



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

April 3, 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, **April 14, 2015**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Carol and Hamid Pouya for a Modification (PLN2015-91) to a previously approved Conditional Use Permit (PLN2012-205) to allow a minors (under 21) in the outdoor seating area, a change in weekend business hours (to open at 11 a.m.), and a change in alcohol license type, for an existing wine bar (Tessora's Barra di Vino) on property located at **234 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: **234 E. Campbell Avenue**

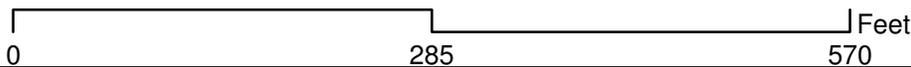
# Project Location Map



**Project Location:** 234 E. Campbell Ave.

**Application Type:** CUP Modification

**Planning File No.:** PLN2015-91



Community Development Department  
Planning Division

# Tessora's Barra di Vino



March 13, 2015

To: City of Campbell Planning

Re: Use Permit modification application for Tessora's Barra di Vino

Tessora's Wine Bar/Bistro and Retail shop has been operating for the past year and a half in the downtown location at 234 E Campbell Avenue. With this application we are requesting that the City approve the modification of our use permit. The modification is to allow the currently existing outside patio at Tessora's to operate as an area similar to a restaurant, in which children or young adults under age 21, accompanied by adults, can enjoy the food and non alcoholic beverages at our outdoor seating area.

Since we opened in October 2013, we have struggled to optimize our weekly hours and would like to take advantage of opening earlier in the day, especially on Sundays to reach out to families who visit Downtown Campbell's Farmers Market. By allowing our patio area to accommodate all ages, we feel that this would help to increase our business at Tessora's Barra di Vino, while providing a comfortable setting for families that would like to enhance their downtown experience in Campbell.

This request is to modify the current use permit the outside patio area only. The operating hours for Saturdays, and specifically for Sundays during the Farmers Market event is proposed to be as follows:

Saturdays.....11 am to 12am

Sundays..... 11 am to 8 pm

The inside portion of Tessora's will remain age restricted at 21 and over, with the previously approved operating hours.

ABC has already been notified to this request, and changing our status with them from a license 42 (Bar/Tavern) to a license 41 (restaurant) appears to be inconsequential and routine in nature. Once the City approves our application, we as owners of the business, will immediately act to update our ABC license status.

Thank you for your consideration of the attached application.

Carol and Hamid Pouya

Tessora's Barra di Vino 408-896-6349

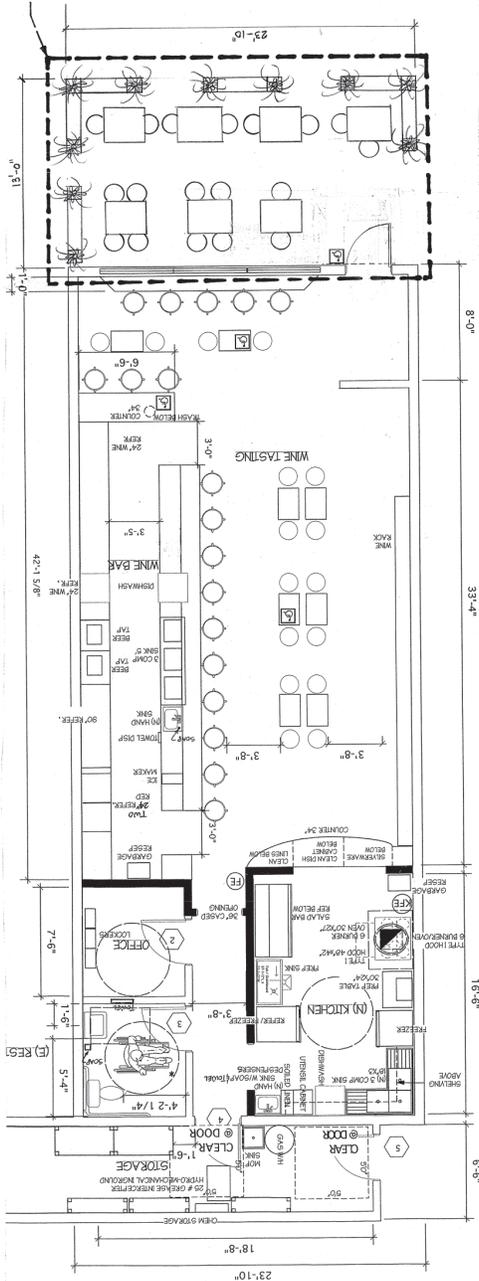
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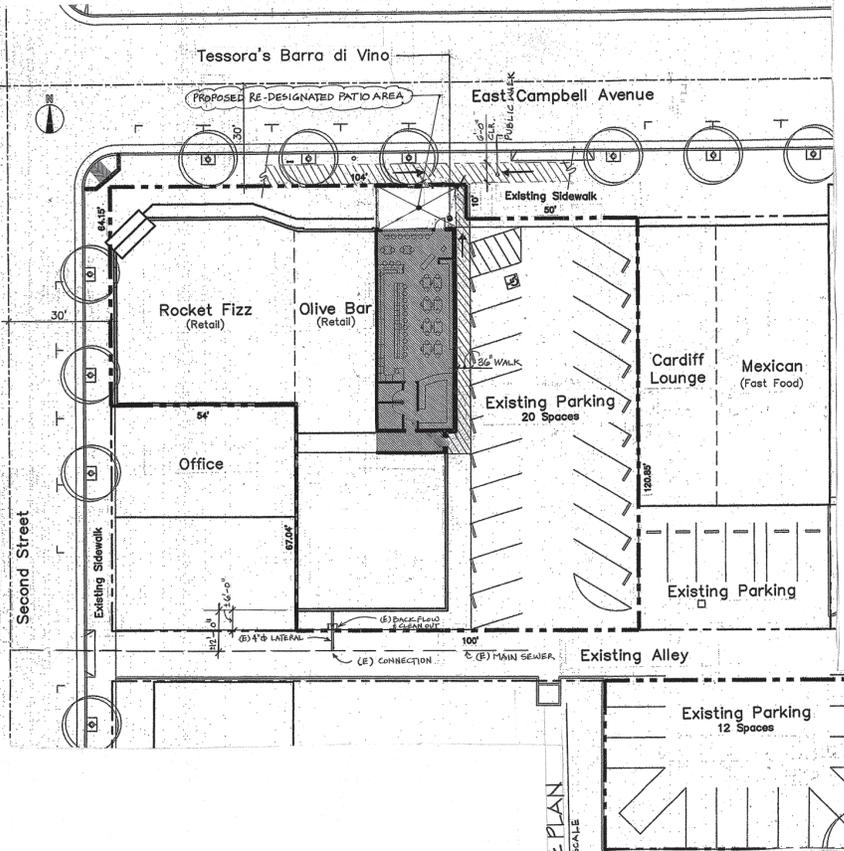
CITY OF CAMPBELL  
PLANNING DEPT.

| NO. | DATE | BY | REVISIONS |
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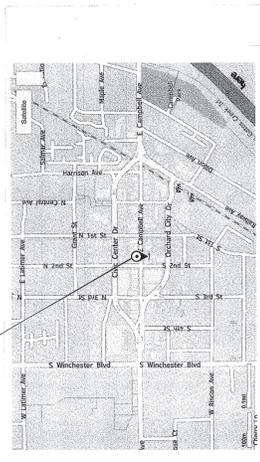
EXISTING PATIO AREA  
 (PROPOSED RE-DESIGNATED AREA)



EXISTING FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



VICINITY SITE PLAN  
 AS DIMENSIONED - No SCALE



SITE MAP