



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

March 14, 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, **March 25, 2014**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Regale, LLC, for a Conditional Use Permit (PLN2014-35) to allow a new wine bar/restaurant with a beer and wine license and late night operation (11 p.m. public closing time) on property located at **394 E. Campbell Avenue** in the C-3 (Central Business District) Zoning District. Staff is recommending that this project be deemed Categorically 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'.

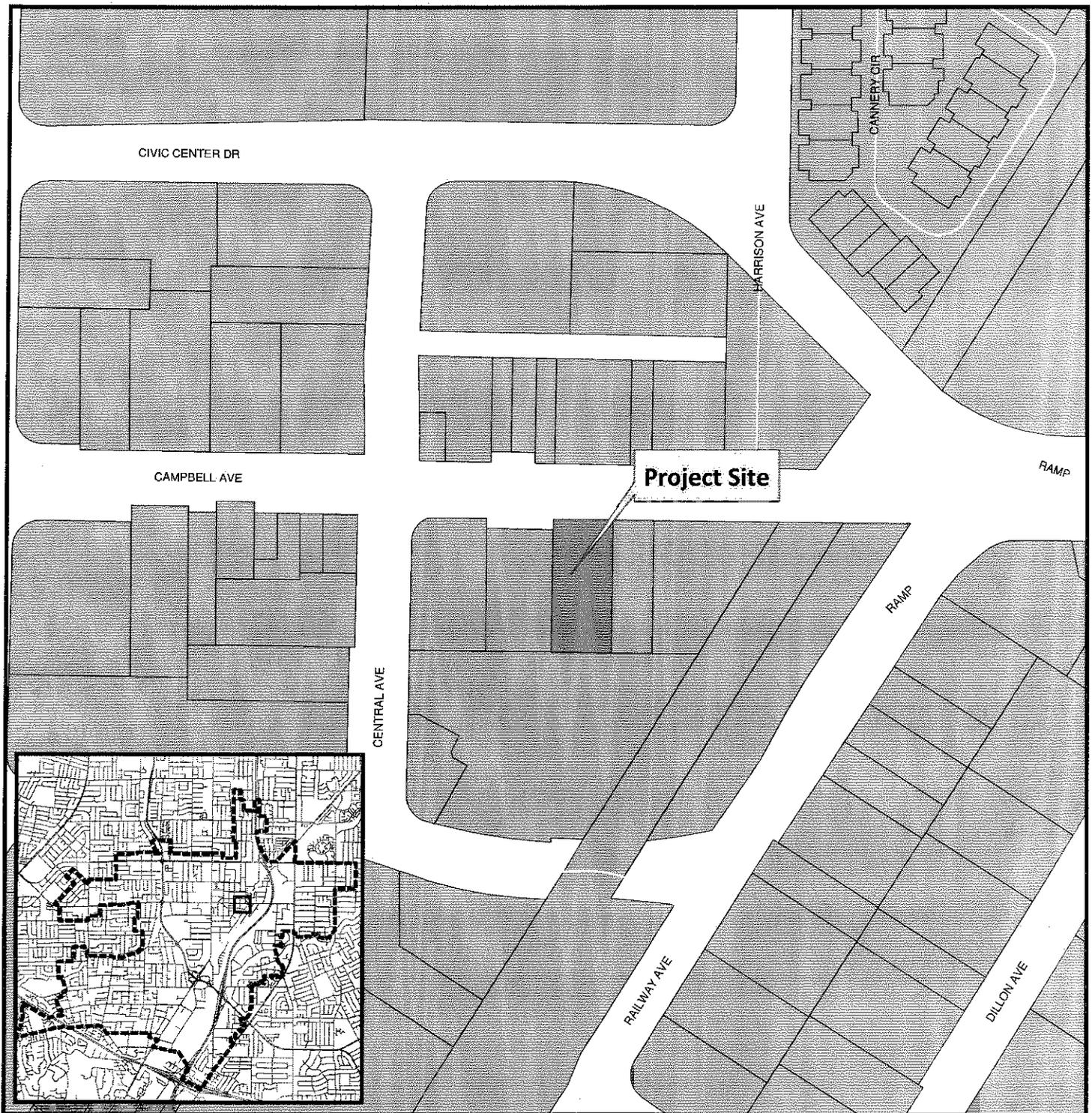
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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.

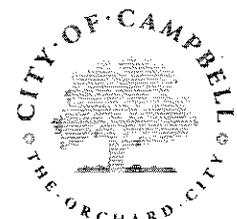
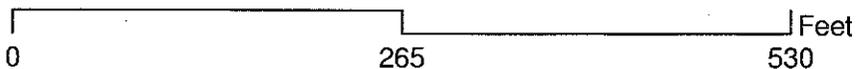
**PLANNING COMMISSION**  
**CITY OF CAMPBELL**  
**PAUL KERMOYAN**  
**SECRETARY**

**PLEASE NOTE:** When calling about this Notice,  
please refer to address: **394 E. Campbell Avenue**

# Project Location Map



**Project Location:** 394 E. Campbell Ave.  
**Application Type:** Conditional Use Permit  
**Planning File No.:** PLN2014-35  
**Description:** New wine bar/restaurant with late-night hours (11 PM Public Closing).



Community Development Department  
Planning Division







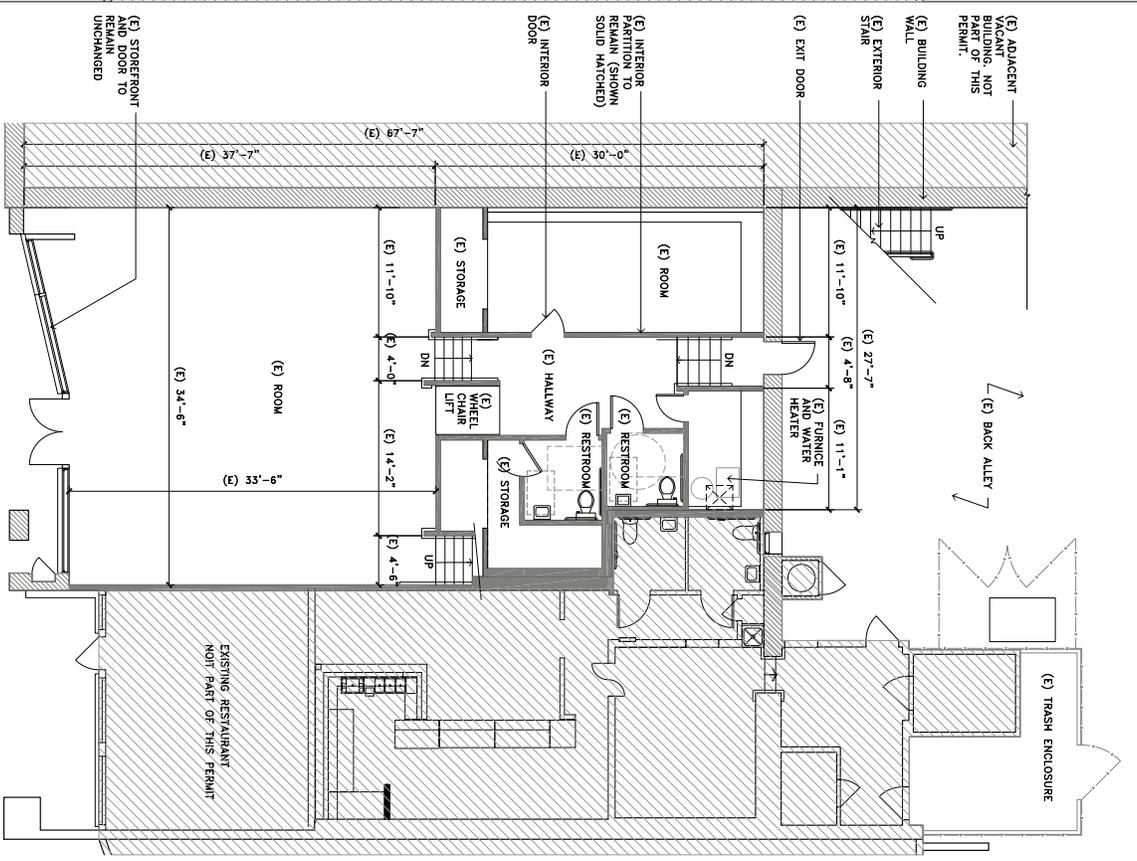
CONDITIONAL USE PERMIT  
**REGALE**  
 394 EAST CAMPBELL AVENUE  
 CAMPBELL, CA 95008

01.28.14 ISSUED FOR OUR SUBMITTAL

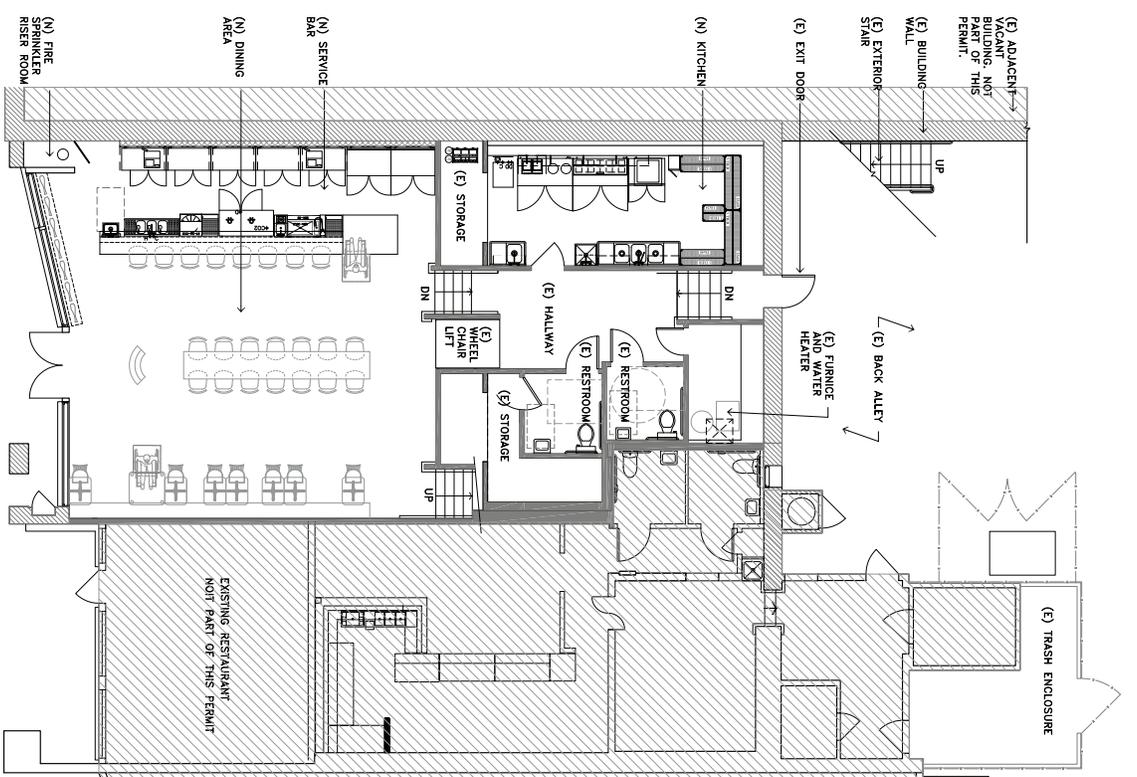
PROJECT NO.: 13-4330  
 GROUND FLOOR PLANS



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EXISTING GROUND FLOOR PLAN 3/16" 1

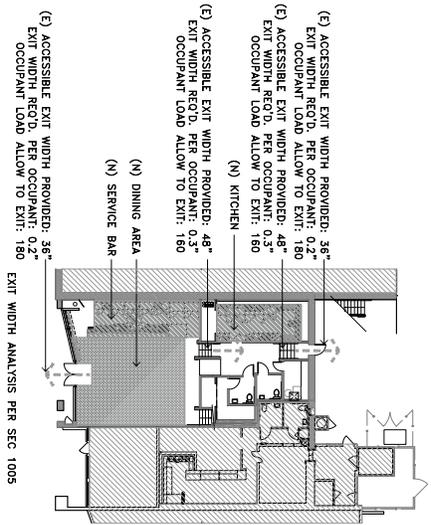


PROPOSED GROUND FLOOR PLAN 3/16" 2

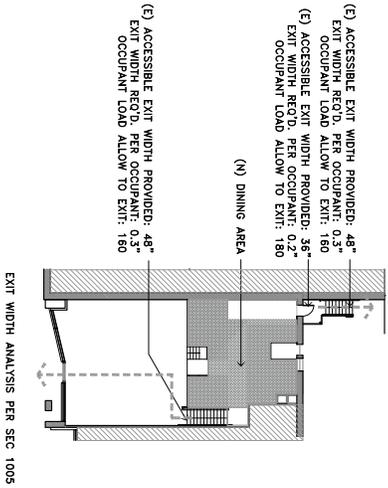
E CAMPBELL AVE

E CAMPBELL AVE

PROPOSED GROUND FLOOR PLAN



PROPOSED 2ND FLOOR PLAN



FLOOR DESCRIPTION	AREA	OCCUPANT FACTOR PER IBC 1004.1.2	OCCUPANT LOAD	MALE	FEMALE
1 DINING	693	15	46.2		
1 KITCHEN/SERVICE	233	200	1.2		
1 SERVICE BAR	299	200	1.5		
TOTAL	926		48.9		
2 DINING	654	15	43.6		
TOTAL	654		43.6		
TOTAL	1580		92.5	46	46

MAX OCCUPANCY LOAD CALCULATION PER TABLE 1004.1.2

EXIT ANALYSIS

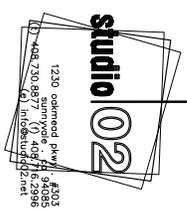
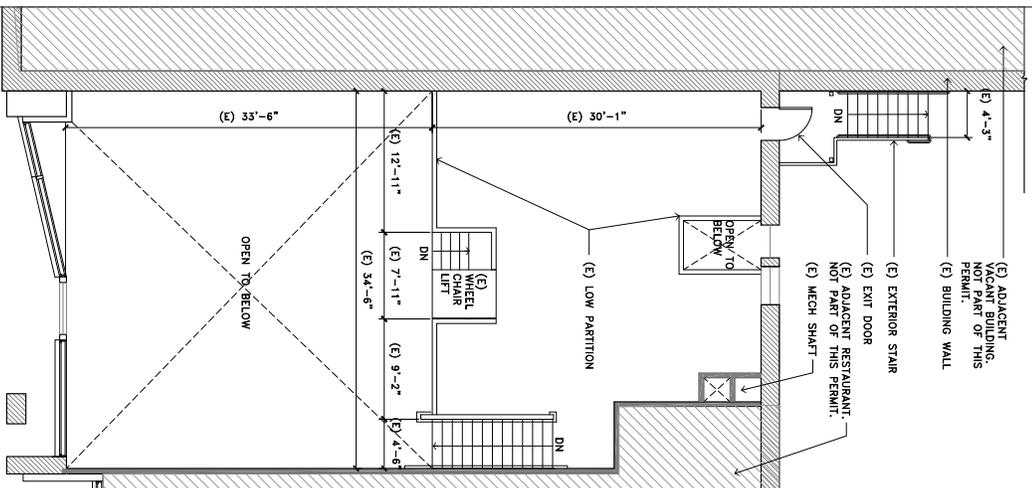
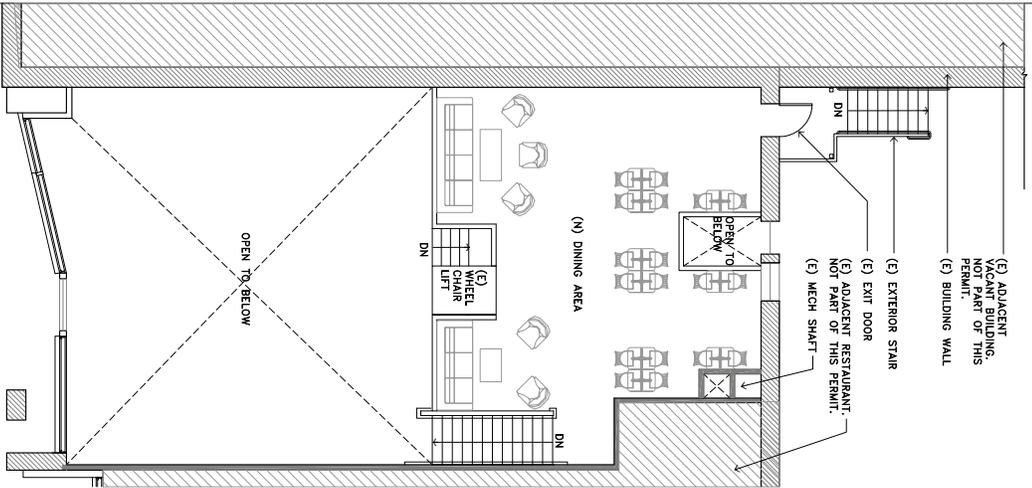
1/16" 3

PROPOSED 2ND FLOOR PLAN

3/16" 2

EXISTING 2ND FLOOR PLAN

3/16" 1



CONDITIONAL USE PERMIT

# REGALE

394 EAST CAMPBELL AVENUE  
CAMPBELL, CA 95008

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PROJECT NO.: 13-4330

2ND FLOOR PLANS  
EXIT ANALYSIS



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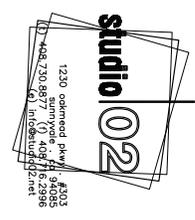
PROPOSED EXTERIOR SIGNAGE - BACK  
 OF BUILDING. LETTERS TO BE  
 SUBMITTED AS SEPARATE SIGNAGE  
 FOR REVIEW AND APPROVAL.

400 E CAMPBELL AVE (EXISTING VACANT)

394 E CAMPBELL AVE: PROJECT AREA

384 E CAMPBELL AVE (EXISTING RESTAURANT)

CONDITIONAL USE PERMIT  
**REGALE**  
 394 EAST CAMPBELL AVENUE  
 CAMPBELL . CA 95008



01.28.14 ISSUED FOR CUP SUBMITTAL

PROJECT NO.: 13-4330

EXISTING STOREFRONT PHOTO

A3.0

EXISTING STOREFRONT PHOTO

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