



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

April 13, 2018

**NOTICE OF STUDY SESSION**  
**499 E. Hamilton Avenue (In-N-Out Burger Restaurant)**

Notice is hereby given that the Planning Commission of the City of Campbell will consider a Pre-Application (PRE2018-04)

Study Session for an in-progress update of the In-N-Out Burger project at the former Elephant Bar site on property located at **499 E. Hamilton Avenue** during their regular Planning Commission meeting of **Tuesday, April 24, 2018**. The meeting begins at 7:30 p.m. in the Council Chamber at Campbell City Hall, 70 N. First Street, Campbell. This Study Session item will be the second item on the agenda.

Questions or comments regarding the Study Session may be addressed to Daniel Fama, Senior Planner, in the Community Development Department at (408) 866-2140 or via email at [danielf@cityofcampbell.com](mailto:danielf@cityofcampbell.com).

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.

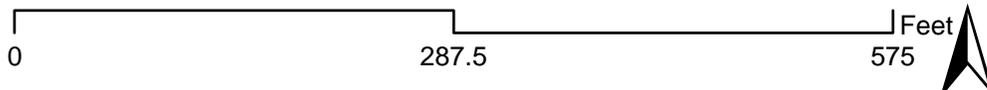
PLANNING COMMISSION  
CITY OF CAMPBELL  
PAUL KERMOYAN  
SECRETARY

PLEASE NOTE: When calling about this Notice,  
please refer to: **499 E. Hamilton Avenue**

# Project Location Map



**Project Location:** 250 Grant Avenue  
**Application Type:** Admin. P-D and Parking Mod.  
**Planning File No.:** PLN2016-221 and PLN2018-48  
**Project Description :** New Two-Story Single-Family Residence with Parking Modification



Community Development Department  
Planning Division

## PROJECT SUMMARY

**ASSESSORS PARCEL NUMBER:** 279 -41 - 053

**SCOPE OF WORK:** Construction of a new two-story single-family residence on a vacant lot

**LOT SIZE:**

3,712.5 Gross sq. ft. (Property to center line of street) Note: (50' + 25') X 49'-6"

2,475.0 Net sq. ft.

**HEIGHT and SETBACKS:**

Proposed building height from finished grade	24' - 0"
First story setback from the closest point	6'-10" to column in front, 11'-10" to front wall, 7' on left and 5" on right side, 10' back, 4'-2" behind garage
Second-story setback from the closest point (typically the roof edge)	11' front, 5'-11" on left, 9'-9" right, 4'-2" & 12'-8" back

DEVELOPMENT DATA:	Square Feet		Percent of Site	
	Existing	Proposed	Existing	Proposed
Building coverage	-	990.8		40.0%
Landscape coverage (left of sidewalk, right of sidewalk and house, plus 1' strip at back of lot left, back and right side)	-	374		15.1%
Paving coverage – Front (driveway, porch and sidewalk)	-	256		10.3%
Pervious Paver coverage (left side and rear)	-	735		29.7%
Living Area (1 <sup>st</sup> & 2 <sup>nd</sup> Floor)	-	1,399.2		
Garage Area	-	208.3		
Total building sq. ft.		1,607.6	Floor Area Ratio	
Net lot size		2,475	64.95%	

**ADJACENT LAND USES:**

North	Grant Street (and residence, chiropractic office)
South	Church Parking Lot
East	Residence Garage/Driveway
West	Residence Backyard

**PARKING:** 2 Total; 1 covered, one uncovered

**NUMBER OF TREES:** 1, Front Yard

**Notes:**

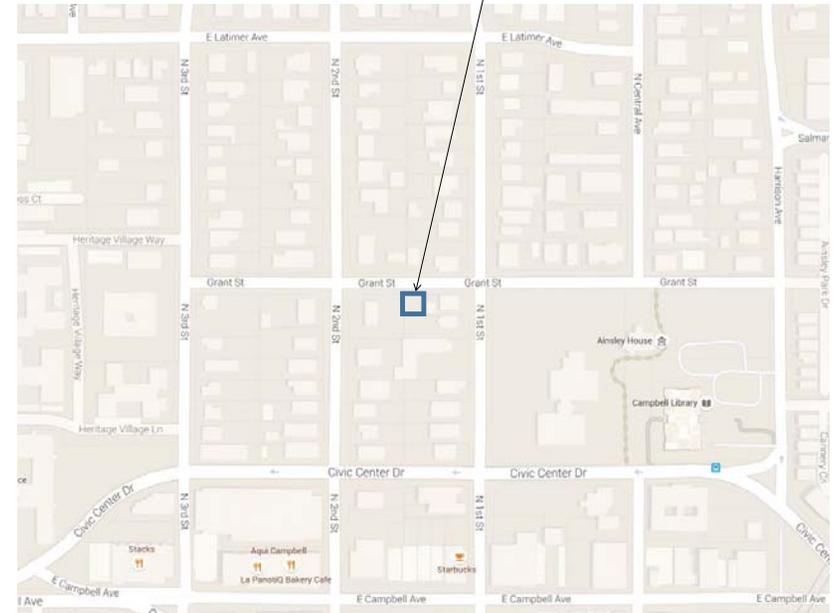
**Fire Department:** Prior to issuance of building permits, Applicant will: make application to, and receive from, the Building Department all applicable construction permits. All construction sites will comply with applicable provisions of CFC Chapter 33 and our Standard Detail and Specification SI-7; A State of California licensed (C-16) Fire Protection Contractor will submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work; All Water Requirements per 2010 CFC Sec. 903.3.5 and Health and Safety Code 13114.7 will be addressed; Address numbers shall be provided and maintained. CFC Sec. 505.1.

**Public Works:** Prior to issuance of building permits, the following will be provided: An itemized response for Street Improvement, Grading and Drainage Plans will be provided; 5' Easement for sidewalk prepared by a registered civil engineer/land surveyor; Storm Drain Area Fees; compliance with Stormwater Pollution Prevention measures; Utility placement; Water Meters and Sewer Cleanout placement; Utility Coordination Plan; Pavement Restoration Plan; Street Improvement Agreements/Plans/Encroachment Permit/Fees/Deposits; Street Improvements Completed for Occupancy/Building Permit Final. Utility Encroachment Permit and Additional Street Improvements (if required)

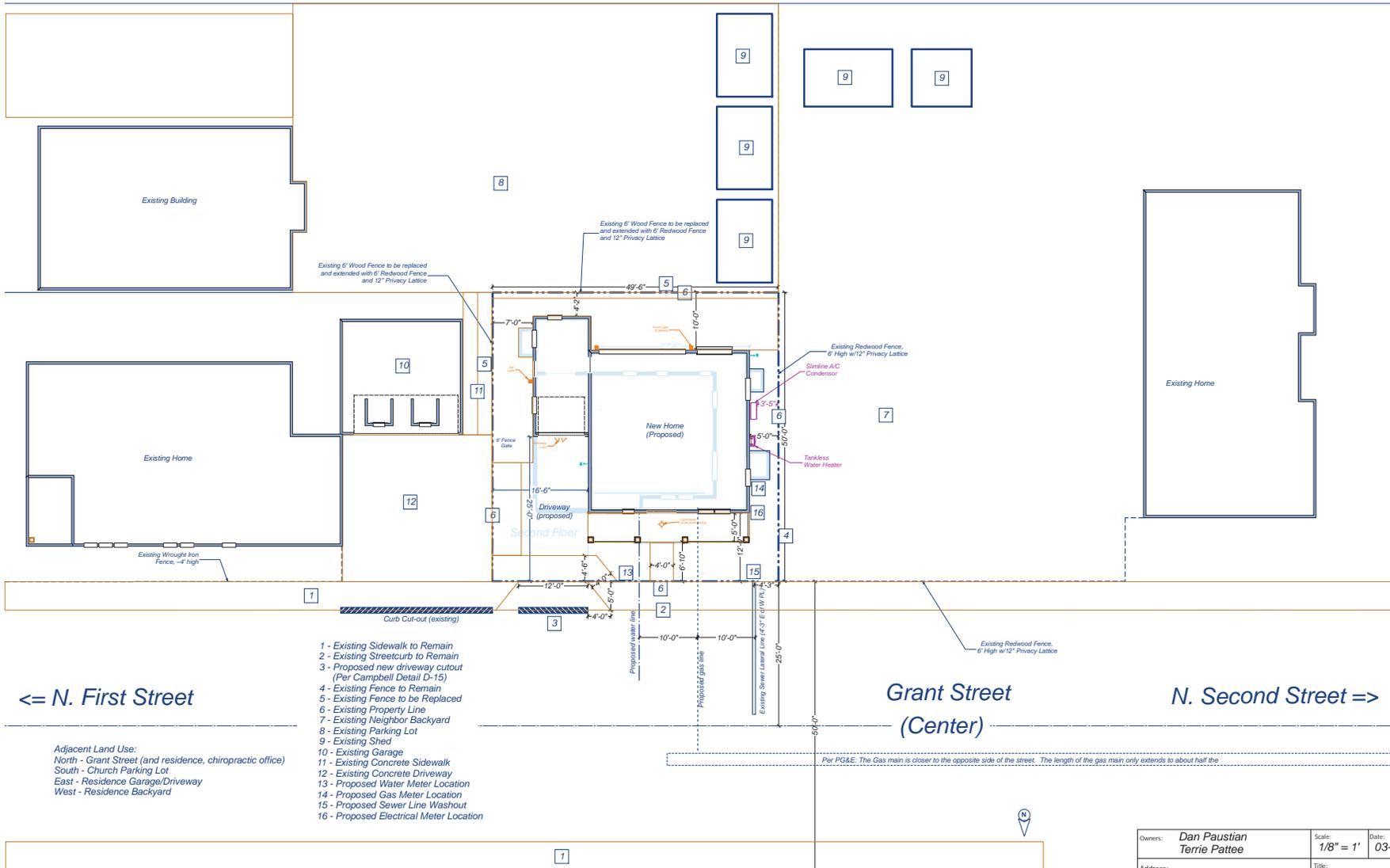
<b>PROJECT LOCATION:</b> 250 Grant Ave, Campbell CA 95008	279 - 41 - 053
(Address)	(Assessor's Parcel Number)
<b>GENERAL PROJECT DESCRIPTION:</b> Construction of a new two-story single family residence	
<b>ZONING:</b> PD - Planned Development	<b>GENERAL PLAN:</b> South of Campbell Ave Plan (SOCA)
<b>APPLICANT INFORMATION:</b>	
NAME: Dan Paustian / Terrie Pattee	
ADDRESS: 354 Stowell Avenue	
TELEPHONE: (408) 732-9898	
CITY/STATE: Sunnyvale / CA	ZIP: 94085
CELL: (408) 316-6793	
EMAIL: info@tdicap.com	

### Vicinity Map

APN: 279-41-053



<b>Owners:</b> Dan Paustian Terrie Pattee	<b>Scale:</b> n/a	<b>Date:</b> 03/21/2018	<b>Rev:</b> E
<b>Address:</b> 250 Grant Street Campbell, CA 95008 APN: 279-41-053	<b>Title:</b> Vicinity Map & Project Summary		<b>Sheet:</b> 1 of 7
<b>File:</b> Project Summary.pdf			



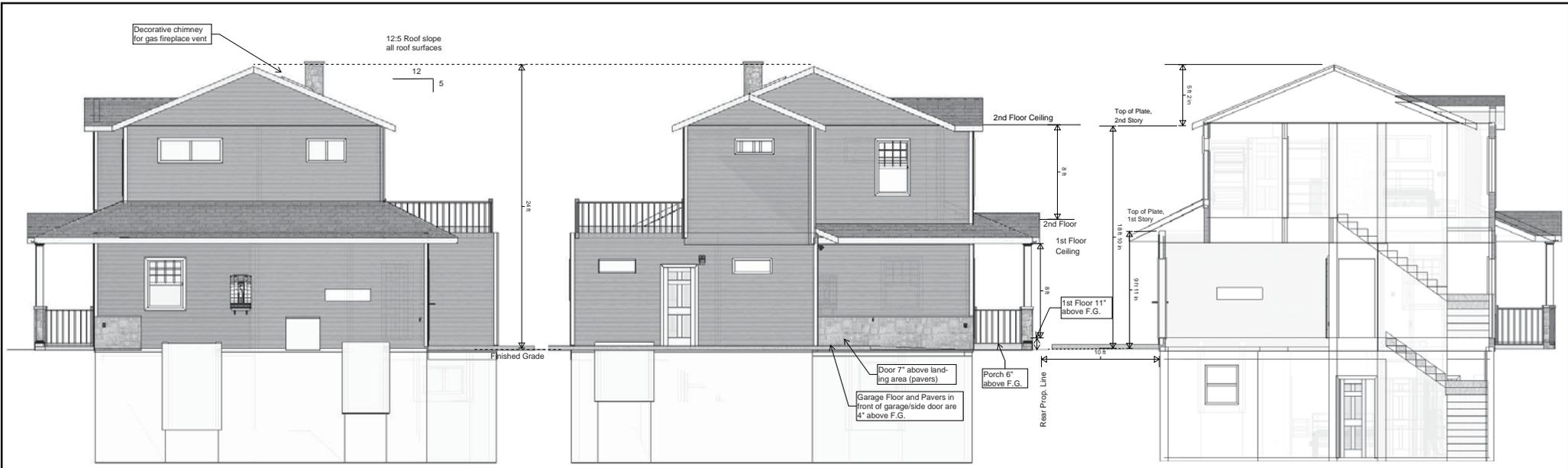
Owners:	Dan Paustian Terrie Pattee	Scale:	1/8" = 1'	Date:	03-21-2018	Rev:	E
Address:	250 Grant Street Campbell, CA 95008 APN: 279-41-053	Title:	Plot Plan	File:	B - Plot Plan.pdf	Sheet:	2 of 7



View Facing South from Grant Street



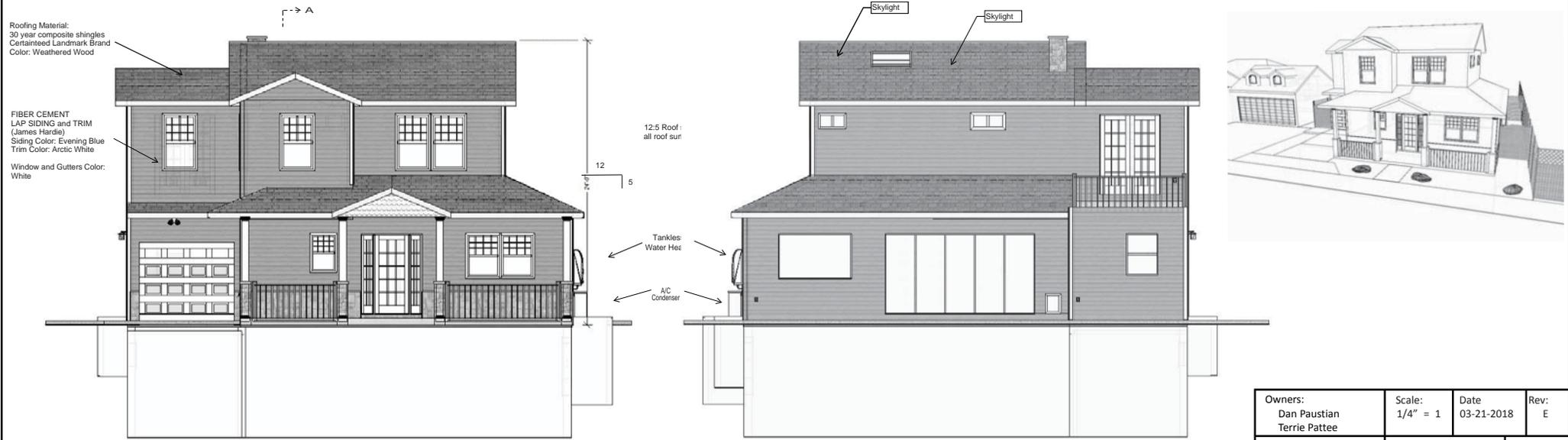
Owners: Dan Paustian Terrie Pattee	Scale: 1/8" = 1'	Date 03-21-2018	Rev: E
Address: 250 Grant Street Campbell, CA 95008 APN: 279-41-053	Title: Streetscape File: G - Streetscape.pdf	Sheet 3 of 7	



Right Elevation

Left Elevation

Cross Section A-A



Roofing Material:  
30 year composite shingles  
Certainteed Landmark Brand  
Color: Weathered Wood

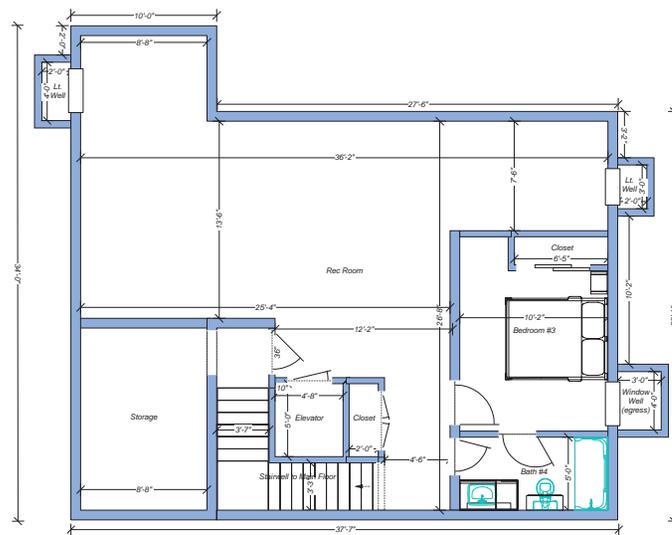
FIBER CEMENT  
LAP SIDING and TRIM  
(James Hardie)  
Siding Color: Evening Blue  
Trim Color: Arctic White  
Window and Gutters Color:  
White

Front Elevation

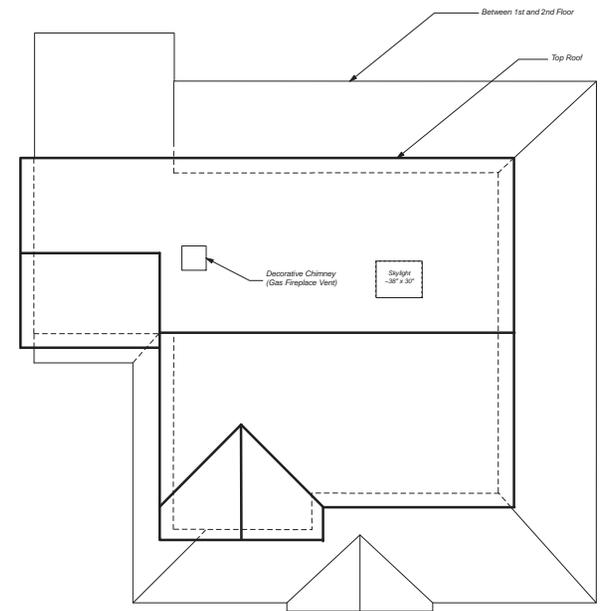
Rear Elevation



<b>Owners:</b> Dan Paustian Terrie Pattee	<b>Scale:</b> 1/4" = 1'	<b>Date:</b> 03-21-2018	<b>Rev:</b> E
<b>Address:</b> 250 Grant Street Campbell, CA 95008 APN: 279-41-053	<b>Title:</b> Elevation Views  <b>File:</b> C - Elevations.pdf	<b>Sheet</b> 4 of 7	

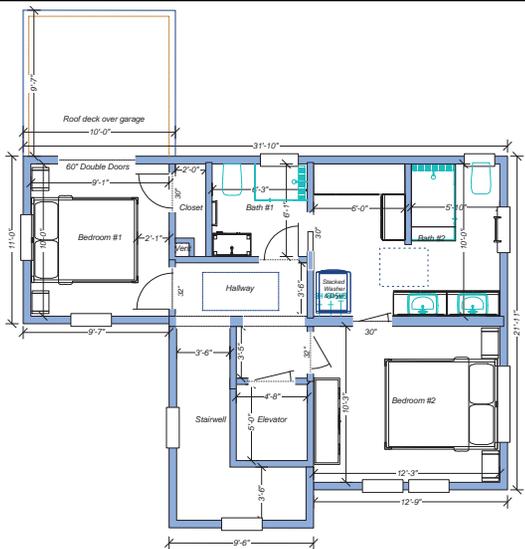


Basement Level

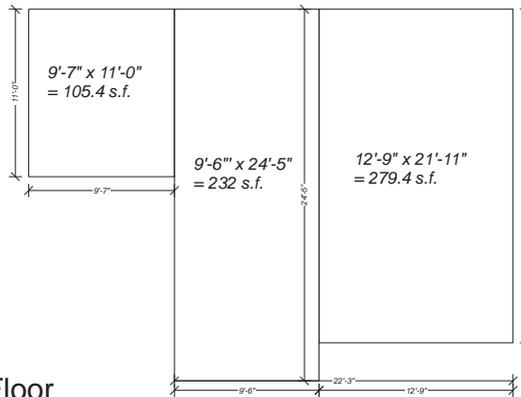


Roof Lines

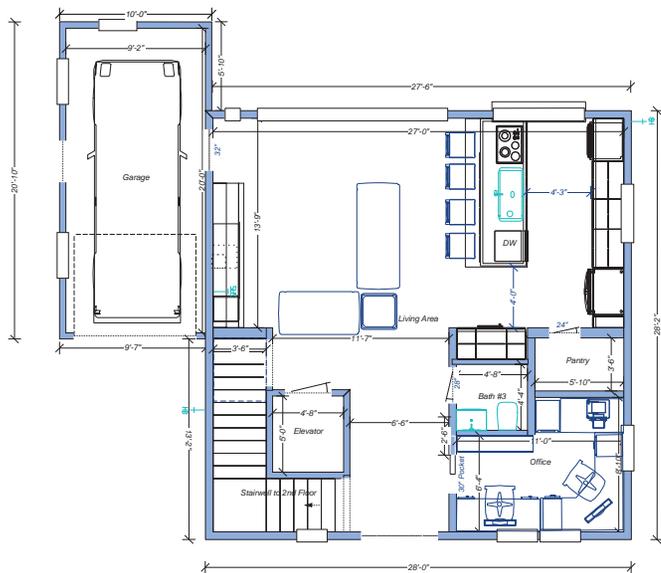
Owners: Dan Paustian Terrie Pattee	Scale: 1/4" = 1'	Date: 03-21-2018	Rev.: E
Address: 250 Grant Street Campbell, CA 95008 APN: 279-41-053	Title: Basement & Roof Lines File: D - Bsmt and Roof L.pdf	Sheet: 5 of 7	



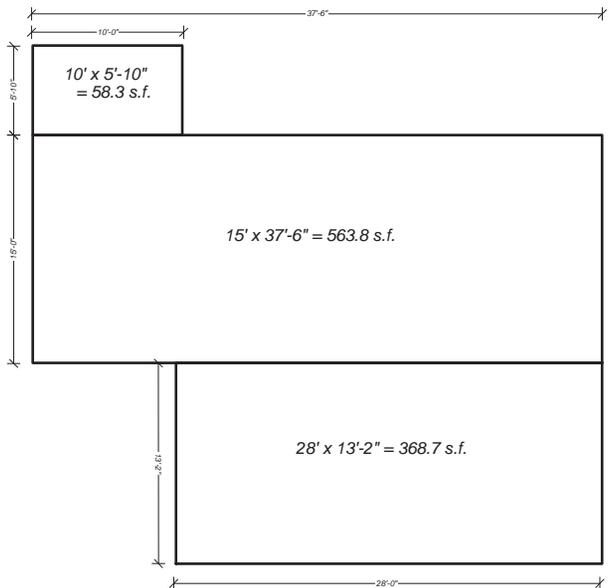
Second Floor



Second Floor:  
 105.4 s.f. + 232 s.f. + 279.4  
 = 616.8 s.f.



First Floor



First Floor:  
 58.3 s.f. + 563.8 s.f. + 368.7  
 = 990.8 s.f.

Total First and Second Floor: 1,607.6 s.f.



Owners: Dan Paustian Terrie Pattee	Scale: 1/4" = 1'	Date 03-21-2018	Rev: E
Address: 250 Grant Street Campbell, CA 95008 APN: 279-41-053	Title: Building Cross-Section	Sheet 6 of 7	
File: D - Floor Plan 1 & 2			

Existing 6' Wood Fence to be replaced and extended with 6' Redwood Fence and 12" Privacy Lattice

Existing 6' Wood Fence to be replaced and extended with 6' Redwood Fence and 12" Privacy Lattice

1 ft. gap w/gravel from property line to pavers for drainage

35 Gal. Trash Bins  
20" w x 27 1/2" x 39 1/2"  
(3 pieces)

5' Setback w/drought tolerant landscaping

Existing Redwood Fence, 6' High w/12" Privacy Lattice

Approx. Location of Gas Meter (TBD by PG&E)

Approx. Location of Electrical Meter (TBD by PG&E)

Landscaping to consist of a variety of drought tolerant grasses, plant and small trees, with drip irrigation

Approx. Location of Sewer Washout

Approx. Location of Water Meter

**Landscaping**  
59 s.f. Left of sidewalk  
+ 265 s.f. Right of sidewalk and house  
+ 50 s.f. 1 ft. strip at back of lot  
= 374 s.f. Total Landscape Coverage

**Permeable Paver Coverage**  
237 s.f. Driveway  
+ 498 s.f. Left and rear of house  
= 735 s.f. Total Front Paving Coverage

**Pavement Coverage**  
89 s.f. ADA Sidewalk (driveway)  
+ 140 s.f. Porch  
+ 27 s.f. Front Side walk  
= 256 s.f. Total Front Paving Coverage

..... 28' to Center of Grant St. ....

**Ground Level**



Owners:	Dan Paustian Terrie Pattee	Scale:	1/4" = 1'	Date:	03-21-2018	Rev.:	E
Address:	250 Grant Street Campbell, CA 95008 APN: 279-41-053	Title:	Landscape Plan	Sheet:		7 of 9	
		File:	D - Landscape Plan.pdf				