



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

September 11, 2015

**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, **September 22, 2015**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application for Larry Schaadt for a Modification (PLN2015-202) to a previously-approved Conditional Use Permit (PLN2014-207) and a Historic Exception (PLN2015-203) to allow a reduction in size and capacity of an approved restaurant, expansion of an existing mezzanine into a full second floor (exceeding the allowable FAR), and establishment of professional office space on the second floor (a change of use in an historic resource inventory property), on property located at **400 E. Campbell Avenue** in the C-3 (Central Business District) Zoning District. Staff is recommending that this project 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.

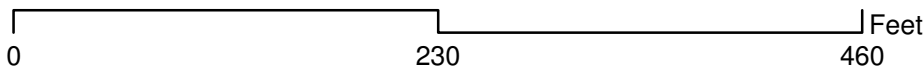
PLANNING COMMISSION  
CITY OF CAMPBELL  
PAUL KERMOYAN  
SECRETARY

PLEASE NOTE: When calling about this Notice,  
please refer to: **400 E. Campbell Avenue**

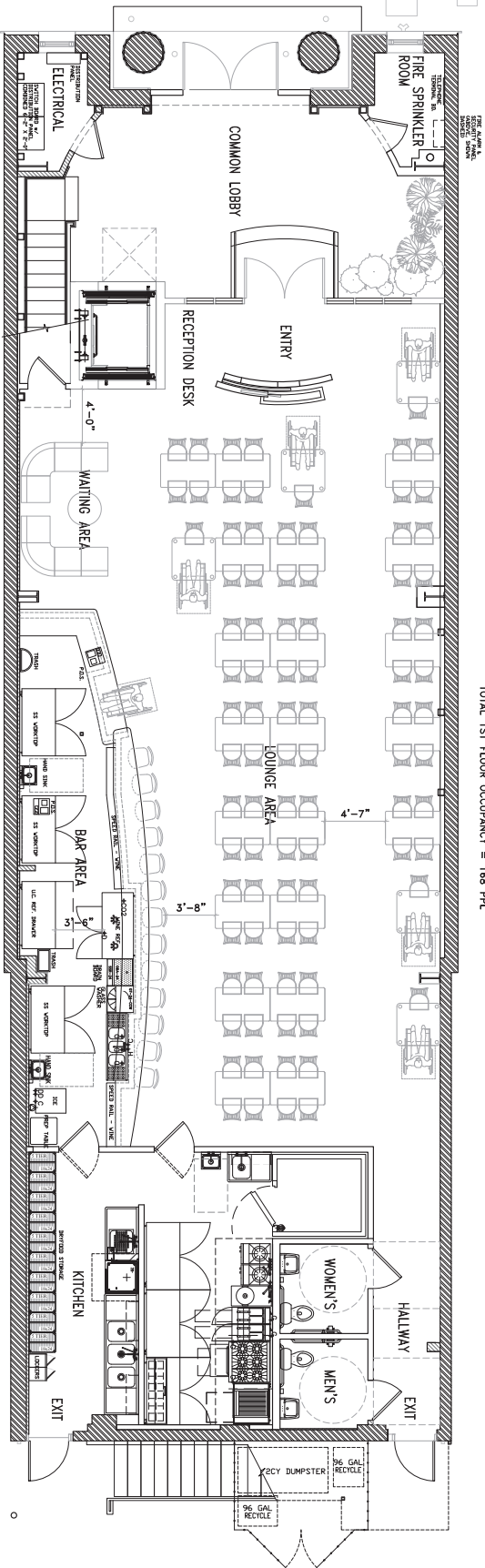
# Project Location Map



**Project Location:** 400 E. Campbell Ave.  
**Application Type:** CUP Modification and  
Historic Exception  
**Planning File No.:** PLN2015-202,203

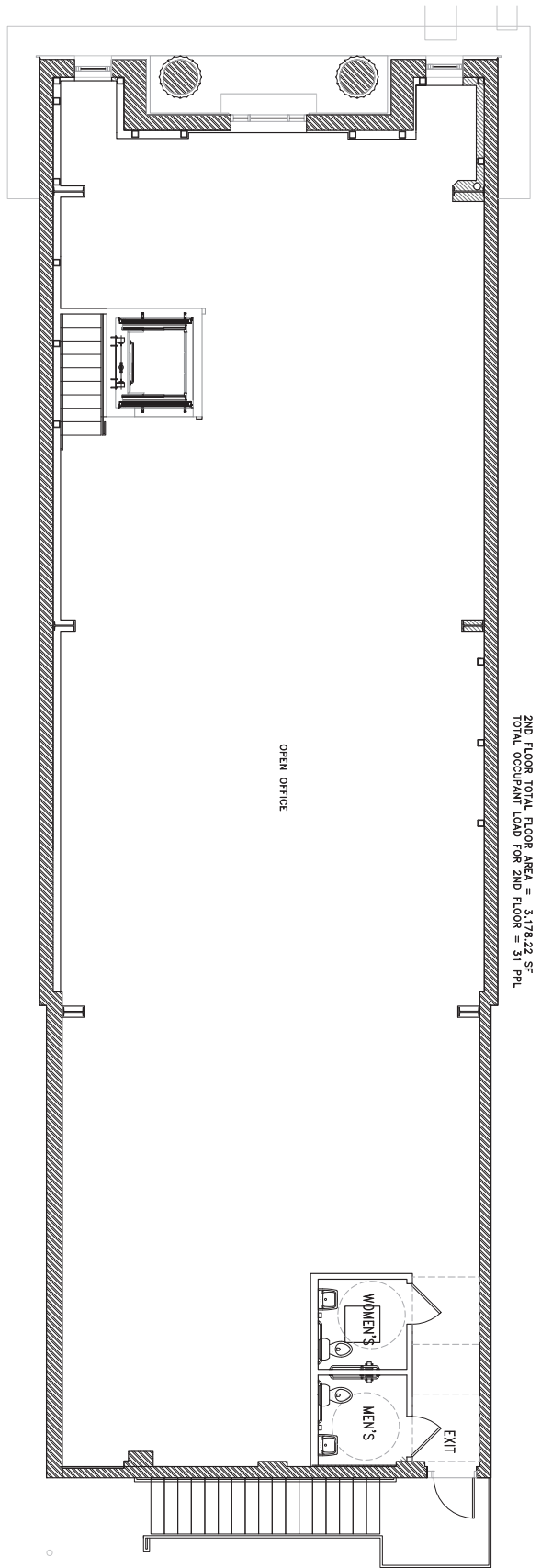


Community Development Department  
Planning Division



PROPOSED 1ST FLOOR PLAN - TOTAL OCCUPANCY = 188

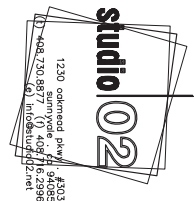
1/4" 1



PROPOSED 2ND FLOOR PLAN - TOTAL OCCUPANCY = 31

1/4" 2

MODIFICATION OF CONDITIONAL USE PERMIT  
**400 EAST CAMPBELL AVENUE**  
 CAMPBELL . CA 95008



07.06.15 ISSUED FOR PLANNING  
 09.01.15 PLANNING REVISION

DATE: 07.06.15  
 PROJECT NO.: 12-4530

PROPOSED FLOOR PLANS



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# REGALE, LLC

100 S. Santa Cruz Ave  
Los Gatos, CA 95030

## Program Statement

400 E. Campbell Ave

With this application I am requesting a Modification to my existing CUP to allow me to dramatically reduce the size and scope of the currently approved 239 seat restaurant on two floors down to a much smaller restaurant with only 129 seats on the ground floor, and professional offices on the second floor. Given the very difficult constraints of the building, most notably the lack of windows and visibility from the front of the building, this might to be the only way financially to finally get the project completed and the building occupied.

I am not requesting any change to the currently approved Business or Operational hours.