



CITY OF CAMPBELL
Community Development Department

March 28, 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, **April 8, 2014**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Phong Van Le for an Extension of Time (PLN2014-54) for termination of a non-conforming sexually-oriented business (Campbell Star 99) on property located at **841 Union 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'.

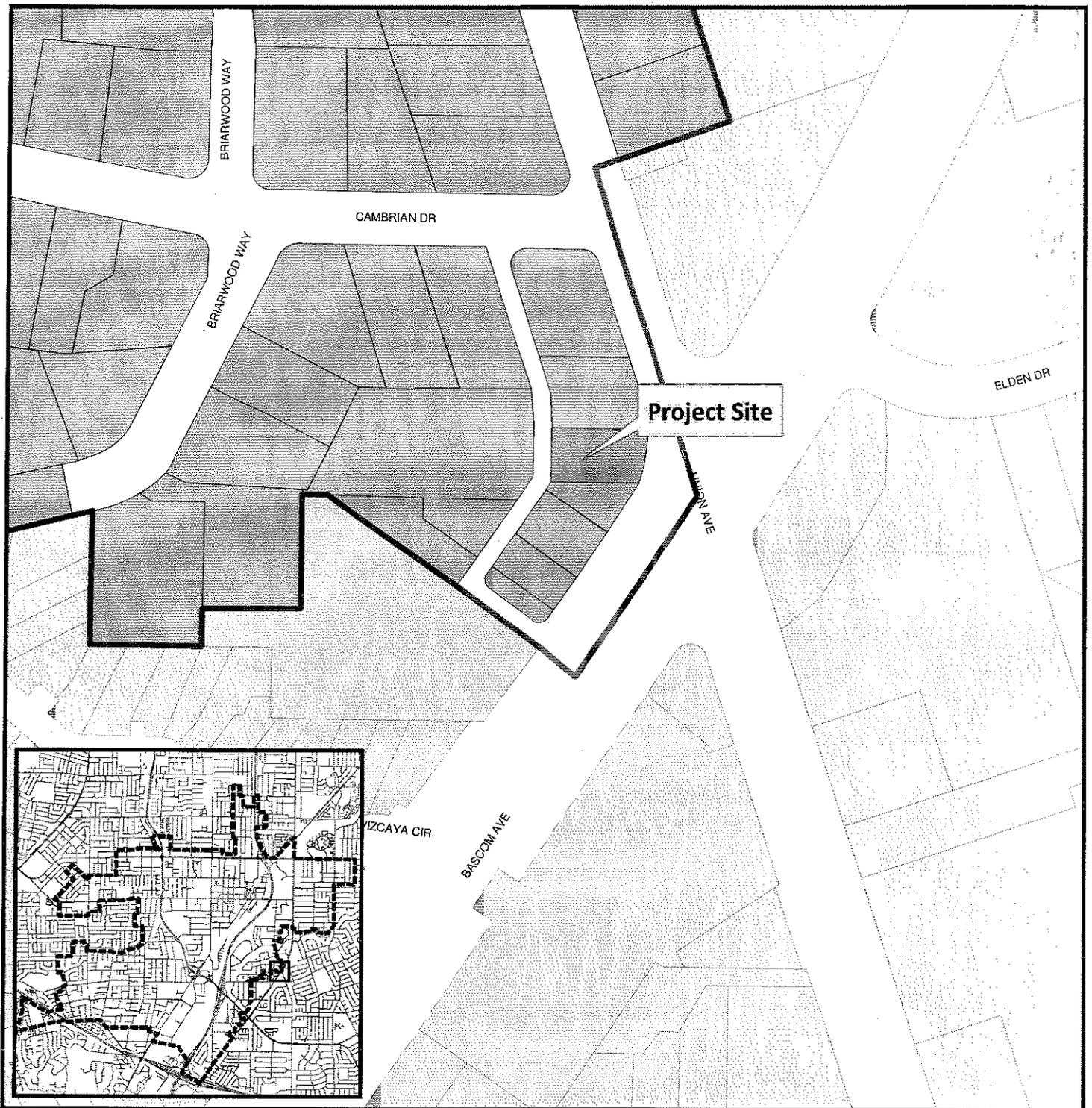
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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.

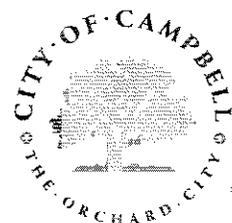
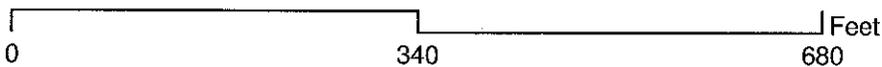
PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **841 Union Avenue**

Project Location Map



Project Location: 841 Union Ave,
Application Type: Extension of Time
Planning File No.: PLN2014-54
Description: Extension of time for termination of
a non-conforming sexually-oriented buisness.



Community Development Department
Planning Division

Phong Le
DBA Campbell Star 99
841 Union Avenue
Campbell, CA 95008

February 3, 2014

City of Campbell
Community Development Department
70 N. First Street
Campbell, CA 95008

RE: **Business Name:** Campbell Star 99
Address: 841 Union Avenue (APN 412-41-038)
Subject: Request for an Extension of time for Nonconforming Sexually Oriented Business.

To Whom It May Concern:

I am writing in regard to Campbell Star 99, a family-owned business that has been in operation for many years in a previously unincorporated area of Santa Clara County. Per CMC 21.36.205 and the annexation of the area by the City of Campbell, Campbell Star 99 is considered to be a nonconforming "sexual oriented business" and shall be terminated within one year of the date of annexation. I am requesting for an extension of time for Campbell Star 99.

Specially, due to several reasons I am requesting extension of stay until December 31, 2019:

1. Our existing lease obligation is till September 30, 2022; at present date we would accrue a substantial amount of liability to get out of our current lease. However, we are exploring other possibilities including but not limited to renegotiate of the current lease and/or sublease the current location.
2. Because of the established customer base at the current location, in a good-faith attempt, we were unable to relocate the business to another location without hurting our existing business.
3. The current business is a video rental store with a large amount of existing inventories mainly of "adult content" DVDs and is not feasible for us to change the type of inventory or convert the location to another use without making substantial investment.
4. As I mention before, Campbell Star 99 is a family-owned business and currently it is the only source of income for my parents; they do not possess any necessary skills to re-join the current workforce or seek other employments.

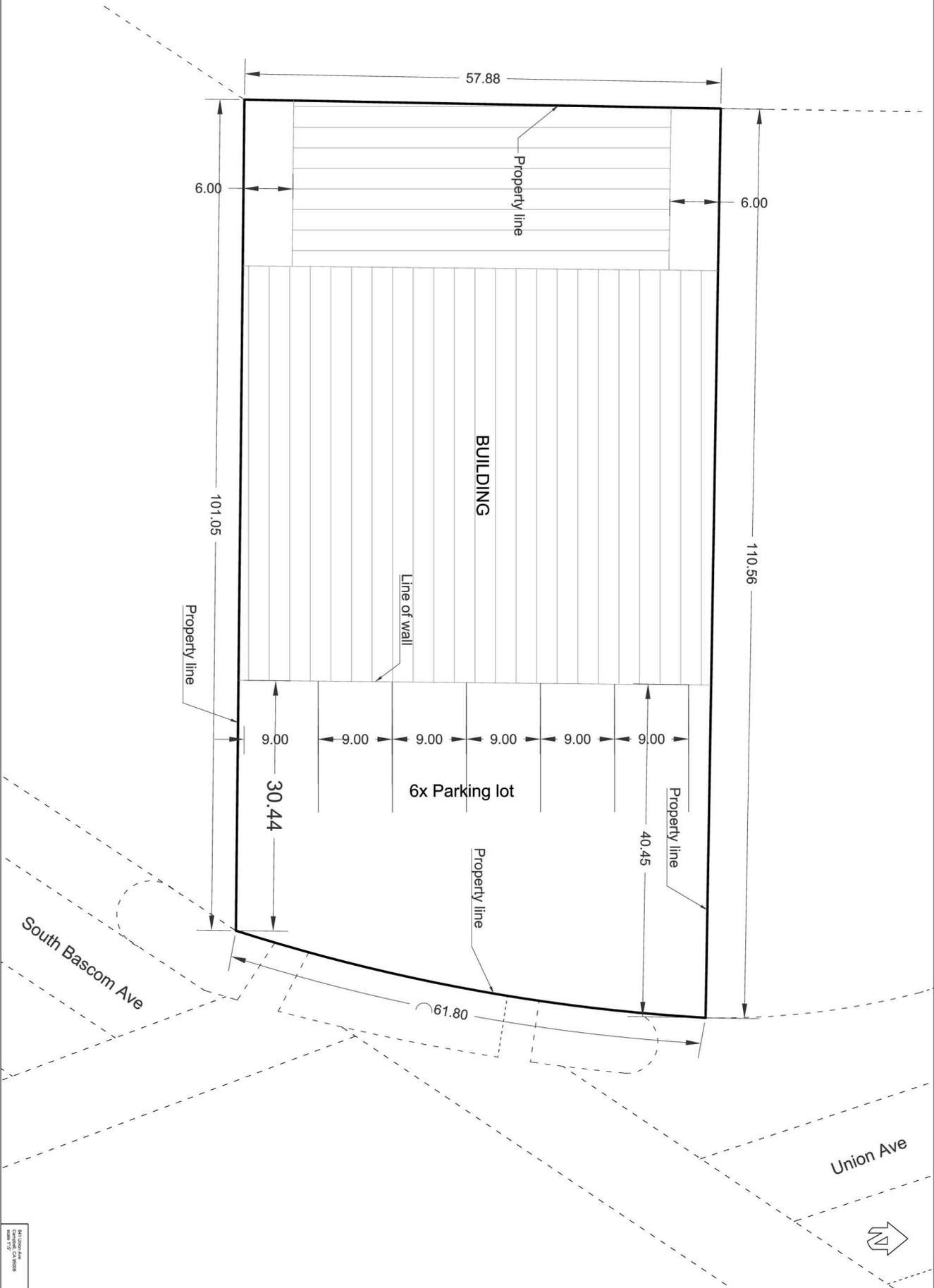
Please consider all the information provided and take note of the special circumstances and approve the application for "extension of approval" for the requested extension of stay of December 31, 2019.

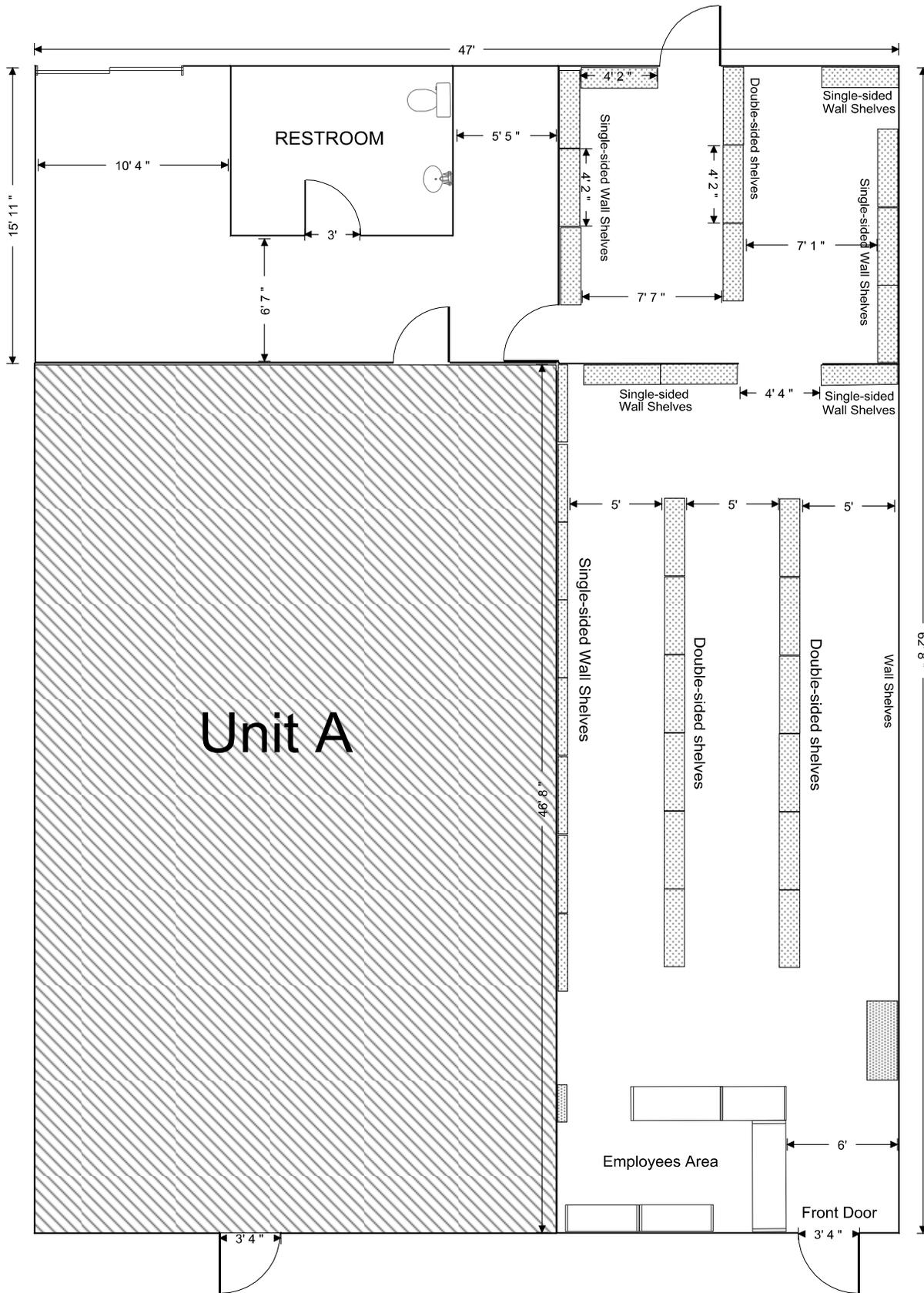
If you have any questions please feel free to contact me by phone (408) 892-5799 or by email at PLE928@gmail.com. Thank you for your time and consideration.

Sincerely,



Phong Van Le
Owner





841 Union Ave Unit B
 Campbell, CA 95008
 1 Drawing Inch
 equals 7 ft.