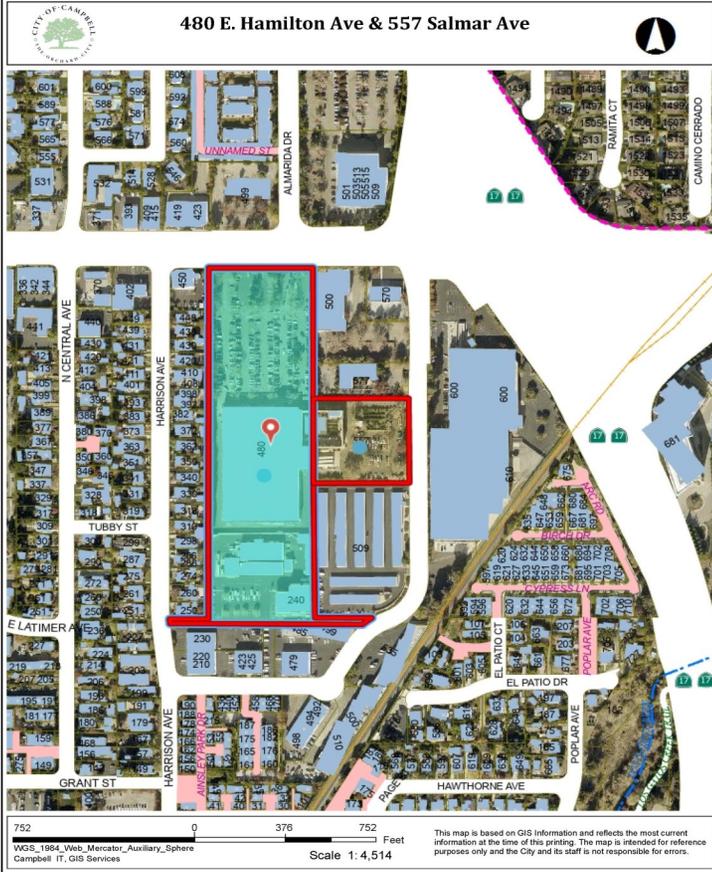


Location of Proposed Project




 City of Campbell
 70 North First Street
 Campbell, CA 95008 -1423

Project Images



Notice of Public Hearing

Dear Campbell Resident,

November 26, 2025

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:00 p.m., or shortly thereafter, on Tuesday December 9, 2025, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 480 E. Hamilton Avenue & 557 Salmar Avenue
Zoning | Area Plan: GC-MU | N/A (Future Hamilton Ave. Plan)
Neighborhood Association(s): N/A
Council District: 2
File No.: PLN-2023-52
APN: 279-33-043 & 279-33-049
Applicant: City Ventures
Property Owner: Campbell Union School District & Home Depot USA
Application Type: N/A | Staff-Initiated Compliance Review
Project Planner: Stephen Rose, Senior Planner
Email Contact: stephenr@campbellca.gov

Project Description:
Public Hearing to provide a review of the operations of an existing Hardware Store and Garden Center (d.b.a. Home Depot).

You may participate virtually or watch online:

- ◇ Register online to speak via Zoom:
(<https://campbellca.gov/PCSignup>.)
- ◇ Watch YouTube live-stream:
(<https://www.youtube.com/user/CityofCampbell>.)

Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Services (CRS) or by telephoning any other providers' CRS telephone number. We may provide appropriate aids and communication services for qualified persons with disabilities such as: sign language interpreters, assistive hearing devices, and other services for people with speech vision, and hearing impairments

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.



- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

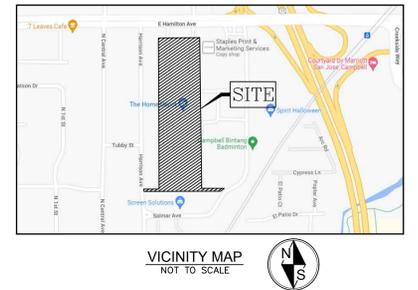
Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

**Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traducción en Español



THE HOME DEPOT CAMPELL #0642

480 EAST HAMILTON AVENUE
 CAMPBELL, CA 95008



PROJECT INFORMATION

SITE ADDRESS:	480 EAST HAMILTON AVENUE CAMPBELL, CA, 95008
APN:	279-33-043
ZONING DISTRICT:	(PD) PLANNED DEVELOPMENT
SCOPE OF WORK:	DESIGNATED AREAS INTENDED FOR HOME DEPOT OUTDOOR SALES, STAGING AREA, AND STORAGE AREA.
LOT AREA :	10.17 AC (443,005 SF)
BUILDING AREA:	137,793 SF
COVERAGE AREA:	157,134 SF
FLOOR AREA RATIO (FAR):	0.311(31.1%)
BUILDING LOT COVERAGE:	0.355 (35.5%)
LANDSCAPE AREA:	33,377 SF
LANDSCAPE COVERAGE:	0.075 (7.5%)
PAVEMENT AREA:	229,607 SF
PAVEMENT COVERAGE:	0.518 (51.8%)
TOTAL PARKING:	450 STALLS

LEGEND

---	EXISTING LIMITS OF SUBJECT BOUNDARY
♿	EXISTING HANDICAP STALLS
⚡	EXISTING FIRE HYDRANT
⚙	EXISTING WATER VALVE
☀	EXISTING LIGHT POLE
⌋	EXISTING DOOR/EMERGENCY EXIT
○	EXISTING BOLLARD
⌋⌋	EXISTING CART CORRAL
====	EXISTING CURB
-----	EXISTING FENCE
———+———	EXISTING WALL
▨	EXISTING STRIPING

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	OVERALL SITE PLAN
SHEET 3	FOCUSED SITE PLAN
SHEET 4	EMERGENCY ACCESS PLAN
SHEET 5	SITE FIRE PLAN

COVER SHEET

DATE:	10/18/2022
REVISION DATES:	12/02/2022 02/17/2023 02/28/2023

SITE PLANNER	DAVID GOMEZ
SITE DEV. COORDINATOR	CASSIE PERMENTER



CA - CAMPBELL STORE # 0642

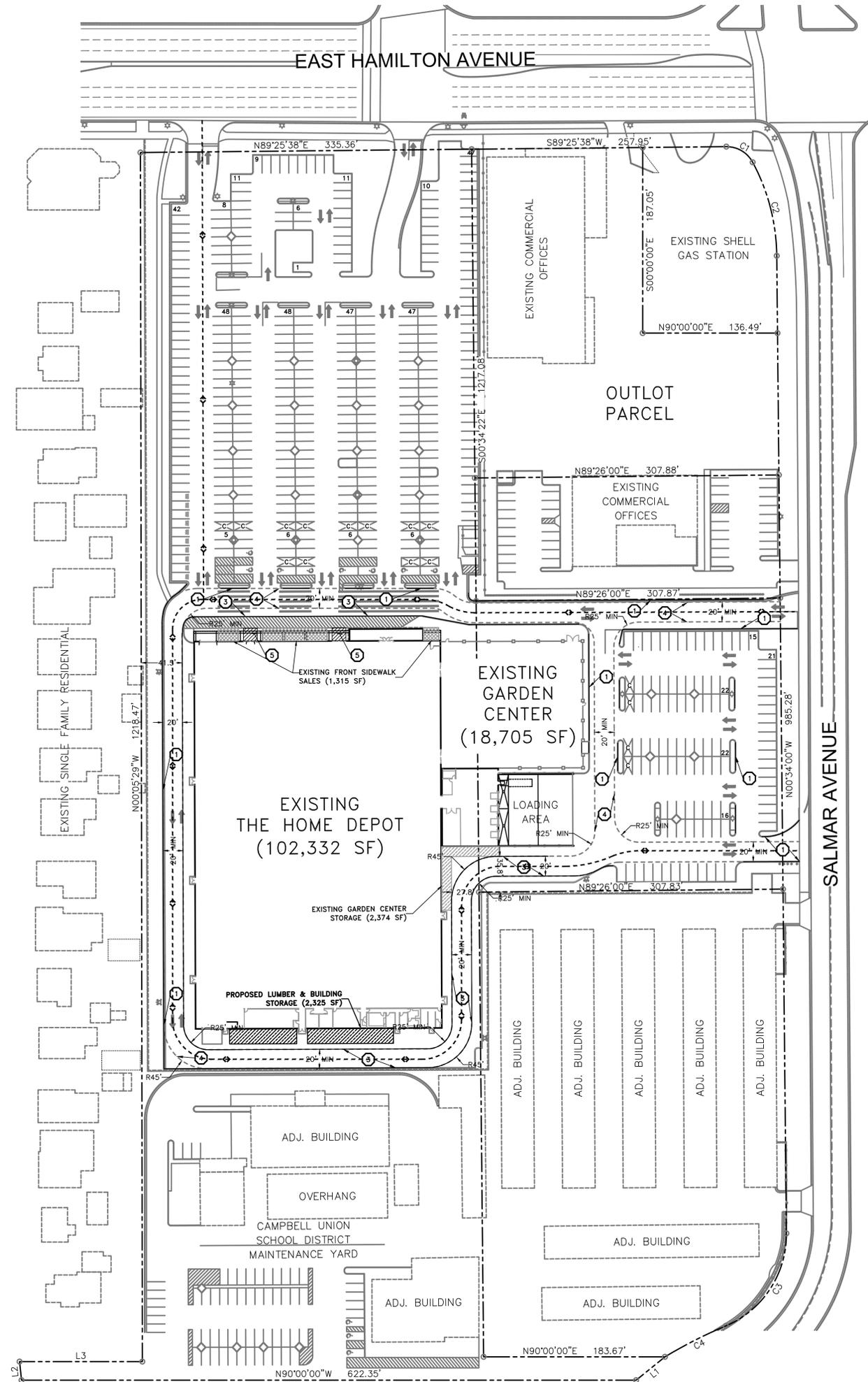
ADDRESS: 480 EAST HAMILTON AVENUE
CAMPBELL, CA 95008

LA PROJECT NUMBER 22040.00

RESERVED FOR CITY

CONSTRUCTION NOTES

- ① EXISTING RED CURB FOR FIRE ACCESS LANE (6" WIDE ALONG 0" CURB).
- ② CURB ALONG FIRE ACCESS LANE TO BE PAINTED RED (6" WIDE ALONG 0" CURB).
- ③ FIRE ACCESS LANE TO BE PAINTED RED (4" PAINT 4" WIDE RED STRIPE ALONG FIRE ACCESS PATHWAY).
- ④ FIRE TRUCK PATH OF TRAVEL SHOWN FOR REFERENCE (MIN. 20' WIDTH) TO BE MAINTAINED AT ALL TIMES.
- ⑤ PAINT 4" WIDE WHITE STRIPE ALONG AREA PERIMETER. PAINT 4" WIDE WHITE STRIPE DIAGONALS 3' O.C. WITHIN INTERIOR OF AREA. MAINTAIN 4' MINIMUM CLEARANCE FOR ADA WALKWAY ALONG FRONT OF APRON.



HATCHING LEGEND

- PROPOSED SIDE STAGING AREA
- EXISTING FRONT APRON SALES AREA
- PROPOSED LUMBER AND BUILDING STORAGE AREA
- EXISTING GARDEN CENTER STORAGE AREA
- PROPOSED WHITE STRIPPING (SEE CONSTRUCTION NOTE 5)

SYMBOLS LEGEND

- FIRE ACCESS LANE. SEE CONSTRUCTION NOTE 3
- EXISTING CART CORRAL
- PROPOSED PARKING
- FIRE TRUCK ACCESS ROUTE

SCOTT A. MOMMER CONSULTING

LAND DEVELOPMENT SERVICES
 4694 WEST JACQUELYN AVENUE - FRESNO, CA 93722
 TEL: 559 978-1000 FAX: 559 276-0850 SMOMMER@SCOTTMOMMER.COM



VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

HOME DEPOT SITE DATA	
HOME DEPOT PARCEL AREA	10.17 AC
APN:	279-33-043
ZONE:	PLANNED DEVELOPMENT (PD)
LAND USE:	PLANNED DEVELOPMENT (PD)
JURISDICTION:	CITY OF CAMPBELL
HOME DEPOT BUILDING AREAS	
EXISTING HOME DEPOT AREA	102,332 SF
EXISTING GARDEN CENTER AREA	+ 18,705 SF
TOTAL HD AREA	121,037 SF
PARKING REQUIRED PER CITY CODE	
HOME DEPOT (@ 1/300 SF) GFA	341 STALLS
GARDEN CENTER (@ 1/300 SF) GFA	+ 62 STALLS
TOTAL HD PARKING REQUIRED	403 STALLS
HOME DEPOT PARKING PROVIDED	
FRONT FIELD PARKING	361 STALLS
SIDE FIELD PARKING	89 STALLS
REAR FIELD PARKING	+ 0 STALLS
TOTAL HD PARKING PROVIDED	450 STALLS
INCLUDED WITHIN PARKING PROVIDED	
ACCESSIBLE PARKING (8 REQ AT 301-400)	8 STALLS
PRO PARKING	10 STALLS
NOT INCLUDED WITHIN PARKING PROVIDED	
CART CORRALS	12 STALLS
EXISTING STAGING AREA	13 STALLS
EXISTING SHED DISPLAY	5 STALLS

OVERALL SITE PLAN

DATE: 10/18/2022
 REVISION DATES: 12/02/2022
 02/17/2023
 02/28/2023

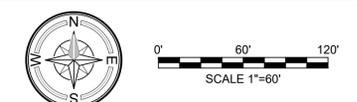
SITE PLANNER: DAVID GOMEZ
 SITE DEV. COORDINATOR: CASSIE PERMENTER



CA - CAMPBELL STORE # 0642

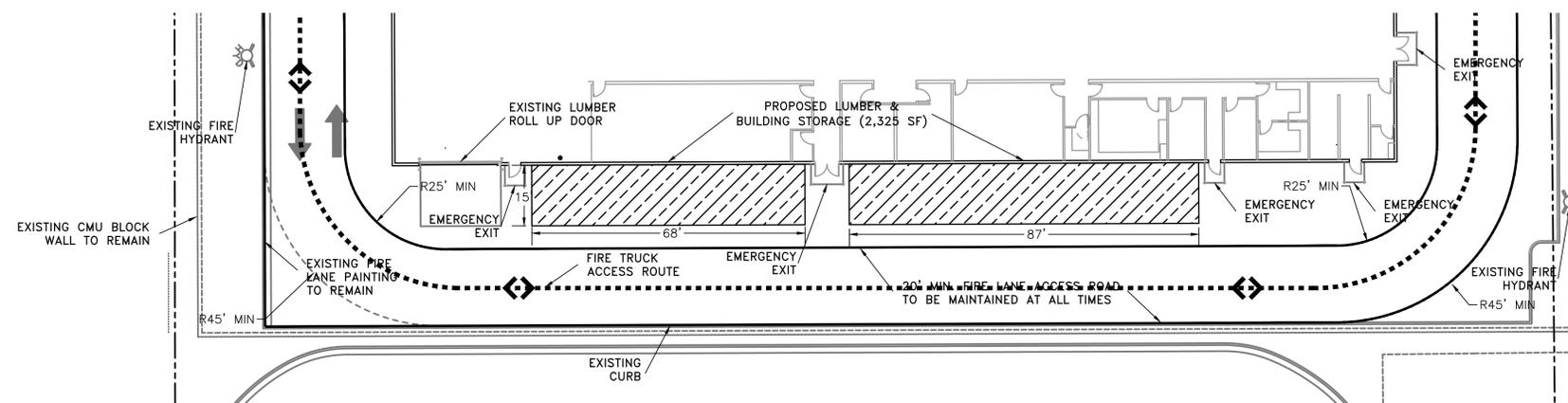
ADDRESS: 480 EAST HAMILTON AVENUE
 CAMPBELL, CA 95008

LA PROJECT NUMBER: 22040.00





VICINITY MAP
 NOT TO SCALE



SECTION A: PROPOSED LUMBER AND STORAGE AREA

FOCUSED SITE PLAN

DATE: 10/18/2022
 REVISION DATES: 12/02/2022
 02/17/2023
 02/28/2023

SITE PLANNER: DAVID GOMEZ
 SITE DEV. COORDINATOR: CASSIE PERMENTER



**CA - CAMPBELL
 STORE # 0642**

ADDRESS: 480 EAST HAMILTON AVENUE
 CAMPBELL, CA 95008

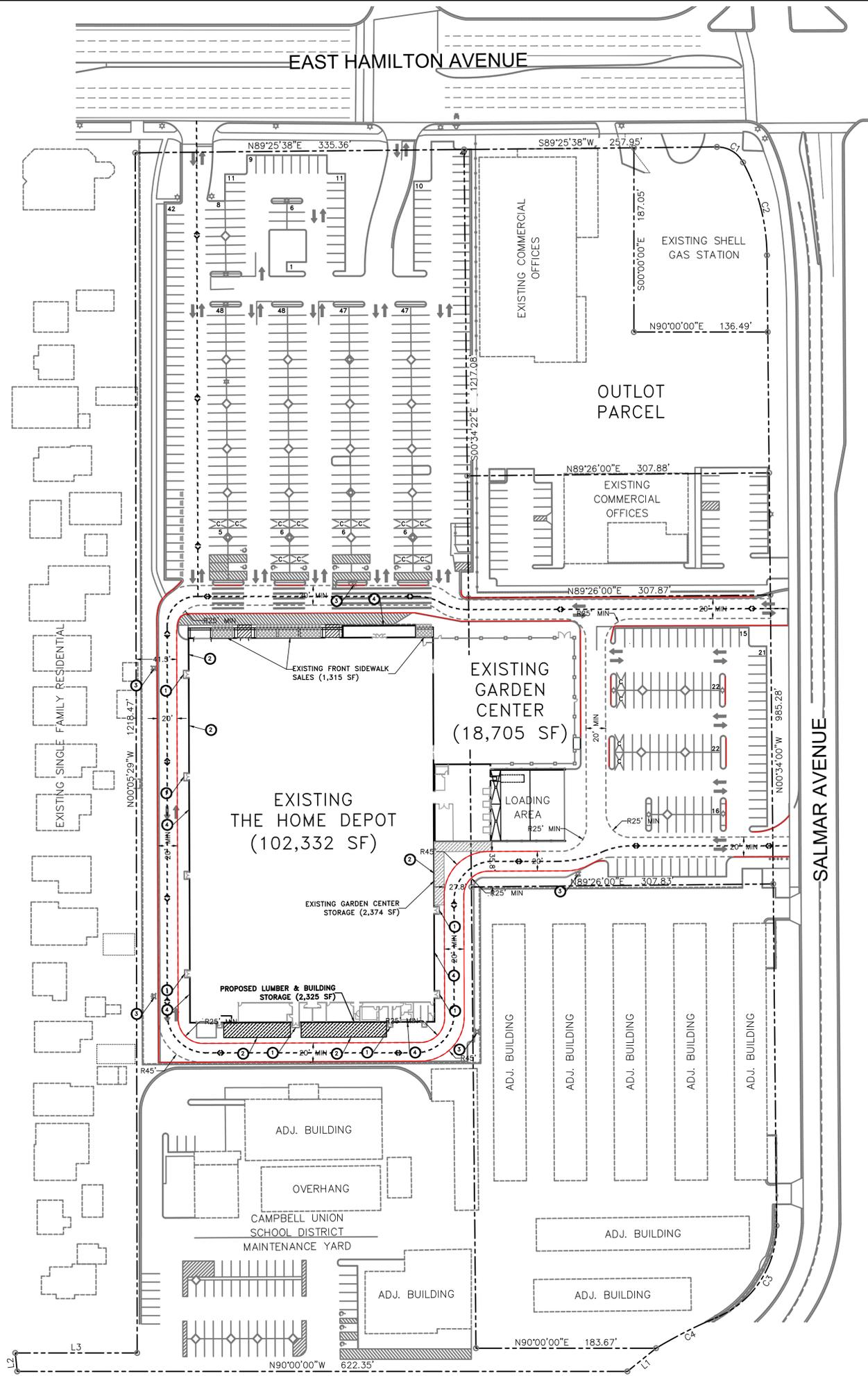
LA PROJECT NUMBER: 22040.00



SCALE 1"=20'

NOTES

- ① EXISTING EMERGENCY EXIT TO MAINTAIN CLEAR OF OBSTRUCTIONS (KEEP CLEAR 11' WIDE FOR DOUBLE DOORS AND 8' WIDE FOR SINGLE DOORS)
- ② ALL PROPOSED STORAGE AND STAGING AREAS TO NOT EXCEED MORE THAN 15' IN HEIGHT FOR FIRE DEPARTMENT ARIEL ACCESS.
- ③ EXISTING FIRE HYDRANT TO REMAIN AND MAINTAIN AN UNOBSTRUCTED TOTAL CLEARANCE OF 30'. CALIFORNIA VEHICLE CODE 22514.
- ④ POINTS OF AERIAL ACCESS



HATCHING LEGEND

- PROPOSED SIDE STAGING AREA
- EXISTING FRONT APRON SALES AREA
- PROPOSED LUMBER AND BUILDING STORAGE AREA
- EXISTING GARDEN CENTER STORAGE AREA
- PROPOSED WHITE STRIPPING (SEE CONSTRUCTION NOTE 5)

SYMBOLS LEGEND

- FIRE ACCESS LANE. SEE CONSTRUCTION NOTE 3
- EXISTING CART CORRAL
- PROPOSED PARKING
- FIRE TRUCK ACCESS ROUTE



VICINITY MAP
NOT TO SCALE

EMERGENCY ACCESS PLAN

DATE: 10/18/2022
REVISION DATES: 12/02/2022
02/17/2023
02/28/2023

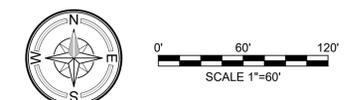
SITE PLANNER: DAVID GOMEZ
SITE DEV. COORDINATOR: CASSIE PERMENTER



**CA - CAMPBELL
STORE # 0642**

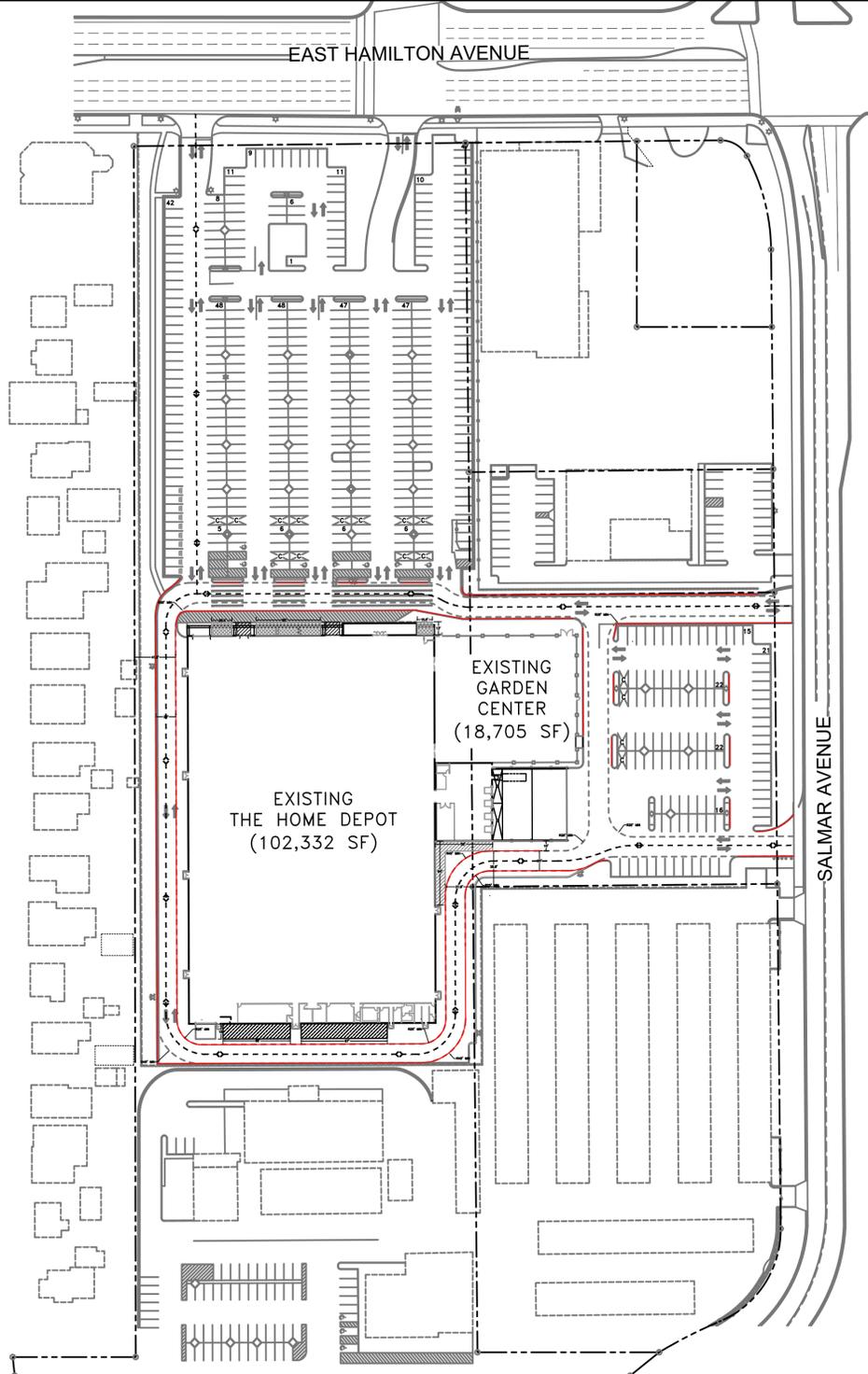
ADDRESS: 480 EAST HAMILTON AVENUE
CAMPBELL, CA 95008

LA PROJECT NUMBER: 22040.00





VICINITY MAP
NOT TO SCALE



FIRE PLAN

DATE: 10/18/2022
REVISION DATES: 12/02/2022
02/17/2023
02/28/2023

SITE PLANNER: DAVID GOMEZ
SITE DEV. COORDINATOR: CASSIE PERMENTER



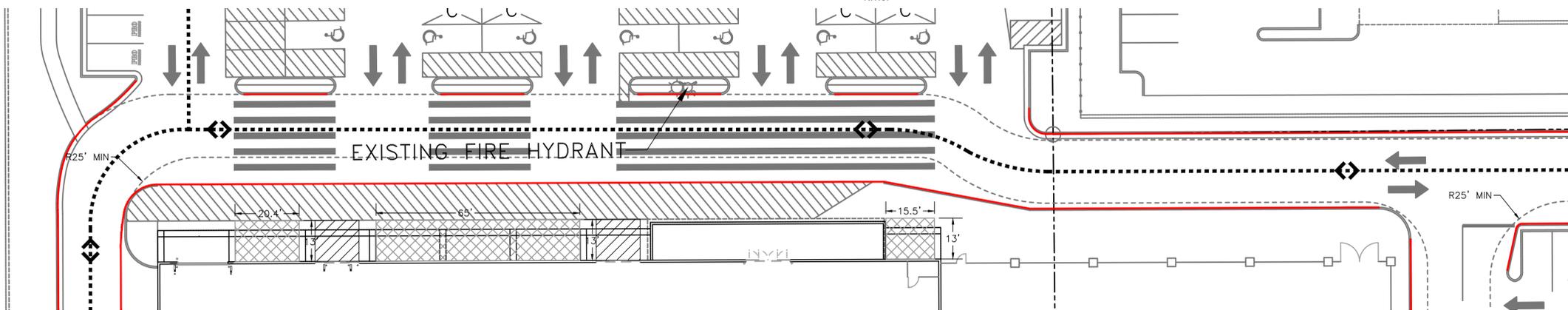
CA - CAMPBELL STORE # 0642

ADDRESS: 480 EAST HAMILTON AVENUE
CAMPBELL, CA 95008

LA PROJECT NUMBER: 22040.00



FIRE LANE STRIPING EXHIBIT
N.T.S.



HOME DEPOT FRONT APRON EXHIBIT
N.T.S.