicates Van Accessible parking stall
- Indicates symbol of stall count  
20 stalls total

Parking Summation			
UNI-STALL (8'-6"x18'-0")	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
24	0	1	20

A  
A1.1  
1/16" = 1'-0"



**Primer Round Boxing Gym**

2525 S. Winchester Blvd,  
Campbell, Ca. 95008

**Proposed Floor Plan**

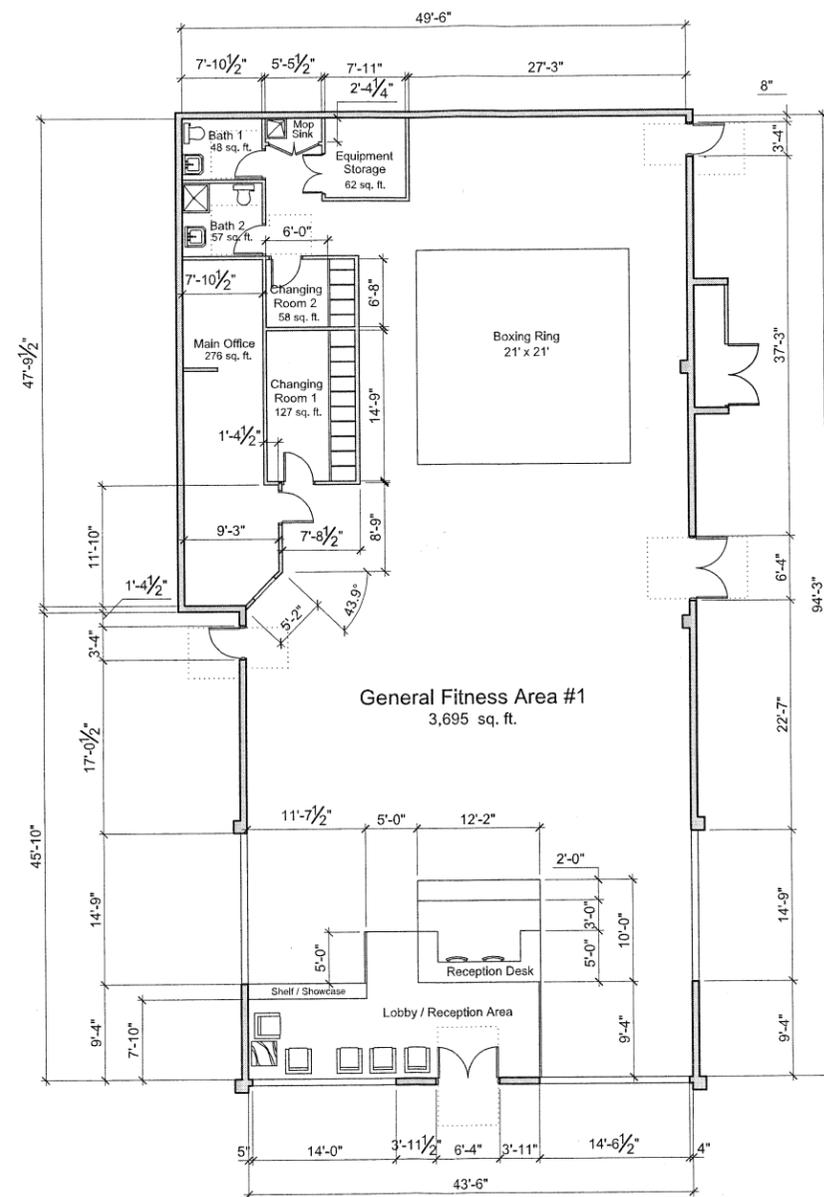
2525 S Winchester Blvd,  
Campbell, Ca. 95128

REV	DATE	DESCRIPTION

CONTRACT NO	
DRAWING NO	REV
SCALE	
SHEET NO	

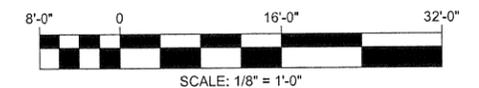
DESIGNED BY Art Gallegos
DRAWN BY Figuerod
CHECKED BY Art Gallegos
IN CHARGE
DATE 12/04/13

**A1.1**



**Floor Plan**

1/8" = 1'-0"



**Primer Round Boxing Gym**

2525 S. Winchester Blvd,  
Campbell, Ca. 95008

**Proposed Floor Plan**

2525 S Winchester Blvd,  
Campbell, Ca. 95128

REV	DATE	DESCRIPTION

CONTRACT NO	DESIGNED BY Art Collegos
DRAWING NO	DRAWN BY Figueroa
SCALE	CHECKED BY Art Collegos
SHEET NO	IN CHARGE
	DATE 12/04/13

**A2.1**