



CITY OF CAMPBELL
Community Development Department

March 3, 2017

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, **March 14, 2017**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to conduct a one-year review of a previously modified Conditional Use Permit (PLN2015-247) to evaluate the extended "late-night" closing time (11:30 PM, daily) of an approved restaurant and bar (The Vesper) and to consider the applicant's request to modify the Conditional Use Permit to further extend the closing time to 12:00 AM, daily, on property located at **394 E. Campbell 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: **394 E. Campbell Avenue**

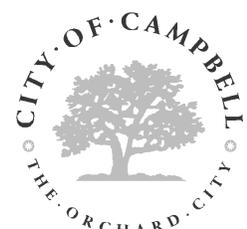
Project Location Map



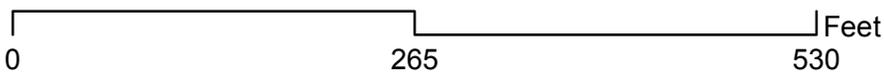
Project Location: 394 E. Campbell Ave.

Application Type: CUP Modification

Planning File No.: PLN2017-71



Community Development Department
Planning Division



THE VESPER

394 E. Campbell Ave
Campbell, CA

Program Statement

With this One Year Review of our Conditional Use Permit, the Planning Commission will see that our business has been an outstanding addition to the fabric of Downtown Campbell. While there are certainly many restaurants on East Campbell Avenue, including late night bars and large local chain restaurants, there are only a few chef/owner operated restaurants where the owner is there every day to make sure that the business is operating to the highest standards and has a positive impact in the community. The Vesper has done that from day one.

We currently have an 11:30pm closing time, with alcohol sales also stopping at 11:30pm. At this hearing the Planning Commission may, as one of its options, extend our business hours. We respectfully ask that our Business Hours be extended by 30 minutes, to 12:00am daily, but keep our existing 11:30pm cutoff time for the sale of alcohol. We need this additional 30 minutes to be able to compete with the much larger chain restaurants that nearly all have a 12:00am closing time. We are not looking for more time to sell alcohol, just asking for an additional 30 minutes for our customers to finish what they order. Our Operational Hours would also need to be extended by 30 minutes to allow ample time for employee cleanup.

The Downtown Alcohol Beverage Policy currently allows for a 12:00am Business Closing Time. In addition, the Planning Commission has little risk in granting the 30 minute extension of our Business Hours because our Conditional Use Permit has a very strict compliance clause for the Revocation of our Use Permit for non-compliance.

Lastly whether it's a restaurant, retail store, coffee shop or any other small business in the Downtown core, the Planning Commission should make supporting the small owner-operated establishments its top priority. And for the small, owner-operated restaurants like ours, when it comes to concerns the City may have about the sale of alcohol Downtown, we are clearly not the problem!