



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

March 11, 2016

**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 22 2016**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Steven Bonner for a Modification (PLN2016-18) to a previously-approved Site and Architectural Review Permit (S 98-17 / PLN2015-120) to allow reconsideration of a previous Planning Commission requirement to incorporate artwork into a storefront window, on property located at **368 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: **368 E. Campbell Avenue**

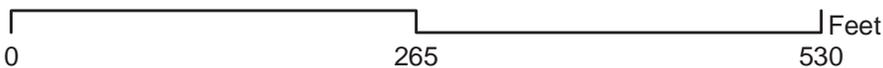
# Project Location Map



**Project Location:** 368 E. Campbell Ave.

**Application Type:** Modification to a previous Site and Architectural Review Permit

**Planning File No.:** PLN2016-280



Community Development Department  
Planning Division



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CITY OF CAMPBELL  
PLANNING DEPT.

January 15, 2016

City of Campbell  
Stephen Rose

Dear Mr. Rose:

This letter is to outline the Socialight recommendation and to accompany the application. In summary, it was decided upon by the planning commission with some adverse opinion to that decision to paint a mural from the inside on the first window furthest to the East on Campbell Ave.

After interviewing some muralists to perform the task who voiced some valid concerns, it appeared many complications might arise out of this process. Then pictures were taken with views in the day and night and those concerns were validated. Then new data came to light that we believe might change the outcome of the decision made.

In short, the muralist's did not believe it would look good as the windows are all tinted, almost black in parts of the day. From the inside, the mural would not be very visible if left tinted. If removed and made clear it would also not look very good as the building has a flow of reflective tinted windows. Both declined to quote the project as they did not want their name on it. One of them stated that the detail in the picture would not be clear and distinct as the photo we were trying to replicate and probably in the end be asked to be removed.

In looking at the window as shown in the pictures provided in the application, it appears to have a very consistent black reflection in the glass and as it is now, looks very good and preferred by most all polled. Some planning commissioners have mentioned they felt like they may not have had all the data when the decision was made or understood the data, but certainly did not have the new data now and might have a different vote on the window treatment if presented again.

It is our recommendation to ask the Planning Commission to reconsider the initial decision in light of new information and challenges to implementation of the mural and general aesthetic detriment to the building and to continue with the black out of the top arched window to keep the consistent reflection and feel of the restaurant front. With this successfully accomplished, the matter would be finished.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Bonner", written over a horizontal line.

Steve Bonner  
Managing Member