



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

September 30, 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, **October 11, 2016**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of LVL, LLC for a Modification (PLN2016-253) to a previously-approved Conditional Use Permit to allow an arcade within an approved restaurant on property located at **400 E. Campbell Avenue**. Staff is recommending that this item 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: **400 E. Campbell Ave**

# Project Location Map

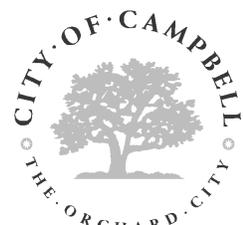
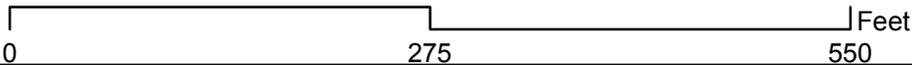


**Project Location:** 400 E. Campbell Ave.

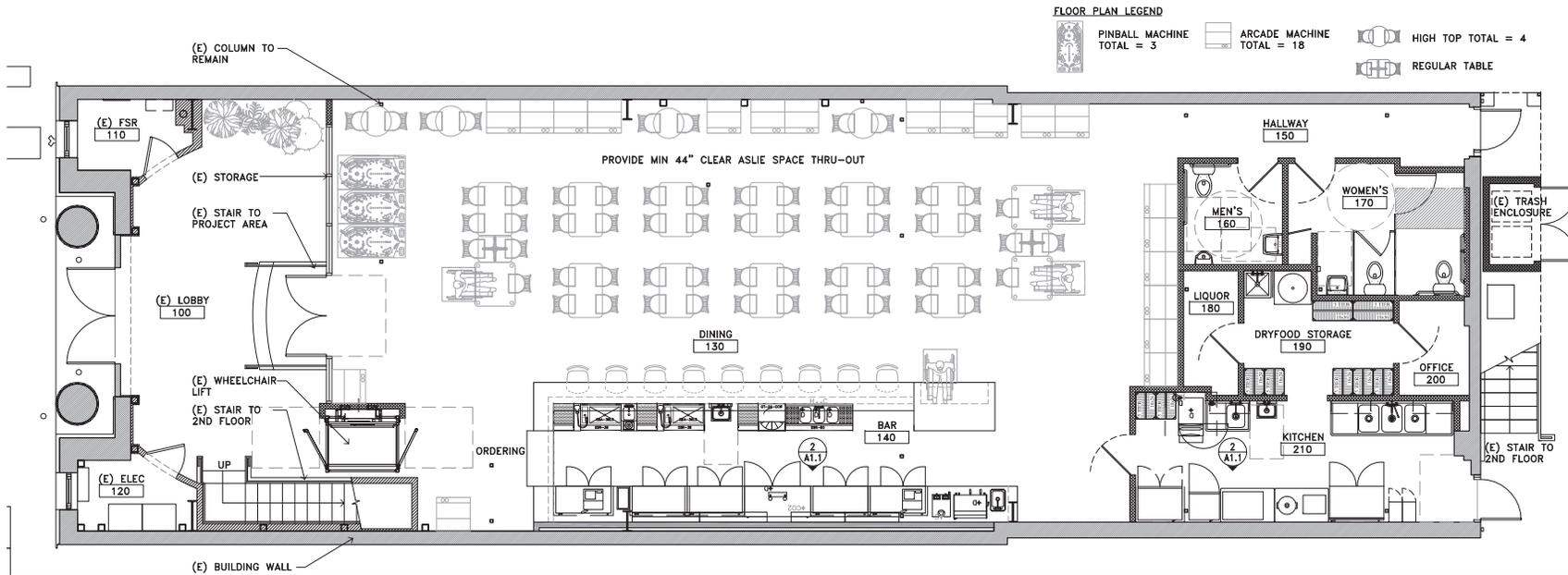
**Application Type:** CUP Modification

**Planning File No.:** PLN2016-253

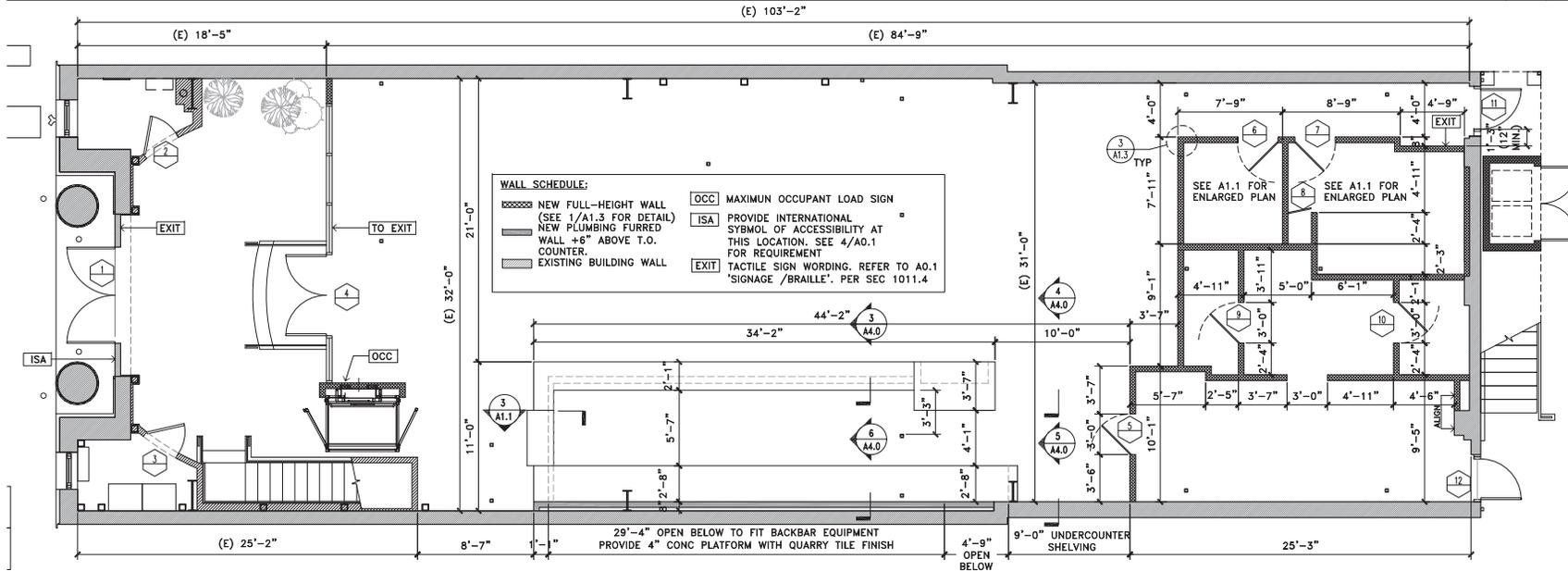
**Description:** Add arcade to an approved restaurant.



Community Development Department  
Planning Division



PROPOSED LAYOUT PLAN 1/4" 1



DIMENSIONED FLOOR PLAN 1/4" 2



TENANT IMPROVEMENT  
**LVL UP**  
400 E CAMPBELL AVENUE . GD FLR  
CAMPBELL . CA 95008

09.09.16 ISSUED FOR C.U.P. APPLICATION

PROJECT NO.: 16-5470

FLOOR PLANS



A1.0

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400 East Campbell Avenue  
Campbell, CA 95008

August 8, 2015

Daniel Fama  
City of Campbell  
70 North First Street  
Campbell, CA 95008

Dear Mr. Fama:

LVL Up is a restaurant that brings the retro feel of the eighties and nineties, which people loved while growing up, and infuses it with a modern twist they can share with their friends and families. This is an opportunity for parents to share the experiences of their youth with their children while enjoying modern fare in a relaxing and comfortable social environment. This is an opportunity to put down your phone and grab a joystick. We hope that LVL Up will be a refuge from the busy world we live in today. We aim to create a space where people will be interacting and playing together as opposed to alone.

The classic games we offer will have a simplistic appeal, which is appreciated by all ages. Traditional arcade games help draw in people who are normally not into modern video games. Their cross generational appeal creates a friendly ambiance that is conducive toward social interaction. Grandparents can play with grandchildren, parents can play with their children, and all can enjoy the experience together.

Our philosophy differs from traditional restaurant designs by providing high quality food in a comfortable manner. Gone are the days of white tablecloths, stuffy waiters, frustratingly long wait times, and overly large portion sizes. Our food is meant to be enjoyed in the restaurant with friends and family. The days of one entree per guest are archaic and stifle the culinary adventure that our restaurant will provide. Nobody wants to share spaghetti off of a fork. All of our dishes are designed to be shared with the table. Salads, sandwiches, seafood, shared plates are all meant for the table to taste. Take the opportunity to try something new. Providing a cross culinary approach, this establishment will be one of the only locations in Campbell that offers vegan and vegetarian dishes in a diverse array of options. Keeping in part with our philosophy, LVL Up will be providing unique kid-friendly dishes that are not found on the typical children's menu, food which can also be enjoyed by adults. Another significant feature is that the menu will be fluid and change along with the seasonal availability of produce, thereby reducing the environmental impact, while providing fresh regionally sourced ingredients. In addition, our restaurant will provide a mixture of classic and modern cocktails that conform to the 80s and 90s theme.

Along with a comfortable environment, we strive to avoid static eating and encourage exploration and mobility of our guests, so that they can take full advantage of the food and entertainment LVL Up has to offer. For the convenience of our guests we will have both designated ordering stations and rotating servers throughout our seat yourself style restaurant. Food will be delivered to your table. Our commitment to the food industry breaks the boundaries

RECEIVED

AUG 10 2016

CITY OF CAMPBELL  
PLANNING DEPT.

between front and back of house. All of our employees will be responsible for creating and presenting all products while directly engaging the customers.

While not a focus of the establishment, we will have classic arcade cabinets and pinball machines to add to the nostalgic theme. Costing a quarter, the video games are not a source of revenue; instead they are an important part of the entertainment aspect of our theme. The cabinet style arcades will offer something different that has yet to be seen in the greater Campbell Area. Our inventory will consist of popular interactive and multiplayer games that encourage interaction among our patrons.

We believe this will appeal to those seeking a nostalgic feel, interested in new adventures, and those who want to share the experience with their families. LvL Up is a relaxing environment for mature adults and families. Video games appeal to a wide range of demographics, but we are committed to keeping our games accessible without being dominating over the environment.

The design of the location will utilize the exposed brick and existing historical décor along with an assortment of furniture and fixtures to create a warm and inviting environment. The games will all be kept at an appropriate noise level, so that the building is not inundated with an industrial arcade sound. Televisions above the bar will play a selection of films and cartoons from the eighties and nineties, in addition to sporting events. There will be music from these decades playing in the background, adding to the ambience. The open design of the layout will encourage social interaction.

We are excited to bring this concept to Campbell and to be a part of this growing region. This is a location where people can relieve their stress with an eclectic blend of unique food, diverse beverages, video games, pinball, friends, movies, and other entertainment. This concept will fit perfectly with the Gaslighter, bringing in a new twist on an old form of entertainment in this historic building.

Sincerely,

The LvL Up Team

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SEP 09 2016

CITY OF CAMPBELL  
PLANNING DEPT.

September 9 2016

LVL, LLC  
c/o David Ramsay  
PO Box 5694

File No: PLN2016-253  
Address: 400 E. Campbell Ave.  
Application: Conditional Use Permit Modification

To Whom it may concern,

The business hours for our proposed establishment are as follows:

11:00 AM-10:00 PM Sunday – Wednesday  
11:00 AM-11:00 PM Thursday – Saturday

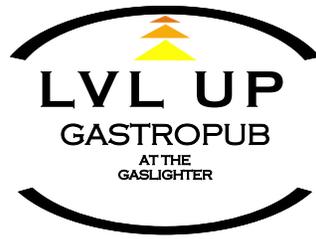
The operational hours for our proposed establishment are as follows:

10:00 AM-11:00PM Sunday- Wednesday  
10:00 AM-12:00AM Thursday-Saturday

I have attached the proposed menu.

Thank you,

David Ramsay  
c/o



## APPETIZERS

GARLIC & HERB NAAN \$7 V Vg CF

Choice of Dip: Roasted Red Beet Tahini, Fiery Cilantro & White Bean, San Marzano Tomato & Olive Tapenade 1 for \$7 or all 3 for \$14.

FLASH PIMENTO & SHIITAKES \$8 V Vg GF

Flash Fried Pimento de Padron and Shiitakes with Sichimi and Fumikake.

CRACKED CLAW \$18 GF

Cracked Crab Claw Lollipops with Bloody Mary Cocktail Sauce.

SWEET POTATO POUTINE \$9 V CF

with Hawaiian Black Salt, Shiitake/Porcini Mushroom Gravy, Squeaky Cheese, Toasted Telecherry Peppercorns.

FANCY TOTS \$8 V GF CF

with White Truffle, Manchego, Garlic, Parsley, and Sriracha Ketchup.

OCTOPUS \$12 GF

Mediterranean Seared Octopus with Preserved Lemon, Olive Oil, & Fresh Herbs.

## SALADS

CAESAR SALAD \$12 CF

Four Boqueronnes, Manchego, & Garlic Crouton Shards.

GREEN GODDESS \$11 V

Romaine Salad Spears with Avocado, Crème Fraiche, Pepitas, San Marzano Tomato Jam, Shallots, & Tarragon.

SALINAS VALLEY \$11 V Vg CF

Baby Mixed Greens with Salted Sunflower Seeds, Cucumber, Red Onions, Cherry Tomatoes, and Honey Balsamic Vinaigrette .

NAPA CABBAGE SALAD \$11 V Vg

Bean Sprouts, Green Onions, Cilantro, Thin Sliced Kimchi, Peanuts, & Sweet Chili Dressing.

## ENTREES

SAKE GLAZED PRAWNS \$15

with Dried Orange Zest, Jasmine Rice, Fresh Miners Lettuce & Chilies .

SMOKED TROUT NAAN FLATBREAD \$15

with Dill, Capers, Crème Fraiche Spread, Radish, & Arugula.

THIN CUT LAMB CHOPS \$16 GF

with Rosemary, Garlic, Lemon, Olive Oil, Kalamatta Olive Tapenade, Saf-fron Rice and Fresh Greek Oregano.

THREE MUSHROOM PATE SANDWICH \$12 V Vg

with Shiitake, Porcini, & Crimini Mushrooms, Garlic, Roasted Peppers, Pepitas, Arugula served with a side of tots or mixed greens and a pickle.

MUFFALETTA CIABATTA SANDWICH \$15 CF

with Prosciutto, Olives, Sun Dried Tomato, Provolone, Black Forest Ham, Genoan Salami, Arugula, Champagne Vinegar, Olive Oil served with a side of tots or mixed greens and pickle.

FONDUE DIPPERS \$11 V CF

Smoked Tomato Fondue with Grilled Cheese Dippers.

## DESERTS

ESPRESSO AFFOCATO \$8 V

with Chocolate Chip Hazlenut Ice Cream and Candied Coffee Beans

ROCK YOUR OTTER POPS \$4 V Vg CF

Choose from Strawberry, Blue and Black Currant, Banana and Coconut Cream, Pineapple berry, and Watermelon .

MRS. FIELDS CHOCOLATE CHIP SANDWICH \$8 V CF

Ice Cream Cookie Dippers with Caramel Fudge Dipping Sauce.

VEGAN



VEGETARIAN



GLUTEN FREE



CHILD FRIENDLY



PLEASE ASK ABOUT OUR CHILD FRIENDLY OPTIONS.

ALL FOODS ARE SOURCED LOCALLY AND ORGANICALLY WHENEVER POSSIBLE.

400 E CAMPBELL AVENUE

CAMPBELL, CA 95008

PHONE: 510-386-7379

WEBSITE: WWW.THELVLUP.COM

EMAIL: CONTACT@LVLUPCA.COM