



CITY OF CAMPBELL
Community Development Department

May 23, 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, **June 10, 2014**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Whole Foods Inc., for a Modification (PLN2014-26) to a previously approved Conditional Use Permit (UP 94-03 / M 97-15) and a Parking Modification Permit (PLN2014-145) to formalize late-night operational hours (late-night stocking activity) and an expanded outdoor seating area, for an existing grocery store (Whole Foods) with approved retail alcohol sales, located at **1690 S. Bascom Avenue**. 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'.

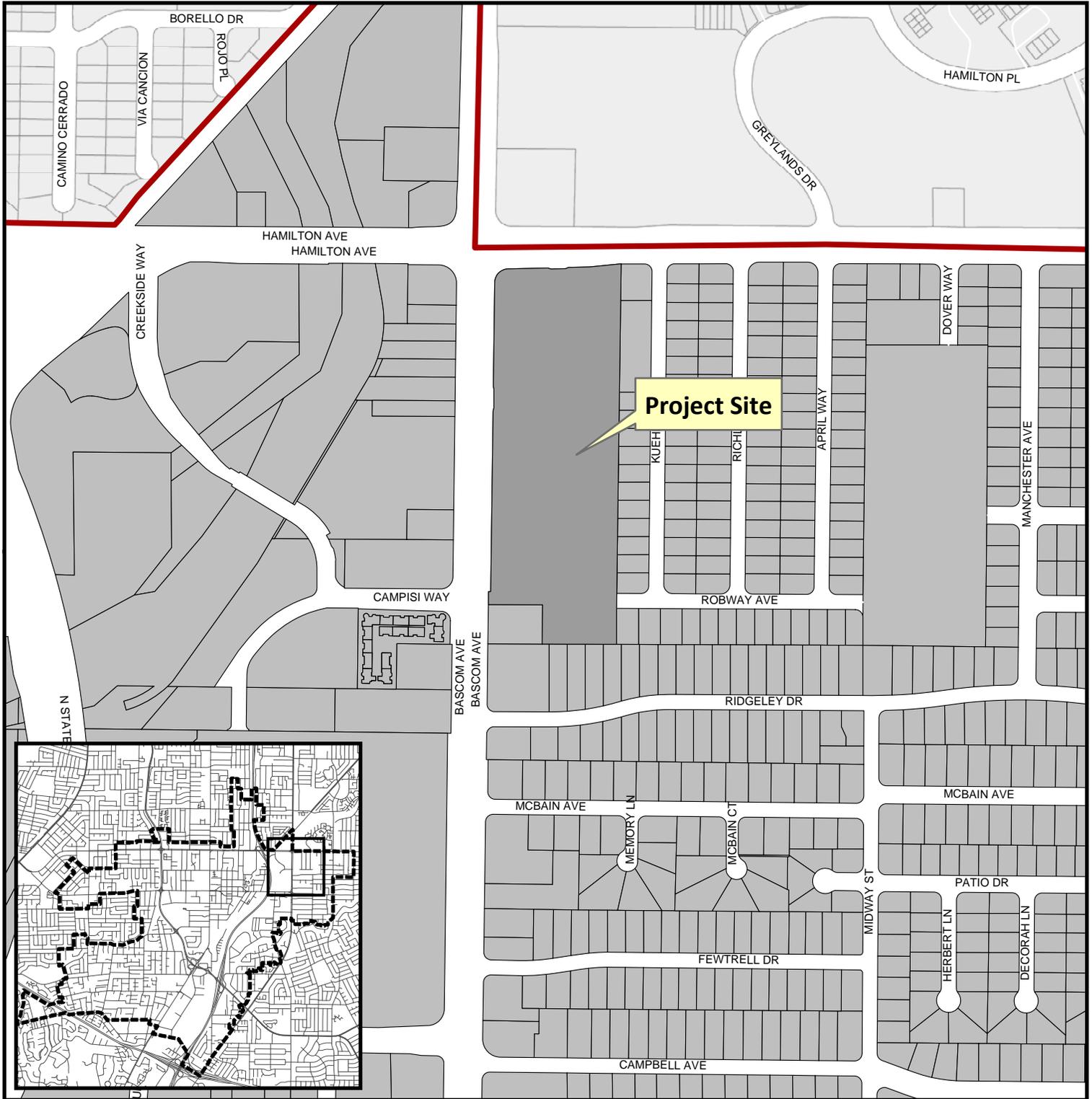
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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: **1690 S. Bascom Avenue**

Project Location Map

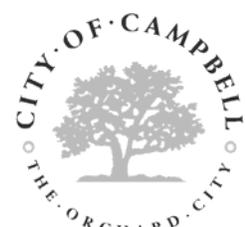
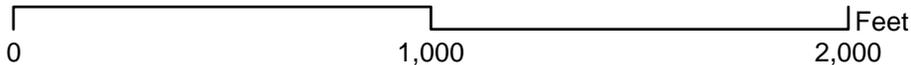


Project Location: 1690 S. Bascom Ave.

Application Type: CUP Mod. and Parking Mod. Permit

Planning File No.: PLN2014-26/145

Description: Late-night operational hours and outdoor seating for Whole Foods.



Community Development Department
Planning Division



Urban
Affairs
Management

101 California St., Suite 2710
San Francisco, California 94111
Ph (415) 401-9300
Fax (415) 365-9650
www.cityshapers.com

Dwane J. Kennedy
415.401.9300
djkenedy@cityshapers.com

February 18, 2014

Via Hand Deliver

Mr. Daniel Fama, Associate Planner
Community Development Department
City of Campbell
70 N. First Street
Campbell, CA 95008-1436

RECEIVED

FEB 18 2014

CITY OF CAMPBELL
PLANNING DEPT.

Re: Use Permit Modification for Whole Foods Market
Subject Site: 1690 S. Bascom Avenue

Dear Mr. Fama,

I am writing on behalf of Whole Foods Market, Inc. to request modifications to Conditional Use Permit (UP 94-03/ M 97-15). We are requesting this modification to expand the store's operating hours to a daily, 24-hour format. The expanded operating hours are necessary for Whole Foods Market to conduct early morning baking, late night cleaning and after-hours deliveries. Public shopping hours will remain unchanged (8:00 a.m. to 10:00 p.m., daily).

As you know, Whole Foods Market has been operating at 1690 S. Bascom Ave since 1997. The store is open to the public between the hours of 8:00 a.m. to 10:00, daily. Daytime deliveries at the rear of the building are restricted to 7:00 a.m. to 7:00 p.m., daily. These limited hours do not allow adequate time to prepare fresh baked goods prior to opening, thoroughly clean to store after closing, or accept late night/early morning deliveries.

Our proposal to expand the operating hours to a daily, 24-hour, format is part of a comprehensive solution to improve existing site operations. First, after-hours delivery truck access will be shifted from the rear of the store to the main entrance facing Bascom Avenue. This will reduce noise impacts on the adjacent residential uses on Kuehnis Drive. Second, after-hour cleaning and early morning baking staff and activities will also be diverted to the main entrance. This will completely eliminate the need to access the rear of the building between the hours of 7:00 p.m. and 7:00 a.m., daily. The expanded hours and the diversion of activities to the main entrance will mitigate any unintended noise impacts on the residential neighborhood.

Finally, we believe that our proposal remains consistent with the following Conditional Use Permit findings set forth in the Campbell Municipal Code Section 21.46.040:

1. *The proposed use is allowed within the applicable zoning district with*

Mr. Daniel Fama
City of Campbell
February 18, 2014

Conditional Use Permit approval, and complies with all other applicable provisions of this Zoning Code and the Campbell Municipal Code;

2. The proposed use is consistent with the General Plan;

3. The proposed site is adequate in terms of size and shape to accommodate the fences and walls, landscaping, parking and loading facilities, yards, and other development features required in order to integrate the use with uses in the surrounding area;

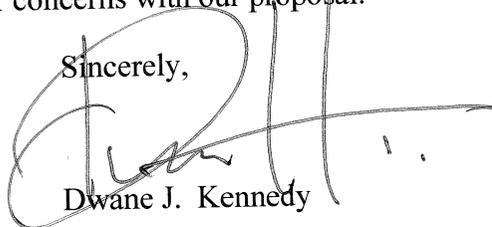
4. The proposed site is adequately served by streets of sufficient capacity to carry the kind and quantity of traffic the use would be expected to generate;

5. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses on-site and in the vicinity of the subject property; and

6. The establishment, maintenance, or operation of the proposed use at the location proposed will not be detrimental to the comfort, health, morals, peace, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

Thank you for your consideration on this matter and please contact me direct at (415) 401-9300 if you have any questions or concerns with our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dwane J. Kennedy', is written over a large, faint circular stamp or watermark.

Dwane J. Kennedy

encl: Use Permit Application & Supplemental Materials

Store Activity Chart
 Whole Foods Market
 1690 S. Bascom Ave , Campbell, CA
 April, 15 2014

Activity	# Employees	Time	Work Location
Stocking/General Staff	Approx. 40 employees per shift @ 3 shifts/day =120 emps. Daily	7:00 a.m. arrival 11:00 p.m. departure Daily	-Entire store -Arrivals & departures from main store entrance
Baking	1 Baker	4:00 a.m. arrival 1:00 p.m. departure Daily	-Bakery -Arrivals & departures from main store entrance
Janitorial	3 Janitors	11:00 p.m. arrival 2:00 a.m. departure Daily	-Entire store -No outside work -Arrivals & departures from main store entrance
After Hour Delivery	1 employee to receive delivery 1 truck driver	1:00 a.m. to 9:00 a.m. up to 3 days per week days may vary.	-Entire store -Deliveries received from main store entrance

Daniel Fama

From: dwanekennedy@gmail.com on behalf of dwane kennedy
<djkennedy@cityshapers.com>
Sent: Tuesday, May 06, 2014 7:27 AM
To: Daniel Fama
Subject: Whole Foods Market

Hi Daniel,

Sorry it took me so long to count the outside tables and chairs but here is what we have:

We have picnic style tables with bench seats. Assuming we seat 6 per table,

I came up with the following.

Total tables 10 (two of which are dedicated to handicapped)

Total chairs (which are bench seats) 60 seats

Dwane J. Kennedy, President

CITYshapers, Inc.

101 California Street, Suite 2710

San Francisco, California 94111

Ph: (415) 401-9300

Fax: (415) 738-0782

djkennedy@cityshapers.com

cityshapers.com

