



CITY OF CAMPBELL
Community Development Department

January 28, 2016

**NOTICE OF ADMINISTRATIVE PLANNED DEVELOPMENT PERMIT and
PARKING MODIFICATION PERMIT**

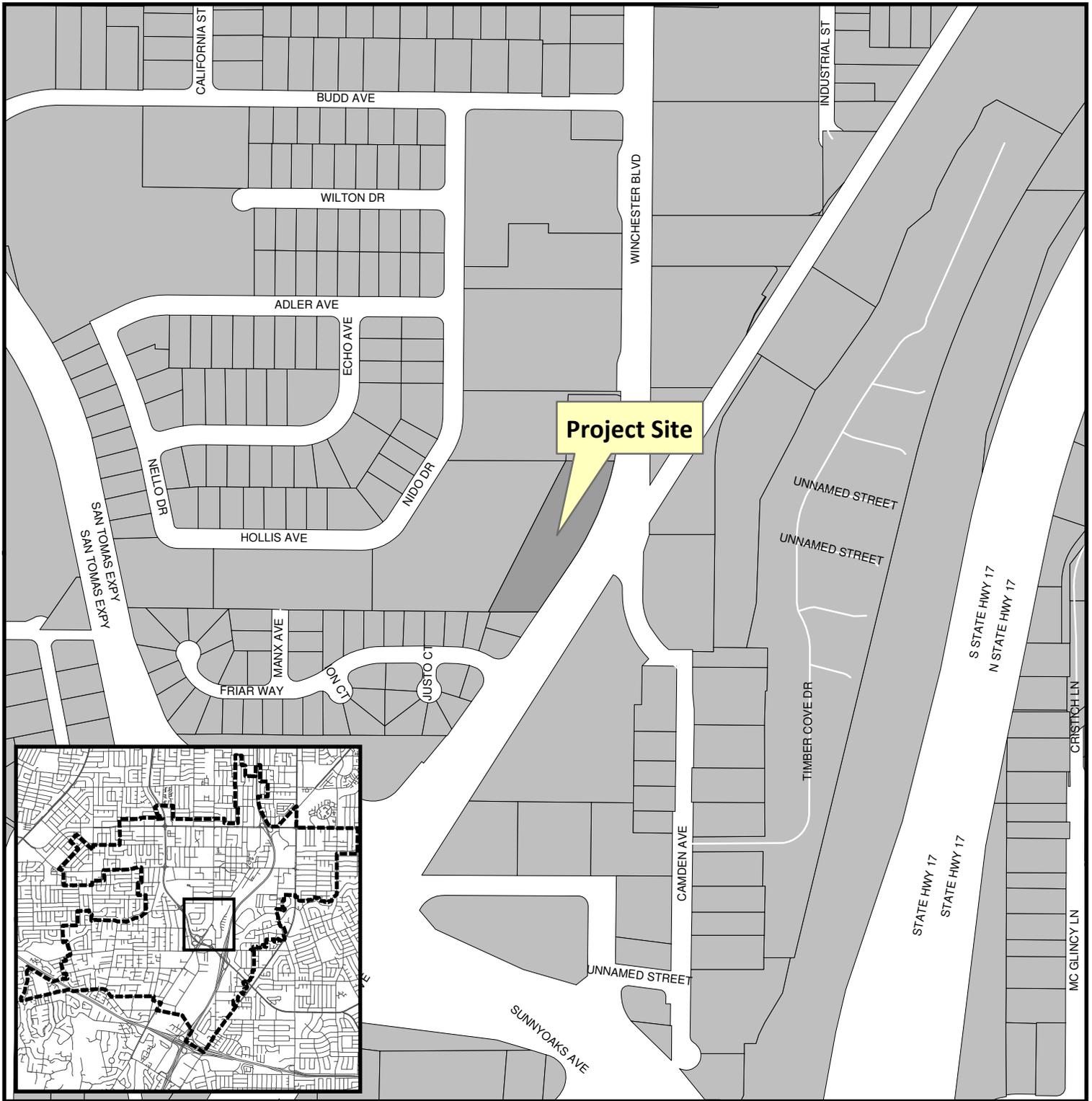
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Planned Development Permit and Parking Modification Permit for the following project proposal:

File No.:	PLN2015-387
Applicant:	Angelique and Ernie Sarinana
Project Address:	2525 S. Winchester Blvd.
Property Owner:	Campbell Plaza Dev. Co.
Zoning District:	P-D (Planned Development)
General Plan:	Commercial, Professional Office, Residential (Mixed Use)
Project Description:	Proposed restatement of a previous administrative approval to allow establishment of a large fitness studio within a commercial building.

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 January 28, 2016 and ends on February 8, 2016. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **February 8, 2016**. 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 Daniel Fama, Associate Planner, in the Community Development Department, at (408) 866-2193 or by email danielf@cityofcampbell.com.

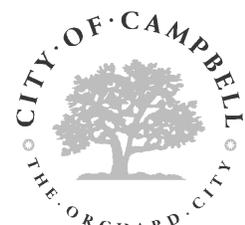
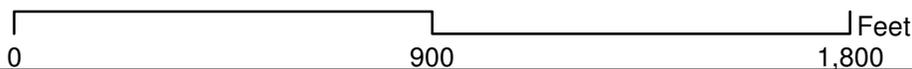
Project Location Map



Project Location: 2525 S. Winchester Blvd.

Application Type: Admin. Planned Development Permit /
Parking Mod

Planning File No.: PLN2015-387



Community Development Department
Planning Division

San Jose Baseball Training Center
Campbell, California, USA
www.sjbtc.com
ernie@sjbtc.com
(408)391-5800



Project description of San Jose Baseball Training Center

The following is a description of our organization and purposed use of the property 2525 Winchester Blvd in Campbell

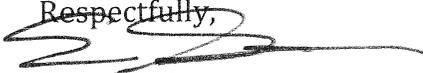
SJBTC is a baseball program that has steadily grown over the past 10 years and to accommodate that growth we are pursuing the use of a larger facility. The proposed project will allow SJBTC to privately train and develop baseball players, focusing on batting, pitching, and fielding inside the facility. Although the batting cages (made up of nylon netting) take up the largest percentage of our floor space, the net system we will use allows flexibility within the space so we can focus on other aspects of the game. Because of the high demand and lack of playing fields for practice, we would like to offer a location to our players that will help their development but also reduce the amount of wear and tear on Campbell's parks and fields spread throughout the community.

The facility will be used between the time (s) 4pm-9pm Monday-Friday. Saturday and Sunday 8am-6pm. Busiest times will be after 6pm Monday-Friday at this time the adjacent tenants will be closed. Our business plan allows us to assign appointments with the players for instruction and not have more than 10-15 players and 2 instructors. This facility will also serve as administration purposes during normal business hours.

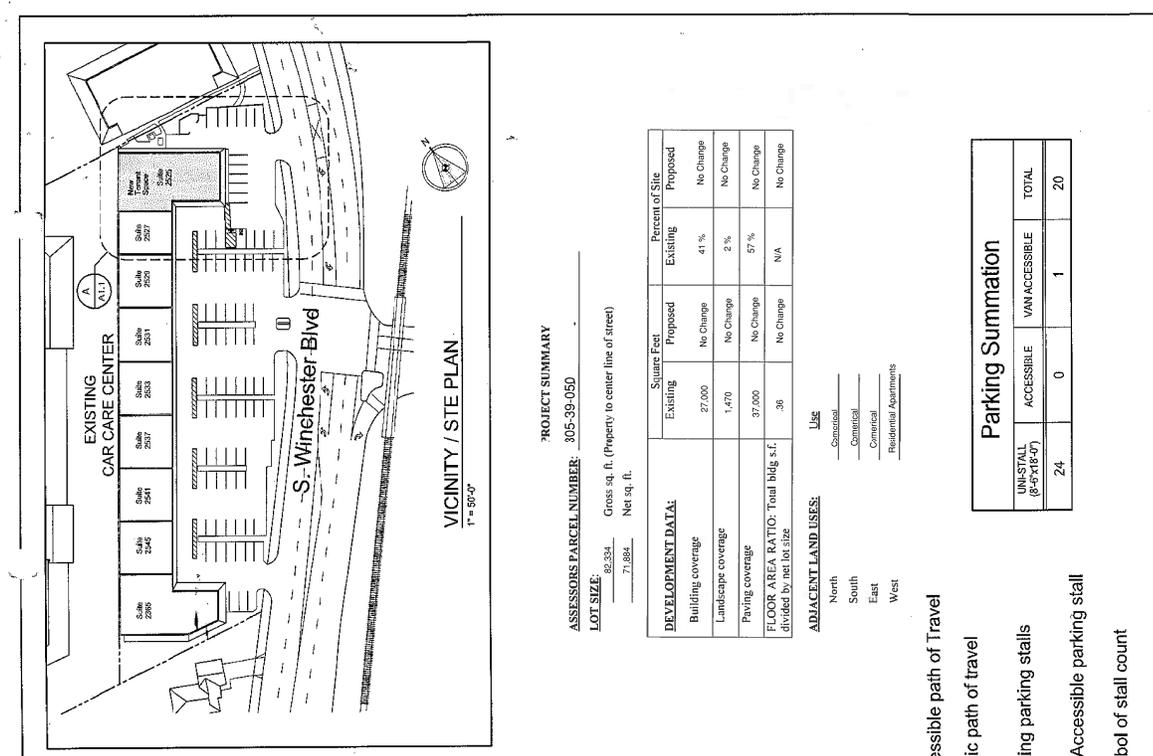
The facilities occupant load and hours of operation will not impact traffic on Winchester Blvd. or the surrounding streets.

As part of the Campbell business community it is our goal to stick with our roots and grow as the city grows. The services that we provide will help coach and mentor baseball players from the community ranging in ages from 10 years old to college age athletes. We feel that the SJBTC has added value to the community with the services we provide and will continue to do so as we move forward.

Respectfully,



Ernie Sarinana
CEO, SJBTC



PROJECT SUMMARY

ASSESSORS PARCEL NUMBER: 305-39-050

LOT SIZE: 82,334 Gross sq. ft. (Property to center line of street)
71,884 Net sq. ft.

DEVELOPMENT DATA:	Square Feet		Percent of Site	
	Existing	Proposed	Existing	Proposed
Building coverage	27,000	No Change	41 %	No Change
Landscape coverage	1,470	No Change	2 %	No Change
Paving coverage	37,000	No Change	57 %	No Change
FLOOR AREA RATIO: Total Bldg. s.f. divided by net lot size	.36	No Change	N/A	No Change

ADJACENT LAND USES:

- North Commercial
- South Commercial
- East Commercial
- West Residential Apartments

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

Parking Summation

UN-STALL (8-5'x16-0")	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
24	0	1	20

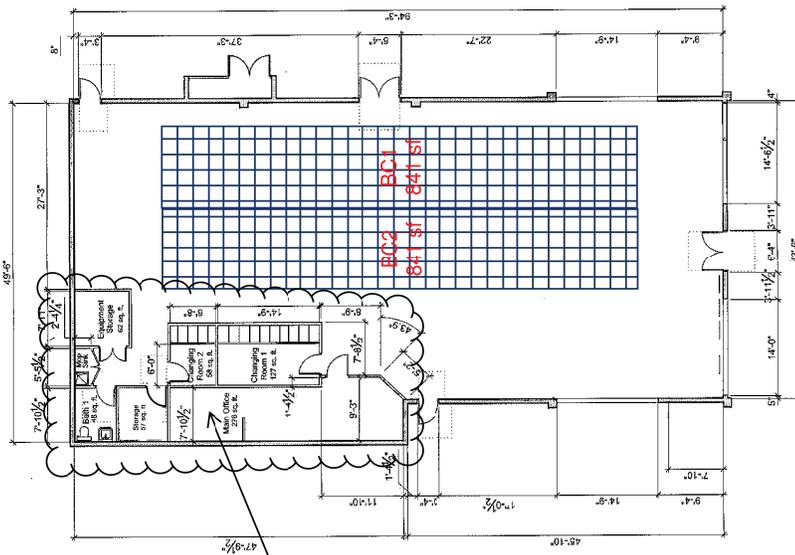
LEGEND



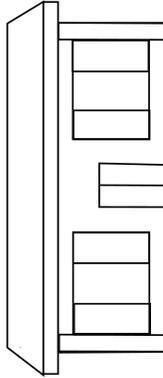
A Site Plan
1/16" = 1'-0"

San Jose Baseball Training Center 2525 S. Winchester Blvd, Campbell, Ca. 95008	Proposed Floor Plan 2525 S Winchester Blvd, Campbell, Ca. 95128	CONTRACT NO.	DATE
		DRAWING NO.	DATE
		SCALE	DATE
		BRIEF NO.	DATE
		DESIGNED BY	DATE
		CHECKED BY	DATE
		IN CHARGE	DATE
		DATE	DATE

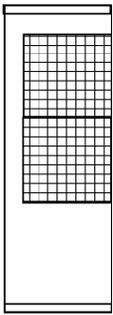
A1.1



Existing Tenant Improvements



Main Entrance



Interior Elevation

New Scope of Work
(2) 12x14x70 Batting Cages

BS = 15.00

FF = 0.00



Floor Plan
1/8" = 1'-0"



San Jose Baseball Training Center 2525 S. Winchester Blvd, Campbell, Ca. 95008	Proposed Floor Plan 2525 S Winchester Blvd, Campbell, Ca. 95128		A2.1
	CONTRACT NO. DRAWING NO. SCALE	DESIGNED BY DATE CHECKED BY IN CHARGE	