



CITY OF CAMPBELL
Community Development Department

July 14, 2017

NOTICE OF CONDITIONAL USE AUTHORIZATION

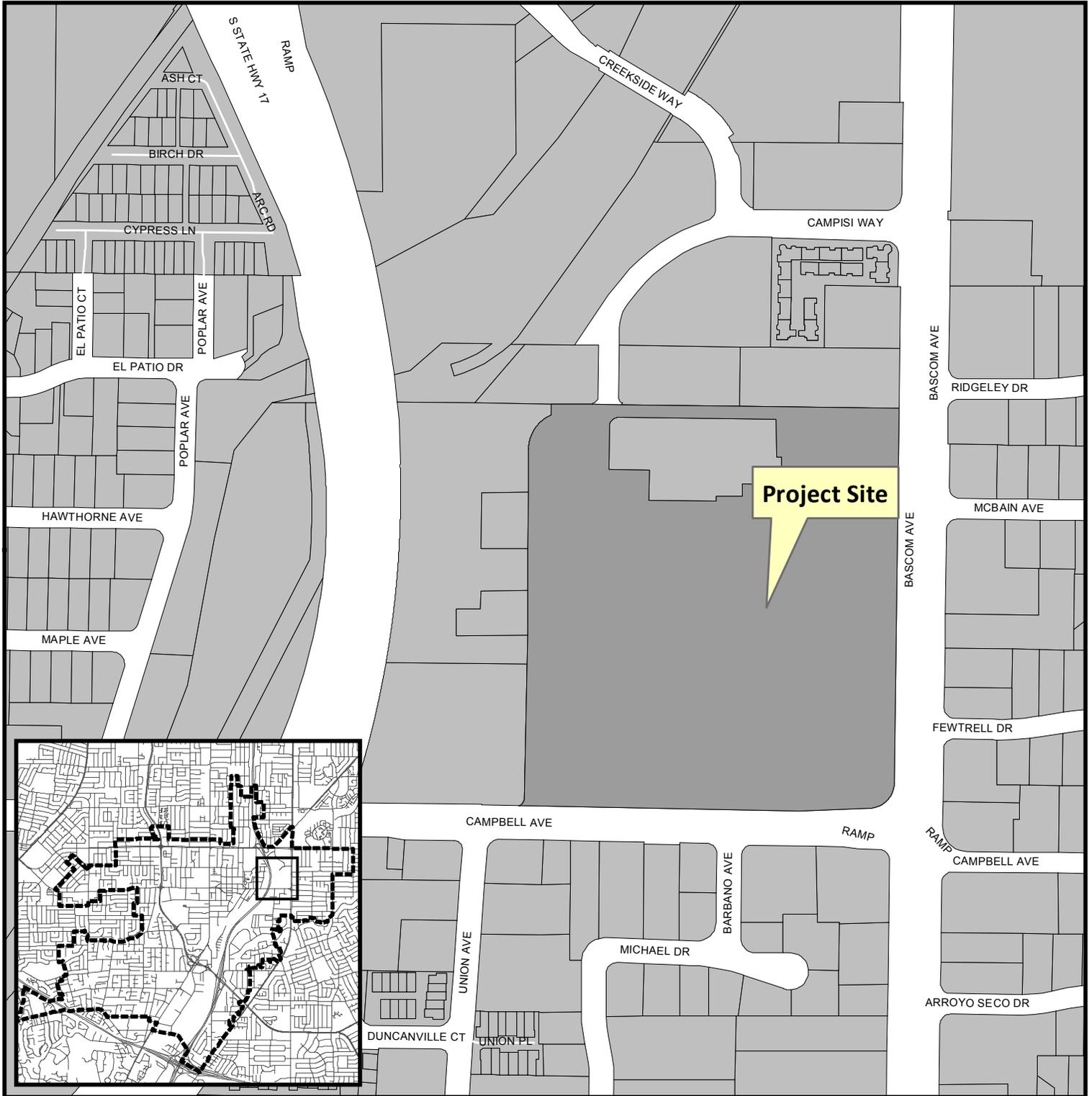
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for a Conditional Use Authorization pursuant to the Pruneyard Master Use Permit for the following project proposal:

File No.:	PLN2017-218
Applicant:	LuLu's at the Pruneyard
Project Address:	1875 S. Bascom Ave., Ste. 165
Property Owner:	CFEP Pruneyard, LLC
Zoning District:	C-2-O (General Commercial / Overlay District)
General Plan:	General Commercial
Project Description:	Request for a beer and wine license in association with a new restaurant (LuLu's at the Pruneyard).

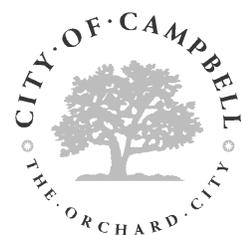
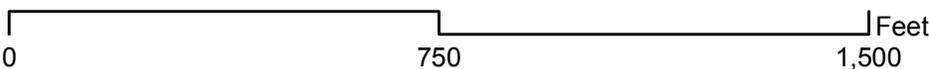
This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on July 14, 2017 and ends on July 24, 2017. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **July 24, 2017**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$750 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Daniel Fama, Senior Planner, in the Community Development Department, at (408) 866-2193 or by email danielf@cityofcampbell.com.

Project Location Map



Project Location: 1875 S. Bascom Blvd., Ste. 165
Application Type: Conditional Use Authorization
Planning File No.: PLN2017-218



Community Development Department
Planning Division

LuLu's at the Pruneyard
1875 S Bascom Avenue, Suite 165
Campbell, CA 95008-2370

RECEIVED

JUN 28 2017

CITY OF CAMPBELL
PLANNING DEPT.

June 26, 2017

Subject: Administrative Planned Development Permit
Conditional Use Authorization pursuant to the MUP, Pruneyard
LuLu's at the Pruneyard, Inc.
BLD2017-00328

Pruneyard Master Use Permit:

"Describe the project in detail and give reasons why the permit should be granted."

LuLu's at the Pruneyard, Inc. hereby requests that pursuant to the Master Use Permit for the Pruneyard Shopping Center, as it pertains to this building permit application, would be served by noting the following:

The restaurant will be operating in the heart of a dynamic and changing retail center, The Pruneyard in Campbell, CA. New and existing tenants offer a variety of retail opportunities reflecting the South Bay's current tastes in shopping and dining. Existing restaurants and incoming eateries are tailoring to the local population and LuLu's at the Pruneyard will further enhance the experience at the retail center. LuLu's "taqueria style" varied menu of fresh, authentic Mexican food is the perfect complement to the dining options the center provides. We prepare all our food from natural, locally sourced (when possible) materials, fresh daily. We recycle our waste and our oils are re-used to make alternative fuels. Leftover food is donated to local shelters in need. The restaurant will provide the perfect option for local business to cater their business meals. Our Mexican food venue fits right in between the formal, sit down, table service restaurant and the "fast food" take-out establishments which makes us unique to the center and the area.

The privilege of allowing LuLu's at the Pruneyard to operate a type 41 beer and wine license at the establishment will benefit the local community without adverse impact to the quality of life enjoyed by the area residents and businesses. In fact, it is quite the opposite. The quality of life in the area will be enhanced due to the fact that LuLu's will provide the community with a distinctive choice of family style dining experiences that features a healthy alternative within Mexican style cuisine and the opportunity to have a beverage of choice with your meal.

As the taqueria is located in a retail center with no residential communities within 500', it will not have an impact on the quiet enjoyment of the resident area properties. However, because of its location, nearby residents and workers alike

LuLu's at the Pruneyard

1875 S Bascom Avenue, Suite 165
Campbell, CA 95008-2370

will be able to enjoy both food and beverages of their choice within walking distance of their homes or businesses. This means less short distance driving in the neighborhoods. The Pruneyard and Campbell are well known for their inviting ambience and seamless interaction between patrons and pedestrians as they walk or eat in or around the various establishments. LuLu's at the Pruneyard will fit in quietly and integrally with this atmosphere already in place.

LuLu's restaurants have always focused on community. Once operating with the requested license, the restaurant will generate opportunities for employment by local residents and of course substantial sales taxes.

The proposed location of the restaurant within the retail center is not in a high crime or police problem area that we are aware of. In addition, we are a family oriented restaurant that will cater to families and patrons, young and old that are not prone to instigate criminal activities. Generally the restaurant will be open seven (7) days a week from 11:00am until 9:00pm.

Although we don't have exact data, we anticipate that this restaurant will be similar to our current establishments in Menlo Park (LuLu's on the Alameda), San Carlos (LuLu's on Laurel) and Los Altos (LuLu's on Main Street). Being able to sell beer and wine has an overall positive effect for our volume at these restaurants and should be similar when LuLu's at the Pruneyard opens. While an enticing addition to our menu, generally, sales of alcohol don't exceed 12% of our overall volume.

LuLu's at the Pruneyard will not operate in a different fashion than most of the other restaurants in the center and in the surrounding Campbell neighborhood. We expect the restaurant to operate within the center's approved rules and regulations.

We recognize the privilege of having the conditional use authorization associated with the type 41 license and appreciate your consideration.

Sincerely,



Natalie and Bracken Richardson
Owners

KEYED NOTES

- 1 TOILET ROOMS BY LANDLORD
- 2 INFILL EXISTING PLANTER WITH CONCRETE TO MATCH EXISTING - BY LANDLORD
- 3 PLANTER
- 4 NEW 36" H. GUARDRAIL
- 5 DEMOLISH EXISTING PAVED AREA FOR NEW PLANTER / PAVING / SEATING AREA
- 6 DINING BAR. SEE #1/A5.0
- 7 REMOVE AND REPLACE EXISTING NON-INSULATED STOREFRONT GLAZING SYSTEM WITH NEW - SEE SHEET A5.2
- 8 NOT USED
- 9 DEMOLISH EXISTING PLANTER FOR NEW PLANTER / PAVING / SEATING AREA

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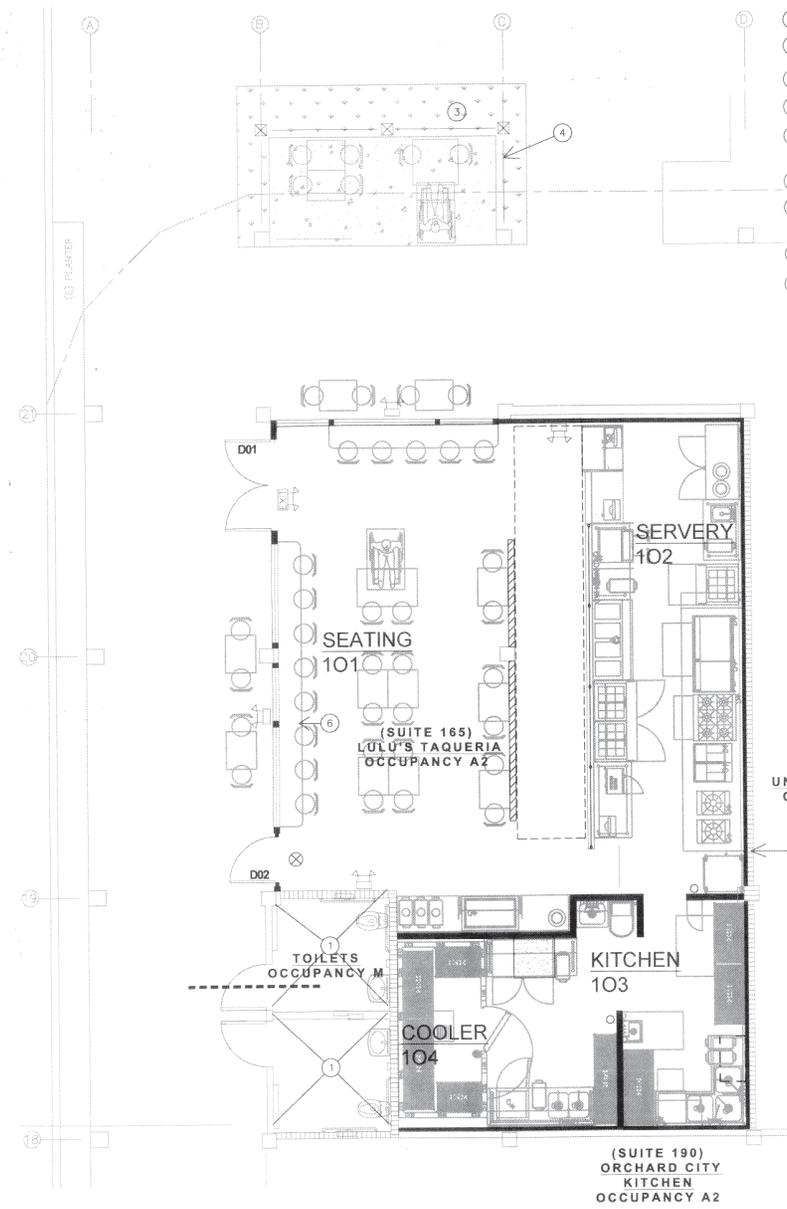
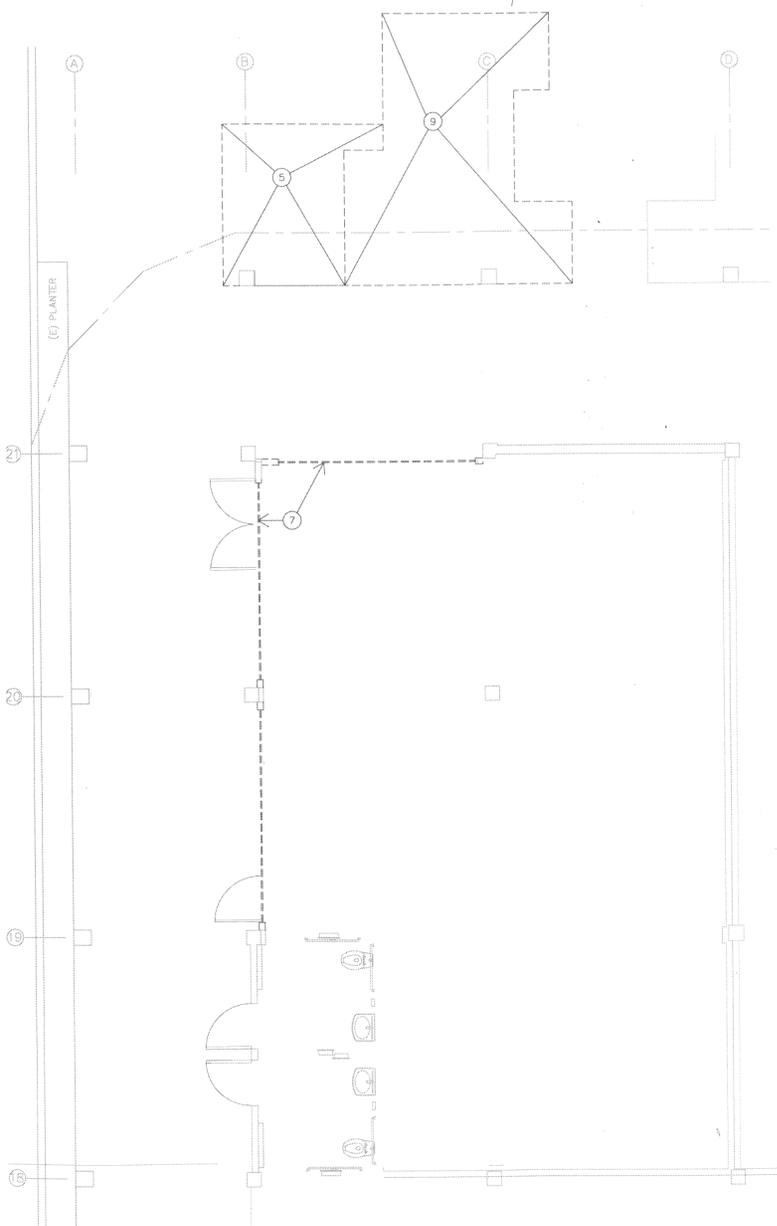
CITY OF CAMPBELL
PLANNING DEPT.



PRUNEYARD SHOPPING CENTER
1875 S. BASCOM AVENUE
SUITE 165
CAMPBELL, CA

REV	DATE	DESCRIPTION
-	04.07.17	CITY - HEALTH SUBMITAL
-	06.07.17	CITY - HEALTH RESUBMITAL

**DEMOLITION,
CONSTRUCTION +
EXITING PLANS**



(SUITE 162)
UNIQUE EYEWEAR
OCCUPANCY M

EXISTING 1-HR RATED WALL,
1-HOUR MINIMUM FIRE SEPARATION
REQUIRED BETWEEN A2 AND M
OCCUPANCIES PER CBC TABLE 508.4

(SUITE 190)
ORCHARD CITY
KITCHEN
OCCUPANCY A2