



**CITY OF CAMPBELL**  
Community Development Department

November 12, 2015

**NOTICE OF ADMINISTRATIVE PLANNED DEVELOPMENT PERMIT**

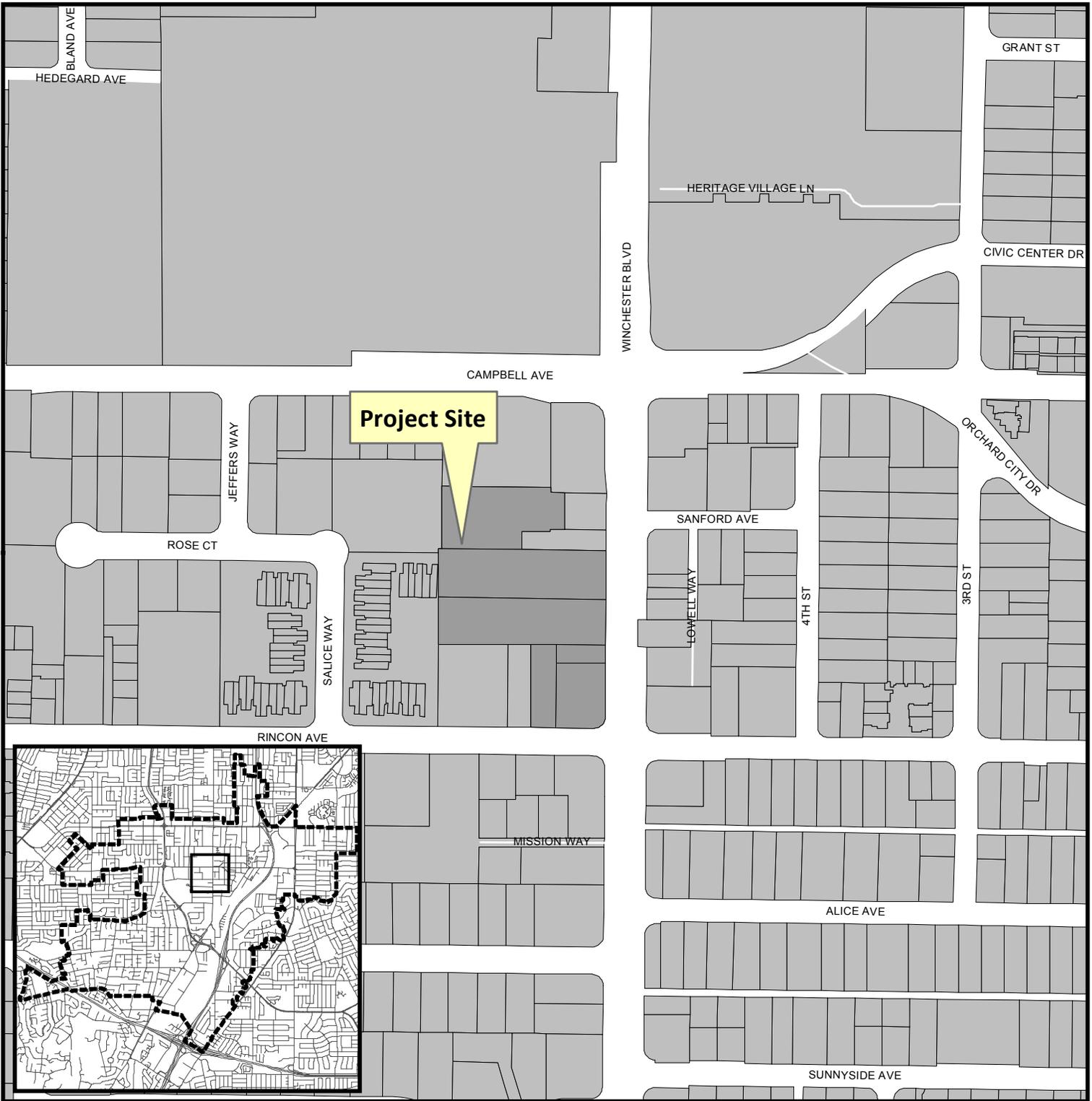
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Planned Development Permit for the following project proposal:

<b>File No.:</b>	<b>PLN2015-326</b>
<b>Applicant:</b>	<b>Nicole Regas</b>
<b>Project Address:</b>	<b>2125 S. Winchester Blvd., Ste. 100</b>
<b>Property Owner:</b>	<b>Merrill Gardens at Campbell LLC</b>
<b>Zoning District:</b>	<b>P-D (Planned Development)</b>
<b>General Plan:</b>	<b>Central Commercial (Winchester Boulevard Master Plan)</b>
<b>Project Description:</b>	<b>Establishment of a "large" fitness studio within the Merrill Gardens development.</b>

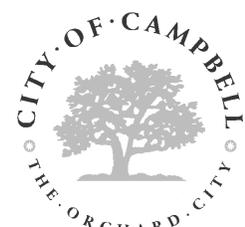
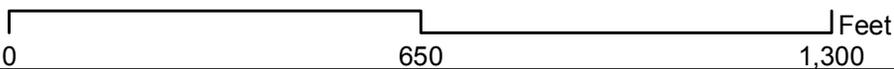
This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on November 12, 2015 and ends on November 23, 2015. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **November 23, 2015**. 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. 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 Stephen Rose, Associate Planner, in the Community Development Department, at (408) 866-2193 or by email [danielf@cityofcampbell.com](mailto:danielf@cityofcampbell.com).

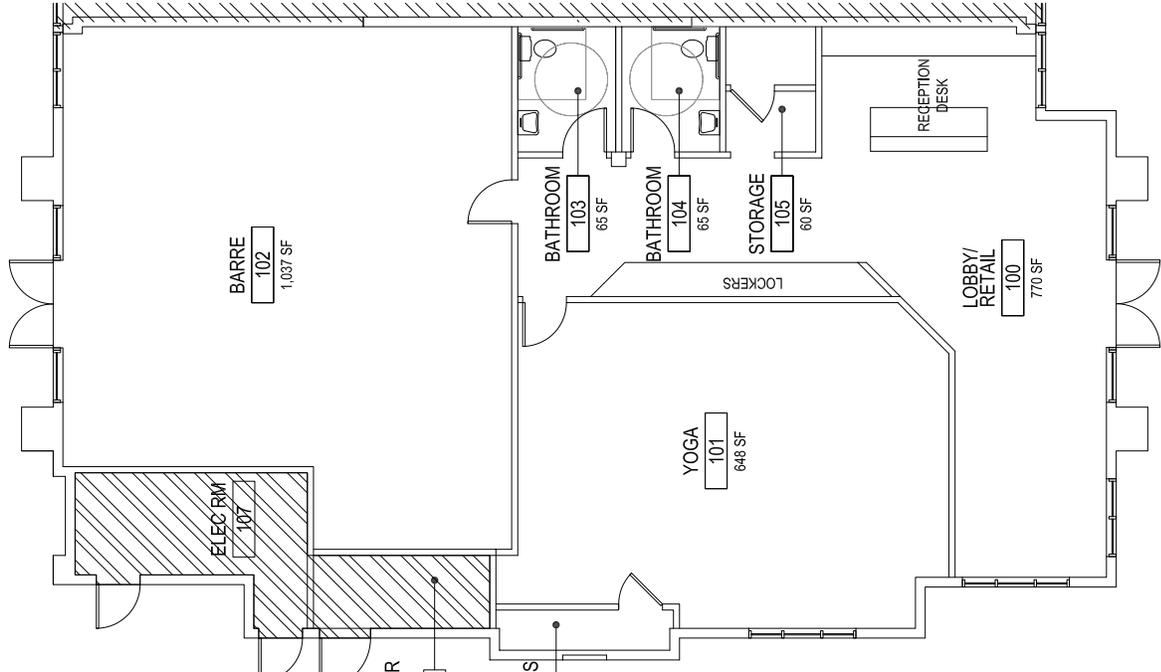
# Project Location Map



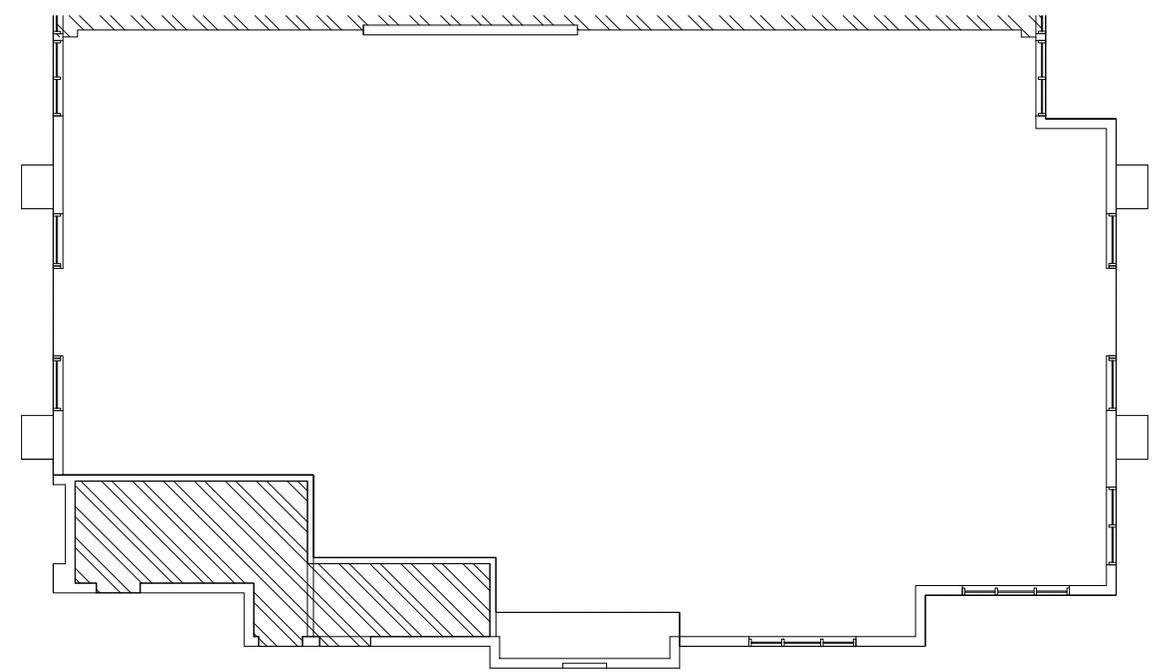
**Project Location:** 2125 S. Winchester Blvd., Ste. 100  
**Application Type:** Admin. Planned Development Permit  
**Planning File No.:** PLN2015-326  
**Description:** Establishment of a fitness studio



Community Development Department  
Planning Division



1 PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 EXISTING FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**PROPOSED PLAN NOTES**

1. THE FOOTPRINTED WALL TO UNDERSIDE OF FLOOR DECK ABOVE. SEE SHEET A3.0 FOR WALL DETAILS.
2. NEW BATHROOM. INSTALL PLUMBING FIXTURES. SEE SHEET A3.0 FOR MOUNTING HEIGHTS AND CLEARANCES.
3. REQUIRED EXIT (EXISTING)
4. SEE SHEET A3.0 FOR GENERAL ACCESSIBILITY REQUIREMENTS.
5. ELECTRICALLY POWERED, SELF-LUMINOUS AND PHOTO LUMINESCENT EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CBC CHAPTER 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
6. NEW 3'-0"x7'-0" INTERIOR DOORS. STYLE TO BE SELECTED BY TENANT.
7. NEW 2'-6"x7'-0" INTERIOR DOOR. STYLE TO BE SELECTED BY TENANT.

**CONSTRUCTION NOTES**

- A. PROVIDE NEW FLOORING THROUGHOUT SPACE. VERIFY TYPE, COLOR, AND STYLE WITH TENANT.
- B. ALL DOORS SHALL BE EQUIPPED WITH SINGLE EFFORT, NON-GRASP HARDWARE (I.E. LEVER), CENTERED BETWEEN 30" AND 44" ABOVE FINISHED FLOOR.
- C. ALL EXISTING GYPSUM BOARD SURFACES SHALL BE CLEAN AND PAINTED TO APPEAR NEW. VERIFY COLOR WITH TENANT.
- D. VERIFY ALL COLORS AND FINISHES WITH TENANT PRIOR TO INSTALLATION.
- E. VERIFY NEW T-BAR FLUSH WITH EXISTING STOREFRONT.
- F. PROVIDE NEW T-BAR. VERIFY HEIGHT WITH TENANT.

**PROPOSED PLAN LEGEND**

- EXISTING WALL
- PROPOSED WALL
- ZZZZZ NO CONSTRUCTION THESE AREAS



RECEIVED

OCT 28 2015

CITY OF CAMPBELL  
PLANNING DEPT.

### Project Description

Flex Fusion Studios is a boutique barre, yoga and boot camp studio offering classes to clients in a group exercise setting. Barre and interval classes have gained an overwhelming following since their introduction to the fitness industry. We are excited to be one of the first studios in Santa Clara County to fuse them with ever-popular yoga and boot camp style classes. Our barre and boot camp classes build strength and stamina while our yoga curriculum stretches and tones for injury prevention. Together, our fusion of cardio, strength and stretching offers everything in one place to meet the modern client's needs.

Flex Fusion is proud to offer Exhale Core Fusion technique. Exhale's master trainers were the creators of the barre technique and they have been involved every step to sculpt Flex Fusion's business model. Our teachers must pass a rigorous 80-hour training certification centered in anatomical expertise so each workout is safe and personalized. It is this training that sets Flex Fusion apart from scripted franchise models.

Classes are 45 to 55 minutes in length. We anticipate between 6 and 8 classes Monday-Thursday with classes held between 6 AM to noon and 4:30 to 8 PM. There will be 4-6 classes Friday-Sunday. Weekend classes will be from 7AM to noon with one 4:30 class Friday and Sunday. Classes will be staggered at least 30 minutes apart, so clients of each studio do not arrive or leave at the same time.

Peak capacity is 20 clients per studio, but an average barre class usually teaches 12 to 18 clients. There will be one to two instructors and one receptionist at all times. Employees will be present 30 minutes before and after scheduled class times with janitorial work taking place at 8pm.

Classes will be accompanied by music and the instructor will be on a headset for barre and boot camp classes. Volume will not be above speaking level and will not be audible outside the studio walls.

Our two state of the art studio spaces provide a range of fitness classes, from gentle restorative Yoga to high-intensity interval boot camps. Because of our wide range of classes, we cater to a large audience, but our core clients are 25 to 60 year old affluent women. Flex Fusion Studios at Merrill Gardens would bring new customers to the area and would compliment the neighboring businesses, especially Scrambl'z, Orthopedic Pilates, and Platinum Salon. Because the owner has worked in the industry and managed a barre studio for four years, she is well versed in what clients look for and how to make a fitness studio successful. Flex Fusion will be an asset to the community for years to come.