



**CITY OF CAMPBELL**  
**Community Development Department**

November 10, 2016

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on **Tuesday, November 22, 2016**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of SINA Investments, LLC for a Conditional Use Permit (PLN2015-255) to allow a massage establishment in an existing tenant space on property located at **225 W. Hamilton Avenue**. Staff is recommending that this item be deemed Categorical Exempt under CEQA

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

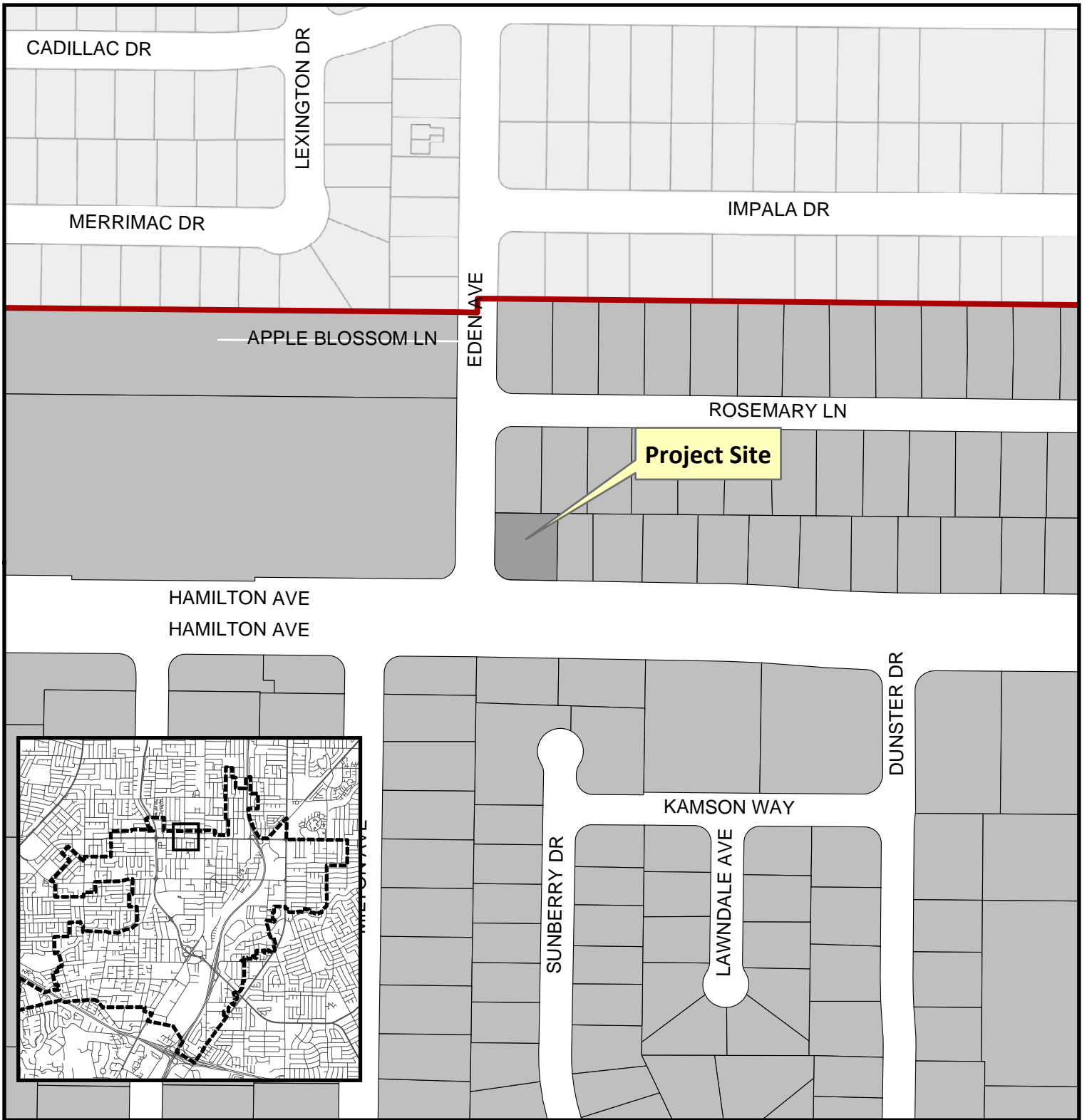
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION  
CITY OF CAMPBELL  
PAUL KERMOYAN  
SECRETARY

PLEASE NOTE: When calling about this Notice,  
please refer to: **225 W. Hamilton Avenue**

# Project Location Map



**Project Location:** 225 W. Hamilton Ave.  
**Application Type:** Conditional Use Permit  
**Planning File No.:** PLN2016-255  
**Description:** Massage Establishment Permit  
in an existing medical building



Community Development Department  
Planning Division

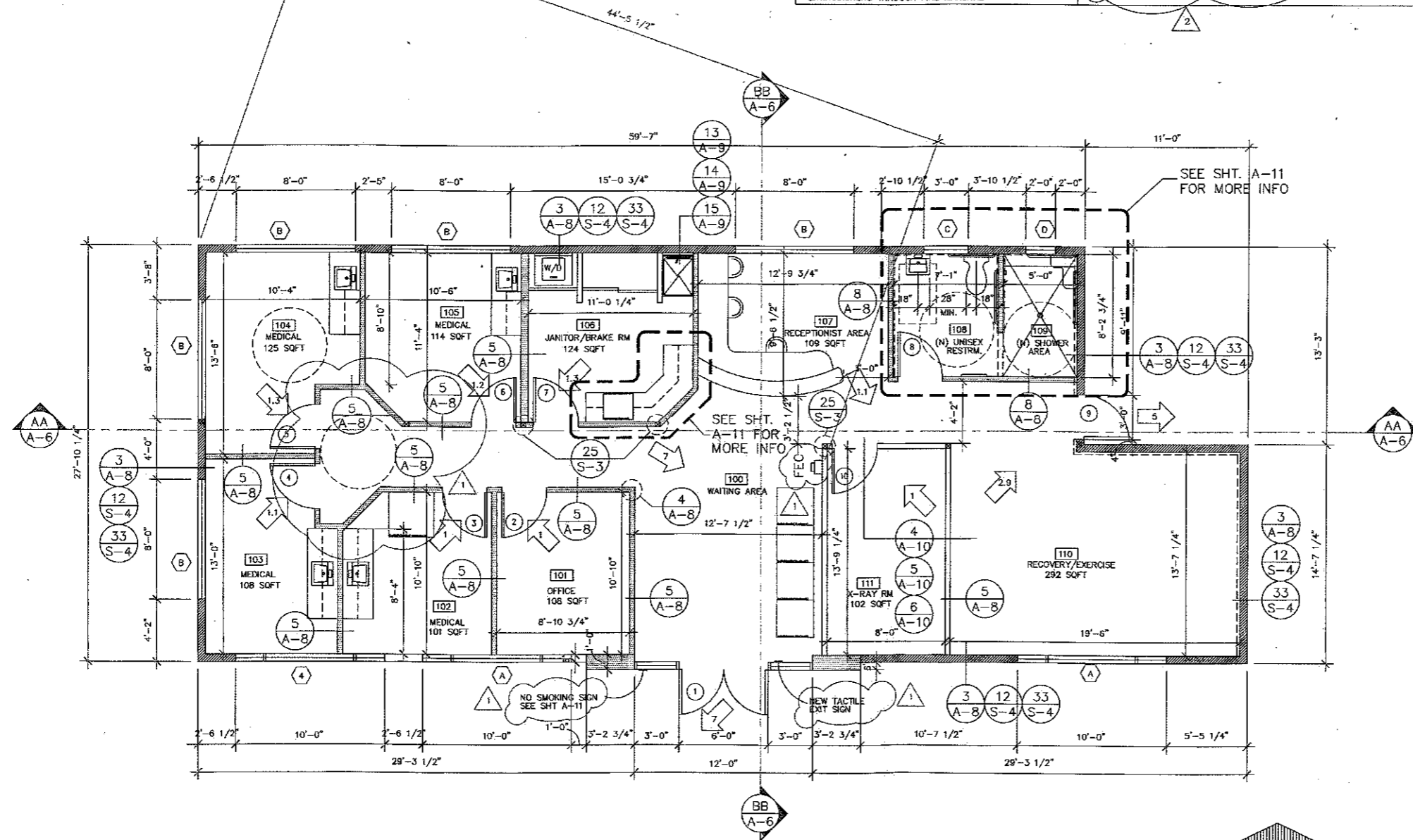
EXIT ANALYSIS							
ROOM NAME	USE	OCCUPANCY GROUP	OCCUPANT LOAD FACTOR (OLF)	SQUARE FOOTAGE SQ.FT.	OCCUPANT LOAD (OL=(SQ.FT.)/(OLF))	REQUIRED EXIT WIDTH (OL X 0.2)	EXIT WIDTH PROVIDED
100 WAITING AREA	WAITING AREA	B	100	192 S.F.	1.9	.4	60 IN.
101 OFFICE	OFFICE	B	100	115 S.F.	1.1	.2	36 IN.
102 MEDICAL/THERAPEUTIC RM.	THERAPEUTIC RM.	B	100	107 S.F.	1	.2	36 IN.
103 MEDICAL/THERAPEUTIC RM.	THERAPEUTIC RM.	B	100	116 S.F.	1.1	.2	36 IN.
104 MEDICAL/THERAPEUTIC RM.	JANITOR/STO. AREA	B	100	134 S.F.	1.3	.3	36 IN.
105 MEDICAL/THERAPEUTIC RM.	THERAPEUTIC RM.	B	100	123 S.F.	1.2	.2	36 IN.
106 JANITOR/BRAKE RM.	JANITOR/BRAKE RM.	B	100	137 S.F.	1.3	.3	36 IN.
107 RECEPTIONIST AREA	RECEPTIONIST	B	100	111 S.F.	1.1	.2	36 IN.
108 (N) ADA UNISEX RESTRM.	UNISEX RESTRM.	---	---	---	---	---	36 IN.
109 SHOWER AREA	SHOWER	---	---	---	---	---	36 IN.
110 RECOVERY/EXERCISE RM.	THERAPEUTIC RM.	B	100	292 S.F.	2.9	.6	36 IN.
111 X-RAY RM.	X-RAY RM.	B	100	102 S.F.	1	.2	36 IN.
112 OPEN CORRIDOR AREA	OPEN AREA	B	100	187 S.F.	1.8	.4	36 IN.

**OCCUPANT LOAD**  
 SQ. FTG. = 1,208 S.F.  
 OCC. LOAD FACTOR = 100  
 1,855 SQ.FT. = 18 OCC. LOAD  
 200  
 SINCE 12<49, BY (CBC 2013) TABLE 1004.1.2 AND 1015.1 ONLY 1 EXIT IS REQ'D.

**NOTES:**  
 1. SEE A-1 SHEET FOR OVERALL (N) SITE PLAN  
 2. SPRINKLER CONTRACTOR TO INSTALL SPRINKLER HEAD DROPS & SUBMIT TO CITY OF CAMPBELL FOR APPROVAL  
 3. FIRE EXTINGUISHERS REQ. PER UNIFORM FIRE CODE. ONE PER 3,000 SQ. FT., NO GREATER THAN 75 FT. TRAVEL DISTANCE. USE 2-A:10BC IN OFFICES. CONTRACTOR TO OBTAIN LOCATION OF EXTINGUISHERS THROUGH FIRE MARSHAL

**OCCUPANT LOAD NOTES**  
 TOTAL OCCUPANT LOAD 12 MIN 1 EXIT REQ'D. PER 2013 CBC TABLE 1004.1.2  
 EXIT ANALYSIS APPLIES TO ALL OCCUPIED SPACES  
 1. EXIT WIDTH SHALL NOT BE LESS THAN THE TOTAL OCCUPANT LOAD SERVED BY THE MEANS OF EGRESS MULTIPLIED BY THE FACTORS IN TABLE 1005.2 (2013 CBC)  
 2. THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD SERVED AND SHALL PROVIDE A CLEAR WIDTH OF NO LESS THAN 32" (2013 CBC 1008.1.1)  
 3. OCCUPANT LOAD AND REQUIRED NO OF EXITS PER (CBC 2013) TABLE 1004.1.2 AND 1015.1  
 EXIT MAY BE THRU INTERVENING ROOM: 1014.2 (2013 CBC)  
 4. SPECIFY A SIGN ON OR ADJACENT TO THE MAIN EXIT DOOR-STARTING THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED." 1008.1.9.3 (2.2) (2013 CBC)

5. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE W/O THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. (2013 CBC 1008.1.9)  
 6. PER SECTION 1014-2013 CBC -EXIT ACCESS, ROOMS SHALL NOT PASS THROUGH ADJOINING OR INTERVENING ROOMS OR AREAS, EXCEPT WHERE SUCH ADJOINING ROOMS OR AREAS ARE ACCESSORY TO THE AREA SERVED ARE NOT A HIGH-HAZARD OCCUPANCY AND PROVIDE A DISCERNIBLE PATH OF EGRESS TRAVEL TO AN EXIT  
 7. WALL MOUNTED TACTILE EXIT SIGN SHALL BE REQUIRED AT EACH GRADE-LEVEL EXTERIOR EXIT DOOR AND SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD "EXIT" (2013 CBC 1011.3)



**LEGEND**

- 2X6 STUDS AT 16" O.C.
- FULL HGT. PARTITION W/ 1 LAYER OF 5/8 TYPE 'X' GYP. BD. INSIDE WALL & STUCCO FINISH OUTSIDE FOR 1 HR. FIRE RATED
- (N) 2X4 STUDS AT 16" O.C. W/SOUND ATTENUATION INS.
- 5/8" GYP. BD. TYPE 'X' MR TAPED, TEXT. TAPED, TEXT. & PAINTED W/ 4"-0" FRP. ALONG PLUMB. WALLS AND TRIM PROVIDED BY CONTRACTOR
- FEC FIRE EXTINGUISHER CABINET MAX. OF 150'-0" INSTALLATION 2-A:10-BC MIN. SIZE
- X DIRECTION OF EGRESS W/ OCCUPANT LOAD
- (X) DOOR NO
- (X) WIND. LETTER
- GLASS / GLAZING

**A) MIN. DOOR CLEARANCE**

**PROPOSED FLOOR PLAN**

1,829 SQ.FT.



1/4"=1'-0"

City of Campbell  
 Building Inspection Division  
 \* PLAN APPROVED \*  
 This plan with attached documents has been reviewed for compliance with the City of Campbell and State of California Codes. This plan shall not be changed or modified without authorization from the Building Official. Work performed related to this plan shall be done in accordance with this plan and all applicable codes. This approval not be held to permit or understood as to be an approval of a violation of any City or State Law.  
 Approved: *[Signature]*  
 Plan: 2014-00425 Date: 01-05-15

**ARCHITECT BUILDERS**  
 1281 Lawrence station rd. ste. 160 Sunnyvale, CA 95035

**REVISIONS**

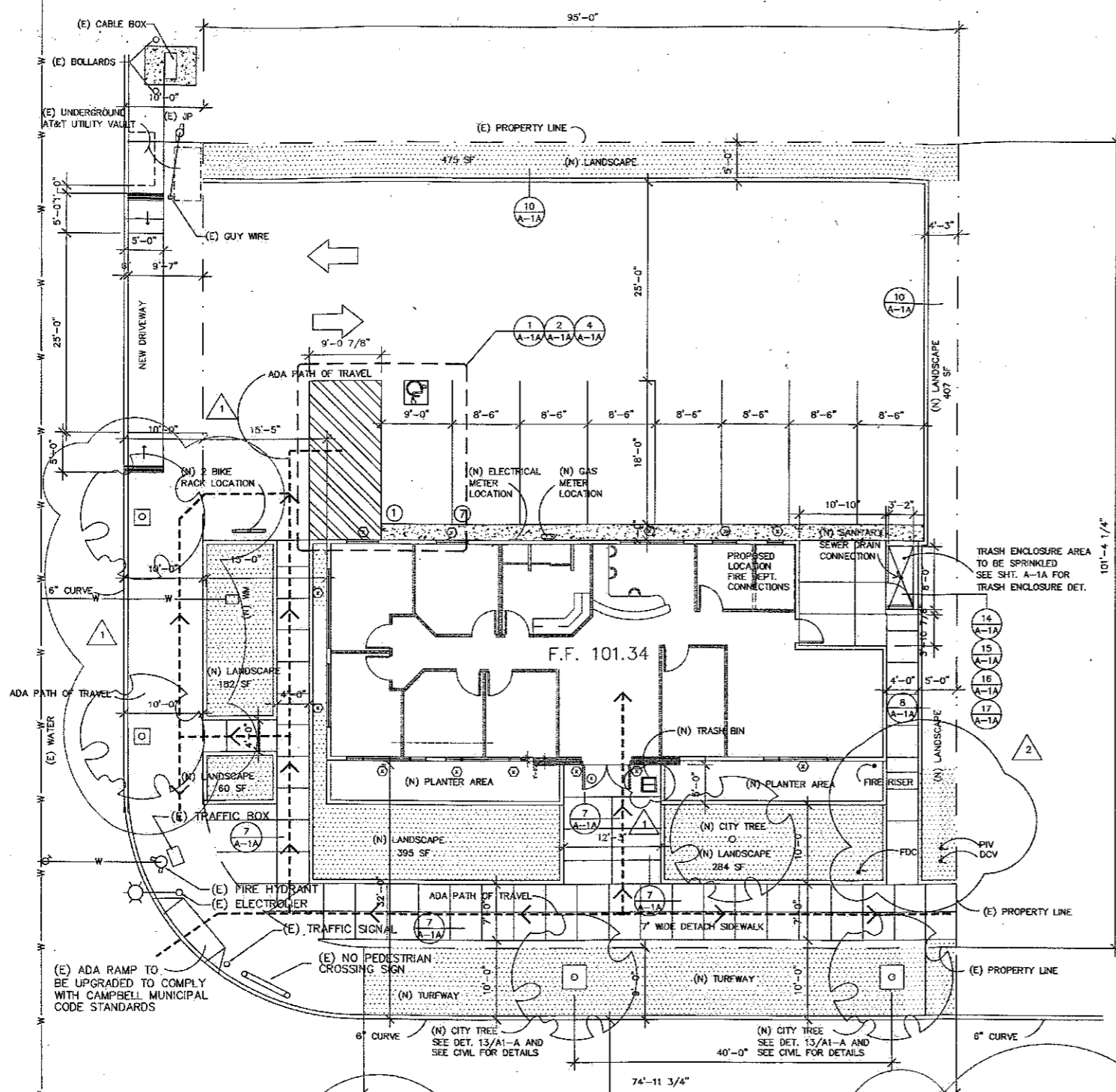
DATE	BY	REVISIONS
09-28-14	1	C.O.C.B.D.
10-24-14	2	C.O.C.B.D.

**(E) & (N) FLOOR PLAN**

**MEDICAL OFFICES**  
 225 W HAMILTON AVE  
 CAMPBELL, CA

DATE	SCALE	DRAWN	JOB
04-28-14	1/4"=1'-0"	MB	08-2020

EDEN AVENUE

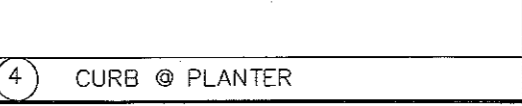
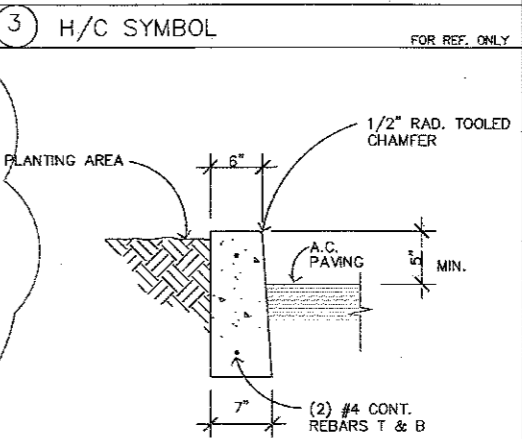
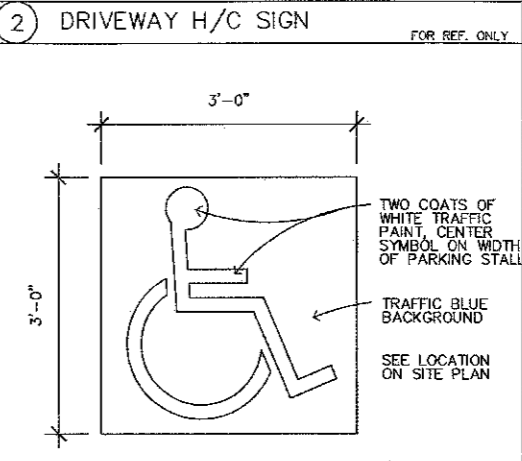
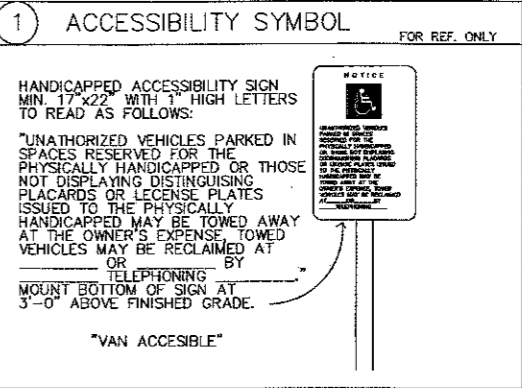
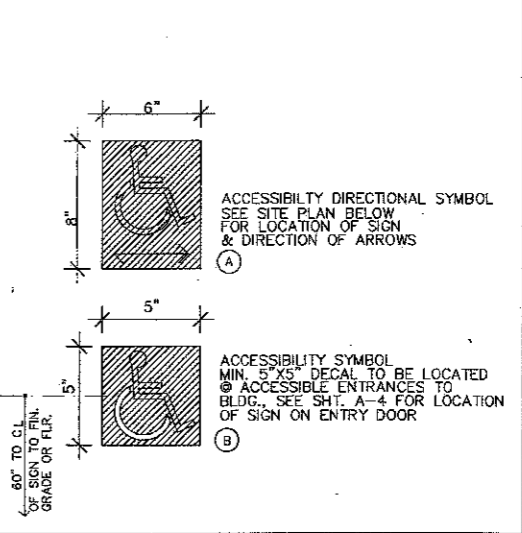


**NOTE:**  
100% OF TREES, STUMPS, ROCKS AND ASSOCIATED VEGETATION AND SOILS RESULTING PRIMARILY FROM LAND CLEARING SHALL BE REUSED OR RECYCLED.  
CGBSC SECTION 5.408.4

**NOTE:**  
\* THE CONTRACTOR USING THE CITY SIDEWALK WORK ON AN ADJACENT PRIVATE BUILDING MUST DO SO IN A MANNER THAT IS SAFE FOR PEDESTRIANS USING THE SIDEWALK. THE WORK AREA MUST BE CONED OR TAPE OFF WHILE STILL LEAVING AT LEAST 4 FEET OF SIDEWALK FOR PEDESTRIAN USE. IF LESS THAN 4 FEET OF SIDEWALK IS AVAILABLE FOR PEDESTRIANS, THE CONTRACTOR MUST OBTAIN AN ENCROACHMENT PERMIT FROM PUBLIC WORKS TO CLOSE THE SIDEWALK.\*

**BUILDING ANALYSIS**

APN#	305-04-030
ZONING	C-1/P-0
TYPE OF CONST.	V-A
SITE/LOT AREA:	9,759 SQ.FT.
(E) HARDCAPE AREA:	5,871 SQ.FT.
(E) LANDSCAPE AREA:	1,418 SQ.FT.
(E) BUILDING AREA GROSS:	1,966 SQ.FT.
(E) SITE COVERAGE:	1,966/9,759 = .20%
EXISTING OCCUPANCY CBC 2013 "B" OFFICE/RESIDENTIAL	
(E) PARKING STANDARD:	4
HANDICAP:	1
TOTAL PARKING:	5
(N) HARDCAPE AREA:	5,461 SQ.FT.
(N) LANDSCAPE AREA:	1,803 SQ.FT.
(N) BUILDING AREA GROSS:	1,855 SQ.FT.
(N) SITE COVERAGE:	1,855/9,759 = .19%
PROPOSED OCCUPANCY CBC 2013 "B" MEDICAL USE	
(N) PARKING STANDARD:	7
HANDICAP:	1
TOTAL PARKING:	8



City of Campbell  
Building Inspection Division  
**\* PLAN APPROVED \***  
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Approved: *Bill*  
Form 2014-00425 Date 01-05-15

**ARCHITEX BUILDERS**  
1281 Lawrence Station Rd Ste 160 Sunnyvale CA 95030-9383

**(N) PROPOSED SITE PLAN**

**MEDICAL OFFICES**  
225 W HAMILTON AVE  
CAMPBELL, CA

DATE	07-25-13
SCALE	1/8"=1'-0"
DRAWN	MB
JOB	2006

A-1