



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

June 16, 2017

**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 27, 2017**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of WH Breakfast dba Uncle John's Pancake House for a Conditional Use Permit (PLN2017-161) and a Modification to a previously-approved Administrative Planned Development Permit (PLN2015-311) to allow beer and wine service ("liquor establishment") in conjunction with an existing restaurant on property located at **2125 S. Winchester Blvd., Ste. 120**. 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'.

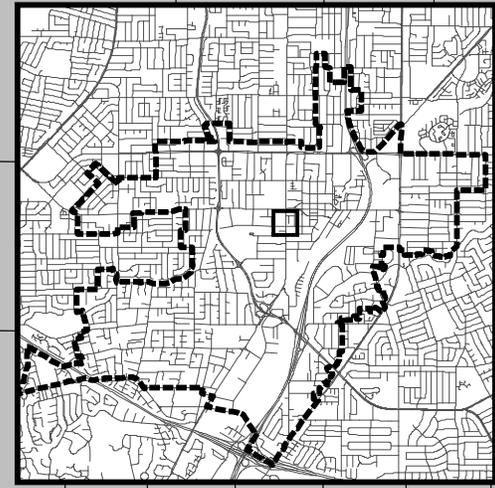
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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: **2125 S. Winchester Blvd., Ste. 120**

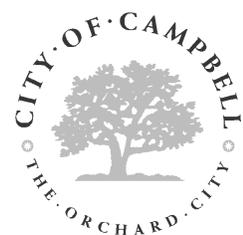
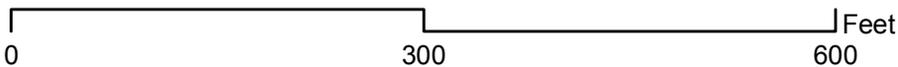
# Project Location Map



**Project Location:** 2125 S. Winchester Boulevard, Ste. 120

**Application Type:** Conditional Use Permit and  
Modification to an Admin. P-D Permit

**Planning File No.:** PLN2017-161



Community Development Department  
Planning Division

5/18/17

To Whom It May Concern

Uncle John's Pancake House is looking to change its ordinance to be able to acquire a beer and wine license for its location. We believe a beer and wine license is necessary for our restaurant to be as successful as it can be. A common complaint that we are receiving is our lack of mimosas. Many of these customers will not return.

We will not have an expansive selection of alcoholic drinks since we are a breakfast/lunch restaurant that closes at 2 daily. We will also be limiting our customers to two drinks per person as we are a family restaurant.

We are asking for this license more for keeping customers then looking to make additional money. With all the costs that have gone into acquiring this license, we are looking at several years to recover the cost of the initial investment. This is mostly about being able to compete with other businesses that offer a product that our customers are looking for.

Sincerely

Matt Westley

President Uncle John's Pancake House

MANCHESTER 9100

