



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

August 16, 2019

**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, **August 27, 2019**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of In-N-Out Burger for a Conditional Use Permit with Site and Architectural Review (PLN2017-117) to allow construction of a 3,812 square-foot 97-seat fast-food restaurant with a 28-vehicle double drive-through lane with outdoor active activities (drive-up window), a 48-seat outdoor seating area, late-night activities, and associated site, lighting, parking, refuse collection, and landscaping improvements, including a Minor Alteration to the Hamilton Avenue Streetscape Standards and an adjustment to the landscape requirements, and an increase to the allowable fence height; a Tree Removal Permit (PLN2017-118) to allow removal of protected on-site trees; a Sign Permit (PLN2017-119) to allow a greater number of signs and an increased sign area to permit installation of new directional, informational/menu, "running neon," and building wall signs; and certification of a Final Environmental Impact Report (FEIR) and adoption of a Mitigation Monitoring and Reporting Program (PLN2017-120), for property located at **499 E. Hamilton Avenue**.

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.

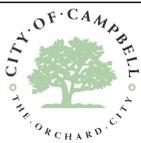
Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

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: **499 E. Hamilton Ave**

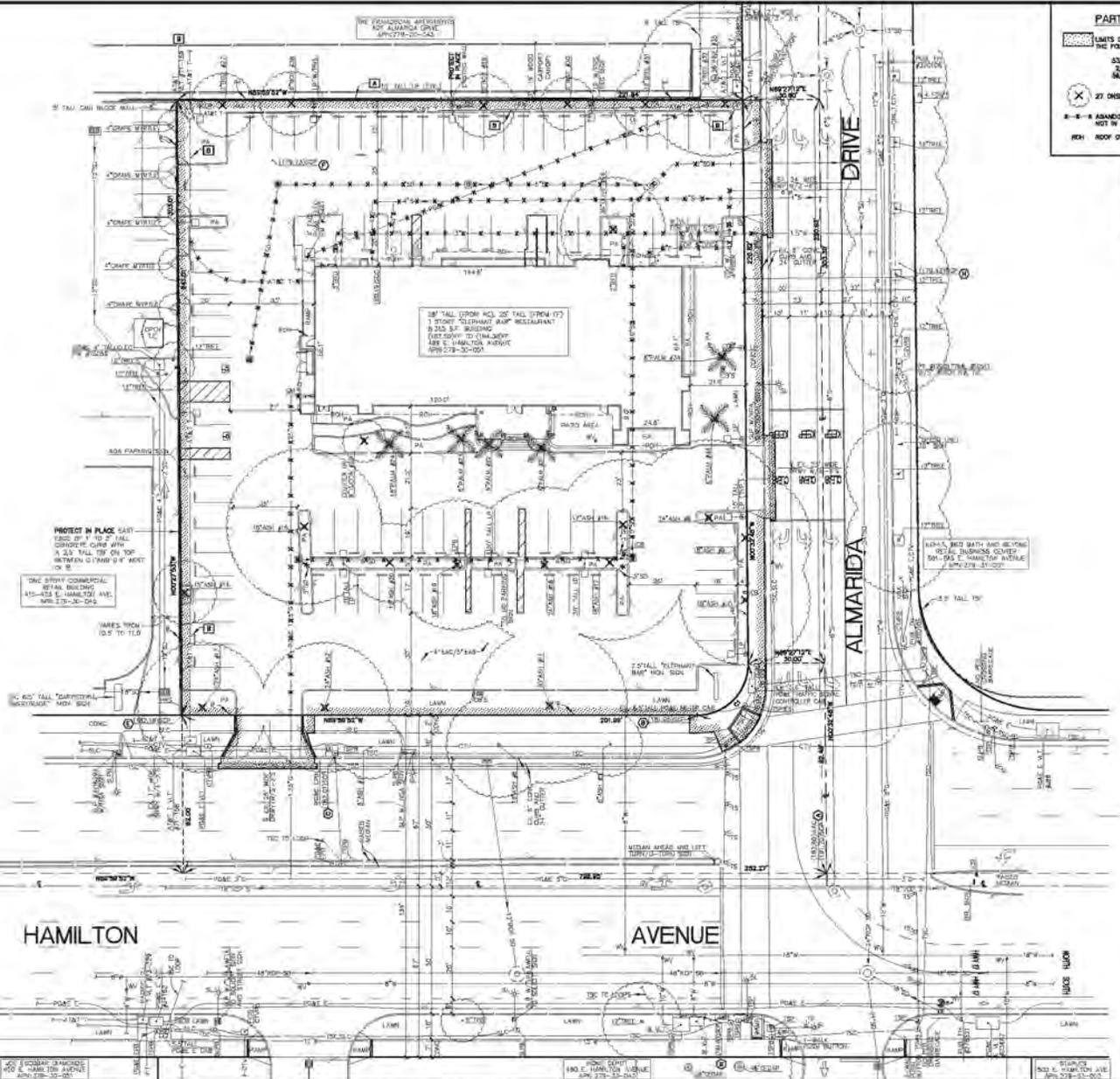


# 499 E. Hamilton Avenue



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.





**PARTIAL LEGEND**

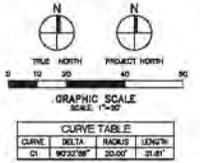
- LIMITS OF CRUISE AND OFFSITE DEMOLITION FOR NEW SITE IMPROVEMENTS CONSISTING OF THE FOLLOWING:
  - 55,417 SQ. FT. (1.23 ACRES) CRUISE
  - 2,462 SQ. FT. (0.06 ACRES) OFFSITE HAMILTON AVENUE AND ALMARIDA DRIVE
  - 56,379 SQ. FT. (1.29 ACRES) TOTAL
- 27 CRUISE TREE, ROOTS AND LIMBS TO BE REMOVED FOR CITY TREE REMOVAL PERMIT.
- 8-18" RADIUS IN PLACE EXISTING UNDERGROUND UTILITY AND OTHER DRAIN OFFS WHICH ARE NOT IN CONFLICT WITH THE NEW SITE IMPROVEMENTS OR DEMOLITION.
- REH: ROOF OVERHANG.

**ENCROACHMENT NOTES**

- A SOUTH EDGE OF THE FRANZISCA APARTMENTS 1' TO 2' TALL CMU RETAINING BLOCK WALL WITH A 6" TALL WOOD FENCE ON TOP VISIBLE 2.5' SOUTH OF AND ENCROACHING INTO 0.5' NORTH AND OUTSIDE OF THE SURVEYED PROPERTY.
- B AT&T CALIFORNIA UNDERGROUND TELEPHONE CONDUIT AND TWO 3" BY 3" WALLETS LOCATED WITHIN THE WEST 7' AND THE NORTH 8' OF THE SURVEYED PROPERTY WHICH PROVIDE OFFSITE SERVICE TO ADJOINING PROPERTIES WITHOUT THE BENEFIT OF A RECORD EASEMENT.

**BENCH MARK**

CITY OF CAMPBELL BENCHMARK NO. 50  
 3/4" BRASS IRON IN TOP OF CURB WEST SIDE SALMAR AVENUE 80' SOUTH OF HAMILTON AVENUE NEXT TO ELECTROKOR.  
 ELEVATION = 85.00  
 IRMS ADJUSTMENT



DEVELOPER:  
**IN-N-OUT BURGER**  
 13602 HAMBURGER LANE  
 BALDWIN PARK, CA 91706  
 CONTACT: JIM LOCKINGTON  
 PHONE: 626 813-8282

Underground Service Alert  
 Call: Toll Free  
**811**  
 TWO WORKING DAYS  
 BEFORE YOU DIG

REVISIONS  
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D/A PROJECT NO. 140306  
**GHA**  
 Architecture/Development  
 1400 Quince Drive  
 Suite 300  
 Dublin, CA 94568  
 Ph: (925) 536-0004  
 Fax: (925) 238-0004

CIVIL ENGINEER  
**MSI ENGINEERING, INC.**  
 CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT  
 402 WEST AIRWAY HWY, SUITE 4, SAN DIMAS, CA 91773  
 (909) 306-0306 FAX (909) 305-2307  
*Mark S. L...*  
 MARK S. LARSEN, P.E. 30142

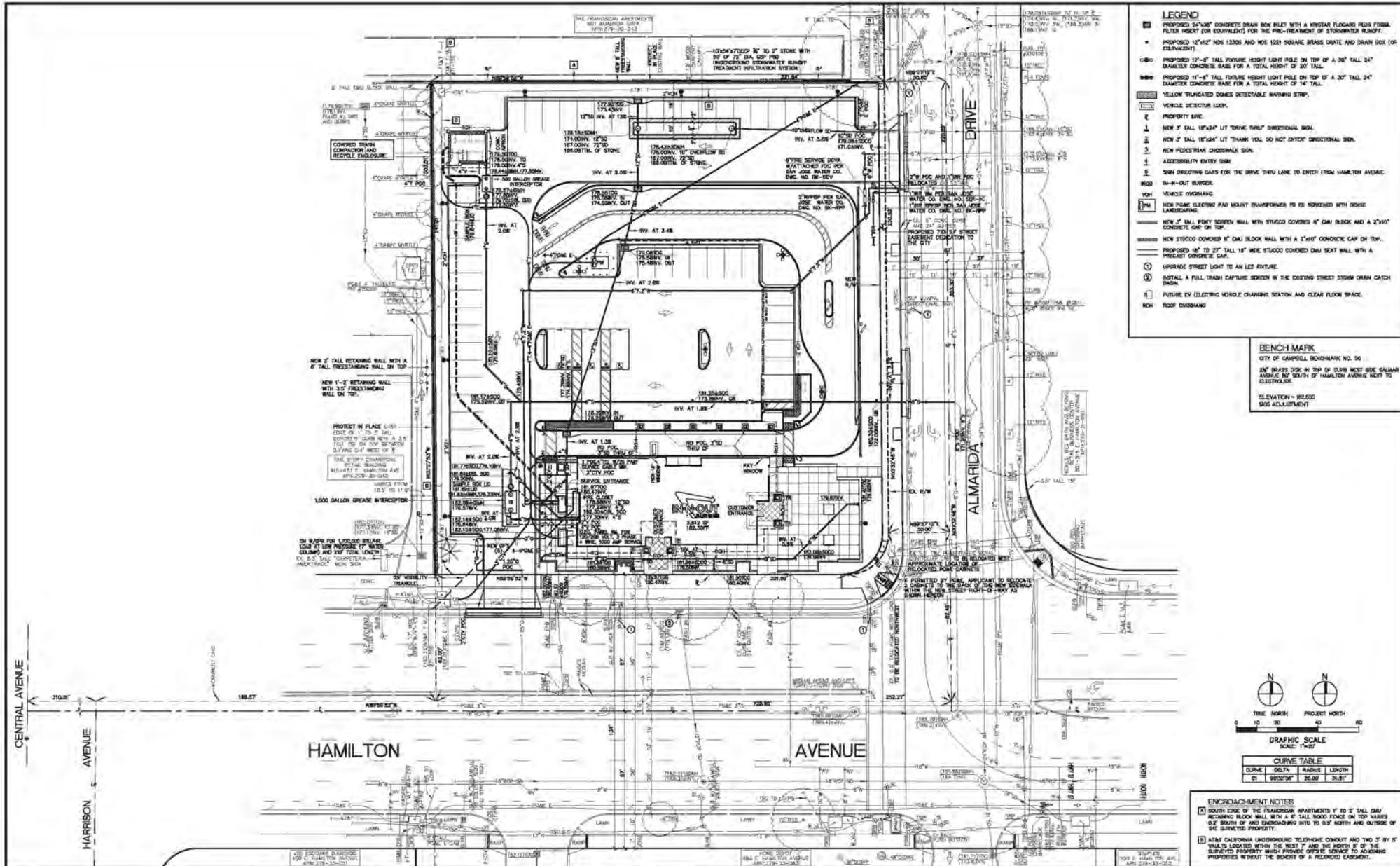


**IN-N-OUT BURGER**  
 499 E. HAMILTON AVENUE  
 CAMPBELL, CA 95008

**CITY ENTITLEMENT  
 DEMOLITION PLAN**

**C31**

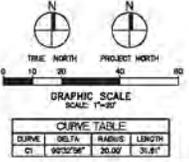




- LEGEND**
- PROPOSED 24"X36" CONCRETE DRAIN BOX WITH A KRISTAR FLOOR PLUS FORM, FILTER INSERT (OR EQUIVALENT) FOR THE PRE-TREATMENT OF STORMWATER RUNOFF.
  - PROPOSED 12"X12" NOS 12006 AND NOS 10216 SQUARE BRASS GRATE AND DRAIN BOX (OR EQUIVALENT).
  - PROPOSED 12"X12" TALL EXPOSURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 20' TALL.
  - PROPOSED 14"X8" TALL EXPOSURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 14' TALL.
  - YELLOW REFLECTIVE SQUARE DETECTABLE WARNING STRIP.
  - VEHICLE STRUCTURE MARK.
  - PROPERTY LINE.
  - NEW 3" TALL 18"X24" LIT "THANK YOU" DIRECTIONAL SIGN.
  - NEW 3" TALL 18"X24" LIT "THANK YOU DO NOT ENTER" DIRECTIONAL SIGN.
  - NEW PEDESTRIAN CROSSWALK SIGN.
  - ACCESSIBILITY ENTRY SIGN.
  - SIGN DIRECTING CARS FOR THE DRIVE THRU LANE TO ENTER FROM HAMILTON AVENUE.
  - IN-N-OUT BURGER.
  - VEHICLE CHANGING.
  - NEW PANE ELECTRIC PAD MOUNT TRANSFORMERS TO BE SCREENED WITH BRASS LAMBSKIN.
  - NEW 3" TALL BODY SCREEN WALL WITH STUCCO COLORED 8" DIA BRICK AND A 2"X10" CONCRETE CAP ON TOP.
  - NEW STUCCO COLORED 8" DIA BLOCK WALL WITH A 2"X10" CONCRETE CAP ON TOP.
  - PROPOSED 18" TO 27" TALL 18" WIDE STUCCO COLORED DIA SEAT WALL WITH A PRECAST CONCRETE CAP.
  - UPGRADE STREET LIGHT TO AN LED FIXTURE.
  - INSTALL A FULL TRASH CAPTURE SCREEN IN THE EXISTING STREET STORM DRAIN CATCH BASIN.
  - FUTURE EV (ELECTRIC) VEHICLE CHARGING STATION AND CLEAR FLOOR SPACE.
  - ROAD CHANGING.

**BENCH MARK**  
 CITY OF CAMPBELL BENCHMARK NO. 50  
 24" BRASS DISK IN TOP OF CURB WEST SIDE SALAMAN AVENUE 80' SOUTH OF HAMILTON AVENUE NEAR TO ELECTRICAL.

SEWITCH - RECORD  
 SEE ADJUSTMENT



**ENCROACHMENT NOTES**

- 1 SOUTH EDGE OF THE FRANCHISE APARTMENTS 1" TO 2" TALL DIA RETAINING BLOCK WALL WITH A 6" TALL WOOD FENCE ON TOP MARKS 0.5' SOUTH OF AND ENCROACHING INTO TO 0.5' NORTH AND OUTSIDE OF THE SURVEYED PROPERTY.
- 2 AT&T CALIFORNIA UNDERGROUND TELEPHONE CONDUIT AND TWO 3" BY 8" VALVES LOCATED WITHIN THE WEST 7' AND THE NORTH 8' OF THE SURVEYED PROPERTY WHICH PROVIDE OFFICE SERVICE TO ADJACENT PROPERTIES WITHOUT THE BENEFIT OF A RECORD ENCUMBRANCE.



DEVELOPER:  
**IN-N-OUT BURGER**  
 13602 HAMBURGER LANE  
 BALDWIN PARK, CA 91706  
 CONTACT: JIM LOCKINGTON  
 PHONE: 626 813-8289

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 402 WEST AVENUE HWY, SUITE A, SAN DIMAS, CA 91773  
 (909) 386-0296  
 Mark S. Lamoreaux  
 MARK S. LAMOREAUX  
 SCALE 3/32"=1'-0"  
 08-03-18



**IN-N-OUT BURGER**  
 499 E. HAMILTON AVENUE  
 CAMPBELL, CA 95008

**CITY ENTITLEMENT STORM DRAIN AND UTILITY PLAN**

**C33**



**BOUNDARY MONUMENTS AND SURVEY CONTROL POINTS**

- 1 FOUND BY US WITH PLASTIC CAP STAMPED "O.C. 1500" AND NAIL DOWN 18" IN WELL MONUMENT IN L&L OF 30' X 15' CITY OF CAMPBELL FOR RECORD OF SURVEY MAP FILED SEPTEMBER 16, 1998 IN R.S.S. 707-55.
- 2 FOUND BY US WITH PLASTIC CAP STAMPED "SURVEY L.S. 5000" AND NAIL FLUSH IN L&L OF 30' X 15' WITH PLASTIC CAP STAMPED "L.S. 5000" FOR RECORD OF SURVEY MAP FILED SEPTEMBER 16, 1998 IN R.S.S. 707-55.
- 3 SET 200000 "4" ON TOP OF CONCRETE CURB.
- 4 FOUND 20" BRASS ORN DOWN 18" IN WELL MONUMENT STAMPED "ICE 15200" FOR RECORD OF SURVEY MAP FILED SEPTEMBER 16, 1998 IN R.S.S. 707-55.
- 5 FOUND NOTHING SET 2700" WOOD NAIL AND NAIL FLUSH.
- 6 SET 20" BRASS NAIL AND FLAGGING FLUSH IN A.C. PAVEMENT.
- 7 FOUND 20" BRASS ORN IN TOP OF CURB FOR CITY OF CAMPBELL BENCHMARK NO. 50.
- 8 SET 200000 "4" ON TOP OF CONCRETE SIDEWALK.

**LEGAL DESCRIPTION**

REFERENCE: FIRST AMERICAN TITLE COMPANY NATIONAL COMMERCIAL SERVICES PRELIMINARY TITLE REPORT WITH A COUNTY MAP NO. OF 1983-032000-041 DATED JANUARY 20, 2017 OUT OF THEIR OFFICE, CA OFFICE, TITLE OFFICER IS JEFFERY PASHATI AT 840-880-2448 (jpas@firstam.com).

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:  
 PARCEL A, AS SHOWN ON THAT PARCEL MAP FILED NOVEMBER 16, 1971 IN MAP BOOK 263, PAGE 2, SANTA CLARA COUNTY RECORDS.

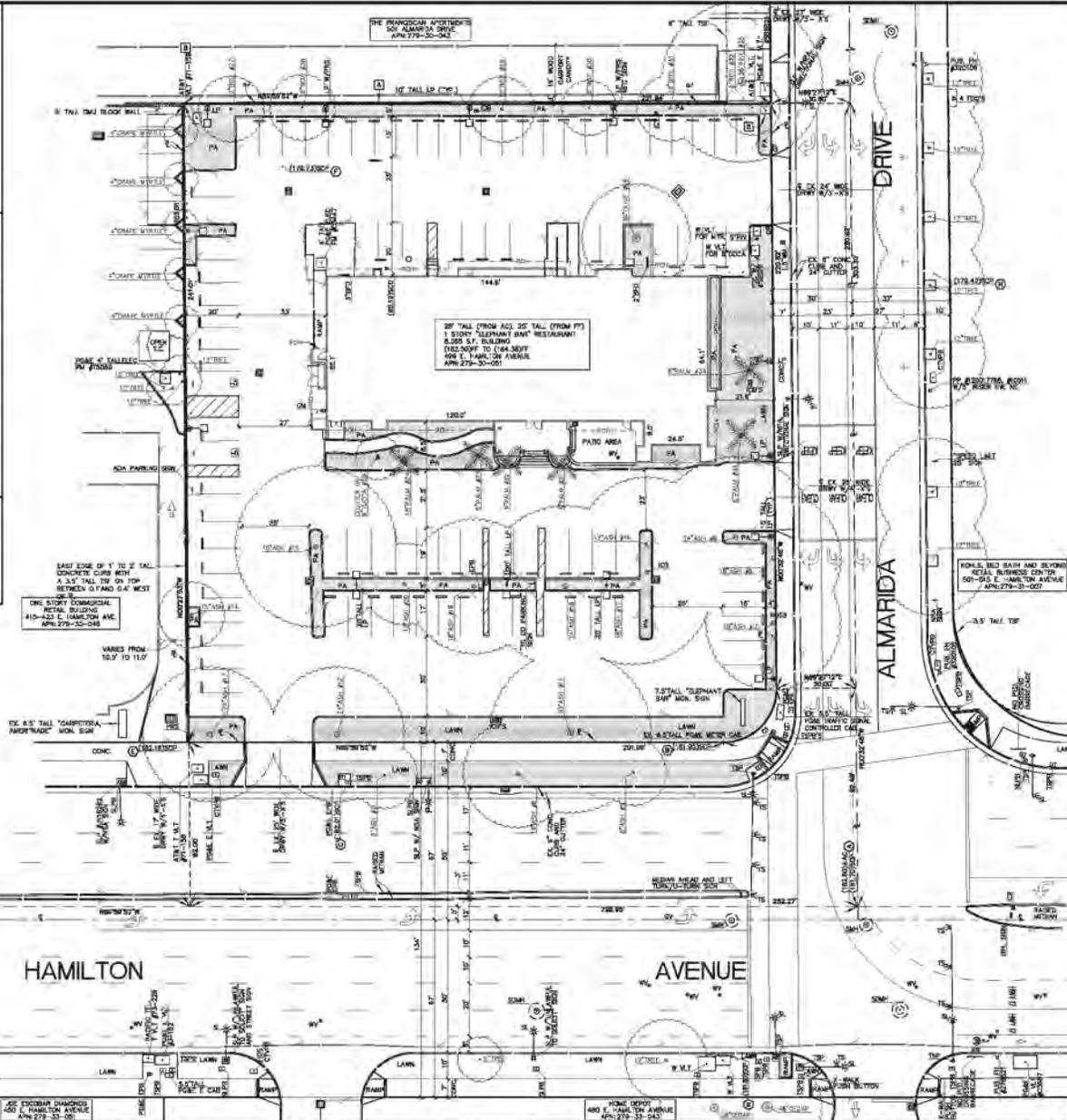
DISSECTING THEREFROM ALL THAT CERTAIN REAL PROPERTY OWNED BY THE GRANT DEED TO THE CITY OF CAMPBELL, A MUNICIPAL CORPORATION OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, RECORDED FEBRUARY 3, 1988 AS DOCUMENT NO. 1400200 OF OFFICIAL RECORDS FOR PUBLIC STREET AND RELATED PURPOSES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL A, AS FIRST DESCRIBED HEREINAFORE, THENCE ALONG THE SOUTH LINE OF SAID PARCEL A, SOUTH 89° 50' 53" EAST, 502.00 FEET, THENCE EASTLY, MORE OR LESS, AND NORTHWESTLY ALONG A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 33' 00", AN ARC LENGTH OF 23.81 FEET TO THE WEST RIGHT-OF-WAY LINE OF ALMARRIDA DRIVE, THENCE ALONG SAID WEST RIGHT-OF-WAY LINE NORTH 00° 32' 40" WEST, 7.00 FEET TO A POINT OF CURVE, THENCE SOUTHWESTLY, SOUTHWESTERLY, AND WESTERLY ALONG A CURVE TO THE RIGHT, TANGENT TO LAST SAID CURVE, WITH A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 33' 00", AN ARC LENGTH OF 23.81 FEET TO A LINE PARALLEL WITH AND 7.00 FEET DEPARTURE OF BEING MEASURED AT RIGHT ANGLES TO, THE SAID SOUTH LINE OF PARCEL A, THENCE ALONG SAID PARALLEL LINE NORTH 89° 54' WEST, 200.00 FEET TO THE WEST LINE OF SAID PARCEL A, THENCE ALONG SAID WEST LINE, SOUTH 00° 27' 53" EAST, 7.00 FEET TO THE SAID POINT OF BEGINNING.

BEING THE SAME PROPERTY SHOWN AS "70% PARCEL A" ON THAT CERTAIN RECORDS OF SURVEY, RECORDED SEPTEMBER 16, 1980 IN MAP BOOK 707, PAGE 32, SANTA CLARA COUNTY RECORDS, APRIL 278-30-051.

**ENCROACHMENT NOTES**

- A SOUTH EDGE OF THE FRANCHISE APARTMENTS 1' TO 2' TALL CMU RETAINING BLOCK WALL WITH A 6" TALL WOOD FENCE ON TOP VARIES 0.15' SOUTH OF AND ENCROACHING INTO TO 0.15' NORTH AND OUTSIDE OF THE SURVEYED PROPERTY.
- B 18" AT 8" CALIFORNIA UNDERGROUND TELEPHONE CONDUIT AND TWO 2" BY 2" NAILS LOCATED WITHIN THE WEST 7' AND THE NORTH 47' OF THE SURVEYED PROPERTY WHICH PROVIDE OFFSITE SERVICE TO ADJACENT PROPERTIES WITHOUT THE BENEFIT OF A RECORDED EASEMENT.



**GENERAL SITE NOTES**

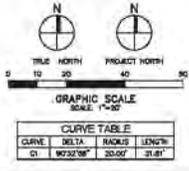
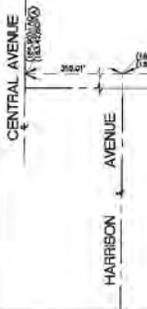
- 1. THE GROSS AREA OF THIS SUBJECT PROPERTY IS AS FOLLOWS: 32,417 SQ. FT. OR 1,228 ACRES.
- 2. THERE IS A 040'-STORY 8,350 SQUARE FOOT ABANDONED ELEMENTARY SCHOOL BUILDING LOCATED WITHIN THE PROPERTY.
- 3. THERE ARE NO FARMING STRUCTURES ON THE SITE.
- 4. THERE ARE 80 SURFACE PAVED STRIPED PARKING SPACES ONSITE WITH THE FOLLOWING BREAKDOWN:  
 5 - STANDARD 15'X17' SPACES  
 20 - STANDARD 8'X17' SPACES  
 8 - STANDARD 8'X17' SPACES  
 22 - STANDARD 8'X17' SPACES  
 24 - STANDARD 8'X17' SPACES  
 1 - ACCESSIBLE 17'X17' SPACE  
 1 - ACCESSIBLE 14'X17' SPACE

**PARTIAL LEGEND**

- EXISTING LANDSCAPED PLANTER AREA COMBINING OF 7,385 S.F. ON 13.8% OF THE EXISTING AREA, WITH 1,840 S.F. OF LANDSCAPED PLANTER AREA OFFSITE, FOR A GROSS OF 9,225 S.F. OF LANDSCAPED AREA.
- ROOF OVERHANG

**BENCHMARK**

CITY OF CAMPBELL BENCHMARK NO. 50  
 20" BRASS ORN IN TOP OF CURB WEST SIDE GALLERIA AVENUE, 60' SOUTH OF HAMILTON AVENUE, NEXT TO ELECTROSTAR  
 ELEVATION = 92.033  
 THIS ADJUSTMENT



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°33'00"	20.00'	23.81'

**IN-N-OUT BURGER**  
 DEVELOPER:  
 IN-N-OUT BURGER  
 13602 HAMBURGER LANE  
 DALWIN PARK, CA 91708  
 CONTACT: JIM LOCKINGTON  
 PHONE: 656 813-8282

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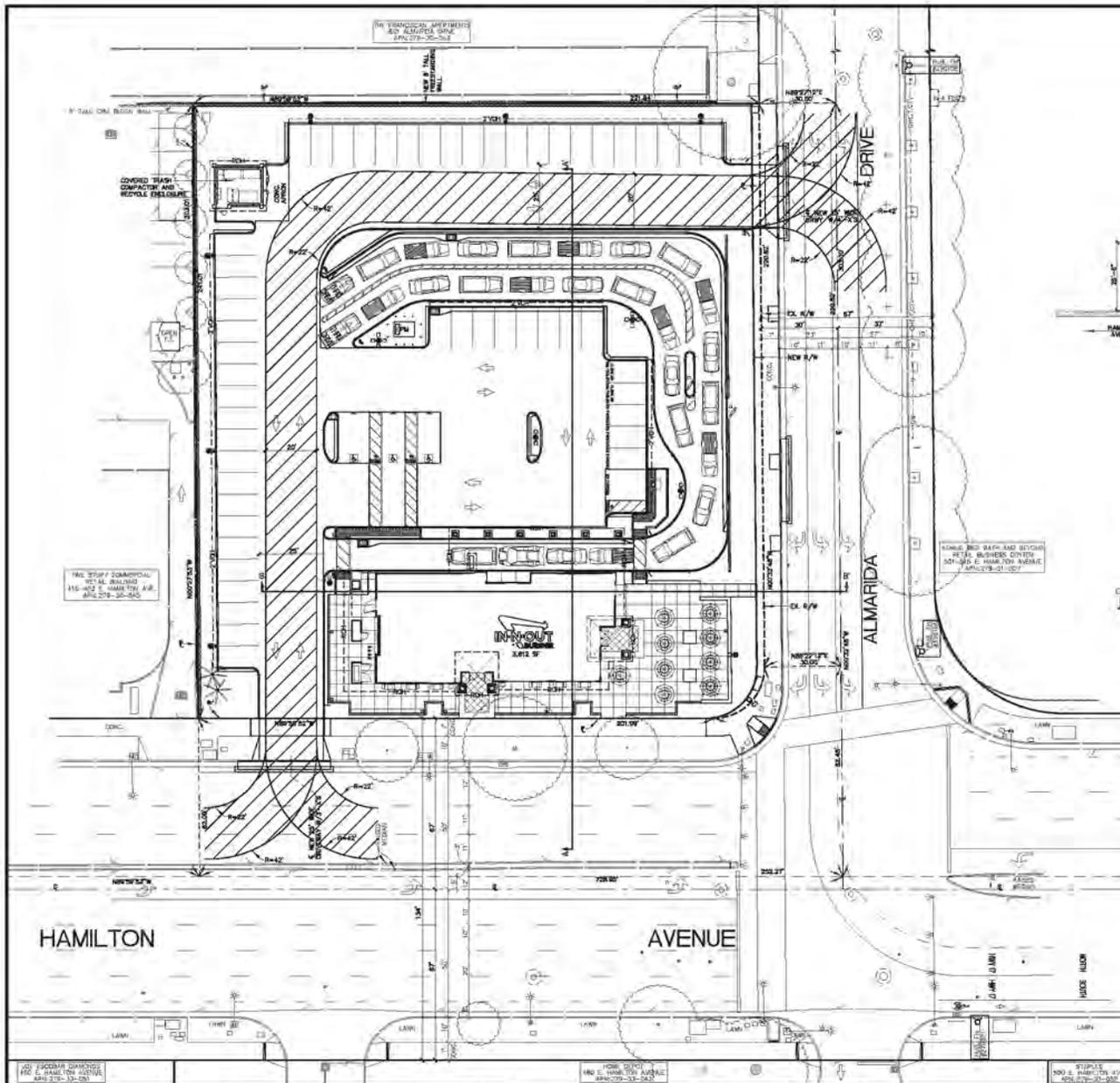
REVISIONS  
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G/A PROJECT NO. 140306  
**GHA**  
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 14000 Quince Drive  
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 Fax: (949) 258-0004

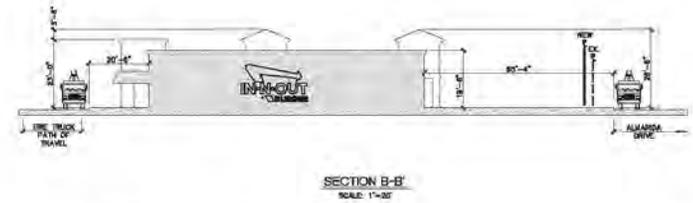
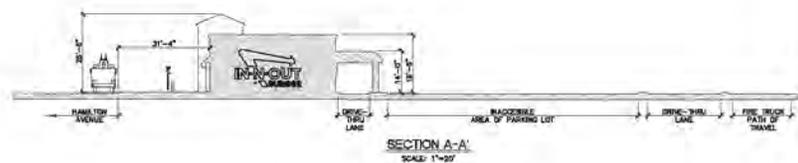
CIVIL ENGINEER  
**MSI ENGINEERING, INC.**  
 CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT  
 402 WEST LARKWOOD HWY, SUITE 4, SAN JOAQUIN, CA 95773  
 (956) 304-0286 FAX (920) 305-2387  
 Mark S. Lippert  
 MARK S. LIPPERT  
 K.C.E. 32342

**IN-N-OUT BURGER**  
 499 E. HAMILTON AVENUE  
 CAMPBELL, CA 95008

**CITY ENTITLEMENT EXISTING SITE PLAN**  
 C35  
 JUN 2024-07004

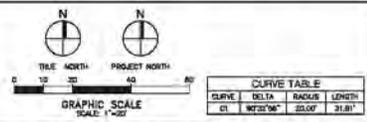


**LEGEND**  
 [Symbol] FIRE TRUCK PATH OF TRAVEL  
 [Symbol] EXISTING PUBLIC FIRE HYDRANT  
 [Symbol] ROOF OVERHANG



**SANTA CLARA COUNTY FIRE DEPARTMENT NOTES:**

1. PER SANTA CLARA COUNTY FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS (SPEC NO. A-1), THE FIRE ACCESS ROUTE SHOWN USES A MINIMUM SURFACE TURNING RADIUS OF 42'. A TRUCK EMERGENCY PATH OF 30' WAS ASSIGNED BASED ON MINIMUM FIRE ACCESS ROAD WIDTHS.
2. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S-7.
3. APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW AND EXISTING BUILDINGS AND STRUCTURES SHALL BE PROVIDED IN THE LOCATIONS DESCRIBED IN THE SECTION OR IN SECTIONS B-E-L-I. THROUGH S-E-L-I-8. WHEREVER IS THE MORE PRESCRIPTIVE. FOR THE PURPOSES OF THIS SECTION, FIREWALLS USED TO SEPARATE BUILDING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND SHALL BE WITHOUT OPENINGS OR PENETRATIONS. NOTE: THE OWNER, OCCUPANT AND ANY CONTRACTORS OR SUBCONTRACTORS ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THE DEPARTMENT FOR REVIEW AND APPROVAL. PRIOR TO BEGINNING THEIR WORK. CFC SEC. S-E-L-I-8 AS ADOPTED AND AMENDED BY DELMC.
4. POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SERVING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS AND/OR FIRE SUPPRESSANT WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEMS UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT. S-E-L-I-8 CFC SEC. S-E-L-I-8 AND HEALTH AND SAFETY CODE 13141.7.
5. WHEN FIRE APPLIANCE ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MAINTAINABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHEN APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES IN ACCORDANCE WITH SECTION S-E-L-I-8 CFC SEC. S-E-L-I-8.
6. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.25 INCH (6.35 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A SIGNPOST, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. S-E-L-I-8.



**IN-N-OUT BURGER**  
 DEVELOPER:  
 IN-N-OUT BURGER  
 13802 HAMBURGER LANE  
 BAYVIEW PARK, CA 94026  
 CONTACT: JIM LOCKINGTON  
 PHONE: 650 813-8289

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 WARE & CARROLL

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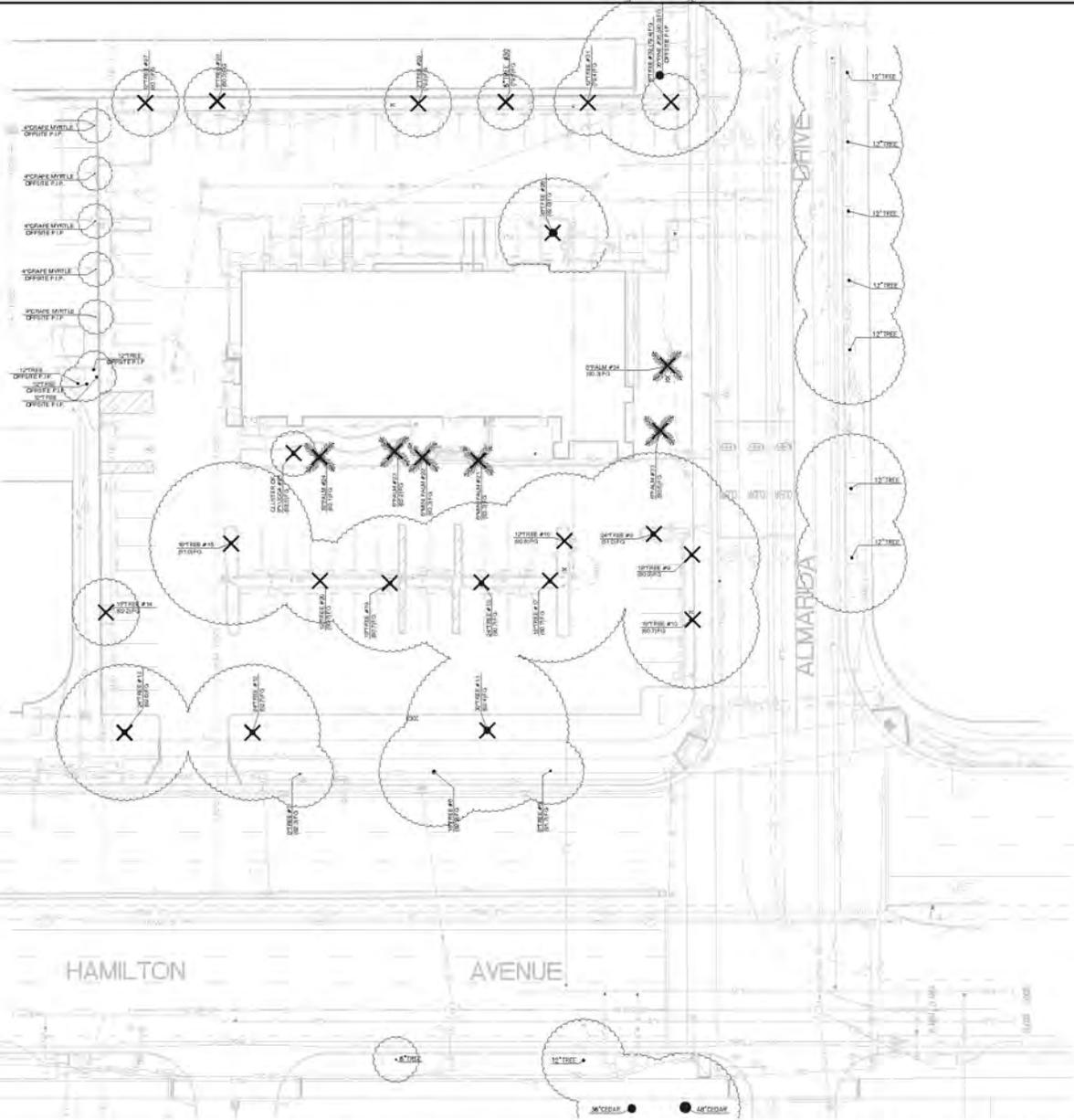
**FIRE TRUCK ACCESS EXHIBIT AND FIRE DEPT NOTES**



TREE INVENTORY PROPOSED IN-N-OUT BURGER SITE, 499 E. HAMILTON AVENUE, CAMPBELL, CALIFORNIA

Item	Tree Name	Species	Height at 4.11.10	Overall Condition	Proposed Action	Tree Removal Date
1	Shrub	Shrub	4'	Good	Remove	11/15/10
2	Shrub	Shrub	4'	Good	Remove	11/15/10
3	Shrub	Shrub	4'	Good	Remove	11/15/10
4	Shrub	Shrub	4'	Good	Remove	11/15/10
5	Shrub	Shrub	4'	Good	Remove	11/15/10
6	Shrub	Shrub	4'	Good	Remove	11/15/10
7	Shrub	Shrub	4'	Good	Remove	11/15/10
8	Shrub	Shrub	4'	Good	Remove	11/15/10
9	Shrub	Shrub	4'	Good	Remove	11/15/10
10	Shrub	Shrub	4'	Good	Remove	11/15/10
11	Shrub	Shrub	4'	Good	Remove	11/15/10
12	Shrub	Shrub	4'	Good	Remove	11/15/10
13	Shrub	Shrub	4'	Good	Remove	11/15/10
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61	Shrub	Shrub	4'	Good	Remove	11/15/10
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95	Shrub	Shrub	4'	Good	Remove	11/15/10
96	Shrub	Shrub	4'	Good	Remove	11/15/10
97	Shrub	Shrub	4'	Good	Remove	11/15/10
98	Shrub	Shrub	4'	Good	Remove	11/15/10
99	Shrub	Shrub	4'	Good	Remove	11/15/10
100	Shrub	Shrub	4'	Good	Remove	11/15/10

NOTE: ITEM 1-4 ABOVE ARE FOR OFFSITE TREES AND NOT INCLUDED IN TABLE



LANDSCAPE ARCHITECT:

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LANDSCAPE ARCHITECTS

BARBARA PETERSON & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS  
1500 CALIFORNIA STREET, SUITE 200  
SAN FRANCISCO, CA 94109

DEVELOPER:  
IN-N-OUT BURGER  
13602 HAMBURGER LANE  
SALDWIN PARK, CA 91706  
CONTACT: JIM LOCKINGTON  
PHONE: 658 813-8289

Underground Service Alert  
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GHA PROJECT NO. \_\_\_\_\_

**GHA**  
Architecture/Development  
Parkway Plaza I  
1610 Delta Parkway, Ste. 300  
Del Mar, CA 92014  
Ph: (772) 238-8884  
Fax: (772) 238-9264

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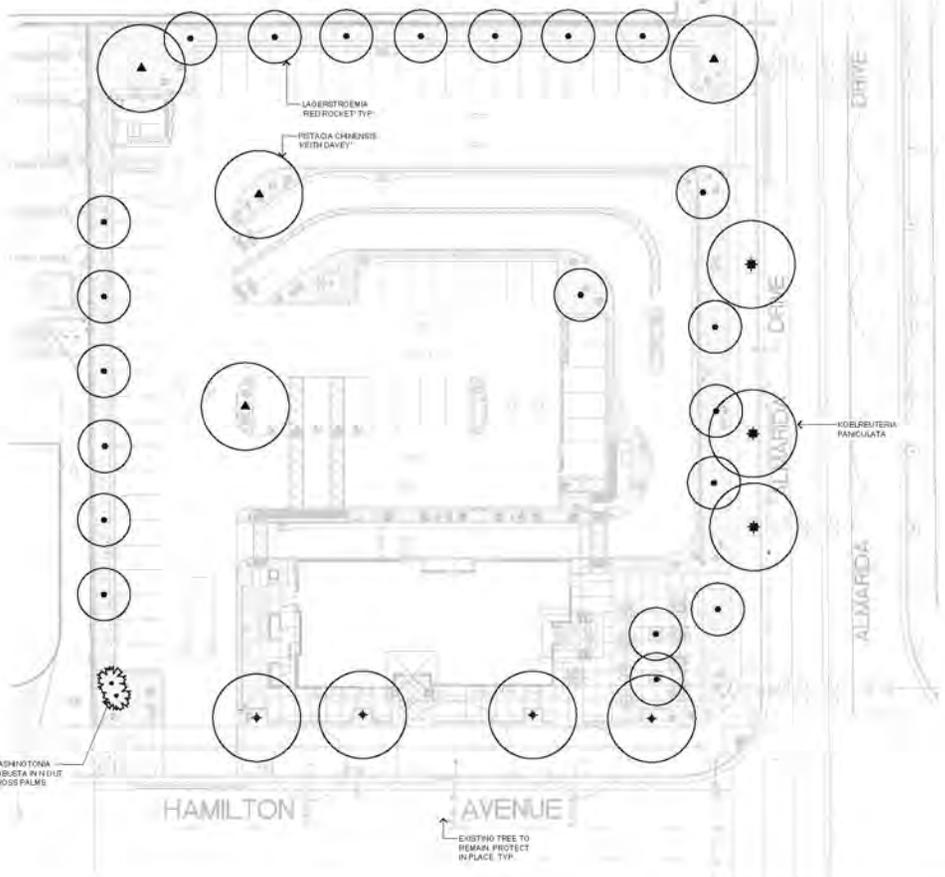
*Mark S. Peterson*  
MARK S. PETERSON  
E.C.E. 35352

**IN-N-OUT BURGER**  
499 E. HAMILTON AVENUE  
CAMPBELL, CA 95008

**LANDSCAPE TREE  
REMOVAL PLAN**

**LTR.1**

IN 0501-0501 C00000



**PLANTING LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS	HEIGHT WIDTH	WOODS ZONE 1	QUANTITY
<b>TREES</b>								
	FRAXINUS UHDEI	SHAMELASH	36" BOX		PER PLAN STANDARDS - MATCHED	60' TALL 60" DIA	MEDIUM	+14
	KOLBRIETERA PANICULATA	GOLDEN RAIN TREE	36" BOX		PER PLAN STANDARDS - MATCHED	30'-35' X 30'-35'	MEDIUM	+13
	LASERTRIDEMIA IN-K/OUT RED ROCKET	CRAFT BY ATLE	18" BOX		PER PLAN MULTI TRUNK	20' X 15'	LOW	+21
	PETTACIA CHINENSIS "KEITH DAVEY"	CHINESE PISTACHO	36" BOX		PER PLAN STANDARDS - MATCHED	20'-25' X 20'-25'	LOW	+14
	WASHINGTON FILIBUSTA IN-K/OUT CROSS PALMS	WASHINGTON FILIBUSTA	20" DIA		PER PLAN IN-K/OUT CROSS PALMS TIEFER DETAIL	25' TALL 10" DIA	LOW	+11
	EXISTING TREE TO REMAIN PROTECT IN PLACE ALL WORK WITHIN DRIFLINE OF TREES SHALL BE REVIEWED BY CERTIFIED ARBORIST AND THE UTMOST CAUTION SHALL BE TAKEN NOT TO DAMAGE ROOTS LARGER THAN 1" IN SIZE							
<b>SHRUBS</b>								

**TREE TALLY:**  
 QUANTITY NEEDED MIN: 25 - 24" BOX, 02 - 36" BOX, 0 - 48" BOX  
 QUANTITY PROVIDED: 03 - 24" BOX, 20 - 36" BOX, 0 - 48" BOX  
 REFER TO SHEET LTR.1, TREE REMOVAL INVENTORY LEGEND

PLAN VIEW

SCALE 1" = 30'



LANDSCAPE ARCHITECT

**BPA**  
BRANDON PITTINO & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS



DEVELOPER:  
 IN-N-OUT BURGER  
 13602 HAMBURGER LANE  
 BALDWIN PARK, CA 91705  
 CONTACT: JIM LOCKINGTON  
 PHONE: (657) 813-8292

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*Mark S. Davidson*  
 M.S. S. LANDSCAPE ARCHITECT



**IN-N-OUT BURGER**  
 499 E. HAMILTON AVENUE  
 CAMPBELL, CA 95008

**LANDSCAPE TREE  
 REPLACEMENT PLAN**

**LTRP.1**



GOO BLESS AMERICA  
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**FLOOR PLAN**

SHEET **OF 1**  
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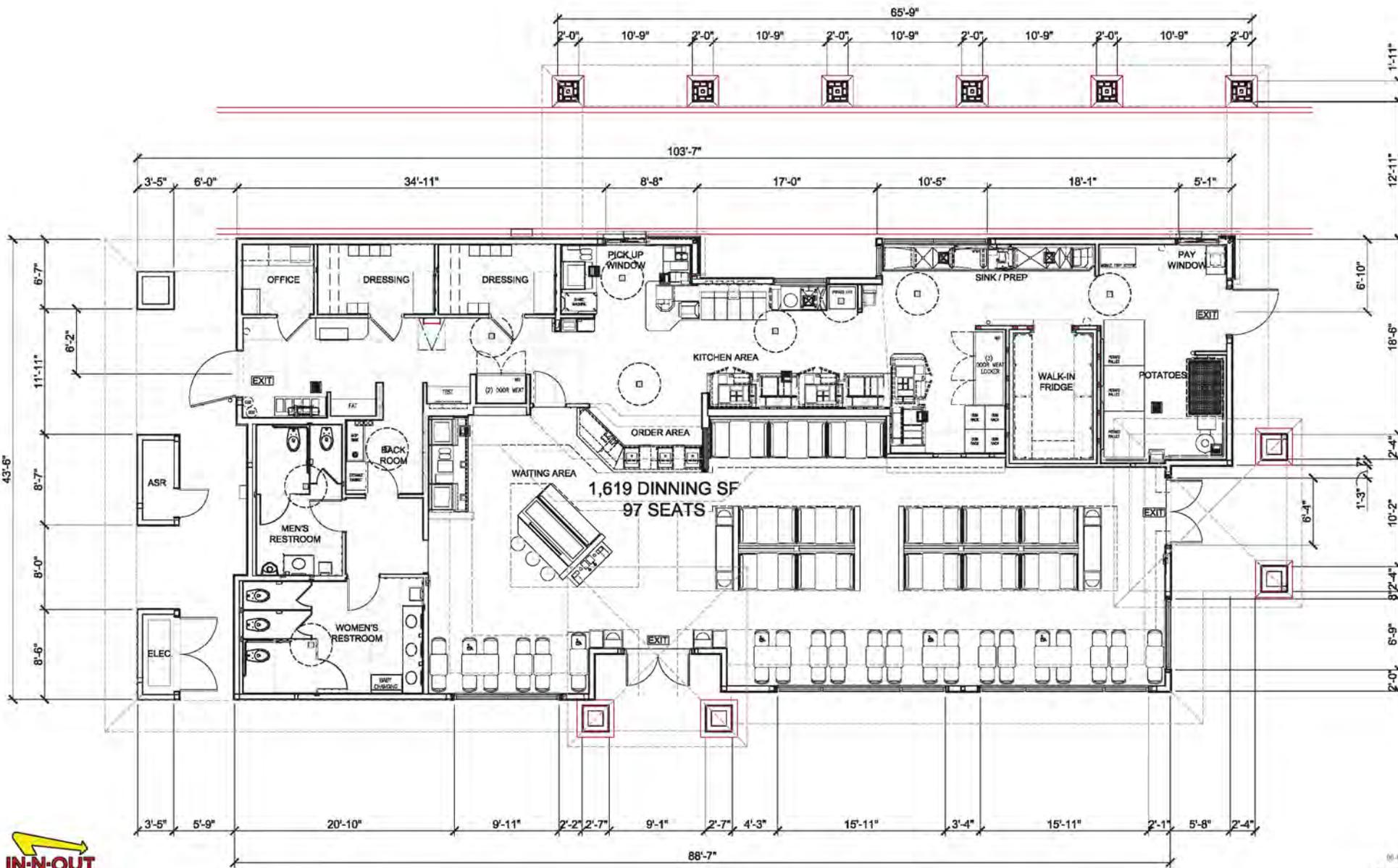
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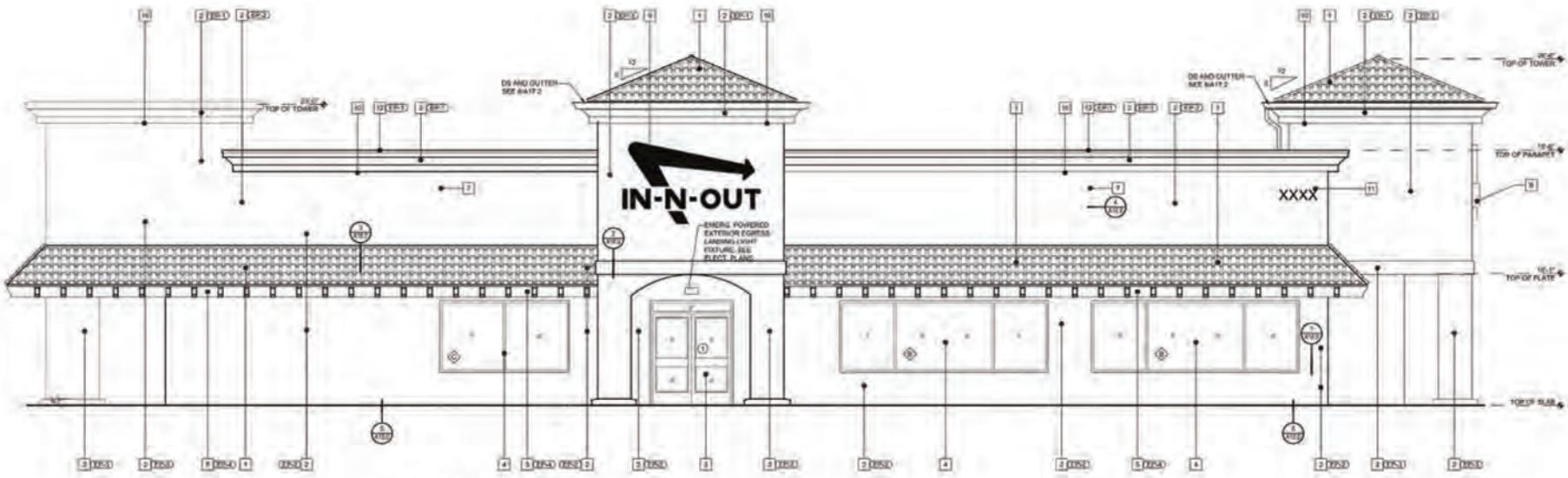


INO CA-CAMPBELL  
(ELEPHANT BAR SITE DEMO)

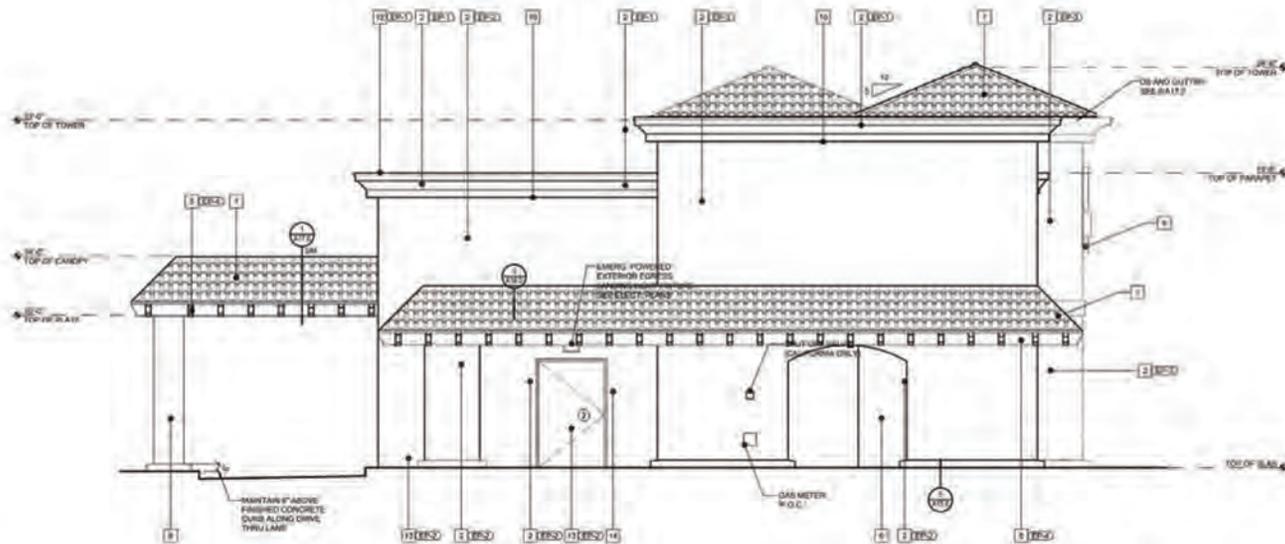
06-05-19  
**A5.0**

(499 E. HAMILTON AVE.) CAMPBELL, CA





1  
A8.0 SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



2  
A8.0 WEST ELEVATION  
SCALE: 1/4"=1'-0"

CAMPBELL, CA  
499 E. HAMILTON AVE

DATE	REVISIONS

KEY NOTES	
1	TILE ROOF - EAGLE ROOFING PRODUCTS, CAPRETIWOO STYLE ST/2 TERRAZZOTTA, INDUCE 5/8\"/>
2	ALUMINUM STOREFRONT DOORS - CLEAR ANODIZED ALUMINUM
3	ALUMINUM WINDOWS - CLEAR ANODIZED ALUMINUM
4	FASCIA AND RAFTER TAILS WITH TONGUE AND GROOVE UNDER
5	NOT USED
6	1/4\"/>
7	SLOPED ALUMINUM WINDOWS - 1/2\"/>
8	IN-N-OUT BURGER ILLUMINATED LOGO SIGN SHEET SEPARATE PERMIT
9	LED CORE LIGHTING UNDER SIGNAGE PERMIT
10	BUILDING ADDRESS NUMBERS TO BE 12\"/>
11	1. ADDRESS SHALL BE DISPLAYED AND VISIBLE FROM BOTH STREET DIRECTIONS OF APPROACHING VEHICLES. 2. PERMANENT NUMBERS AND LETTERS SHALL BE MADE OF DURABLE AND CLEARLY VISIBLE MATERIALS, SUCH AS WOOD, METAL, CERAMIC, PLASTIC AND VINYL, PRINTED OR GILDED ON NUMBERS ARE NOT ACCEPTABLE MATERIALS. 3. NUMBERS SHALL BE OF COLOR CONTRASTING WITH THE BACKGROUND TO WHICH THEY ARE ATTACHED. 4. NUMBERS SHALL BE A MINIMUM PROPORTION RATIO OF 1/8\"/>
12	METAL CAP COLOR TO MATCH STUCCO
13	HOLLOW METAL DOOR - SEE SHEET A11.0
14	3/4\"/>
15	4\"/>
16	RECESSED INWER BLOCK AT TOP HIGH TO THE RIGHT OF FIRE RISER ROOM SEE DETAIL A8.1.1

EXTERIOR PAINT SCHEDULE			
NO.	MANUFACTURER - COLOR #	COLOR NAME	REMARKS
001	DUNN EDWARDS COLOR - DEW 578	BONE CHINA	
002	DUNN EDWARDS COLOR - DEW 578	BONE CHINA	
003	DUNN EDWARDS COLOR - DEW 578	BONE CHINA	
004	DUNN EDWARDS COLOR - DE 626	CORNBAR	



OOO BLESS AMERICA  
13502 HAMBURGER LANE  
BALDWIN PARK, CA 91706

A8.0 ELEVATIONS-1 D-2

1 OF 1

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INDO CAL CAMPBELL  
TELEPHANT BAR - SITE DEMO



(499 E. HAMILTON AVE.) CAMPBELL, CA



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A8.1

ELEVATIONS-1 D-3

SHEET OF 1

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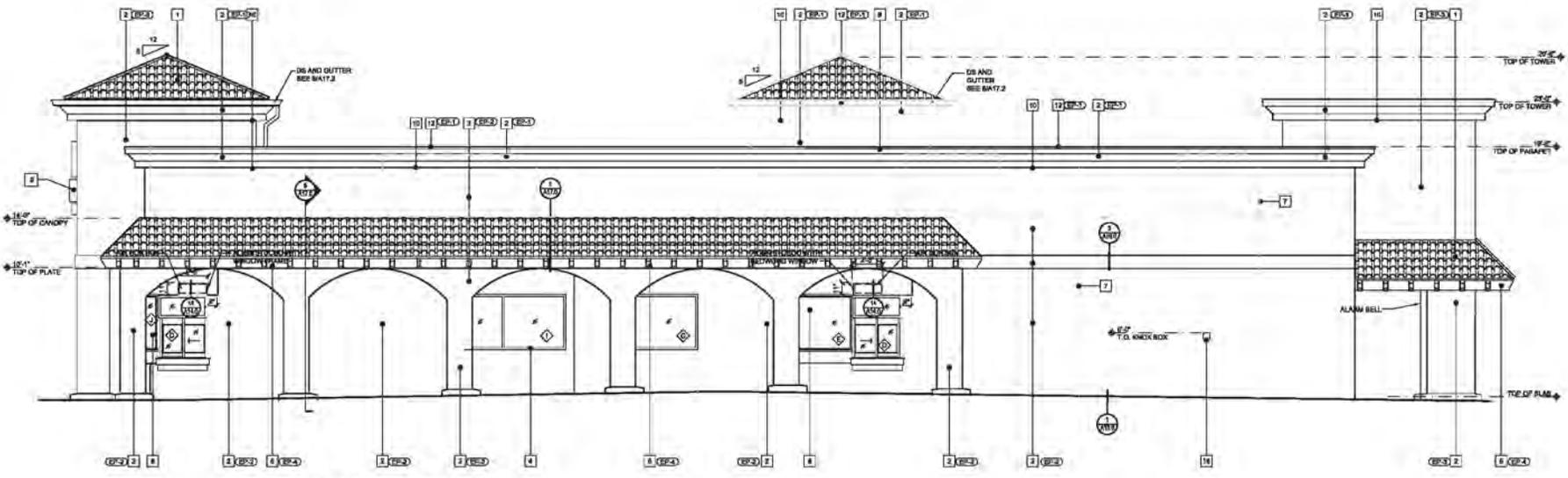
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499 E. HAMILTON AVE

DATE	REVISIONS

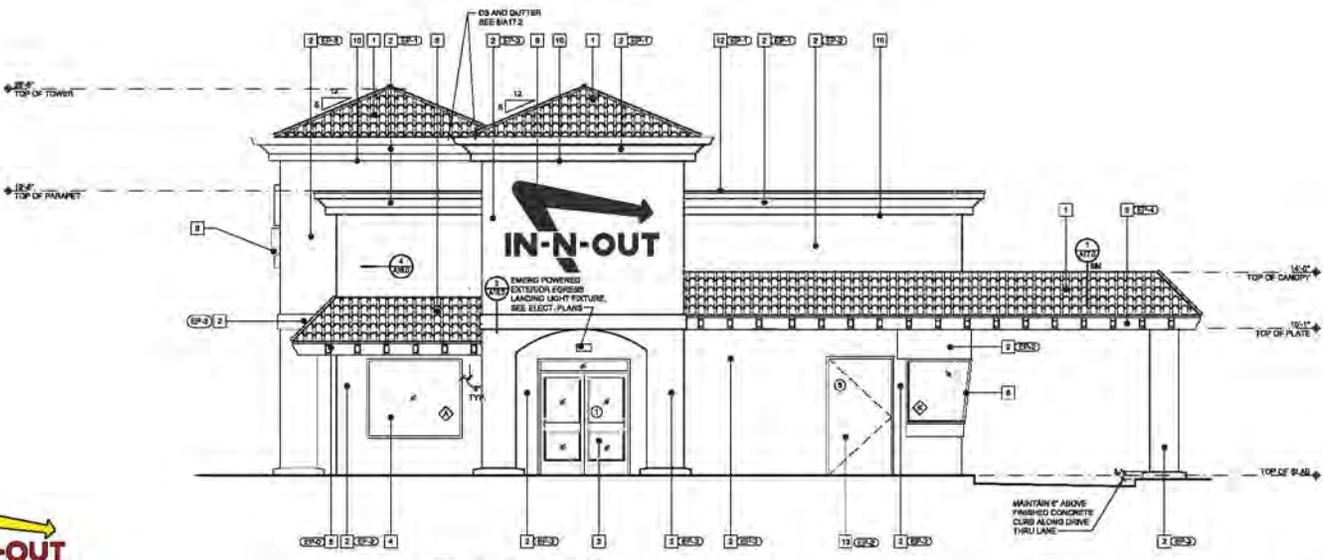


INO.CA.CAMPBELL  
(ELEPHANT BAR SITE DEMO)





1 NORTH ELEVATION  
SCALE: 1/4"=1'-0"



2 EAST ELEVATION  
SCALE: 1/4"=1'-0"

KEY NOTES

- 1 TILE ROOF - EABLE ROOFING PRODUCTS, CASFRANO STYLE #118 TERRAZCOTTA. PROVIDE BIRD STOP AND PAINT TO MATCH TILE.
- 2 STUCCO - MEXCAN BRAND FLAT TEXTURE FINISH.
- 3 ALUMINUM STONEFRONT DOORS - CLEAR ANODIZED ALUMINUM.
- 4 ALUMINUM WINDOWS - CLEAR ANODIZED ALUMINUM.
- 5 FANCA AND RAFTER TAILS WITH TONGUE AND GROOVE UNDER.
- 6 NOT USED.
- 7 1/4" WIDE METAL PERN SCREDS. SEE DETAIL 4A11.6.
- 8 BLOWN ALUMINUM WINDOWS - U & ALUMINUM 8/210 GLASS JOINTS TO HAVE POLISHED COSELS WITH SILICONE JOINTS. PAINT WOOD FRAME IN-CLUT RED.
- 9 IN-CLUT RUBBER ILLUMINATED LOGO SIGN UNDER SEPARATE PERMIT.
- 10 LED COVE LIGHTING UNDER SEPARATE PERMIT.
- 11 BUILDING ADDRESS NUMBERS TO BE 12" HIGH, 1/2" MIN. W/ MIN. STROKE WIDTH OF 2 1/2 BOLD PER FIRE DEPARTMENT AND CITY JURISDICTION ADDRESS DISPLAY REQUIREMENTS.
  1. ADDRESS SHALL BE DISPLAYED AND VISIBLE FROM BOTH STREET DIRECTIONS OF APPROACHING VEHICLES.
  2. PERMANENT NUMBERS AND LETTERS SHALL BE MADE OF DURABLE AND CLEARLY VISIBLE MATERIALS SUCH AS WOOD, METAL, CERAMIC, PLASTIC AND VINYL. (PAINTED OR GILDED ON NUMBERS ARE NOT ACCEPTABLE MATERIALS).
  3. NUMBERS SHALL BE OF COLOR CONTRASTING WITH THE BACKGROUND TO WHICH THEY ARE ATTACHED.
  4. NUMBERS SHALL BE A MINIMUM PROPORTION RATIO OF 8:1 (HEIGHT TO WIDTH).
  5. NUMBERS CANNOT BE SPELLED.
- 12 METAL CAP-COLOR TO MATCH STUCCO.
- 13 HOLLOW METAL DOOR - SEE SHEET A11.3.
- 14 3/4" HIGH STUB OUT FOR COG LINE.
- 15 47 MIN. HIGH WHITE LETTERING VESSEL ROOM ON RED BACKGROUND SIGN. MOUNT ON RISER ROOM DOOR.
- 16 NECESSARY RIVER BOX AT 8'-0" HIGH TO THE RIGHT OF FIRE RISER ROOM. SEE DETAIL 4A11.1.

EXTERIOR PAINT SCHEDULE

NO.	MANUFACTURER - COLOR #	COLOR NAME	REMARKS
08C2	DUNN EDWARDS COLOR - DEW 338	BONE CHINA	
08C3	DUNN EDWARDS COLOR - DEW 338	BONE CHINA	
08C4	DUNN EDWARDS COLOR - DEW 338	BONE CHINA	
08C5	DUNN EDWARDS COLOR - DE 809	CINABAR	



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ELEVATIONS-2 D-2  
SHEET OF 1

CAMPBELL, CA  
499 E. HAMILTON AVE

DATE	REVISION
08-21-2009	ISSUED FOR PERMITS
08-25-2009	PERMITS CORRECTED
08-25-2009	PERMITS CORRECTED

INO-CA-CAMPBELL  
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**A9.1 ELEVATIONS-2** D-3

SHEET OF 1

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DATE	REVISIONS
02-28-11	Initial Construction
02-28-11	Final Construction

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 (ELEPHANT BAR - SITE DEMO)



