



CITY OF CAMPBELL
Community Development Department

August 7, 2015

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Historic Preservation Board of the City of Campbell has set the time of 4:00 p.m., or shortly thereafter, on Wednesday, **August 19, 2015**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application for Larry Schaadt for a Modification (PLN2015-202) to a previously-approved Conditional Use Permit (PLN2014-207) and a Historic Exception (PLN2015-203) to allow a reduction in size and capacity of an approved restaurant, expansion of an existing mezzanine into a full second floor (exceeding the allowable FAR), and establishment of professional office space on the second floor (a change of use in an historic resource inventory property), on property located at **400 E. Campbell Avenue** in the C-3 (Central Business District) Zoning District.

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 Historic Preservation Board at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

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.

HISTORIC PRESERVATION BOARD
CITY OF CAMPBELL
CINDY MCCORMICK
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **HPB – 400 E. Campbell Ave**

Project Location Map

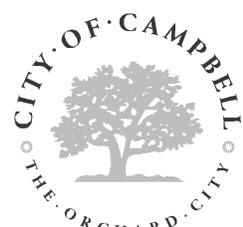
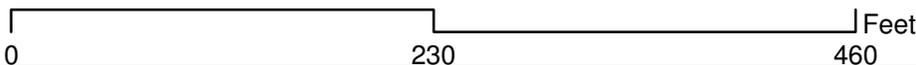


Project Location: 400 E. Campbell Ave.

Application Type: CUP Modification / Historic Exception

Planning File No.: PLN2015-202/203

Description: Extend mezzanine and add prof. office



Community Development Department
Planning Division

REGALE, LLC

24040 Summit Rd
Los Gatos, CA 95033

Program Statement

400 E. Campbell Ave

With this application I am requesting a Modification to my existing CUP to allow me to dramatically reduce the size and scope of the currently approved 239 seat restaurant on two floors down to a 129 seat restaurant on the ground floor and professional offices on the second floor. Given the very difficult constraints of the building, this seems to be the only way to finally get the project completed and the building occupied.

The one major downside to splitting the use of the building with offices on the second floor is that the first floor restaurant will be even more isolated from the front of the building and street view. The front of the building on the first floor will turn into a lobby area for both businesses. The lobby will be the entryway for the second floor with a staircase and chair lift as well as the entry point for the restaurant. Therefore the restaurant will have no outdoor seating and not any direct exposure or visibility to the street. It will have to be purely a destination restaurant which will be quite challenging in Downtown Campbell.

To make this reduction in size of the restaurant, and to be able to effectively get a restaurant partner to go into the space, I will need to have the closing time for business hours to be 12am, which is consistent with the Downtown Alcohol Policy. While I know that the current policy is to keep the closing time a bit earlier, an exception should be made for this property because not only are we voluntarily reducing the capacity of the restaurant by nearly 50%, but to do so we have to give up any exposure to the street which is a real business risk. Clearly the tradeoff in downsizing the restaurant for a 12am closing time is warranted and justified for this unique situation, and getting this building finished and operational is a great benefit to the City and the Downtown Business District as a whole.



MODIFICATION OF CONDITIONAL USE PERMIT
400 EAST CAMPBELL AVENUE
 CAMPBELL, CA 95008

07.06.15 ISSUED FOR PLANNING

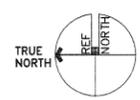
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**CITY OF CAMPBELL
PLANNING DEPT**

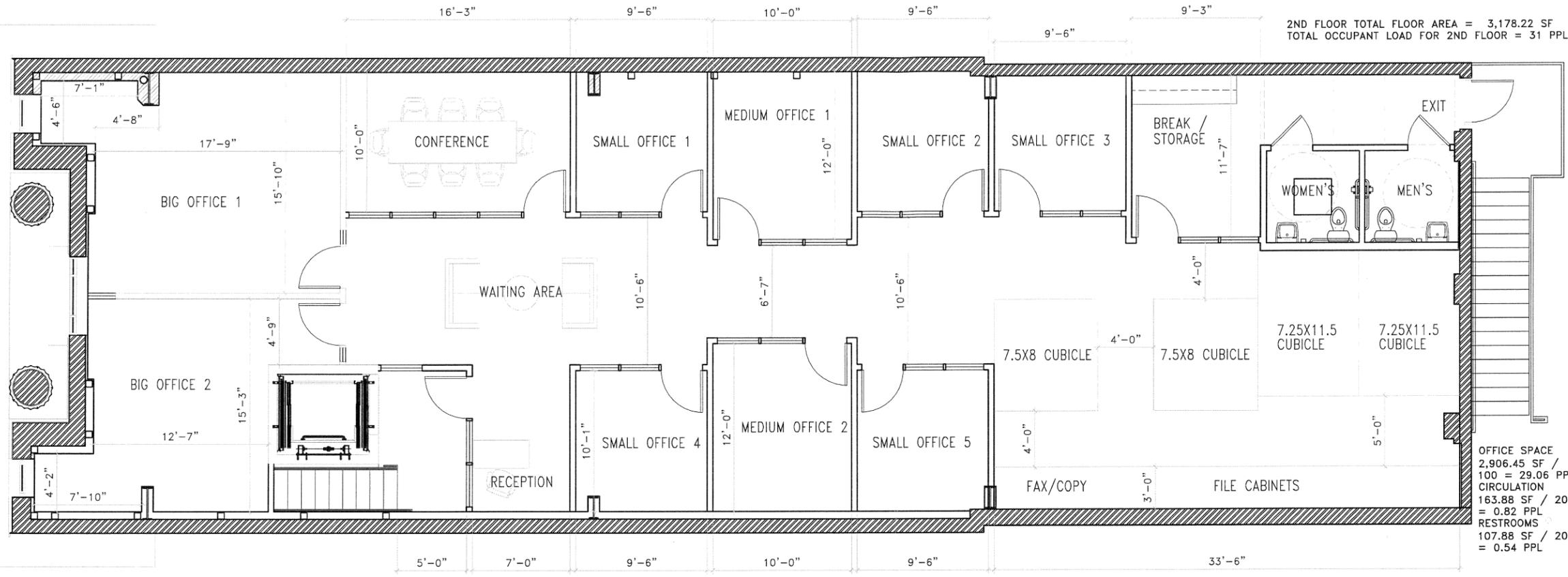
DATE: 07.06.15
PROJECT NO.: 12-4330

PROPOSED FLOOR PLANS



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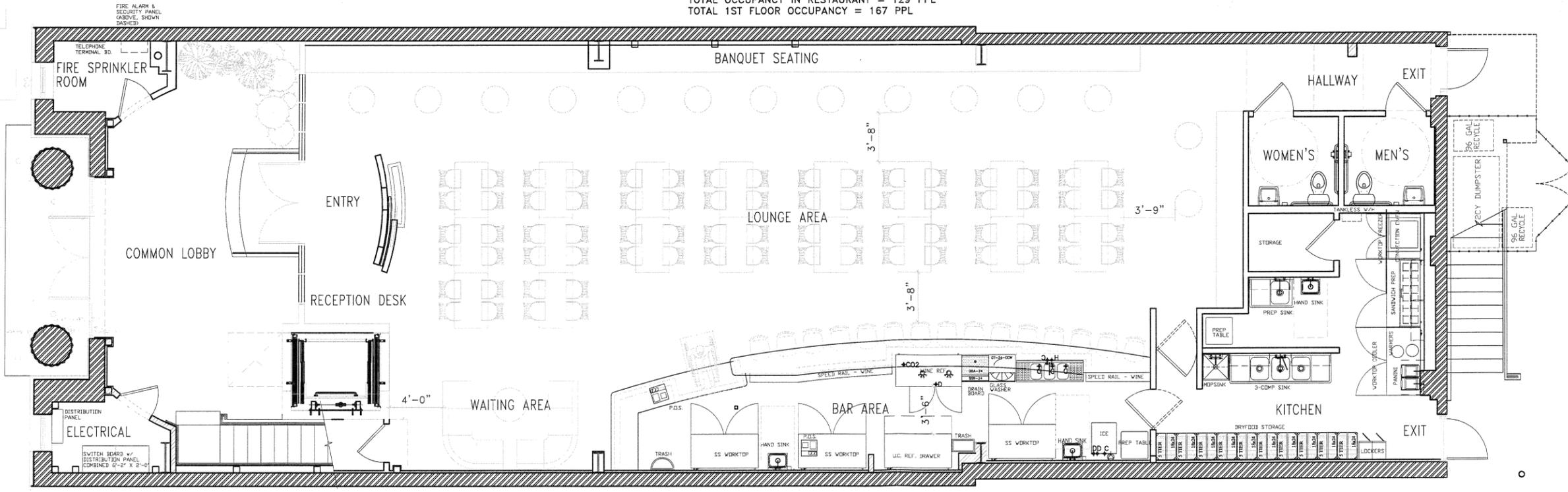
2ND FLOOR TOTAL FLOOR AREA = 3,178.22 SF
TOTAL OCCUPANT LOAD FOR 2ND FLOOR = 31 PPL



OFFICE SPACE
2,906.45 SF /
100 = 29.06 PPL
CIRCULATION
163.88 SF / 200
= 0.82 PPL
RESTROOMS
107.88 SF / 200
= 0.54 PPL

PROPOSED 2ND FLOOR PLAN - TOTAL OCCUPANCY = 31 1/4" 2

1ST FLOOR TOTAL FLOOR AREA = 3,189.40 SF
OCCUPANCY @ COMMON LOBBY = 38 PPL
TOTAL OCCUPANCY IN RESTAURANT = 129 PPL
TOTAL 1ST FLOOR OCCUPANCY = 167 PPL



UTILITIES 93.78 SF / 300 = 0.31 PPL
COMMON LOBBY 261.69 SF / 7 = 37.38 PPL
CIRCULATION @ COMMON LOBBY 112.06 SF / 200 = 0.56 PPL

CIRCULATION @ RESTAURANT 219.81 SF / 200 = 1.09 PPL
RECEPTION 207.05 SF / 7 = 29.58 PPL
STORAGE 93.00 SF / 200 = 0.465 PPL

DINING 1,413.78 SF / 15 = 94.25 PPL
KITCHEN 634.78 SF / 200 = 3.17 PPL
RESTROOM 107.88 SF / 200 = 0.54 PPL

PROPOSED 1ST FLOOR PLAN - TOTAL OCCUPANCY = 167 1/4" 1

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