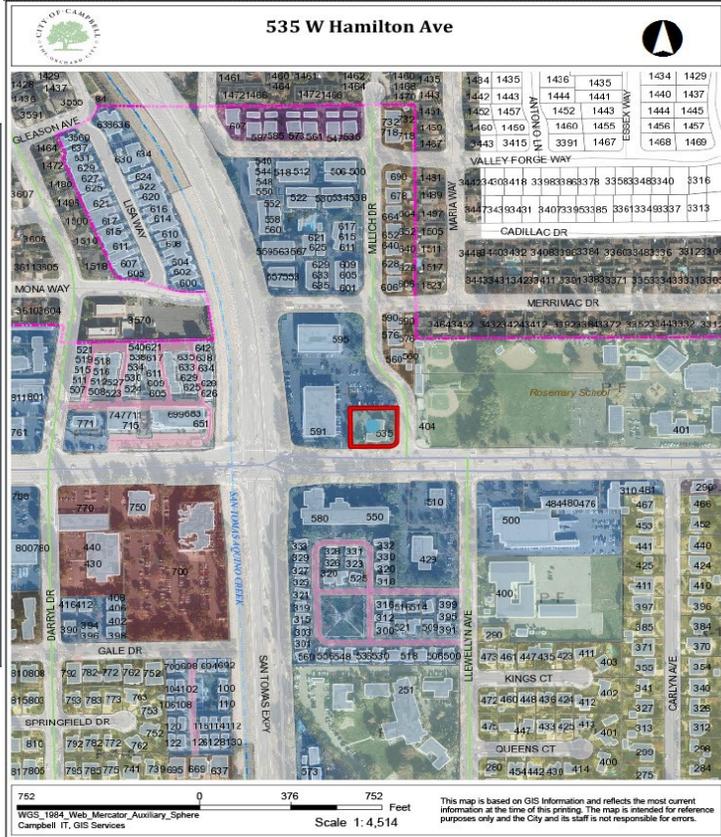
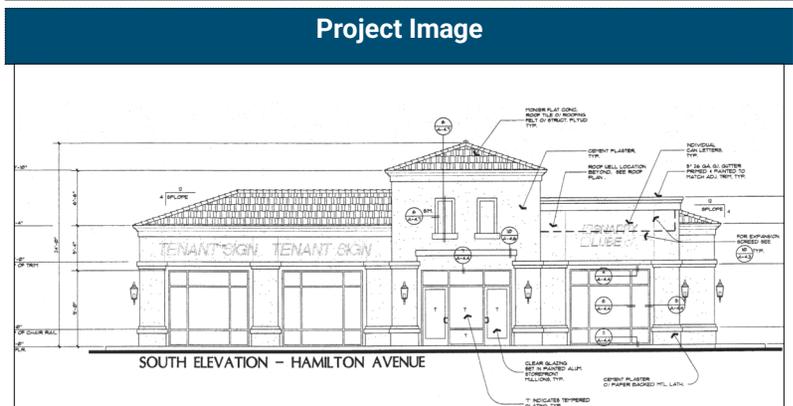


## Location of Proposed Project



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



# Notice of Decision on Proposed Project

Dear Campbell Resident,

April 15, 2023

The Community Development Director will be rendering a decision on the following project.

**Project Address:** 535 W Hamilton Avenue

**Zoning | Area Plan:** P-D | N/A

**Neighborhood Association(s):** N/A

**Council District:** 3

**File No.:** PLN-2023-49

**APN:** 305-15-015

**Applicant:** Ultimate Condition Fitness

**Property Owner:** John Fumia

**Application Type:** Admin Planned Development

**Project Planner:** Larissa Lomen, Assitant Planner

**Email Contact:** larissal@campbellca.gov

## Project Description:

To allow a change of use from an existing motor vehicle supply & service facility use to a "health and fitness center/studio" use (Ultimate Condition Fitness) with late night activities (open 5:00am-10:00pm daily) for a 1,720 square-foot tenant space within a commercial building.

## 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 **April 18, 2023**. If you have comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **April 28, 2023**. 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 traduccion en Español

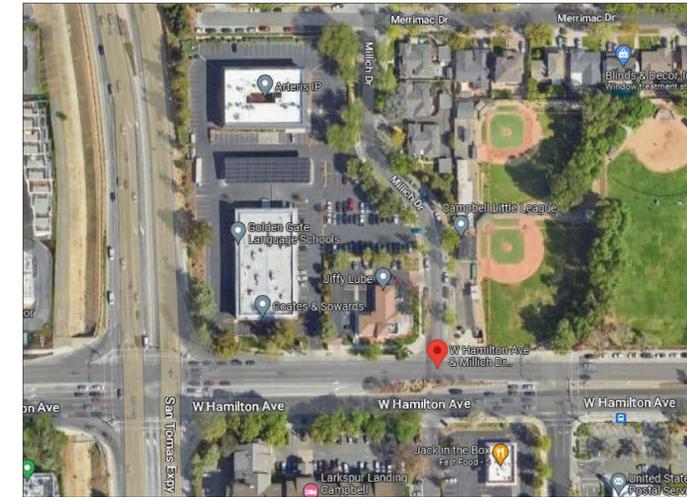


# ULTIMATE CONDITION FITNESS

## Hamilton Avenue & Millich Drive CONVERSION OF RETAIL SPACE TO PERSONAL TRAINING CENTER



### VICINITY MAP



PROJECT LOCATION

**Anderson Architects INC**

kanderson@andarchinc.com  
Cell 408.202.5462

Kurt B. Anderson, AIA  
Principal

120 West Campbell Ave, Suite D  
Campbell, CA 95008

Tel. 408.371.1269  
Fax. 408.370.1276

www.andarchinc.com

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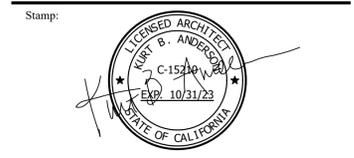
### ULTIMATE CONDITION FITNESS

2305 S. WINCHESTER AVENUE, SUITE 120  
CAMPBELL, CA. 95008

### Conversion of Retail Space to Personal Training

Hamilton Avenue & Millich Drive  
Campbell, Ca. 95008

PLANNING DEPARTMENT    PRELIMINARY (NOT FOR CONSTRUCTION)    DESIGN REVIEW SUBMITTAL    BUILDING DEPARTMENT    PLAN CHECK SUBMITTAL    APPROVED FOR CONSTRUCTION



| CONSULTANTS   | PROJECT DATA   | SCOPE OF WORK  | SHEET INDEX |            |           |           |           |       |           |          |           |       |           |  |   |
|---|--|--|-------------|------------|-----------|-----------|-----------|-------|-----------|----------|-----------|-------|-----------|--|---|
| <p>OWNER: FUMIA FAMILY LP<br/>2305 S. WINCHESTER AVENUE, SUITE 120<br/>CAMPBELL, CA. 95008</p> <p>ARCHITECT: ANDERSON ARCHITECTS INC.<br/>KURT B. ANDERSON, AIA<br/>120 W. CAMPBELL AVENUE, SUITE D<br/>CAMPBELL, CA 95008<br/>TEL: (408) 371-1269, FAX: (408) 370-1276</p> | <p>ZONING PD (PLANNED DEVELOPMENT)</p> <p>TYPE OF CONSTRUCTION V N SPRINKLER THROUGH-OUT</p> <p>OCCUPANCY GROUP B-2 / B-1</p> <p>BUILDING AREA:</p> <table border="1"> <tr><td>TENANT A</td><td></td></tr> <tr><td>  MAIN LEVEL</td><td>1762 S.F.</td></tr> <tr><td>  SUB-FLOOR</td><td>1525 S.F.</td></tr> <tr><td>  TOTAL</td><td>3287 S.F.</td></tr> <tr><td>TENANT B</td><td>1720 S.F.</td></tr> <tr><td>  TOTAL</td><td>5007 S.F.</td></tr> </table> <p>A.P.N.: 305-15-13</p> <p>PLANNING APPROVAL: # 94 - 02</p> | TENANT A   |             | MAIN LEVEL | 1762 S.F. | SUB-FLOOR | 1525 S.F. | TOTAL | 3287 S.F. | TENANT B | 1720 S.F. | TOTAL | 5007 S.F. | <p>THE NEW TENANT ULTIMATE CONDITION FITNESS INTENDS TO CONVERT THE RETAIL SPACE TO A PERSONAL TRAINING CENTER. THERE WILL BE NO CHANGES IN THE EXISTING RETAIL SPACE. THERE WILL BE NO MODIFICATION TO THE EXTERIOR EXCEPT FOR SIGNAGE.</p> | <p>COVER SHEET<br/>0.0 COVER SHEET</p> <p>ARCHITECTURAL<br/>A0.1 (E) SITE PLAN, (E) 1ST FLOOR PLAN &amp; ELEVATIONS<br/>A0.2 (E) SITE PHOTO'S</p> |
| TENANT A  |  |  |             |            |           |           |           |       |           |          |           |       |           |  |   |
| MAIN LEVEL  | 1762 S.F.  |  |             |            |           |           |           |       |           |          |           |       |           |  |   |
| SUB-FLOOR   | 1525 S.F.  |  |             |            |           |           |           |       |           |          |           |       |           |  |   |
| TOTAL   | 3287 S.F.  |  |             |            |           |           |           |       |           |          |           |       |           |  |   |
| TENANT B  | 1720 S.F.  |  |             |            |           |           |           |       |           |          |           |       |           |  |   |
| TOTAL   | 5007 S.F.  |  |             |            |           |           |           |       |           |          |           |       |           |  |   |
|   |  | <h3>BUSINESS DESCRIPTION</h3> <p>CHANGE OF USE PERMIT REQUEST:</p> <p>JAD Fitness LLC dba Ultimate Condition Fitness is looking for a change of use permit to relocate our business to 535 W. Hamilton Avenue, Campbell, CA 95008. Our current established business is located at 2305 S. Winchester Blvd, #120, Campbell, CA 95008. The hours of Operation will be 5:00 a.m. – 10:00 p.m. and we intend to provide personal fitness and small group training as well as nutrition coaching. Our clients have scheduled training sessions by appointment only.</p> <p>We have been in business at our current location for the past 4½ years. We are members of the Campbell Chamber of Commerce.</p> <p>Our goal is to have a consistent client base with more space to grow our business and at the same time alleviate the parking issues the adjacent commercial tenants have created, which has impacted our business over the last few years. Relocation to the Hamilton Avenue location will increase our space to 1700 square feet from our current 1000 square feet and allow us to provide a more comfortable environment to our clients.</p> <p>We provide opportunities for our clients to improve their physical and mental well-being. We also offer Corporate Fitness classes to companies that allow us to come into their work location and provide a class for their employees without leaving their workplace.</p> <p>There will be no changes to the existing retail space and there will be no modification to the exterior except for signage.</p> |             |            |           |           |           |       |           |          |           |       |           |  |   |

#### Client Revisions

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Issue Date: 2-16-2023

Scale: NTS

Drawn By: CDR

Checked By: KBA

Sheet Title:

## COVER SHEET

Sheet No.:

# 0.0

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Client:  
**ULTIMATE CONDITION FITNESS**

2305 S. WINCHESTER AVENUE, SUITE 120  
 CAMPBELL, CA. 95008

Project:  
**Conversion of Retail Space to Personal Training**

Hamilton Avenue & Millich Drive  
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City Revisions

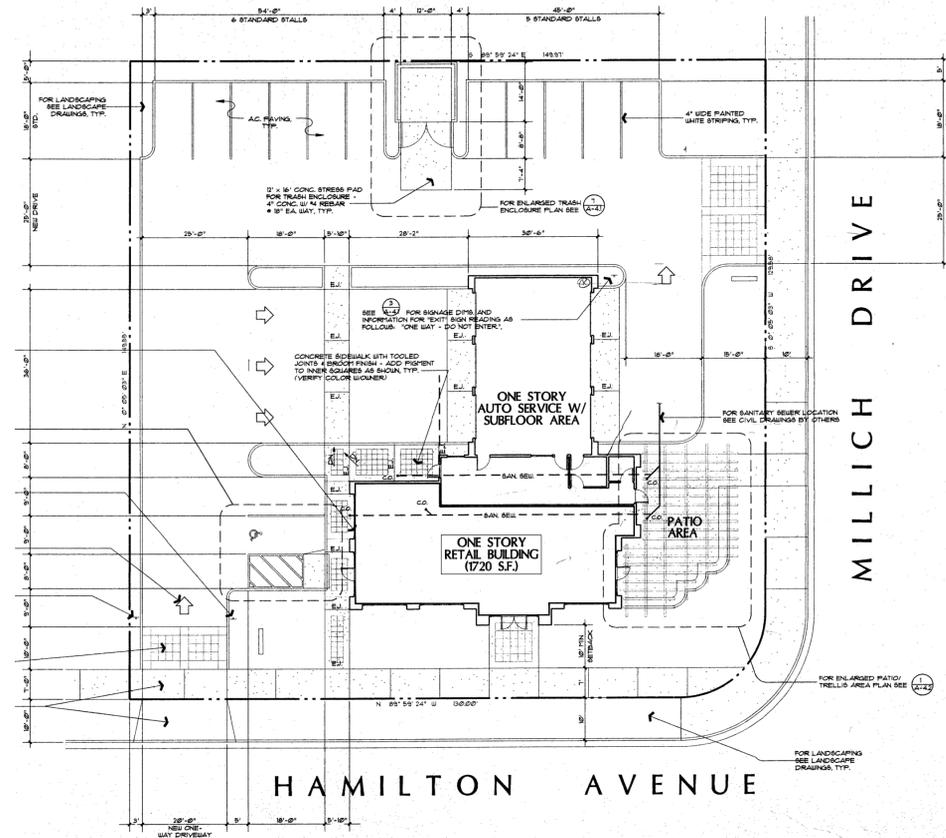
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Issue Date: 2-16-2023  
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 Checked By: KBA

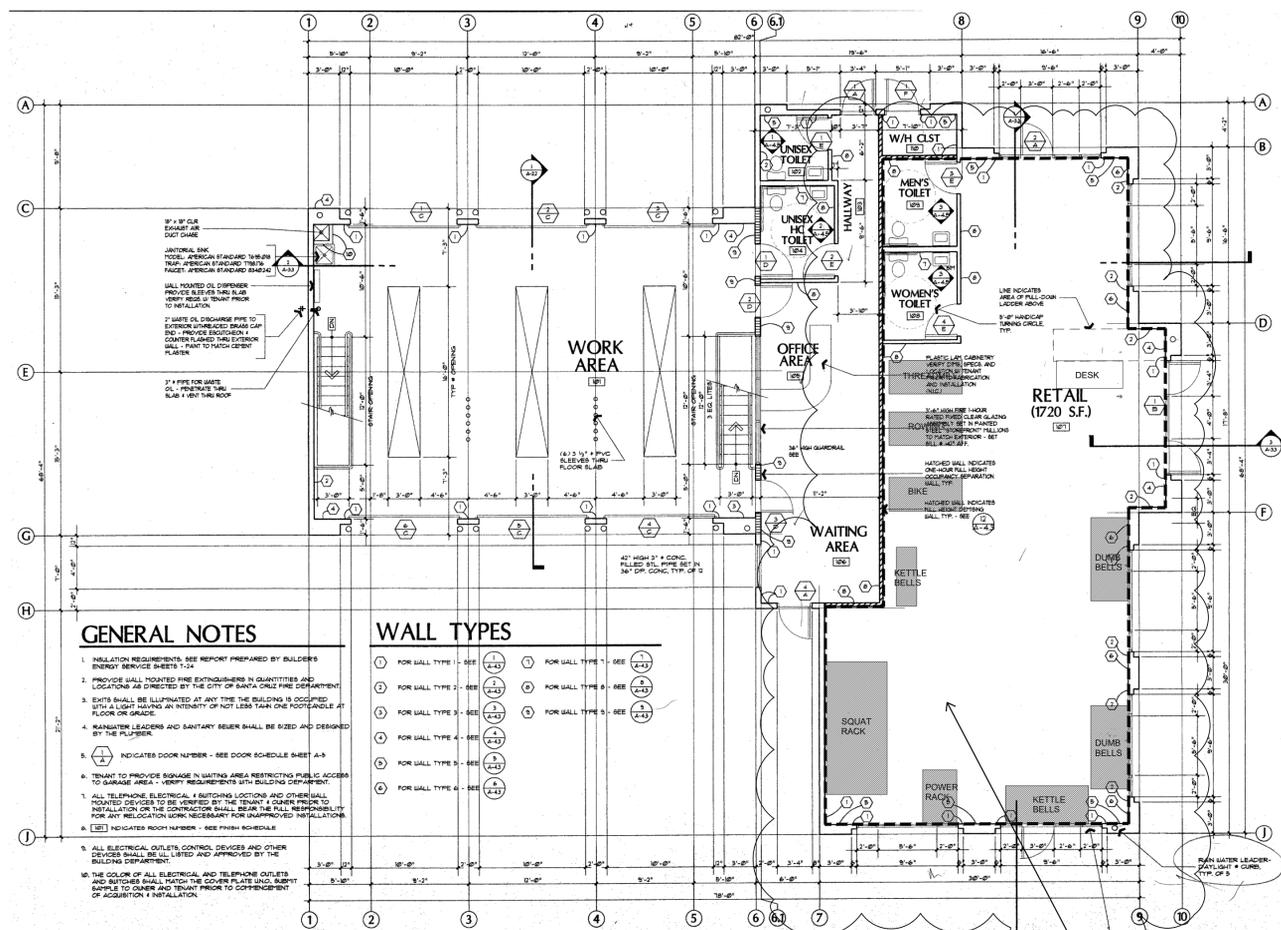
Sheet Title:  
**(E) SITE  
 1ST FLOOR PLAN  
 & ELEVATIONS**

Sheet No.:

**A0.1**



**(E) SITE PLAN**  
 SCALE: 1"=20'-0"



**GENERAL NOTES**

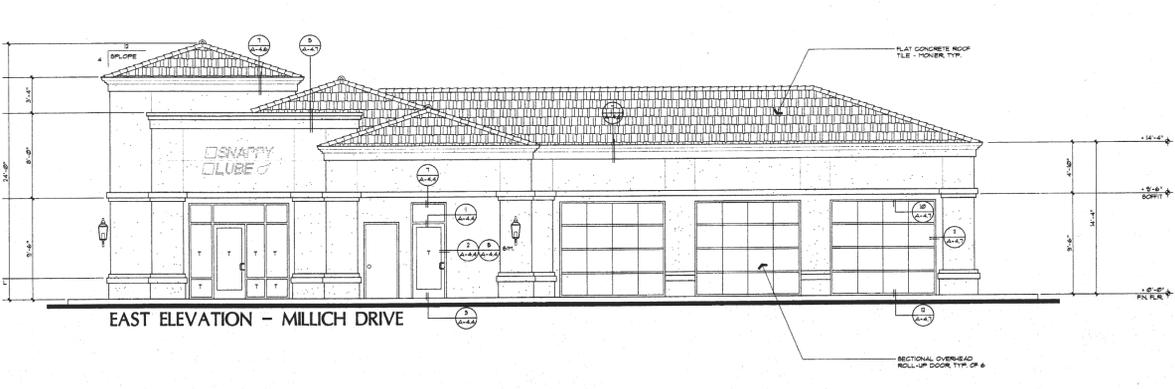
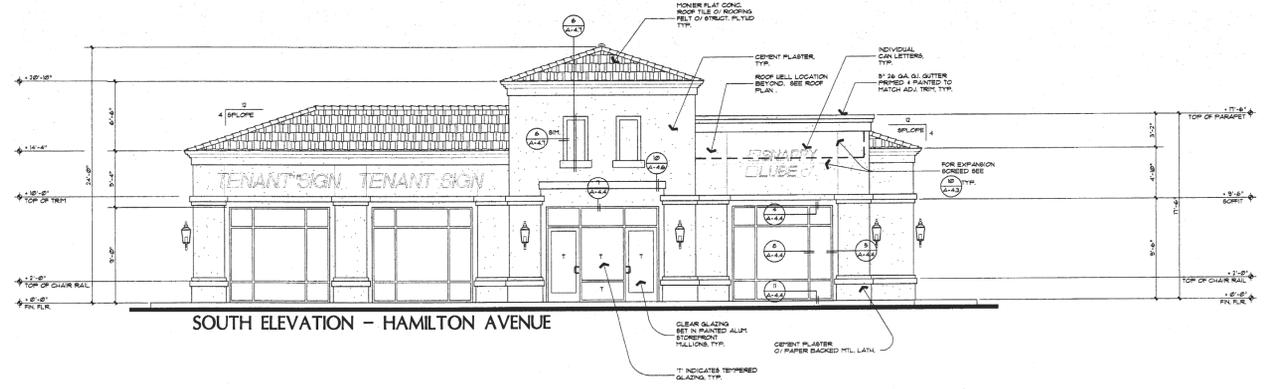
1. INSTALLATION REQUIREMENTS, SEE REPORT PREPARED BY BUILDERS ENERGY SERVICE SHEETS T-24
2. PROVIDE WALL INDICATED FIRE EXTINGUISHERS IN QUANTITIES AND LOCATIONS AS DIRECTED BY THE CITY OF SANTA CLARA FIRE DEPARTMENT.
3. EGRESS SHALL BE ILLUSTRATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT HAVING AN INTENSITY OF NOT LESS THAN ONE FOOT-CANDLE AT FLOOR OR GRADE.
4. MAINTENANCE LEADERS AND SANITARY SEWER SHALL BE SIZED AND DESIGNED BY THE PLUMBER.
5. (A) INDICATES DOOR NUMBER - SEE DOOR SCHEDULE SHEET A-3
6. TENANT TO PROVIDE SIGNAGE IN WAITING AREA RESTRICTING PUBLIC ACCESS TO GARAGE AREA - VERIFY REQUIREMENTS WITH BUILDING DEPARTMENT.
7. ALL TELEPHONE, ELECTRICAL, ADDITIONAL LOCATIONS AND OTHER WALL MOUNTED DEVICES TO BE VERIFIED BY THE TENANT & OWNER PRIOR TO INSTALLATION ON THE CONTRACTOR SHALL BEAR THE FULL RESPONSIBILITY FOR ANY RELOCATION WORK NECESSARY FOR UNAPPROVED INSTALLATIONS.
8. (R) INDICATED ROOM NUMBER - SEE FINISH SCHEDULE
9. ALL ELECTRICAL, OUTLETS, CONTROL DEVICES AND OTHER DEVICES SHALL BE Labeled AND APPROVED BY THE BUILDING DEPARTMENT.
10. THE COLOR OF ALL ELECTRICAL AND TELEPHONE OUTLETS AND SWITCHES SHALL MATCH THE COVER PLATE AND SUPPORT SURFACE TO OWNER AND TENANT PRIOR TO COMMENCEMENT OF ACQUISITION & INSTALLATION.

**WALL TYPES**

- |                                 |                                    |
|---------------------------------|------------------------------------|
| (1) FOR WALL TYPE 1 - SEE (A.1) | (7) FOR WALL TYPE 7 - SEE (A.7)    |
| (2) FOR WALL TYPE 2 - SEE (A.2) | (8) FOR WALL TYPE 8 - SEE (A.8)    |
| (3) FOR WALL TYPE 3 - SEE (A.3) | (9) FOR WALL TYPE 9 - SEE (A.9)    |
| (4) FOR WALL TYPE 4 - SEE (A.4) | (10) FOR WALL TYPE 10 - SEE (A.10) |
| (5) FOR WALL TYPE 5 - SEE (A.5) |                                    |
| (6) FOR WALL TYPE 6 - SEE (A.6) |                                    |

CONVERT (E) RETAIL SPACE TO A PERSONAL FITNESS STUDIO. THERE ARE NO PHYSICAL CHANGES.

**(E) 1ST FLOOR PLAN**  
 SCALE: 1/8"=1'-0"



**(E) ELEVATIONS**  
 SCALE: 1/8"=1'-0"

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Issue Date: 2-16-2023

Scale: AS SHOWN

Drawn By: CDR

Checked By: **KBA**

Sheet Title:

*(E) SITE  
PHOTO'S*

Sheet No.:

**A0.2**



FRONT VIEW



RIGHT SIDE VIEW (MILLICH DR.)



LEFT SIDE VIEW



FULL LEFT SIDE VIEW



ACROSS W HAMILTON AVENUE



LEFT SIDE OF JIFFY LUBE



ACROSS W HAMILTON AVENUE



CORNER OF W. HAMILTON  
AND MILLICH DR.

(E) SITE PHOTO'S  
NTS