

## Location of Proposed Project



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

## Project Image



# Courtesy Notice

Dear Campbell Resident,

November 12, 2024

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an appli-

**Project Address:** 600 E Hamilton Ave.

**Zoning | Area Plan:** TO-MU | Hamilton Avenue Precise Plan

**Neighborhood Association(s):** DCNA

**Council District:** 2

**File No.:** PLN-2024-157

**APN:** 279-32-010 & 279-32-012

**Applicant:** Patrick Rolfes

**Property Owner:** F & F Campbell LLC.

**Application Type:** Conditional Use Permit

**Project Planner:** Larissa Lomen, Assistant Planner

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

**Phone Contact:** (408) 866-2144

**Project Description:**

To allow the expansion of an existing fitness center/studio, (pickleball facility) by approximately 65,000 square feet, for a total of 122,000 square feet. The expansion will add 20 new pickleball courts, resulting in a total of 40 courts. Additionally, the project includes the introduction of a café that will provide food service and include the sale of beer.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.



- 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



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Client:  
**PATRICK ROLFES**  
600 E. HAMILTON AVENUE  
CAMPBELL, CA. 95008

Project:  
**THE HUB**  
600 E. HAMILTON AVENUE  
CAMPBELL CA. 95008



Client Revisions

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Issue Date: \_\_\_\_\_ XX

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Drawn By: \_\_\_\_\_ CDR

Checked By: \_\_\_\_\_ KBA

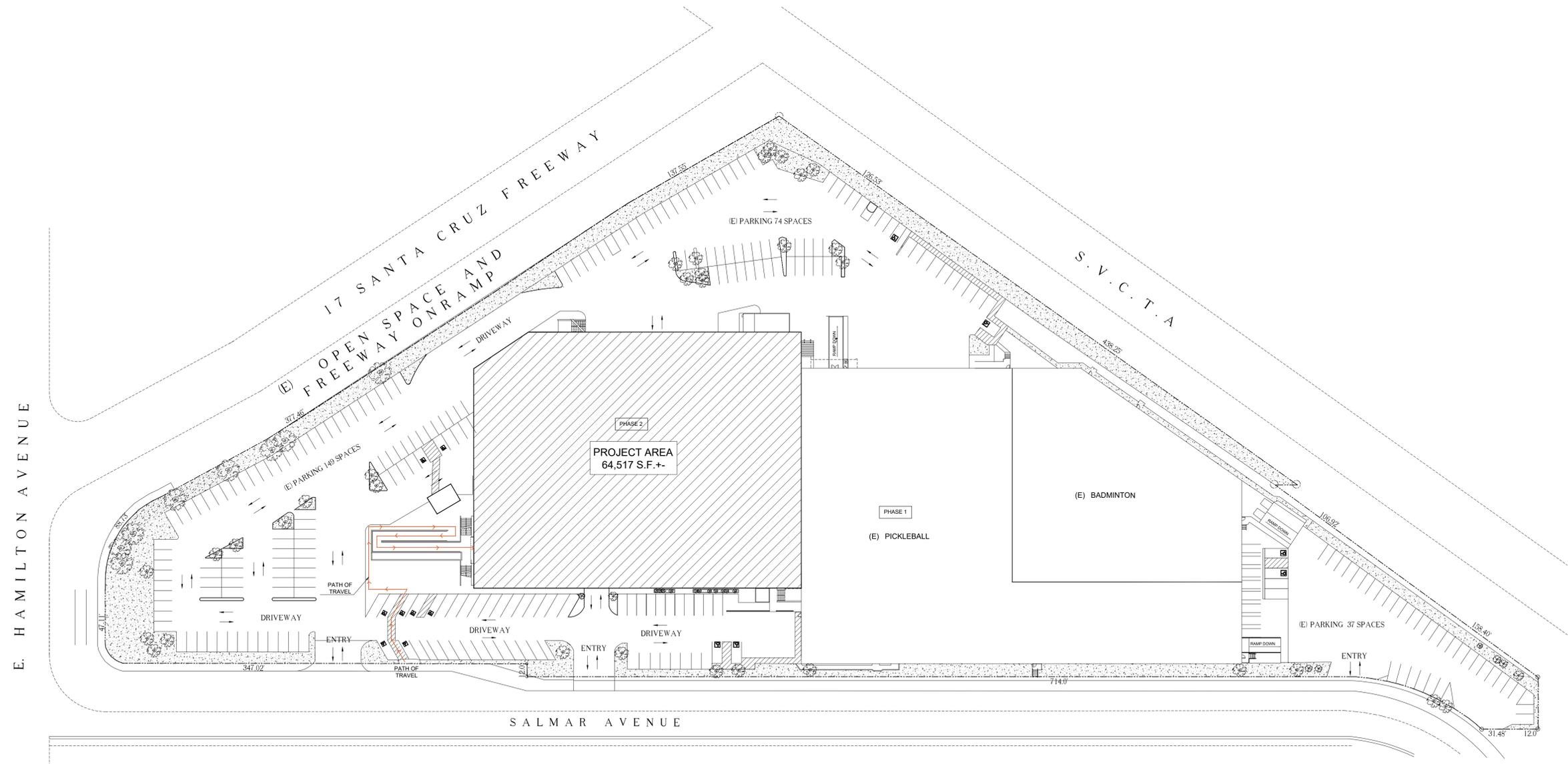
Sheet Title: \_\_\_\_\_

**(E) SITE PLAN**

Sheet No.: \_\_\_\_\_

**A0.1**

File: \_\_\_\_\_ Job: THE HUB



**1 (E) SITE PLAN**  
SCALE 1"=50'-0"



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Issue Date: 9-26-2024

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Drawn By: CDR

Checked By: KBA

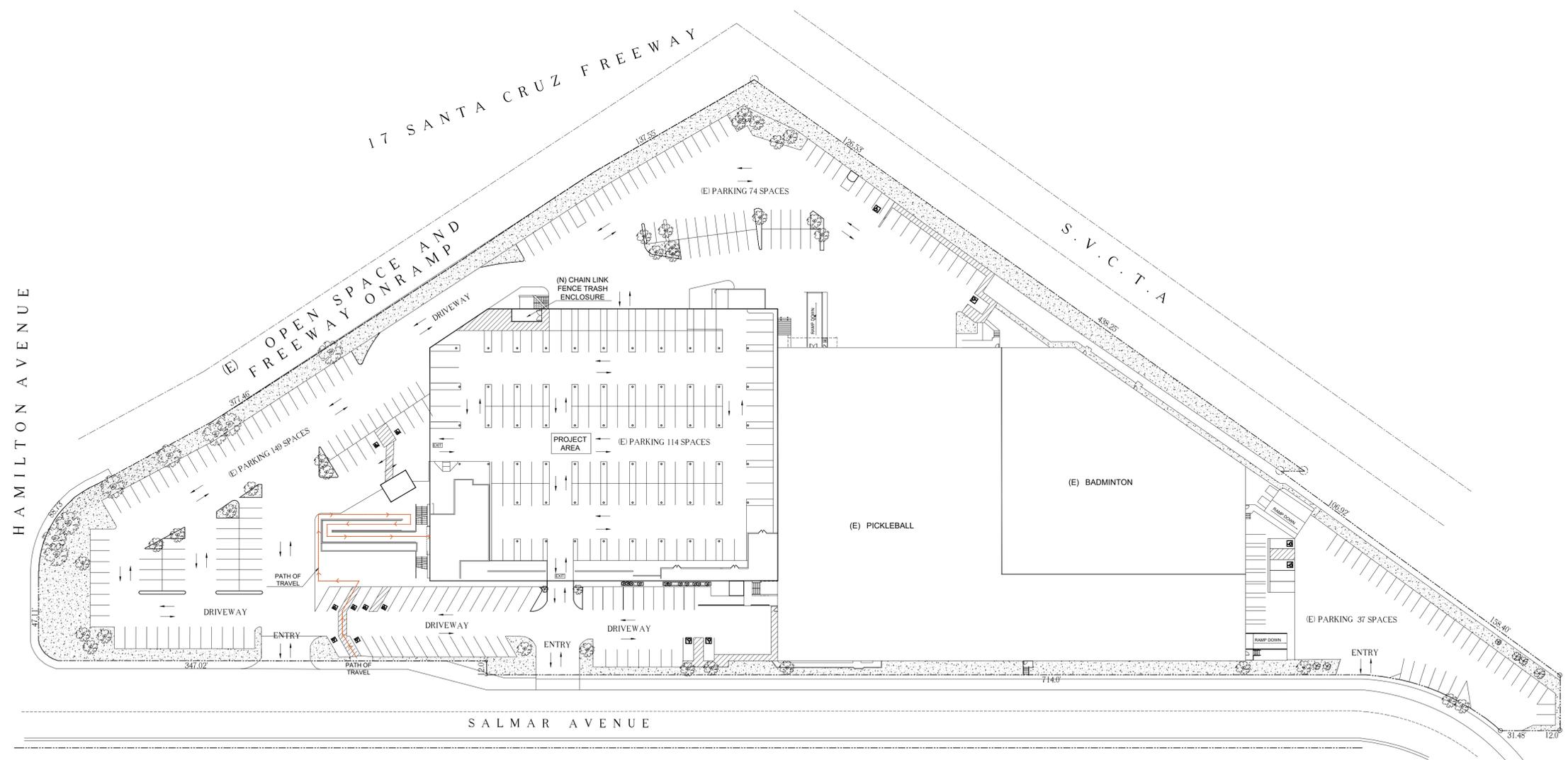
Sheet Title:

**OVERALL  
GROUND  
FLOOR PLAN**

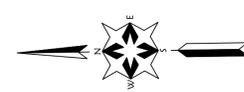
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**A0.2**

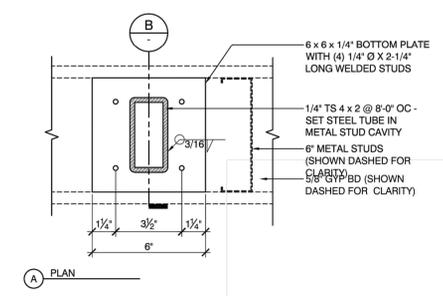
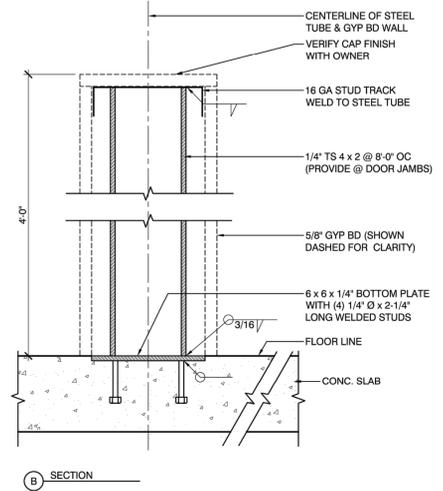
File: Job: THE HUB



**1** OVERALL GROUND FLOOR PLAN  
SCALE 1"=50'-0"







LOW WALL SCALE 3" = 1'-0" 15

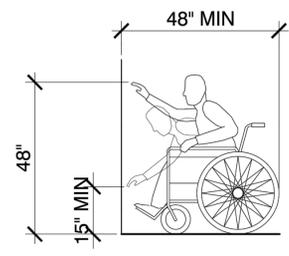
2022 CBC - POINT OF SALE DEVICES

308.3.2 Obstructed High Reach. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches maximum. The high side reach shall be 48 inches maximum for a reach depth of 10 inches maximum. Where the reach depth exceeds 10 inches, the high side reach shall be 46 inches maximum for a reach depth of 24 inches maximum.

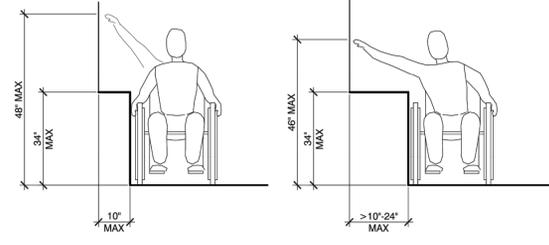
309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds maximum.

707.3 Operable parts. Unless a clear or correct key is provided, each operable part shall be able to be differentiated by sound or touch, without activation.

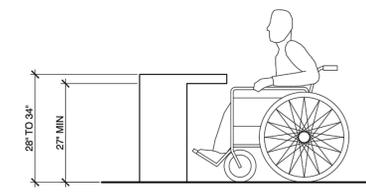
707.7.2 Characters displayed on the screen shall be in a sans serif font. Characters shall be 3/16 inch high minimum based on the uppercase letter "I". Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.



FORWARD REACH

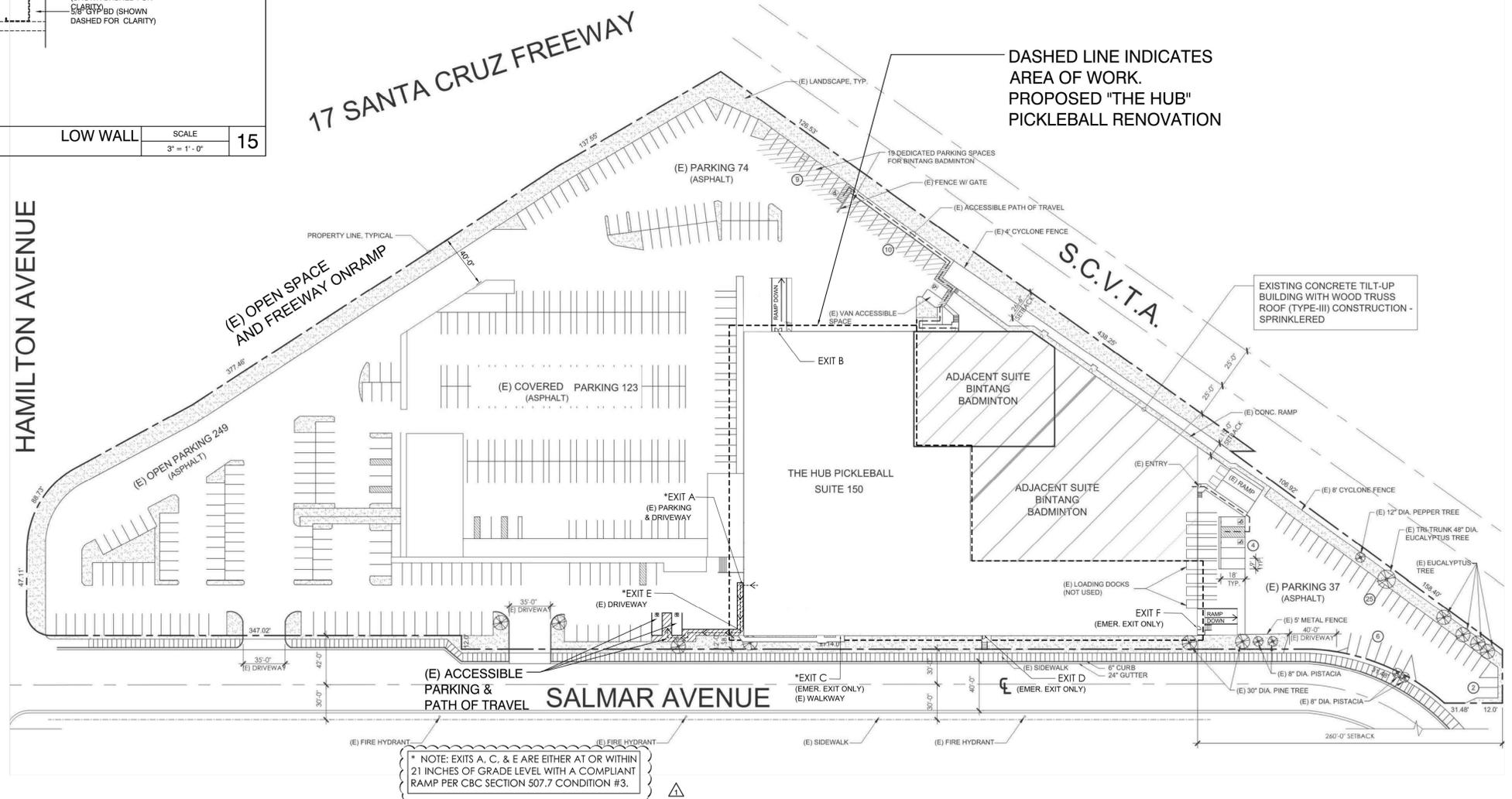


OBSTRUCTED HIGH SIDE REACH



MINIMUM CLEARANCE

ACCESSIBILITY REQUIREMENTS SCALE 4 SIDE REACH RANGES NONE



\* NOTE: EXITS A, C, & E ARE EITHER AT OR WITHIN 21 INCHES OF GRADE LEVEL WITH A COMPLIANT RAMP PER CBC SECTION 507.7 CONDITION #3.

EXISTING SITE PLAN SCALE 1\"/>



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A Project for:

THE HUB PICKLEBALL  
 600 E. HAMILTON AVE.  
 SUITE 100 AND 150  
 CAMPBELL, CA 95008

Client: THE HUB  
 600 E. HAMILTON AVE.  
 CAMPBELL, CA 95008  
 (714) 323-2739

Revisions:	Date
1st PERMIT SUBMITTAL	04/04/2023
BLDG & FIRE DPT COMMENTS	06/27/2023

No.	Description	Date
Project No.:		23.217.10
Drawn By:		
Reviewed By:		
Scale:		AS NOTED
Date:		03-24-2023
Filename:		18241-G001

SITE PLAN AND DETAILS

Sheet #: A001  
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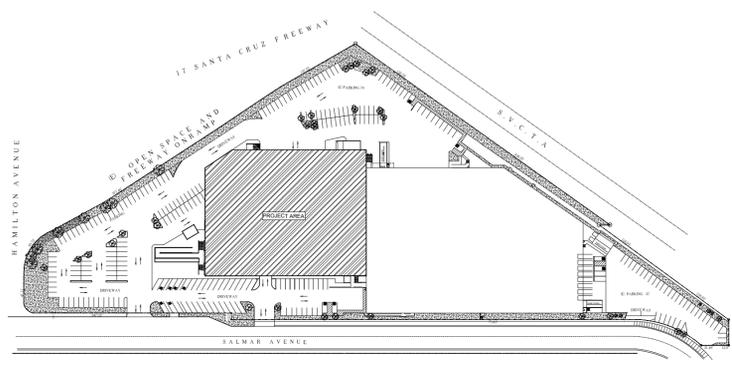
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Checked By: KBA  
Sheet Title:

**GROUND FLOOR PLAN**

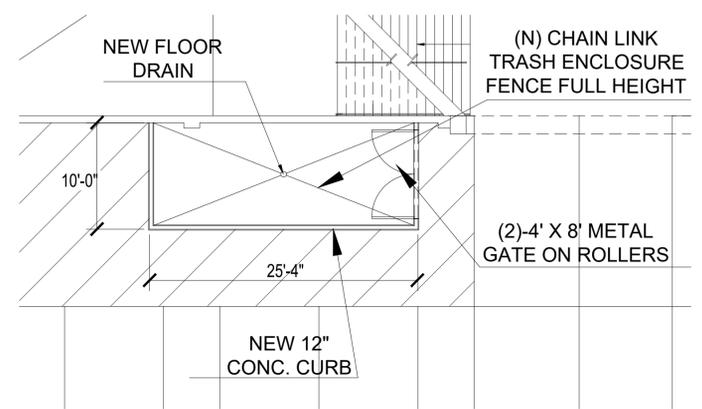
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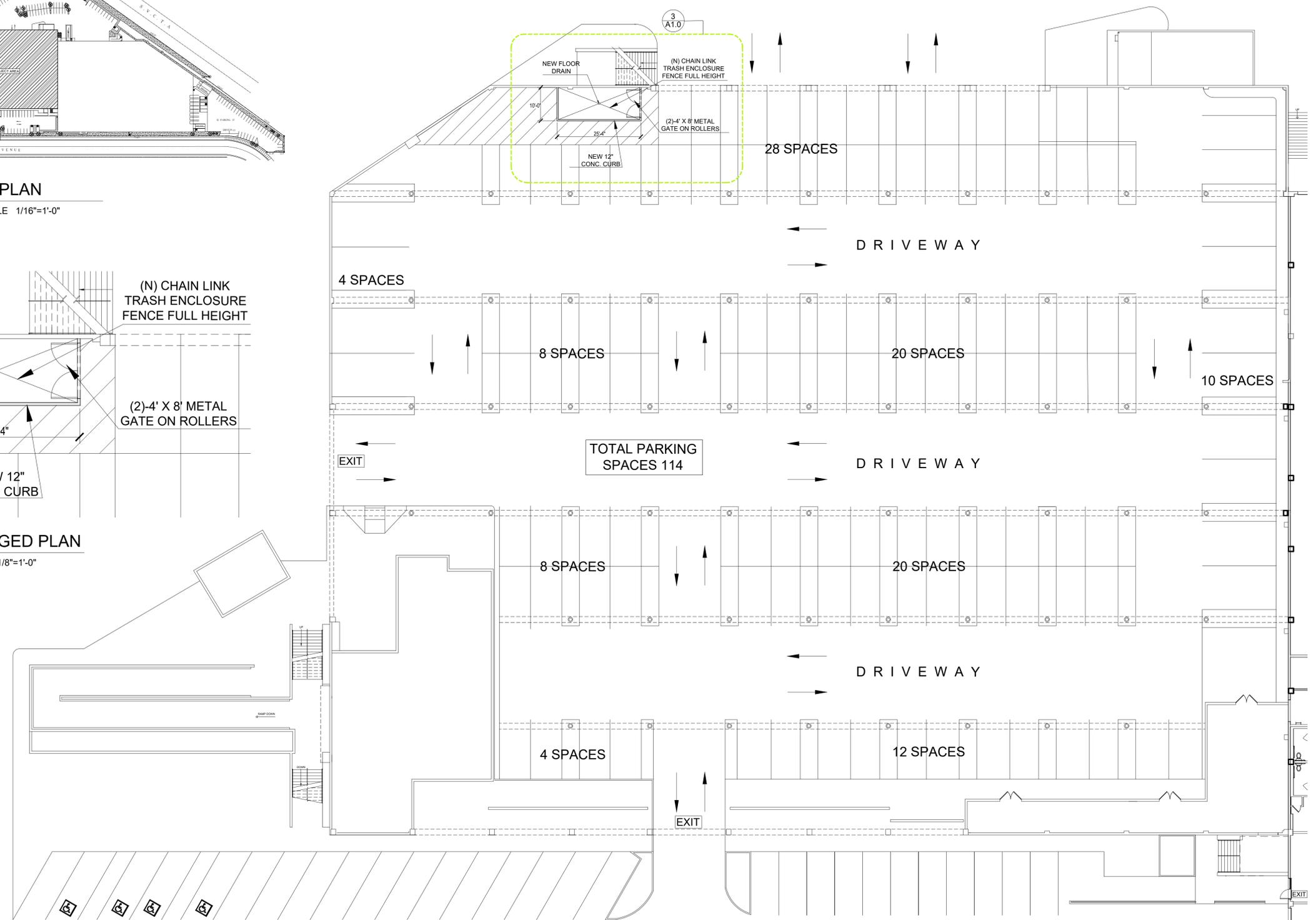
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**2 KEY PLAN**  
SCALE 1/16"=1'-0"



**3 ENLARGED PLAN**  
SCALE 1/8"=1'-0"



**1 ENLARGED PARTIAL GROUND FLOOR PLAN**  
SCALE 1/16"=1'-0"



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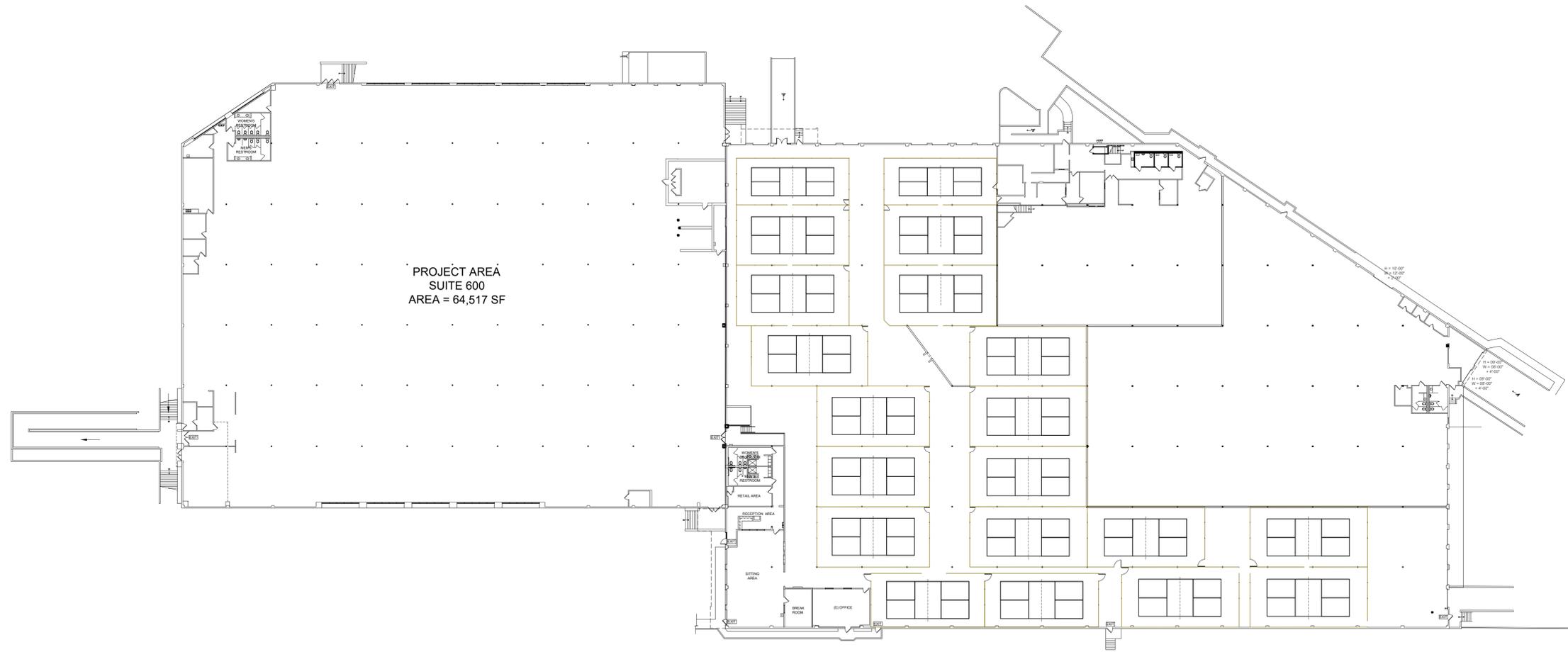
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Sheet Title: \_\_\_\_\_

**(E) 2ND  
FLOOR PLAN**

Sheet No.:  
**A2.0**



**1** OVERALL (E) 2nd FLOOR PLAN  
SCALE 1/32"=1'-0"

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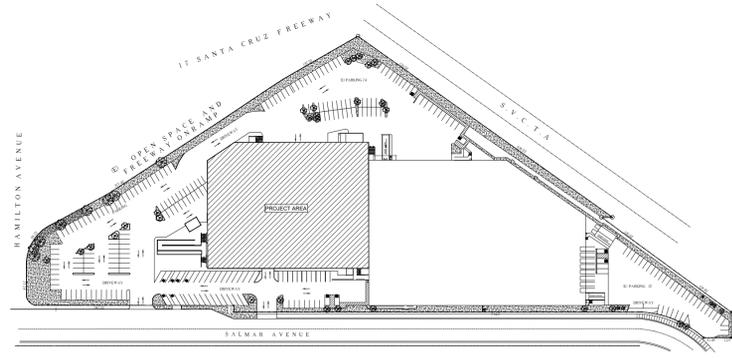
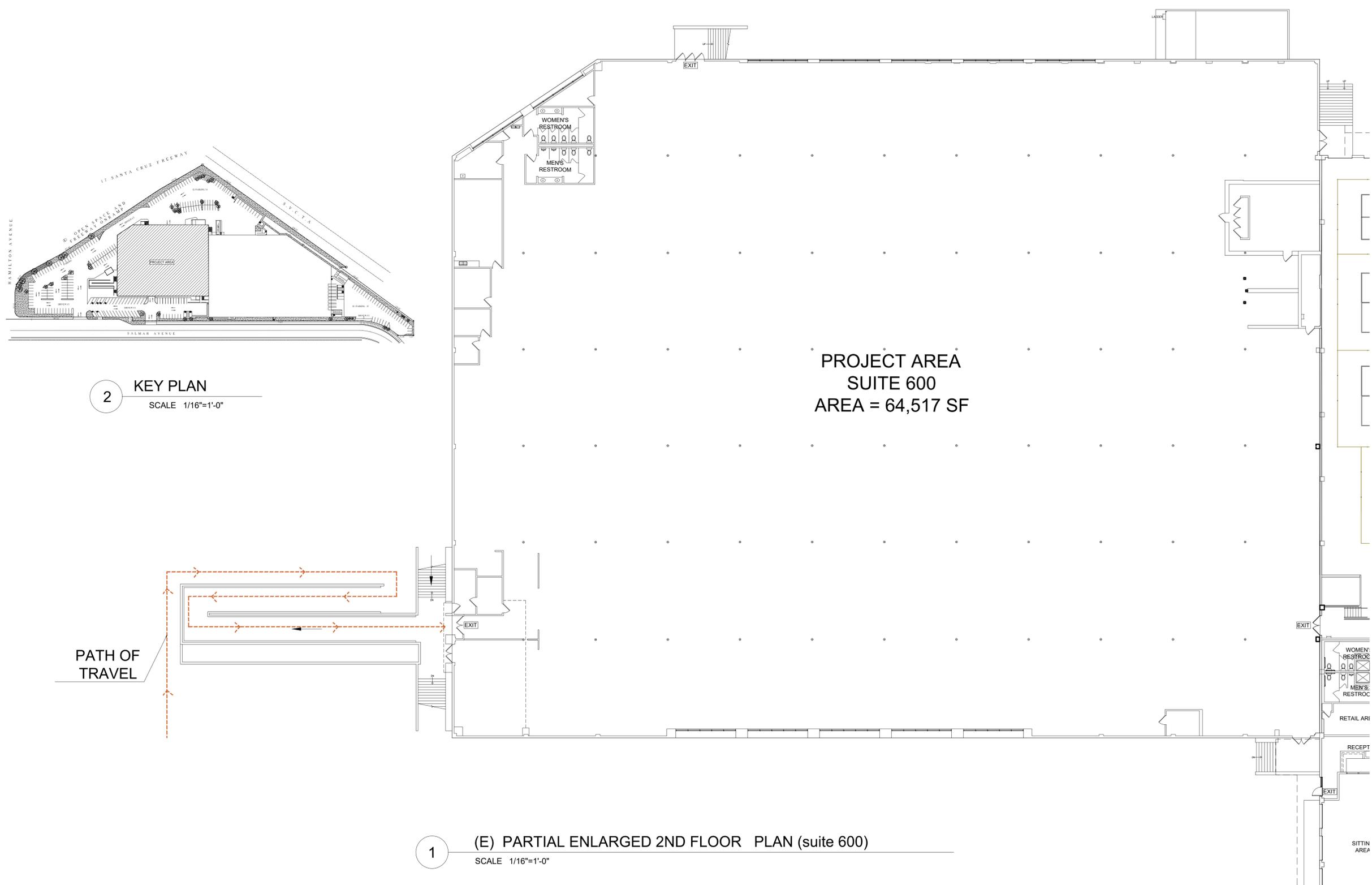
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Sheet Title:

**(E) PARTIAL ENLARGED 2ND FLOOR PLAN**

Sheet No.:

**A3.0**



**2** KEY PLAN  
SCALE 1/16"=1'-0"

**1** (E) PARTIAL ENLARGED 2ND FLOOR PLAN (suite 600)  
SCALE 1/16"=1'-0"

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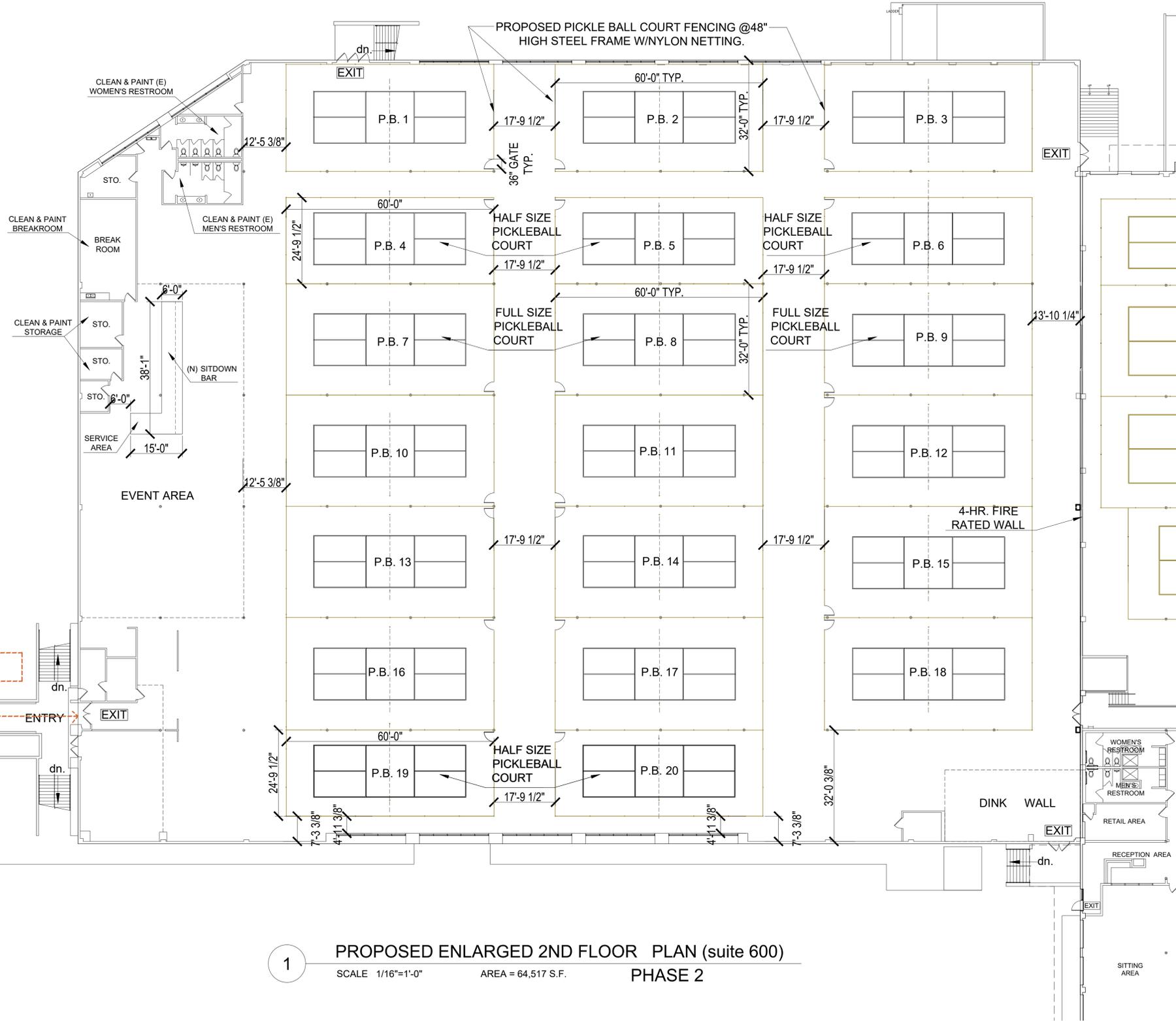
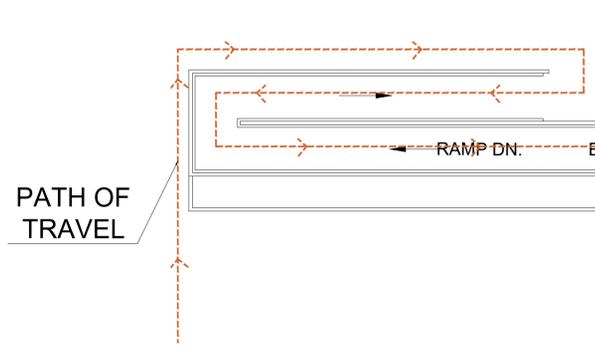
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 Drawn By: CDR  
 Checked By: KBA  
 Sheet Title:

## PROPOSED 2ND FLOOR PLAN

Sheet No.:  
A4.0  
 File: Job: THE HUB



**2 TYPICAL FENCING**  
 SCALE 1/16"=1'-0"



**1 PROPOSED ENLARGED 2ND FLOOR PLAN (suite 600) PHASE 2**  
 SCALE 1/16"=1'-0" AREA = 64,517 S.F.

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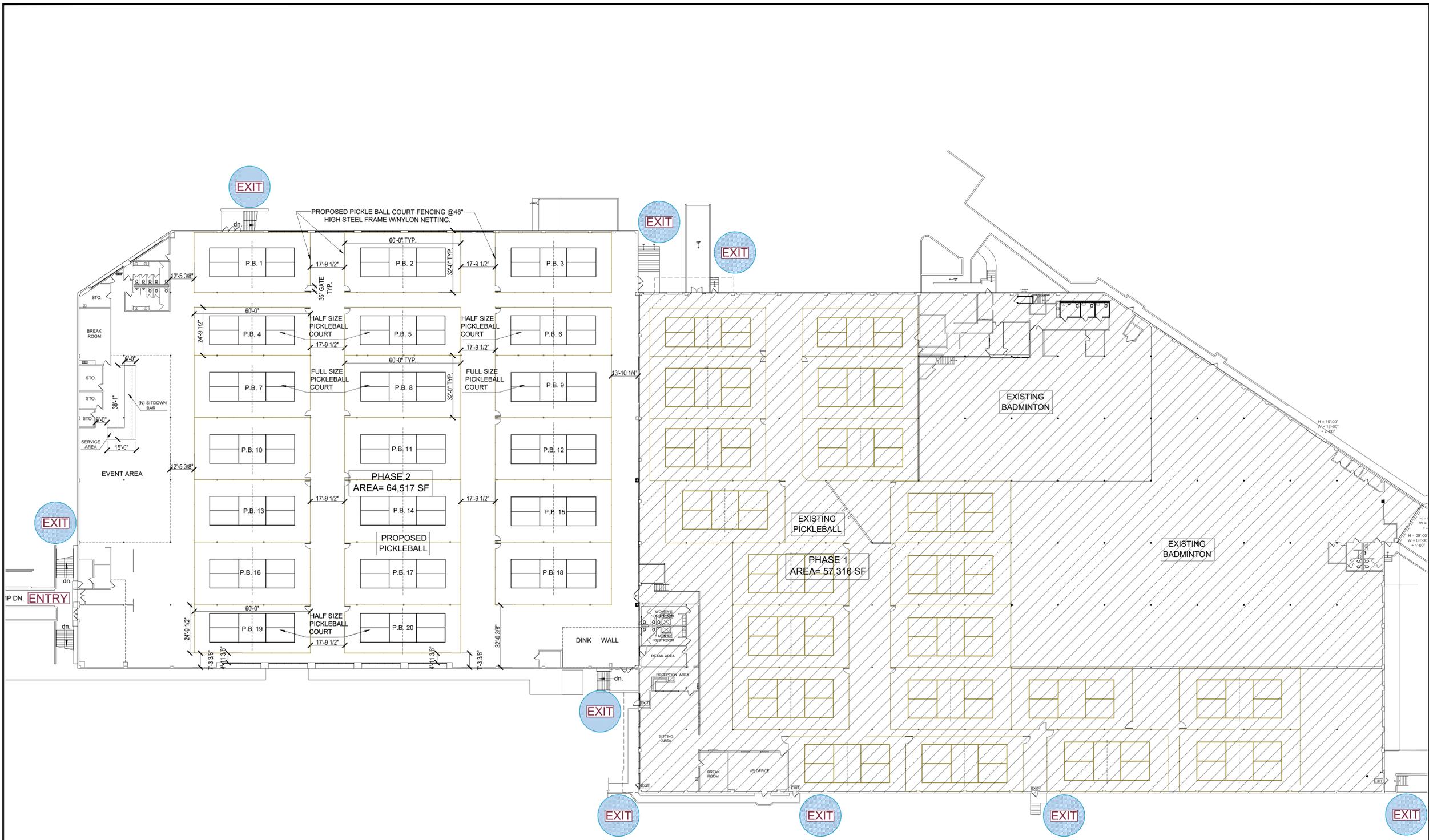
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**OVERALL 2ND FLOOR PLAN**

Sheet No.:

**A4.0a**



**1** OVERALL 2ND FLOOR PLAN  
SCALE 1"=300'-0"

LEGEND:  
 EXIT

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 Checked By: KBA

Sheet Title:  
**(E) SITE PHOTO'S**

Sheet No.:

A5.0

File: Job: THE HUB



VIEW 1



VIEW 2



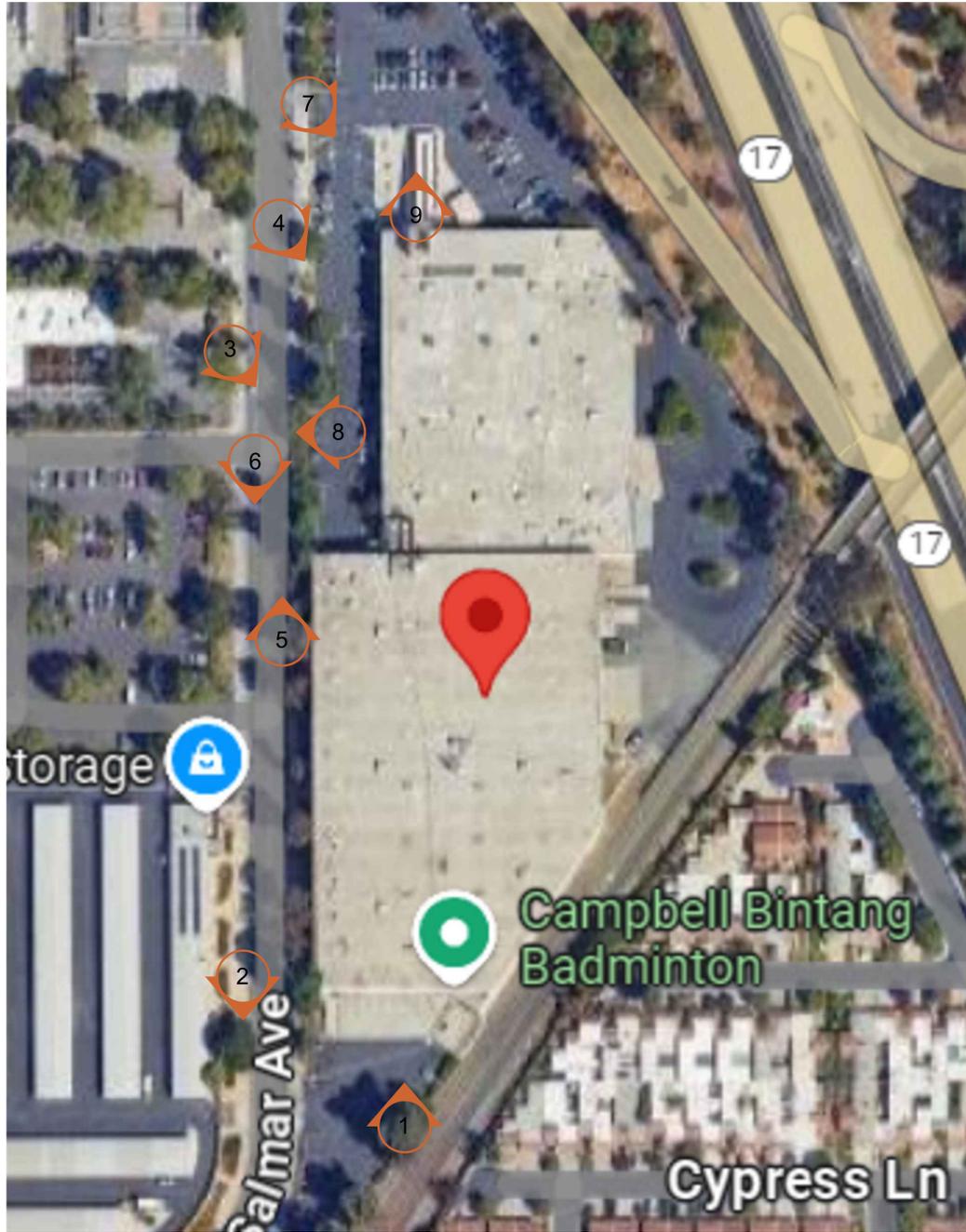
VIEW 3



VIEW 4



VIEW 5



1 (E) SITE PLAN  
SCALE: NTS



VIEW 6



VIEW 7



VIEW 8



VIEW 9

**BUILDING CODE INFORMATION**

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 TYPE  
 CONSTRUCTION TYPE: III-B  
 EXISTING OCCUPANCY GROUP: WAREHOUSE: S-1  
 PROPOSED OCCUPANCY GROUP: INDOOR PICKLEBALL COURT: A-3  
 EXISTING BINTANG BADMINTON: INDOOR BADMINTON COURTS  
 THE HUB PICKLEBALL AREA: 57,316 S.F.  
 BINTANG BADMINTON AREA: 35,530 S.F.  
 FIRE SPRINKLERS: YES (EXISTING)

EXISTING BUILDING DATA  
 LOT AREA: ± 322,780 S.F. OR 7.41 AC.  
 BUILDING GROSS AREA: ± 156,573 S.F.  
 FLOOR AREA RATIO: 48.5%  
 NUMBER OF STORIES: 1 STORY (WITH MEZZANINE)  
 BUILDING HEIGHT: +/- 32'-0"  
 PARKING SPACES:  
 STANDARD PARKING: +/- 389 SPACES  
 ACCESSIBLE PARKING: +/- 19 SPACES  
 TOTAL: +/- 408 SPACES  
 REQUIRED PARKING FOR  
 THE HUB PICKLEBALL: 74 SPACES  
 BINTANG BADMINTON: 52 SPACES  
 TOTAL REQUIRED PARKING: 126 SPACES

**APPLICABLE CODES**

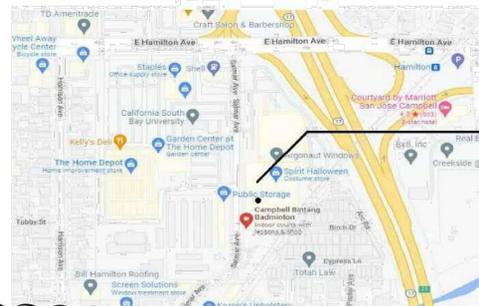
BUILDING	2022 CALIFORNIA BUILDING (WITH LOCAL AMENDMENTS)
MECHANICAL	2022 CALIFORNIA MECHANICAL CODE (WITH LOCAL AMENDMENTS)
PLUMBING	2022 CALIFORNIA PLUMBING CODE (WITH LOCAL AMENDMENTS)
ELECTRICAL	2022 CALIFORNIA ELECTRICAL CODE (WITH LOCAL AMENDMENTS)
FIRE	2022 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)
ENERGY	2022 CALIFORNIA ENERGY CODE (WITH LOCAL AMENDMENTS)
ACCESSIBILITY	2022 CALIFORNIA BUILDING CODE CHAPTER 11B

**SCOPE OF WORK**

SCOPE OF WORK INCLUDES CONVERT THE EXISTING VACANT RETAIL/WAREHOUSE SPACE INTO RECREATIONAL USE FOR 20 PICKLEBALL COURTS, OFFICE ROOM, RECEPTION AND STORAGE ROOMS.  
 THERE ARE SUFFICIENT PLUMBING FIXTURES IN EXISTING ACCESSIBLE RESTROOMS PROVIDED BY PROPERTY OWNER FOR THE NEW OCCUPANCY TO BE USED BY CUSTOMERS AND STAFF.  
 THERE ARE A SUFFICIENT NUMBER OF STANDARD AND ACCESSIBLE PARKING SPACES PROVIDED BY PROPERTY OWNER FOR THE NEW OCCUPANCY TO BE USED BY CUSTOMERS AND STAFF.  
 ELECTRICAL SCOPE OF WORK:  
 1. RELOCATION OF ONE EXISTING LIGHT FIXTURE TO ACCOMMODATE NEW OFFICE.  
 2. ADDITION OF ONE WATER BOTTLE FILLER IN PICKLEBALL AREA.



**VICINITY MAP**



**SITE LOCATION:**  
 600 E. HAMILTON AVE.,  
 CAMPBELL, CA 95008

**PROJECT DIRECTORY**

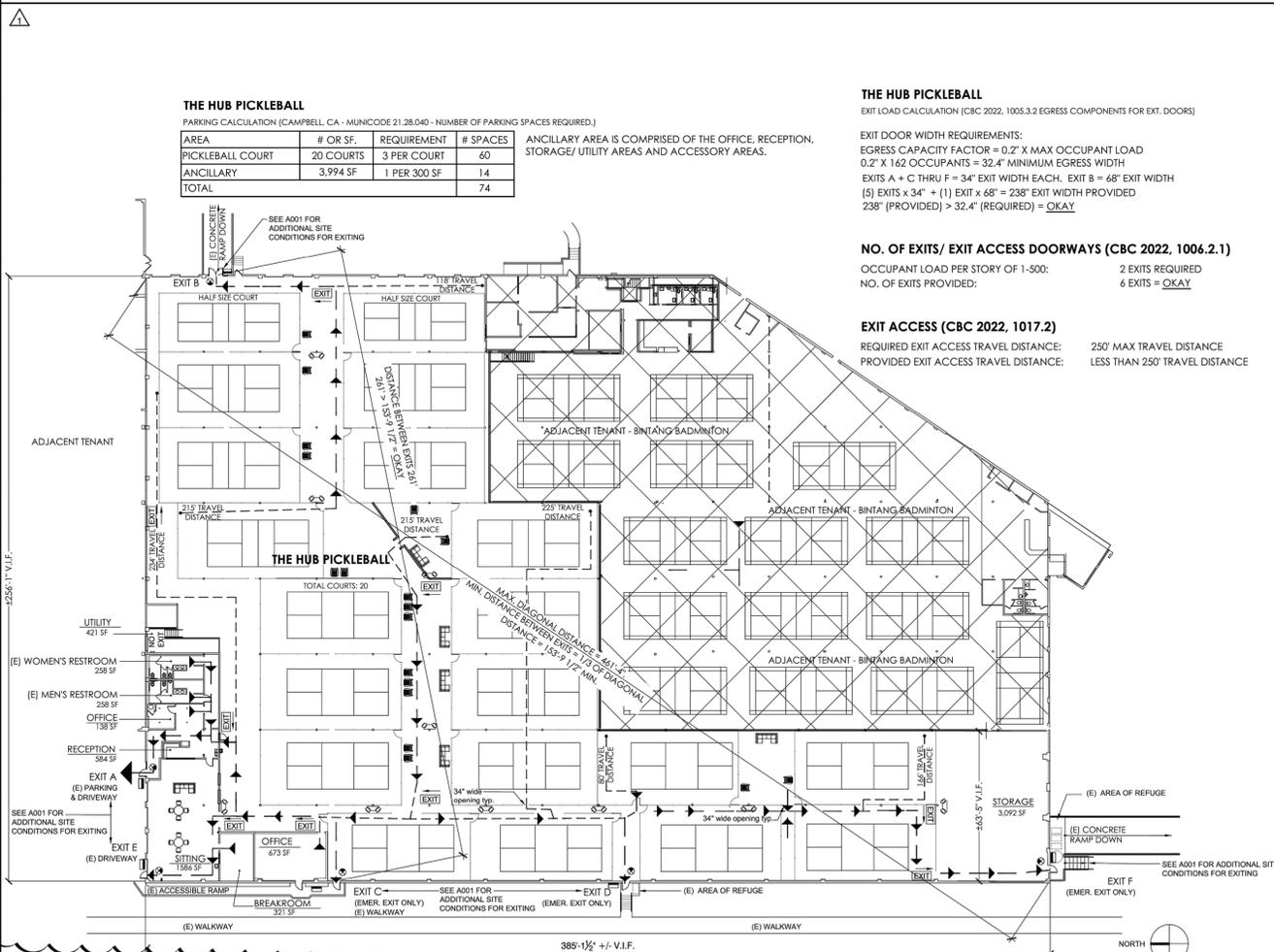
**NAME OF CLIENT** THE HUB  
 600 E. HAMILTON AVE.  
 CAMPBELL, CA 95008  
 CONTACT: PATRICK J. ROLFES  
 Tel. No.: (714) 323-2728  
 E-Mail: pat@thehubpickleball.com

**ARCHITECT:** MCG ARCHITECTURE  
 15635 ALTON PARKWAY, SUITE 100  
 IRVINE, CA 92618  
 Tel. No.: (949) 553-1117  
 Fax. No.: (949) 474-7056  
 Contact: JORGE CALDERON  
 E-Mail: jcalderon@mcgarchitecture.com

**SHEET INDEX**

SHT.#	SHEET TITLE
G001	TITLE SHEET
G002	CITY OF CAMPBELL CUP CONDITIONS OF APPROVAL
G003	CITY OF CAMPBELL CUP CONDITIONS OF APPROVAL & EXISTING FLOOR PLAN
G004	BUILDING ACCESSIBILITY DETAILS
G005	ALTERNATE MATERIALS, DESIGN, & METHODS LETTER
A001	ARCHITECTURAL SITE PLAN & DETAILS
A101	OVERALL & ENLARGED FLOOR PLANS

**EGRESS PLAN & CALCULATIONS**



**FIRE PROTECTION NOTES**

- SYMBOL INDICATES EMERGENCY WALLPACK WITH MINIMUM 90 MINUTE BATTERY BACKUP.
- SYMBOL INDICATES EMERGENCY LIGHTS WITH MINIMUM 90 MINUTE BATTERY BACKUP.
- SYMBOL INDICATES EXISTING ILLUMINATED EXIT SIGN WITH BATTERY BACKUP. ALL EGRESS DOORS HAVE EXTERIOR EMERGENCY LIGHTING WITH BATTERY BACKUP.
- SYMBOL INDICATES EXTERNALLY ILLUMINATED SIGN MOUNTED DIRECTIONAL EXIT SIGN PLACARDS.
- ALL ROOMS ARE PROTECTED BY EXISTING FIRE SPRINKLER SYSTEM AND CONTAIN EMERGENCY LIGHTING WITH BATTERY BACKUP.
- THE ACCUMULATION OF EXISTING RTUS / AIR HANDLER UNITS ARE LESS THAN 2,000 CFM AND THEREFORE DO NOT REQUIRE SMOKE DETECTION SHUT-OFF.
- FIRE EXTINGUISHERS ARE EXISTING THROUGHOUT TENANT AREA PER MINIMUM CALIFORNIA FIRE CODE REQUIREMENTS. SEE FLOOR PLAN SHEET A101 FOR EXISTING LOCATIONS.
- ALL EGRESS DOORS CONTAIN EXISTING UL LISTED PANIC EXIT HARDWARE AS FOLLOWS: MANUFACTURER: SECURITECH. MODEL: 4900 SERIES.
- GC TO FIELD VERIFY ALL EXISTING FIRE PROTECTION / LIFE SAFETY ITEMS LISTED ABOVE & MODIFY/ADD NEW AS REQUIRED PER FIRE MARSHALL.

**BINTANG BADMINTON - EXISTING "FOR REFERENCE"**

OCCUPANT LOAD CALCULATION (CBC 2022, TABLE 1004.5)

USE	AREA	COURTS	S.F./OCC. OCC.	OCC.
INDOOR COURTS	-	15	4/COURT	60
OFFICE / RECEPTION	3,310	-	SF/100	34
STORAGE	1,456	-	SF/300	5
ACCESSORY	1,570	-	SF/0	0
<b>TOTAL</b>	<b>35,530</b>			<b>99</b>

**THE HUB PICKLEBALL**

OCCUPANT LOAD CALCULATION (CBC 2022, TABLE 1004.5)

USE	AREA	COURTS	S.F./OCC. OCC.	OCC.
PICKLEBALL COURTS	37,240	18 FULL SIZE COURTS # 4 OCC. EA. = 72 OCC. 2 HALF SIZE COURTS # 2 OCC. EA. = 4 OCC. 18 BIRDBRACK CHAIRS # 1 OCC. EA. = 18 OCC. 6 COUCHES # 4 OCC. EA. = 24 OCC.		76
BUSINESS AREA (AREAS SURROUNDING COURTS)				48
OFFICE & BREAKROOM	1,132		1/EACH	3
RECEPTION	584		SF/150	4
STORAGE/ UTILITY AREA	5,099		SF/300	17
ACCESSORY - RESTROOMS	516		SF/0	0
SEATING ROOM			1 COUCHES # 4 OCC. EA. = 4 OCC. 2 TABLES # 4 OCC. EA. = 8 OCC.	14
<b>TOTAL</b>	<b>57,316</b>			<b>162</b>

USE	AREA	COURTS	OCCUPANT LOAD
THE HUB PICKLEBALL	57,316	20	162
BINTANG BADMINTON	35,530	15	99
<b>TOTAL</b>	<b>92,846</b>	<b>35</b>	<b>261</b>

**PLUMBING FACILITY CALCULATION (IPC 2022, TABLE 422.1)**

	REQUIRED		EXISTING		COMMON
	MALE	FEMALE	MALE	FEMALE	
WATER CLOSETS	1	3	2	3	3
URINAL	1		1		1
LAVATORY	1	1	2	2	3
DRINKING FOUNTAIN				2	
SERVICE/ MOP SINK			1		0

**ACCESSIBILITY NOTE**

SYMBOL INDICATES EXISTING ACCESSIBLE PATH OF TRAVEL THROUGHOUT PROPOSED TENANT AREAS.  
 SEE SHEET G004 FOR REQUIRED INTERIOR ACCESSIBLE SIGNAGE REQUIREMENTS.



CLEVELAND DENVER GLENDALE IRVINE OAKLAND PALM BEACH SAN FRANCISCO



A Project for:

THE HUB PICKLEBALL

600 E. HAMILTON AVE.  
 SUITE 100 AND 150  
 CAMPBELL, CA 95008

Client:

THE HUB

600 E. HAMILTON AVE.  
 CAMPBELL, CA 95008  
 (714) 323-2739

Revisions:

1st PERMIT SUBMITTAL	04/04/2023
BLDG & FIRE DPT COMMENTS	06/27/2023

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 AND  
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