



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

April 11, 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 22, 2014**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Mario Lleverino for a Conditional Use Permit (PLN2014-47) to allow live entertainment in conjunction with an existing restaurant (Ciano's) on property located at **280 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'.

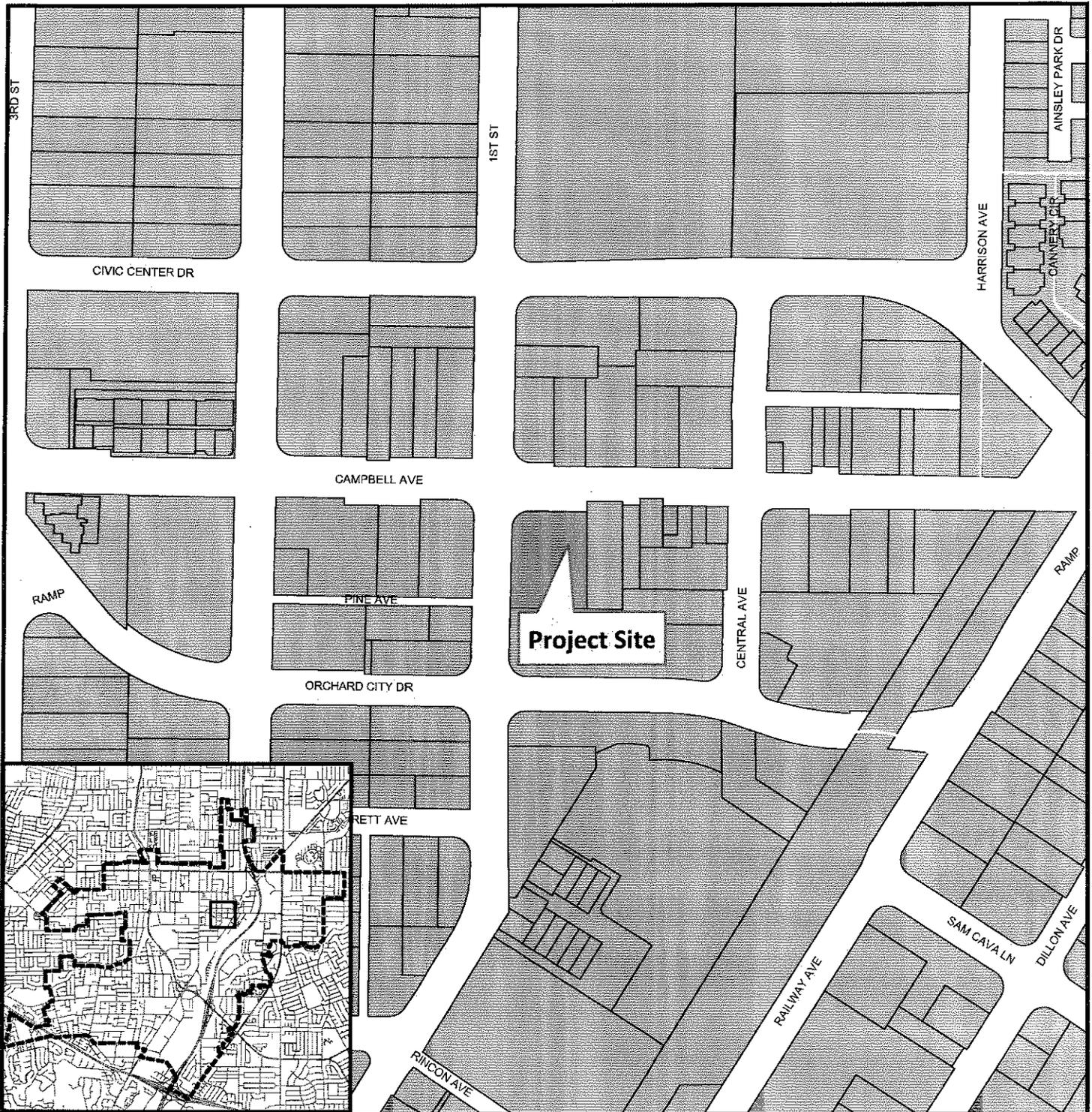
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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: **280 E. Campbell Avenue**

# Project Location Map

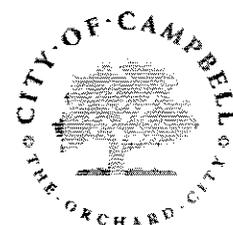
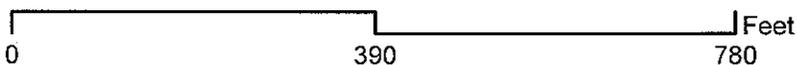


**Project Location:** 280 E. Campbell Ave.

**Application Type:** Conditional Use Permit Modification

**Planning File No.:** PLN2014-47

**Description:** Live entertainment in conjunction with an existing restaurant (Ciano's).



Community Development Department  
Planning Division

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CITY OF CAMPBELL  
PLANNING DEPT.

LIVE MUSIC  
STAGE LOCATION AND  
FLOOR PLAN

FURNITURE SCHEDULE

INDOOR DINING TABLES							
CODE	TYPE	DESCRIPTION	HEIGHT	LOCATIONS	QTY	SEATS PER	TOTAL SEATS
T1	2 PERSON TABLE	24" x 30"	34"	Front & Main Seating	31	2	62
T2	4 PERSON TABLE	48" x 30"	34"	Back & Main Seating	8	4	32
T4	LONG TABLE	144" x 30"	34"	Dining/Bar Seating	2	12	24
T5	BREAK RM TABLE	24" x 30"	34"	Break Room	1	2	N/A
INDOOR MISC TABLES							
CODE	TYPE	DESCRIPTION	HEIGHT		QTY		
T6	OFFICE DESK	60" x 24"	34"	Office	1		1
T7	COFFEE TABLE	42" x 24"	18"	Back Seating	1		1
T8	COFFEE TABLE (ROUND)	22" DIAMETER	24"	Back Seating	1		1
INDOOR CHAIRS							
CODE	TYPE	DESCRIPTION	SEAT HEIGHT		QTY		
C1	DINING CHAIR		18"	Front/Main/Back Seating	88	88	88
C2	BAR STOOL		30"	Dining/Bar Seating	28	28	28
C4	LOUNGE CHAIR			Back Seating	3	3	3
C5	COUCH			Back Seating	2	6	6
C6	DESK CHAIR		18"	Office	1		N/A
C7	DINING CHAIR		18"	Break Room	2		N/A
	ACCESSIBLE SPACE				10	10	10
	BANQUETTE SEATING			front and main seating	22	22	22
TOTAL INDOOR GUEST SEATING							157

OUTDOOR TABLES							
TABLES	DESCRIPTION	SIZE	HEIGHT	LOCATIONS	QTY	SEATS PER	TOTAL SEATS
T3	OUTDOOR 2 PERSON TABLE	24" x 30"	34"	Outdoor Seating	12	2	24
OUTDOOR SEATING							
C2	DINING CHAIR		18"	FRONT AND SIDE PATIO	22	22	22
	ACCESSIBLE SPACE				2	2	2
TOTAL OUTDOOR SEATING							24

SEAT COUNT

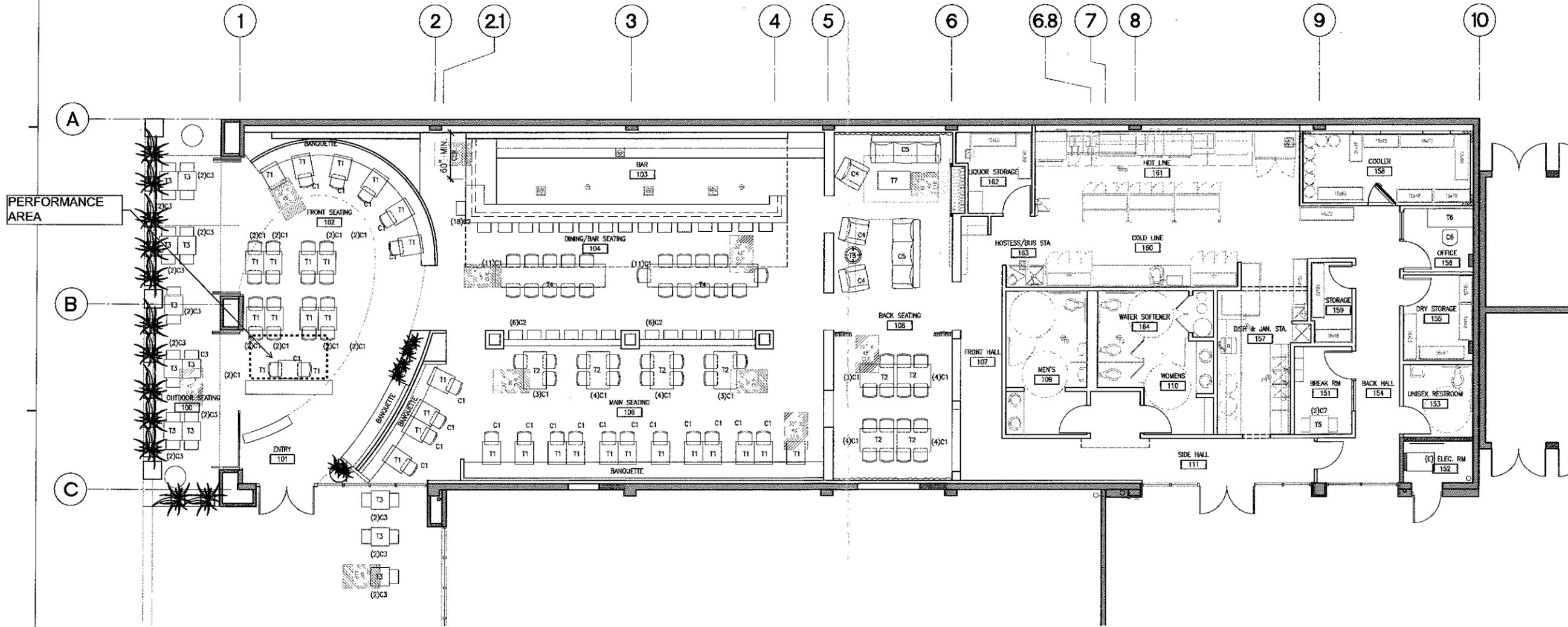
<b>DINING</b>	REGULAR: 156	ACCESSIBLE: 9	TOTAL: 118	(ACCESSIBLE = 5.45% > 5% : OK)
<b>BAR SEATING</b>	REGULAR: 37	ACCESSIBLE: 2	TOTAL: 39	(ACCESSIBLE = 5% = 5% : OK)
<b>OUTDOOR DINING</b>	REGULAR: 22	ACCESSIBLE: 2	TOTAL: 24	(ACCESSIBLE = 9% > 5% : OK)
TOTAL INDOOR SEATING 39+118 = 157				

1155 Meridian Avenue, Suite 208  
San Jose, CA 95125

TEL 408.265.5255  
FAX 408.265.6155



**CIANO'S**  
MODERN LATIN FLAVORS



CIANO'S RESTAURANT

280 E. CAMPBELL AVENUE  
CAMPBELL, CA 95008

Client: INVALLE PROPERTIES

Date: 12/21/2012  
Rev. No. Description: DEPT. OF ENV. HEALTH SUB. BUILDING DEPARTMENT SUB. 07/16/2013

Project Number: 1.492  
Date: JANUARY 16, 2013

CONSTRUCTION DOCUMENTS

Sheet Title:

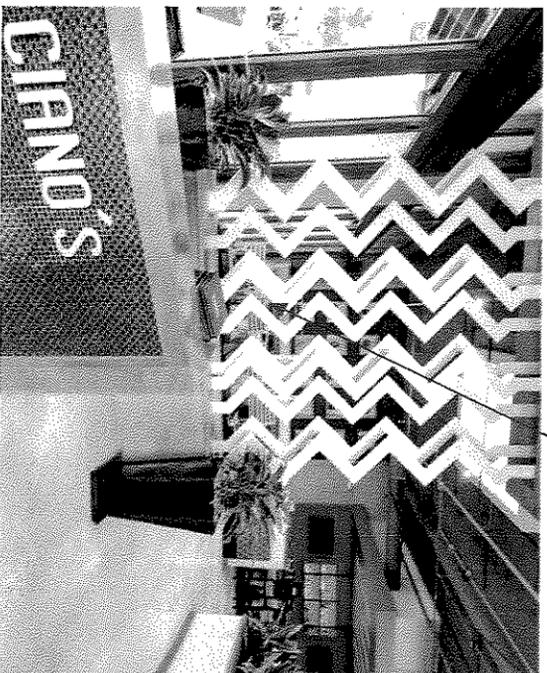
LIVE MUSIC  
STAGE LOCATION  
AND FLOOR PLAN

PROPOSED FURNITURE FLOOR PLAN  
SCALE: 3/16" = 1'

A2.3

# INTERIOR VIEWS

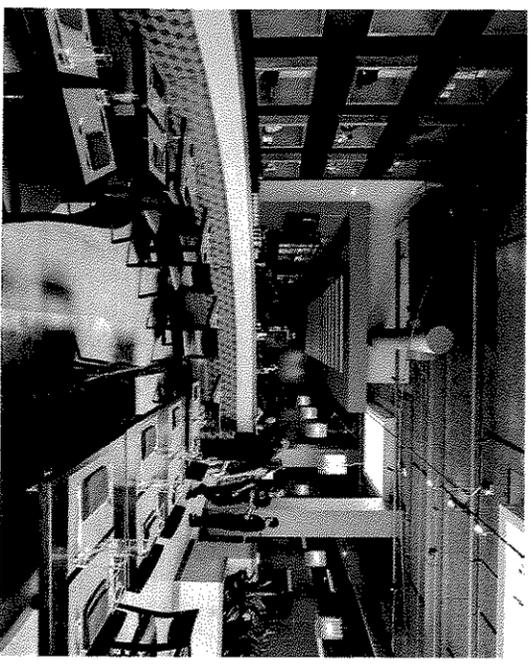
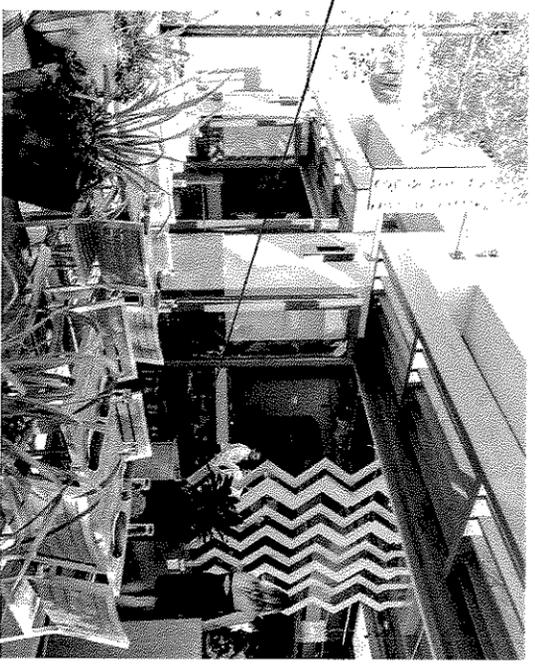
LOCATION OF STAGE AS VIEWED FROM STREET



VIEW FROM MAIN ENTRY



VIEW FROM BAR



VIEW OF MAIN DINING AREA FROM THE STREET

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CITY OF ATON HALL ARCHITECTURE  
PLANNING DEPT.  
CITY OF CAMPBELL

CIANO'S MODERN LATIN  
280 EAST CAMPBELL AVE.