



CITY OF CAMPBELL
Community Development Department

May 12, 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, **May 23, 2017**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Oddwalle Campbell, LLC, for a Modification (PLN2017-129) to a previously approved Conditional Use Permit (PLN2014-47) to legalize an unpermitted DJ stage within an existing restaurant with approved live entertainment, late-night hours, and general alcohol sale, on property located at **280 East Campbell Avenue**. Staff is recommending that this project be deemed Categorically 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: **280 East Campbell Avenue**

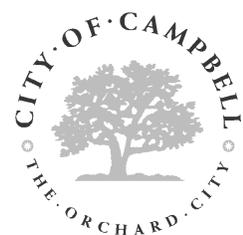
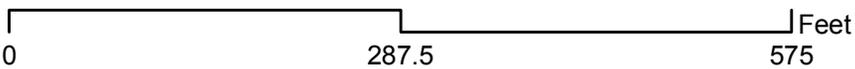
Project Location Map



Project Location: 280 E. Campbell Ave.

Application Type: Conditional Use Permit Modification

Planning File No.: PLN2017-129



Community Development Department
Planning Division

FACILITY OCCUPANCY TYPES & AREA/OCCUPANT		
PER TABLE 1004.1.1 OF THE 2010 CALIFORNIA BUILDING CODE SUBJECT TO REVIEW BY THE CITY OF CAMPBELL		
KEY	FUNCTION OF SPACE	FLOOR AREA (SF) PER OCCUPANT
S	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS
A	ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED (TABLES AND CHAIRS)	15 NET
K	KITCHEN, COMMERCIAL	200 GROSS
B	BUSINESS AREA	100 GROSS
AUX	AUXILIARY USE SPACE - STORAGE, ELECTRICAL ROOM ETC.	N/A
SEAT COUNT		
INDOOR DINING	112 CURRENT	112 PREVIOUS
BAR SEATING	40 CURRENT	39 PREVIOUS
ACCESSIBLE SEATING	9 CURRENT	9 PREVIOUS
TOTAL	161 CURRENT	160 PREVIOUS

PLUMBING FIXTURE LOAD CALCULATIONS					
PER TABLE A OF THE 2010 CALIFORNIA PLUMBING CODE SUBJECT TO REVIEW BY THE CITY OF CAMPBELL					
OCCUPANCY LOAD FACTOR: 30					
BLDG/OCCUPANCY TYPE	WATER CLOSETS FIXTURE/PERSON	URINALS FIXTURE/PERSON	LABORATORIES/PERSON	TOTAL OCCUPANCY	
RESTAURANT USE	MALE 1: 1-50	FEMALE 1: 1-50	1: 1-150	MALE 1: 1-150	FEMALE 1: 1-150
	OVER 150 ADD 1 FIXTURE FOR EACH ADDITIONAL 150 MALES			98 TOTAL 50% MEN 49 50% WOMEN 49	
TOTAL REQ'D	1	1	1	1	1
TOTAL PROVIDED	1	3	2	2	2

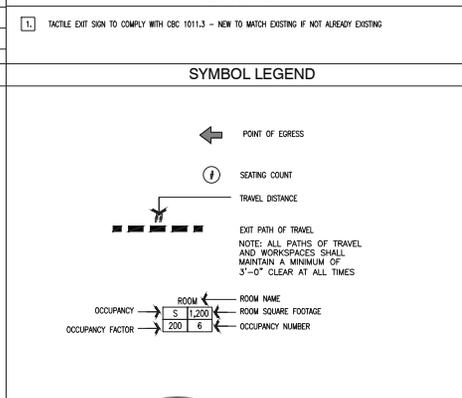
GENERAL NOTES

- THE BUILDING IS SPRINKLERED. ANY ALTERATIONS TO THE SPRINKLER SYSTEM WILL BE UNDER A DEFERRED SCHEDULE.
- ALL FINISH MATERIALS IN ALL AREAS SHALL NOT EXCEED A FLAME SPREAD CLASS C. A FLAME RESISTANCE CERTIFICATION AS ALL INTERIOR FINISHES INCLUDING BUT NOT LIMITED TO PLYWOOD, BLOCKING, WALL COVERINGS, PARTITIONS, MILLWORK & CEILINGWORKS.
- EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- SIGNAGE UNDER SEPARATE PERMIT.

KEY NOTES

- TACTILE EXIT SIGN TO COMPLY WITH CBC 1011.3 - NEW TO MATCH EXISTING IF NOT ALREADY EXISTING

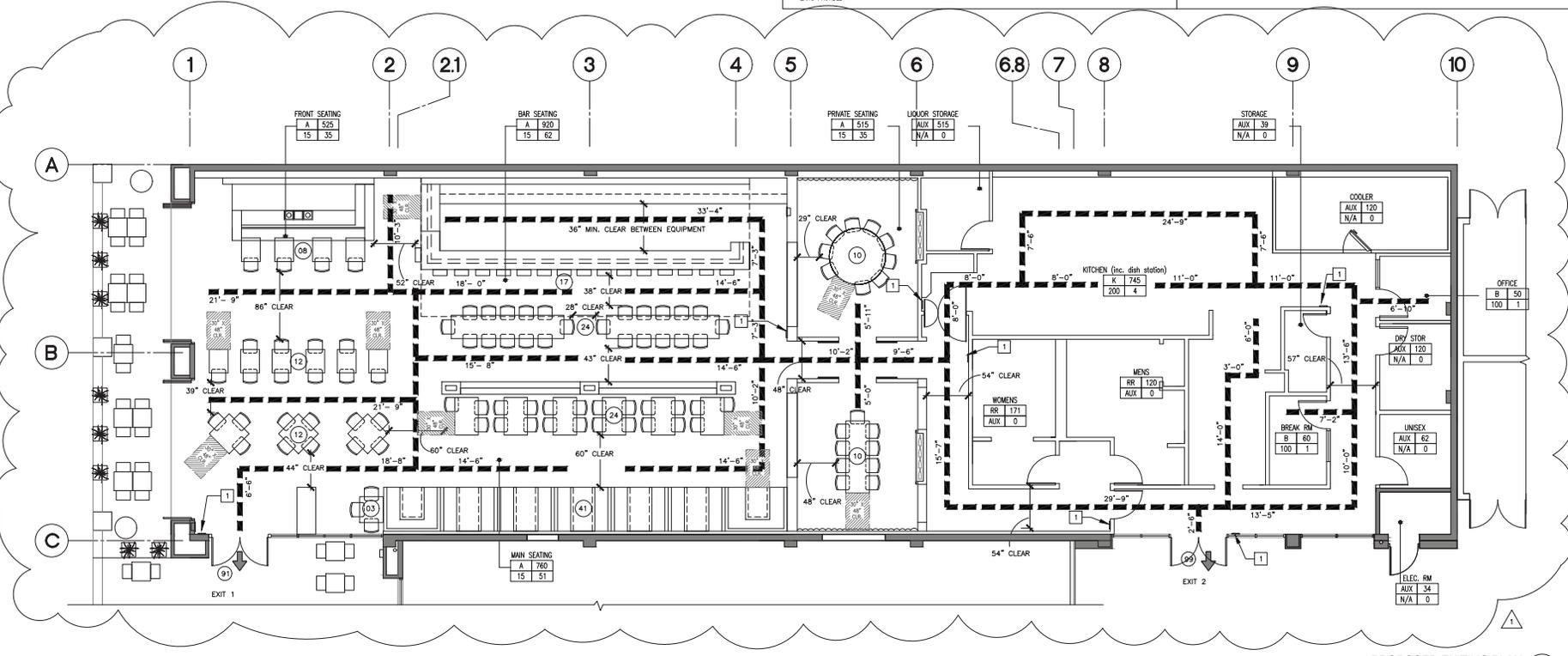
OCCUPANCY & EXITING ANALYSIS		
CONSTRUCTION	V-8	(CHAPTER 6)
OCCUPANCY	A-2	(CHAPTER 3)
ALLOWABLE AREAS (BY OCCUPANCY)		(TABLE 503 & SECTION 506.3)
A-2 OCCUPANCY	6,000 SF * 3 = 18,000	
BUILDING AREAS	10,300 SF	
A-2 OCCUPANCY	18,000 SF	
TOTAL OCCUPANCY	10,300 SF	
EXISTING BUILDING AREA	10,300 < 18,000	
EGRESS		
EXIT ACCESS TRAVEL DISTANCE	(W/ SPRINKLER) 250	(TABLE 1016.1)
A-2 OCCUPANCY		
EGRESS WIDTH	(W/ SPRINKLER) OTHER 0.2"	(SECTION 1005)
A-2 OCCUPANCIES		
EGRESS WIDTH	0.2" PER OCCUPANT	
EGRESS WIDTH REQUIRED	190 OCCUPANTS X 0.2" = 38"	
EGRESS WIDTH PROVIDED	2 72" DOUBLE DOOR = 64" CLEAR	
	38" REQ'D < 64" PROVIDED	O.K.
EXITS REQUIRED	2	
EXITS PROVIDED	2 ≥ 2	O.K.



eha

EATON HALL ARCHITECTURE

1501 The Alameda, Suite 105
San Jose, CA 95126
TEL 408.265.5255
FAX 408.265.6155



PROPOSED EXITING PLAN
SCALE: 3/16" = 1'-0"

WILLARD HICKS
MUSIC PERMIT
280 E CAMPBELL AVE.
CAMPBELL, CA 95008

Client: INVALLE PROPERTIES

Date: _____
Rev. No. Description: _____
Project Number: 4.728
Date: MAY, 2, 2017
Drawn by: EE

Sheet Title: CODE ANALYSIS & EXIT PLAN
A0.3

WILLARD HICKS

STEAKS · CHOPS · AMERICAN FARE

Daniel Fama
Planning Department
City of Campbell

Re: Willard Hicks located at 280 E Campbell Ave
Written Statement for Live Entertainment Permit

Mr. Fama,

The intent of this letter is to provide the City with information on Willard Hicks's business for the purpose of only modifying the existing live entertainment permit.

Willard Hicks, which opened in early 2015, is an upscale full service restaurant with a focus on American Cuisine. We proudly offer a high-end, comfortable, upbeat, and unique dining experience. An integral part of our concept and brand is our one of a kind DJ Stand/Booth. To expand further, one of our owners is a DJ enthusiast, and we built Willard Hicks around his passion for music. The custom built DJ location is prominently situated near the front of the restaurant and provides an energized ambiance as patrons enter the restaurant. We always maintain a moderate noise level to allow easy conversation over dinner and drinks. Furthermore, we have never received a noise complaint from neighbors or the Campbell Police Department. We really want to emphasize that the DJ Booth is a defining element of Willard Hicks, its part of what makes us Willard Hicks, and we humbly request that the city permit the DJ Booth to continue operating through a modified Live Entertainment Permit.

The DJ booth and current seating configuration have remained the same (unchanged) since our opening (please see the attached floor plan). We want to comply with City Staff's recent request to modify our Live Entertainment Permit to accurately reflect our current use. Therefore we request the following amendments to our Live Entertainment Permit:

1. The definition of Live Entertainment shall include a DJ booth with amplified sound located at the designated location shown in the attached floor plan.
2. The hours for live entertainment shall be 7 days a week from 6pm – 10pm

3. Noise levels shall not be audible to a person of normal hearing capacity from any residential property and at no time shall live entertainment be heard more than 50 feet from the business.
4. Full menu food service shall be provided at all times during the Business Hours.

We are always available to meet and discuss and would encourage staff, commission, or council to visit Willard Hicks to better understand who we are.

Sincerely,

A handwritten signature in black ink, appearing to read 'Molly Adams', written in a cursive style with a large loop at the end.

Molly Adams

Owner