



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

August 29, 2014

**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, **September 9, 2014**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Larry Schaadt for a Modification (PLN2014-207) to a previously approved Conditional Use Permit (PLN2012-255) to convert an approved wine bar to a restaurant and bar with late night operational hours (12 AM public closing time), general alcohol (spirits) sales, and live entertainment, on property located at **400 E. Campbell Avenue**. Staff is recommending that this project 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 address: **400 E. Campbell Avenue**

# Project Location Map

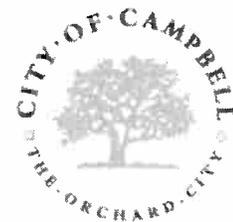
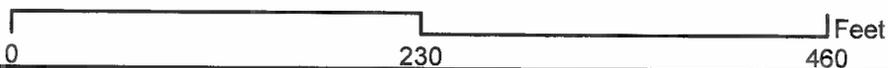


**Project Location:** 400 E. Campbell Ave.

**Application Type:** CUP Modification

**Planning File No.:** PLN2014-207

**Description:** Convert approved wine bar to restaurant and bar.



Community Development Department  
Planning Division

# Regale, LLC

P O Box 1368  
Los Gatos, Ca 95031

## Program Statement

400 E. Campbell, Ave

### **Re: CUP Modification Regale Wine Bar**

I have requested a modification to my existing CUP for the Regale Wine Bar changing the business to an upscale small plate restaurant in order to differentiate it from our Rendezvous Wine Bar next door.

Rendezvous will be an upscale cosmopolitan restaurant and wine bar with food served throughout the day and evening. Instead of having Regale do the same thing next door, I would like to have Regale be more of a small plate restaurant offering gourmet food options and the ability for our guests to have not only our wine but a mixed drink with dinner if they so choose, similar to Coqueta in San Francisco and other similar high-end small plate restaurants which are the growing trend in fine dining today. To do this, I need to modify my CUP to allow for a Type 47 license, which will remove the current 21 or over age restriction, and to extend my business hours by an hour to midnight Thursday-Saturday and 11:00 pm Sunday -Wednesday.

The live music permit would remain the same at 6-10pm nightly but I would add the restriction that we be limited to no more than 3 musicians playing at one time with amplification through our own built-in speaker system.

While I am well aware of the concern about the number of alcohol establishments in the downtown business district, this is not adding a new one. It is modifying an existing one. There is also a very big difference between the restaurants and wine bars that close no later than midnight and the late night bars. I spend a great deal of time in downtown Campbell in the evenings and have never seen any problems with the restaurants and other businesses serving alcohol that close by midnight. If anything, they help make the downtown vibrant, which ultimately supports all of the businesses.

Restoring this grand building to its former glory is an enormously expensive undertaking. Approval of these requested modifications will help ensure that this is a successful venture and once again a great asset to the City. It has been boarded up far too long.

SITE PLAN / FLOOR PLAN  
**REGALE**  
 RESTAURANT AND WINE BAR  
 400 EAST CAMPBELL AVENUE  
 CAMPBELL . CA 95008

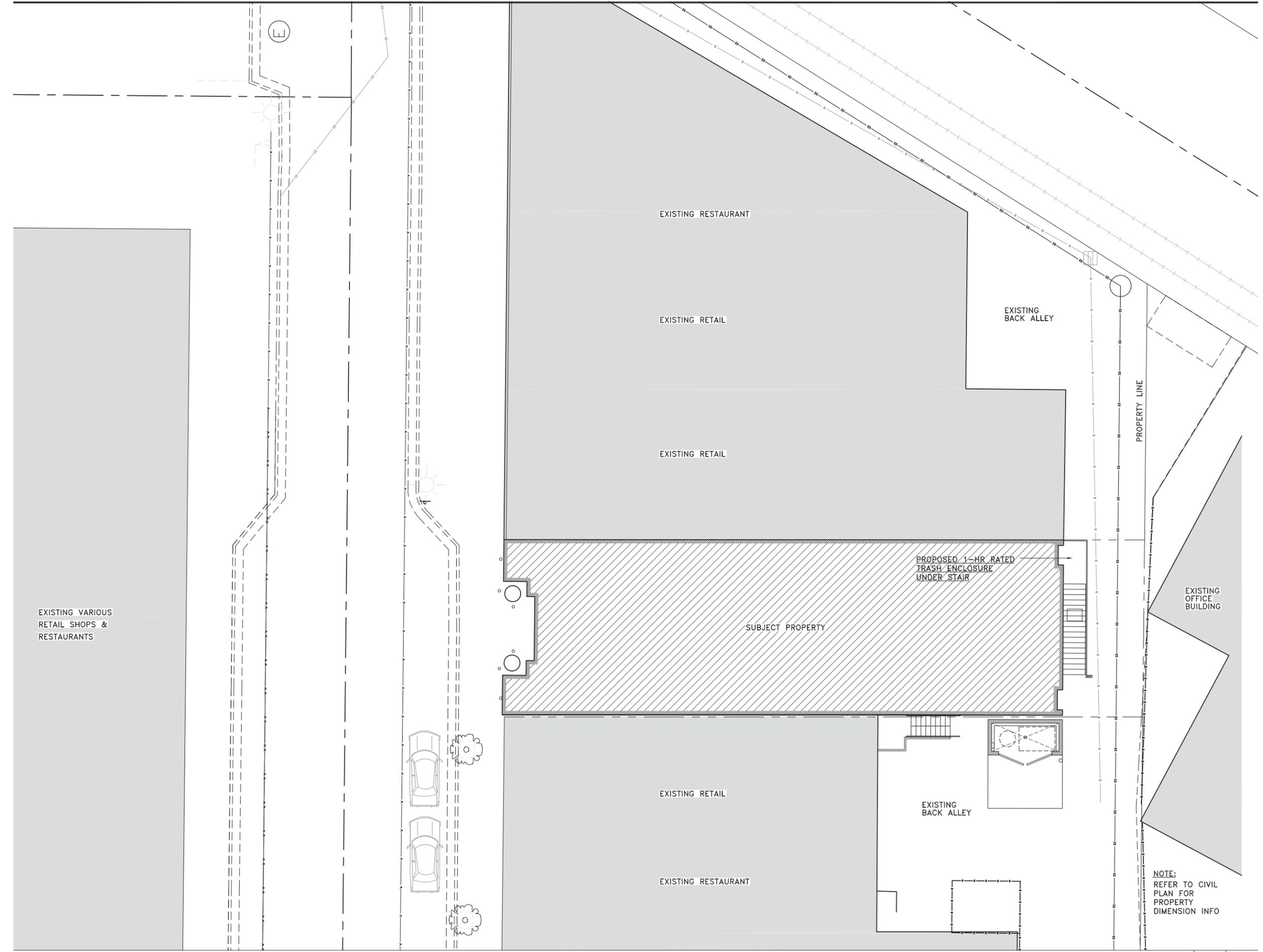
07.24.14 ISSUED FOR PLAN CHECK  
 08.13.14 PLANNING COMMENTS

PROJECT NO.: 12-4430

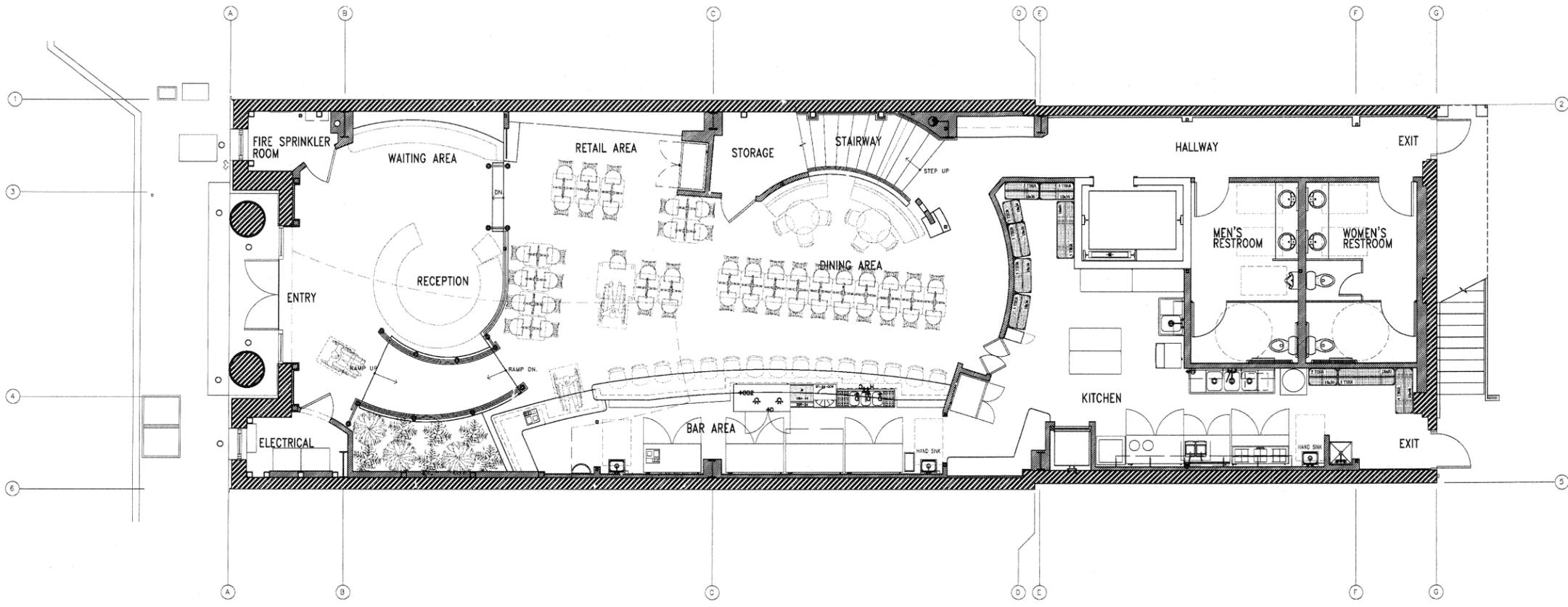
SIDEWALK SEATING PLAN

NOTE:  
 REFER TO CIVIL  
 PLAN FOR  
 PROPERTY  
 DIMENSION INFO

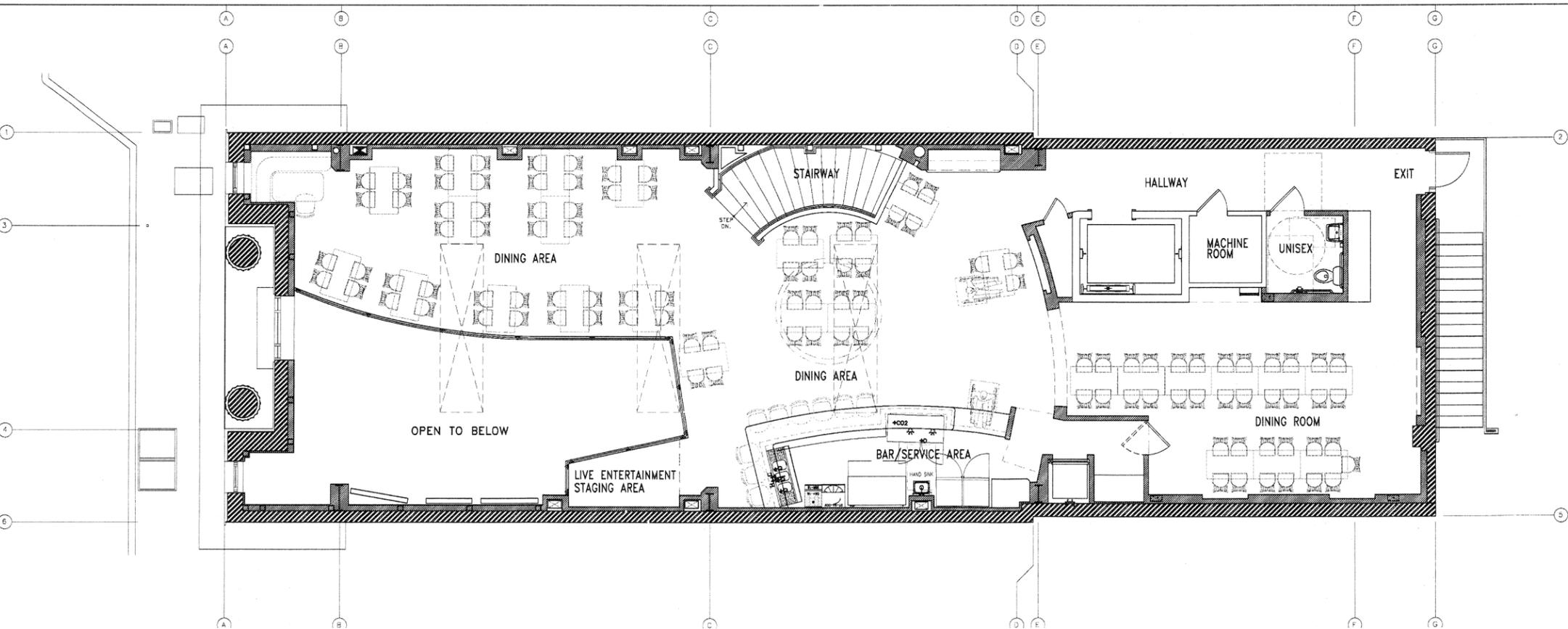
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PROPOSED 1ST FLOOR PLAN 3/16" 2



PROPOSED 2ND FLOOR PLAN 3/16" 4



SITE PLAN / FLOOR PLAN  
**REGALE**  
 RESTAURANT AND WINE BAR  
 400 EAST CAMPBELL AVENUE  
 CAMPBELL, CA 95008

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PROPOSED FLOOR PLANS

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