



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

August 30, 2019

**NOTICE OF RESCHEDULED PUBLIC HEARING - IN-N-OUT BURGER**

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, **September 10, 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 activities (drive-up window), a 48-seat outdoor dining area, late-night hours, 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) (PLN2017-120), for property located at **499 E. Hamilton Avenue** in the C-2 (General Commercial) Zoning District.

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.

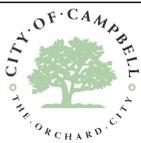
Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

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.

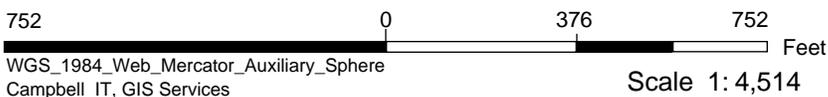
In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION  
CITY OF CAMPBELL  
PAUL KERMOYAN  
SECRETARY

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

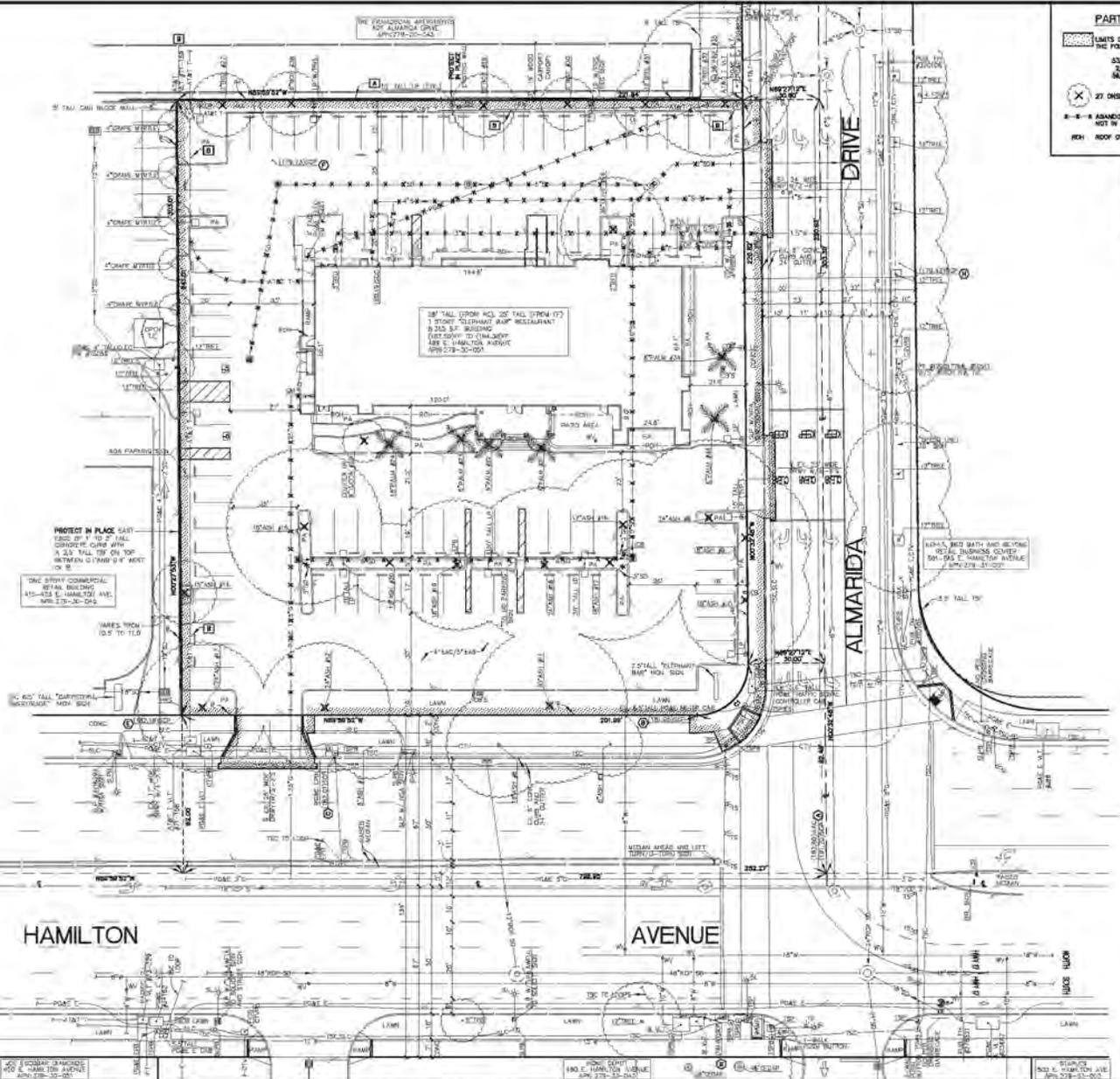


# 499 E. Hamilton Avenue



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**

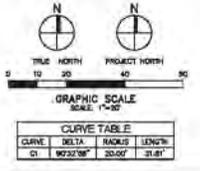
- LIMITS OF CRUISE AND OFFSITE DEMOLITION FOR NEW SITE IMPROVEMENTS CONSISTING OF THE FOLLOWING:
  - 55,417 SQ. FT. (1.23 ACRES) CRUISE
  - 2,462 SQ. FT. (0.06 ACRES) OFFSITE HAMILTON AVENUE AND ALMARIDA DRIVE
  - 56,379 SQ. FT. (1.29 ACRES) TOTAL
- 27 CRUISE TREE, ROOTS AND LIMBS TO BE REMOVED FOR CITY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

**ENCROACHMENT NOTES**

- A SOUTH EDGE OF THE FRANCISCAN APARTMENTS 1' TO 2' TALL CMU RETAINING BLOCK WALL WITH A 6" TALL WOOD FENCE ON TOP VARIES 0.2' SOUTH OF AND ENCROACHES INTO 0.6' 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 ADJACENT PROPERTIES WITHOUT THE BENEFIT OF A RECORD EASEMENT.

**BENCH MARK**

CITY OF CAMPBELL BENCHMARK NO. 50  
 3/4" BRASS DISK IN TOP OF CURB WEST SIDE SALMAR AVENUE 80' SOUTH OF HAMILTON AVENUE NEXT TO ELECTROKOR.  
 ELEVATION = 865.00  
 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  
 14800 Quince Drive  
 Suite 300  
 Dallas, Texas 75244  
 Ph: (972) 336-0004  
 Fax: (972) 238-0004

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

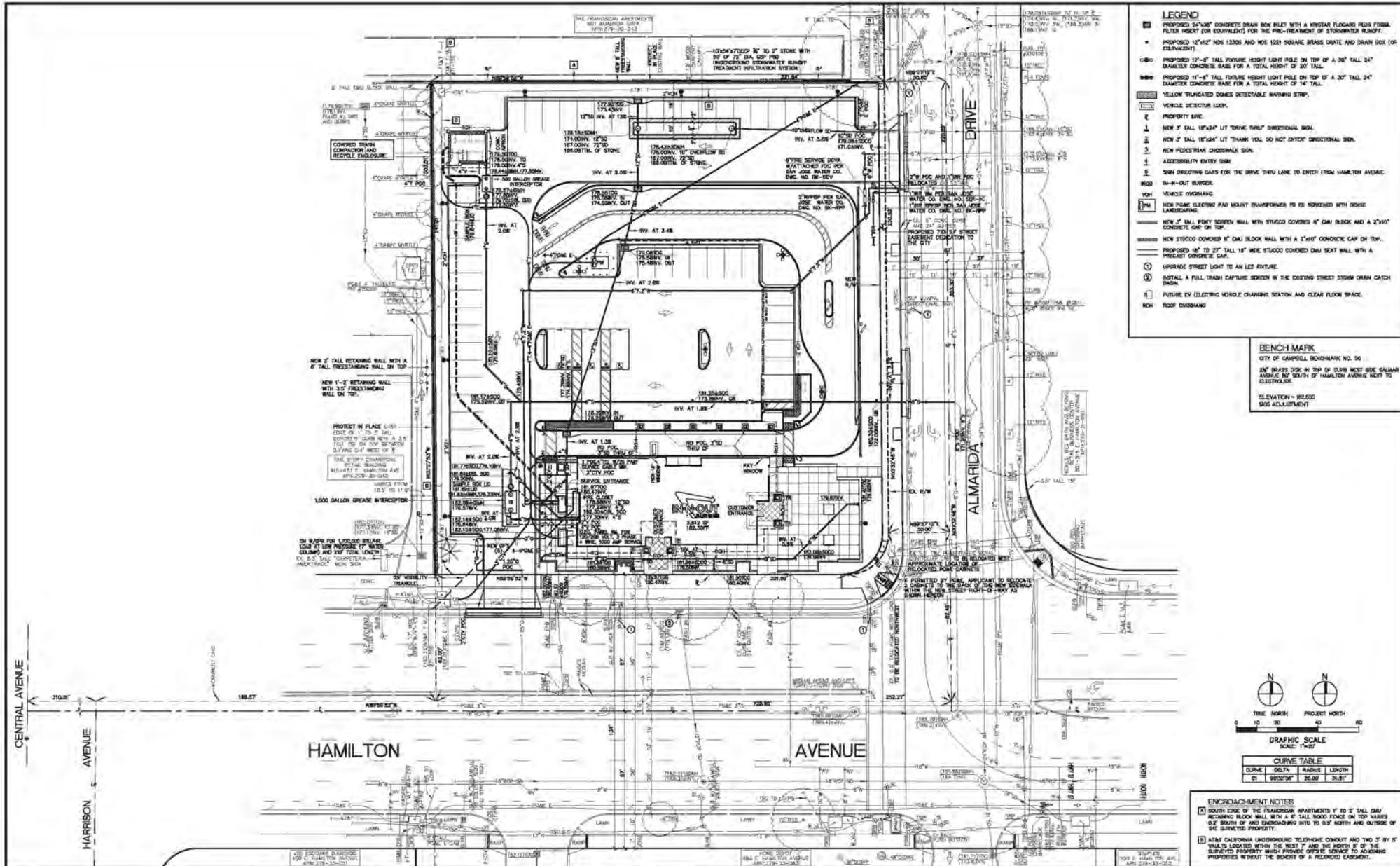


**IN-N-OUT BURGER**  
 499 E. HAMILTON AVENUE  
 CAMPBELL, CA 95008

**CITY ENTITLEMENT  
 DEMOLITION PLAN**

**C31**

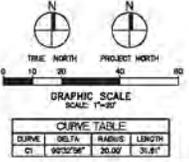




- LEGEND**
- PROPOSED 24"X36" CONCRETE DRAIN BOX WITH A KRISTAR FLOOR PLUS FORM, FILTER INSERT (OR EQUIVALENT) FOR THE PRE-TREATMENT OF STORMWATER RUNOFF.
  - PROPOSED 12"X12" NOS 12006 AND NOS 10216 SQUARE BRASS GRATE AND DRAIN BOX (OR EQUIVALENT).
  - PROPOSED 12"X12" TALL EXPOSE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 20' TALL.
  - PROPOSED 14"-Ø TALL EXPOSE 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 CHARGING.
  - NEW PANE ELECTRIC PAD MOUNT TRANSFORMERS TO BE SCREENED WITH BRASS LAMBSHAWK.
  - 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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 TWO WORKING DAYS  
 BEFORE YOU DIG

REVISIONS


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**GHA**  
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 1400 Owens Drive  
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 Ph: (415) 238-8984  
 Fax: (415) 238-8984

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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' DATE 08-03-16



**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 3" I.P. WITH PLASTIC CAP STAMPED "O.C. ENST" AND NAIL DOWN 1/2" IN WELL MONUMENT IN L&L OF 3" I.P. CITY OF CAMPBELL FOR RECORD OF SURVEY MAP FILED SEPTEMBER 16, 1998 IN R.S.S. 707-52.
- ② FOUND 3" I.P. WITH PLASTIC CAP STAMPED "SURVEY L.S. 5607" AND NAIL FLUSH IN L&L OF 3" I.P. WITH PLASTIC CAP STAMPED "L.S. 5607" FOR RECORD OF SURVEY MAP FILED SEPTEMBER 16, 1998 IN R.S.S. 707-52.
- ③ SET 20280 "4" ON TOP OF CONCRETE CURB.
- ④ FOUND 2" BRASS ORN DOWN 1/2" IN WELL MONUMENT STAMPED "ICE 15200" FOR RECORD OF SURVEY MAP FILED SEPTEMBER 16, 1998 IN R.S.S. 707-52.
- ⑤ FOUND HOVING SET 2" 3/4" WOOD NAIL AND NAIL FLUSH.
- ⑥ SET 3/4" NAIL AND FLAGGING FLUSH IN A.C. PAVEMENT.
- ⑦ FOUND 2" BRASS ORN IN TOP OF CURB FOR CITY OF CAMPBELL BENCHMARK NO. 50.
- ⑧ SET 20280 "4" ON TOP OF CONCRETE SIDEWALK.

**LEGAL DESCRIPTION**

REFERENCE: FIRST AMERICAN TITLE COMPANY NATIONAL COMMERCIAL SERVICES PRELIMINARY TITLE REPORT WITH A COUNTYMENT NO. OF 195-32000-541 DATED JANUARY 20, 2017 OUT OF THEIR OFFICE, CA OFFICE, TITLE OFFICER IS JEFFERY PASHATI AT 848-880-2448 (jpas@firstam.com).

THE LAND REFERRED TO IN THIS COMMENT 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.

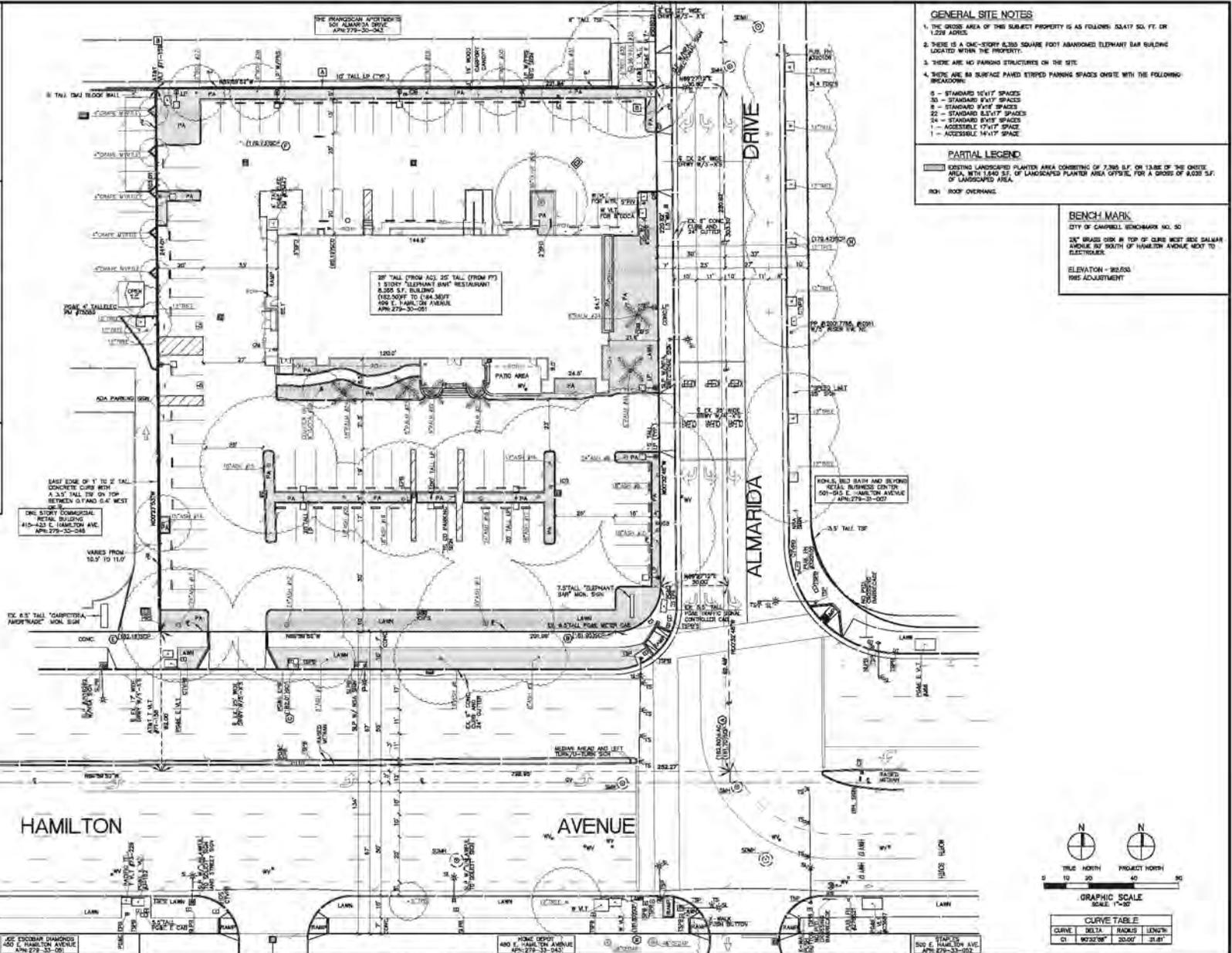
DESCRIPTING THEREFROM ALL THAT CERTAIN REAL PROPERTY OWNED BY THE GRANT DEED TO THE CITY OF CAMPBELL, A MUNICIPAL CORPORATION OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, RECORDED FEBRUARY 3, 1988 AS DOCUMENT NO. 1400202 OF OFFICIAL RECORDS FOR PUBLIC STREET AND RELATED PURPOSES, BEING MORE PARTICULARLY 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° 58' 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 07° 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 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 32' 30", AN ARC LENGTH OF 21.81 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° 58' 53" WEST, 200.89 FEET TO THE WEST LINE OF SAID PARCEL A, THENCE ALONG SAID WEST LINE, SOUTH 07° 32' 40" 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 0.1' SOUTH OF AND ENCROACHING INTO TO 0.5' 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**

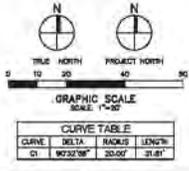
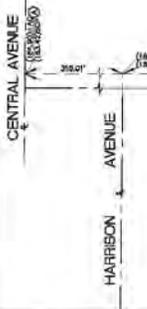
- 1. THE GROSS AREA OF THIS SUBJECT PROPERTY IS AS FOLLOWS: 32,417 SQ. FT. OR 1,228 ACRES.
- 2. THERE IS A 04C-STORY 8,350 SQUARE FOOT ABANDONED ELEMENTARY SCHOOL BUILDING LOCATED WITHIN THE PROPERTY.
- 3. THERE ARE NO FARMING STRUCTURES ON THE SITE.
- 4. THERE ARE 80 SURFACE PAVED STRIPED PARKING SPACES ON-SITE WITH THE FOLLOWING BREAKDOWN:
  - 5 - STANDARD 5'x11' SPACES
  - 20 - STANDARD 8'x11' SPACES
  - 8 - STANDARD 9'x11' SPACES
  - 22 - STANDARD 8.5'x11' SPACES
  - 24 - STANDARD 8'x11' SPACES
  - 1 - ACCESSIBLE 17'x11' SPACE
  - 1 - ACCESSIBLE 14'x11' 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  
2 1/2" BRASS ORN IN TOP OF CURB WEST SIDE GALLERIA AVENUE, 50' SOUTH OF HAMILTON AVENUE, NEXT TO ELECTROSTAR  
ELEVATION = 92.033  
THIS ADJUSTMENT



**IN-N-OUT BURGER**  
DEVELOPER:  
IN-N-OUT BURGER  
13602 HAMBURGER LANE  
DUBLIN/PARK, CA 91708  
CONTACT: JIM LOCKINGTON  
PHONE: 650 813-8282

**Underground Service Alert**  
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**811**  
TWO WEEKS DAYS  
870 AM - 100 PM

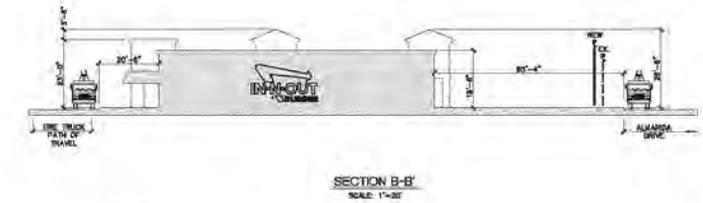
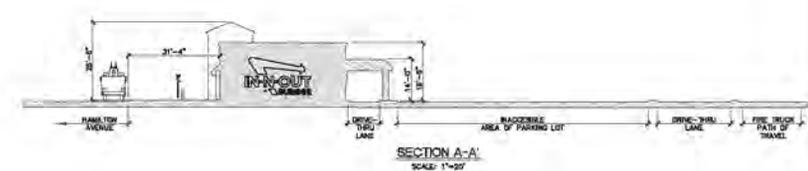
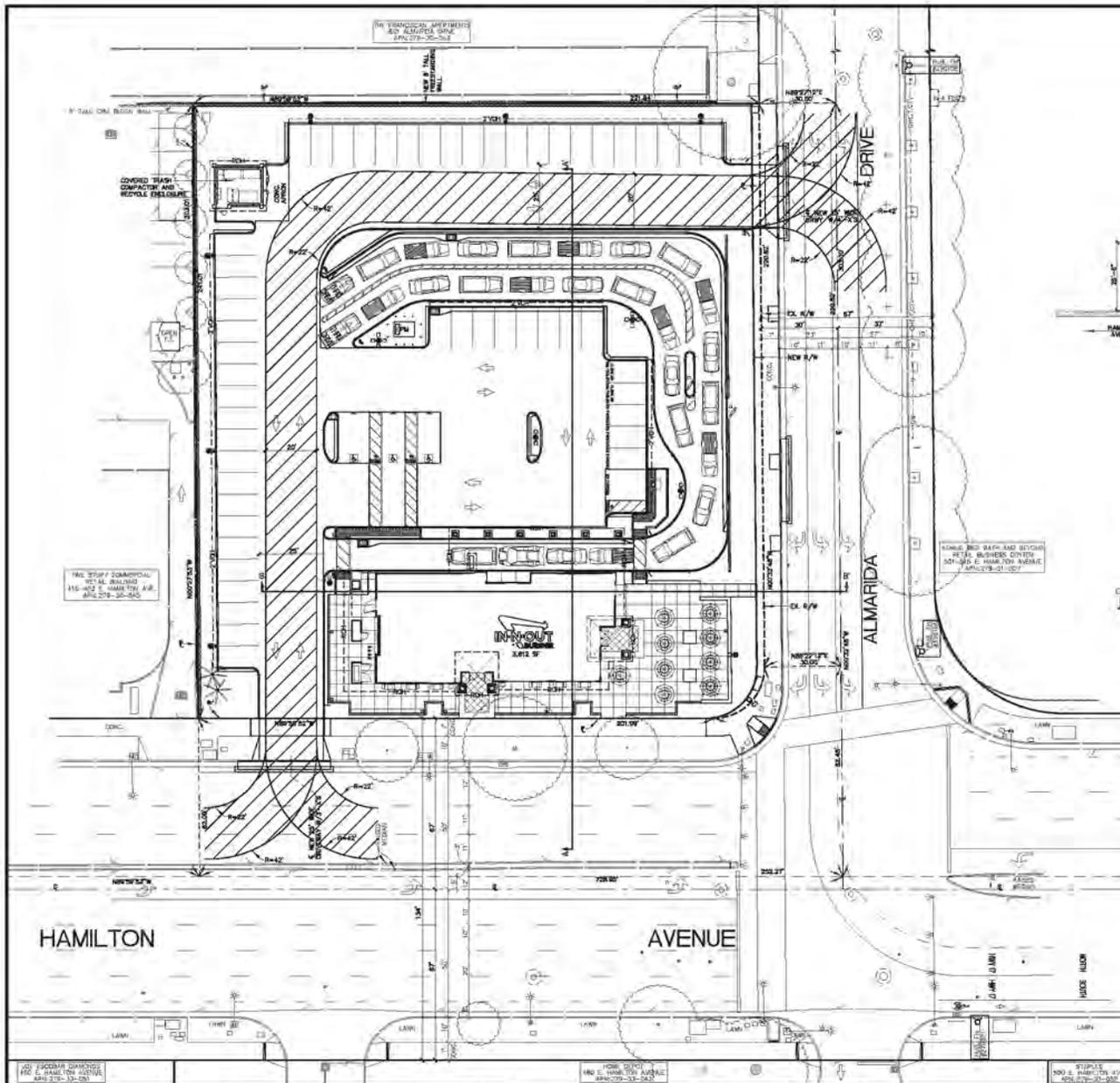
REVISIONS  
▲  
▲  
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G/A PROJECT NO. 140306  
**GHA**  
Architecture/Development  
14000 Quince Drive  
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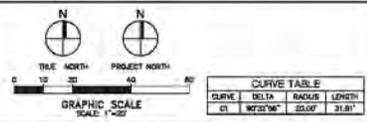
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402 WEST LARKWOOD HWY, SUITE 4, SAN JOAQUIN, CA 95773  
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Mark S. Lippert  
MARK S. LIPPERT, P.E. 28342

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

**CITY ENTITLEMENT**  
EXISTING SITE PLAN  
**C35**



- SANTA CLARA COUNTY FIRE DEPARTMENT NOTES:**
- FOR 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 EMPT PATH OF 20' WAS ASSUMED BASED ON MINIMUM FIRE ACCESS ROAD WIDTHS.
  - ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S-7.
  - 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-1 THROUGH B-E-10 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. B-E-1 AS ADOPTED AND AMENDED BY DELIC.
  - 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. CFC SEC. B-E-2 AS ADOPTED AND AMENDED BY DELIC.
  - WHEN FIRE APPLIANCE ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE RESPONSIBLE 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-2.3 CFC SEC. 807.4.
  - 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 MARKED. CFC SEC. 806.1.



**IN-N-OUT BURGER**

DEVELOPER:  
IN-N-OUT BURGER  
13802 HAMBURGER LANE  
SALDWIN PARK, CA 91706  
CONTACT: JIM LOCKINGTON  
PHONE: 626 813-8289

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Call Toll Free  
**811**  
two working days  
before you dig

REVISIONS

**GHA PROJECT NO. 142008**

**GHA**  
Architecture/Development  
4800 Owens Drive  
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Ph: (972) 238-9904  
Fax: (972) 238-9904

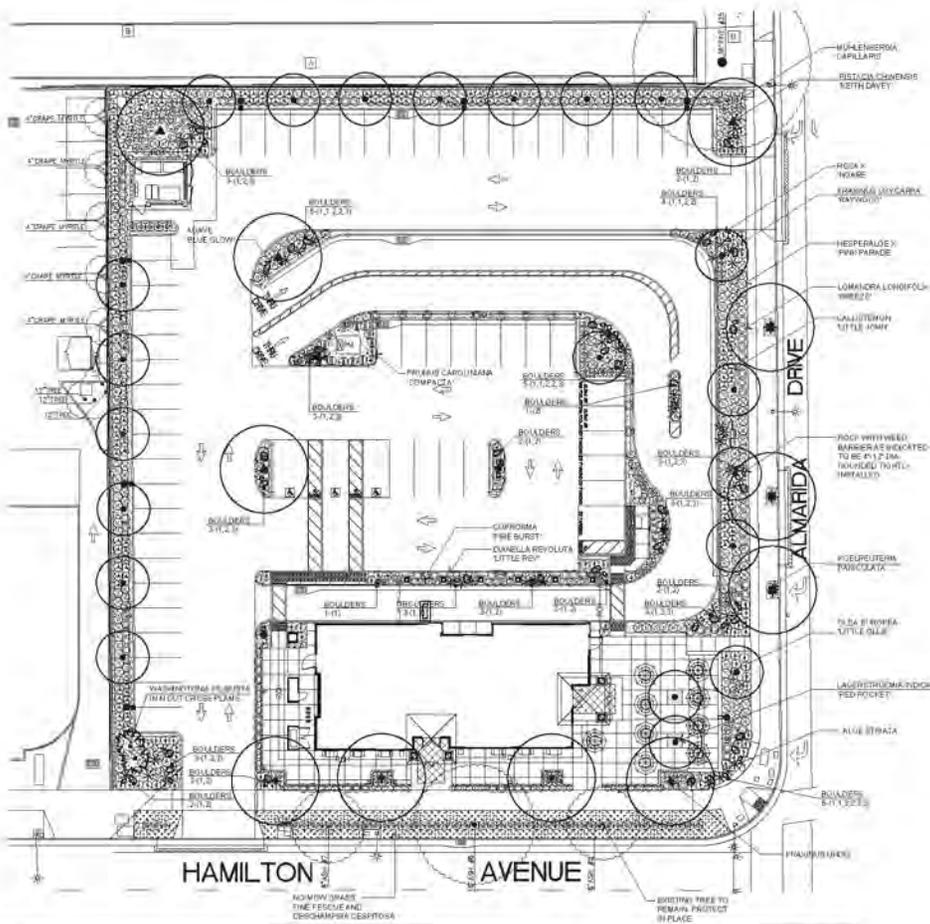
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502 WEST ARROW HWY, SUITE A, SAN DIMAS, CA 91773  
(909) 305-0285 FAX: (909) 305-2087

*Mark S. ...*  
MARK S. CARROLL  
SCALE: AS SHOWN DATE: 02-28-2012

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

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

**C36**



PLAN VIEW

SCALE: 1" = 20'

**SQUARE FOOTAGE NOTE**  
 TOTAL PLANTING AREA OFFSITE: 1,515 S.F.  
 TOTAL PLANTING AREA ONSITE: 5,211 S.F.  
 TOTAL LANDSCAPE AREA: 9,526 S.F. (100%)

**FIBERWEB BIO BARRIER:**  
 1. FIBERWEB BIO BARRIER SHALL BE INSTALLED AT TREE ROOT BARRIERS FOR ALL TREES WITHIN 10' OF CONCRETE EDGE. INSTALL THE 30" VERSION AND SHALL BE CONTINUOUS FOR 10' ON EITHER SIDE OF TREE.  
 2. STREET TREES AND OTHER TREES LOCATED WITHIN 10 FEET OF THE PUBLIC RIGHT-OF-WAY (WITH THE EXCEPTION OF PALM TREES) SHALL BE PROVIDED WITH A BIO BARRIER.

**OFFSITE IRRIGATION/PLANT MATERIAL NOTE:**  
 1. TREE ANGLS WILL BE TIED TO AN ONSITE IRRIGATION SYSTEM OF LIKE KIND OFFSITE LANDSCAPING SHALL UTILIZE DRIP IRRIGATION TO CONSERVE WATER.

**AGRONOMIC SOILS REPORT:**  
 1. CONTRACTOR SHALL PROVIDE AN AGRONOMIC SOILS REPORT ONCE ALL GRADING HAS COMPLETED ONSITE.

**LANDSCAPE IRRIGATION INTENT:**  
 IT IS THE INTENT TO PROVIDE AN IRRIGATION DESIGN UTILIZING DRIP IRRIGATION SYSTEM FOR THE ENTIRE SITE BURIED A CONSTANT 4" BELOW FINISH GRADE AND STAPLED DOWN @ 5' INTERVALS FOR ADDED PROTECTION. THE IRRIGATION SYSTEM SHALL BE CONTROLLED BY A SMART CONTROLLER WITH ONSITE WEATHER SENSOR AND REMOTE OPERATION THROUGH THE INTERNET FROM CENTRAL LOCATION. CONTROLLER SHALL BE A TYPE WHICH AUTOMATICALLY ADJUSTS RUNTIMES AND FREQUENCIES BASED, NOT ONLY ON HISTORICAL ET, BUT ACTUAL ONSITE WEATHER CONDITIONS.

**PLANTING LEGEND**

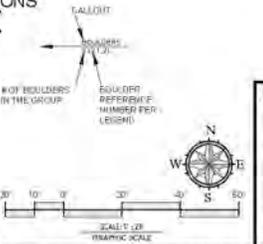
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS	HEIGHT (FEET)	WIDTH (FEET)	QUANTITY
	TRICHASIA UNDO	SHRUB ADO	30" BO	PER PLAN	STANDARD MATCHED	60-70"	MEDIUM	114
	MULLEBERGIA PANICULATA	GOLDFRAN TREE	30" BO	PER PLAN	STANDARD MATCHED	40-50"	MEDIUM	111
	LAURUSTROPHIA ROSEA 'RED ROCKET'	CAREYVILLE	30" BO	PER PLAN	MULTI TRUNK	20-30"	LOW	101
	FUTADA CHRYSEIS 'WITH DAVEY'	CHERRY PITCHER	30" BO	PER PLAN	STANDARD MATCHED	60-70"	LOW	104
	WASHINGTONIA FRANKIA 'FRANKIA'	WASHINGTON FRANKIA	30" BO	PER PLAN	HAND CUT CROSS PALMS	30-40"	LOW	103
<p>EXISTING TREES TO REMAIN: PROTECT IN PLACE ALL EXISTING TREES OR PLANTS OF TREES SHALL BE REVIEWED BY CONTRACTOR/ARCHITECT AND THE UTMOST CAUTION SHALL BE TAKEN NOT TO DAMAGE ROOTS LARGER THAN 1" IN SIZE</p>								
	ADAM BLUE GLOW	ADAM BLUE GLOW	5 GALLON	30" O.C.	TRIANGULAR SPACING	11" X 11"	LOW	112
	ALICE STRATA	CORAL WEDGE	5 GALLON	30" O.C.	TRIANGULAR SPACING	11" X 11"	LOW	110
	CALLISTEMON 'LITTLE OPPI'	OPPI	5 GALLON	30" O.C.	TRIANGULAR SPACING	11" X 11"	LOW	111
	CALLISTEMON 'THE BUREY'	THE BUREY	5 GALLON	30" O.C.	TRIANGULAR SPACING	11" X 11"	LOW	111
	DANIELA 'REVOLUTA'	LEAF LID	1 GALLON	30" O.C.	TRIANGULAR SPACING	11" X 11"	MEDIUM	111
	LUMINARIA 'LITTLE REVOLUTA'	LEAF LID	1 GALLON	30" O.C.	TRIANGULAR SPACING	11" X 11"	MEDIUM	111
	MULLEBERGIA CAPILLARIS	SHRUB ADO	1 GALLON	30" O.C.	TRIANGULAR SPACING	11" X 11"	LOW	108
	OLEA EUROPEA 'LITTLE OLIVE'	OLIVE	5 GALLON	40" O.C.	TRIANGULAR SPACING	11" X 11"	LOW	111
	HERPESALOE 'THE PARADE'	THE PARADE	5 GALLON	30" O.C.	TRIANGULAR SPACING	11" X 11"	MEDIUM	110
	FRAXINUS 'CAROLINANA COMPACTA'	COMPACT CAROLINA CHERRY LAUREL	15 GALLON	40" O.C.	PER PLAN	11" X 11"	MEDIUM	111
	NO MOW GRASS	FINE FESCUE AND DECAPOGONIA CRYPTOTA	500				LOW	11,317.50
	ROSA 'THAPE'	FLOWER CARPET ROSE	1 GALLON	20" O.C.	TRIANGULAR SPACING	11" X 11"	MEDIUM	110
	ROCK WITH WHEED BARRIERS (INDICATED TO BE 4" X 12" DIA. UNLESS OTHERWISE INDICATED)	CONCRETE BARRIERS TO BE USED FOR ACCENT						11,111.11
	GRIP PAVERS	CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL BY ARCHITECT/ENGINEER AND LANDSCAPE ARCHITECT						11,255.5

- NOTE:**  
 1. NO FLOWING CHANNELS ADJACENT TO DRIVE THRU  
 2. TREES - ALL TREES SHALL BE A MINIMUM OF 30" BO SIZE, UNLESS INDICATED OTHERWISE PER PLAN  
 3. SHRUBS - ALL SHRUBS SHALL BE A MINIMUM OF 5 GALLONS  
 4. CONCRETE BARRIERS FOR FULFILLMENT OF BOLLERS REFER TO BOLLER DETAIL  
 5. QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY QUANT  
 6. ALL PLANT MATERIAL SHALL BE PROVIDED AND APPROVED BY ARCHITECT/ENGINEER AND LANDSCAPE ARCHITECT  
 7. LANDSCAPE AND IRRIGATION PLANS SHALL BE IN CONFORMANCE WITH THE LATEST STATE CODE.

**LANDSCAPE BOULDER LEGEND OF ABBREVIATIONS**

BOULDER #	SIZE	TYPE/COLOR/MANUFACTURE
1	1' X 3' X 3'	BOULDER COLOR: DESERT MARBLE SOUTHWEST BOULDER & STONE TEL: 602-952-1000
2	2' X 4' X 2'	BOULDER COLOR: DESERT MARBLE SOUTHWEST BOULDER & STONE TEL: 602-952-1000
3	3' X 5' X 3'	BOULDER COLOR: DESERT MARBLE SOUTHWEST BOULDER & STONE TEL: 602-952-1000

BOULDER PLACEMENT (OF COURSE) SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. PRIOR TO PLACEMENT



**LANDSCAPE ARCHITECT**  
  
**BPA**  
 LANDSCAPE ARCHITECTS  
 BRANDENBURG & ASSOCIATES, INC.  
 400 WEST AVENUE, SUITE 400  
 SAN ANTONIO, TEXAS 78201

**DEVELOPER:**  
**IN-N-OUT BURGER**  
 13022 HAMBURGER LANE  
 BURLINGAME, CA 94010  
 CONTACT: JIM LOCKINGTON  
 PHONE: (510) 913-5839

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 Dallas, Texas 75244  
 Tel: (972) 238-6884  
 Fax: (972) 238-0264

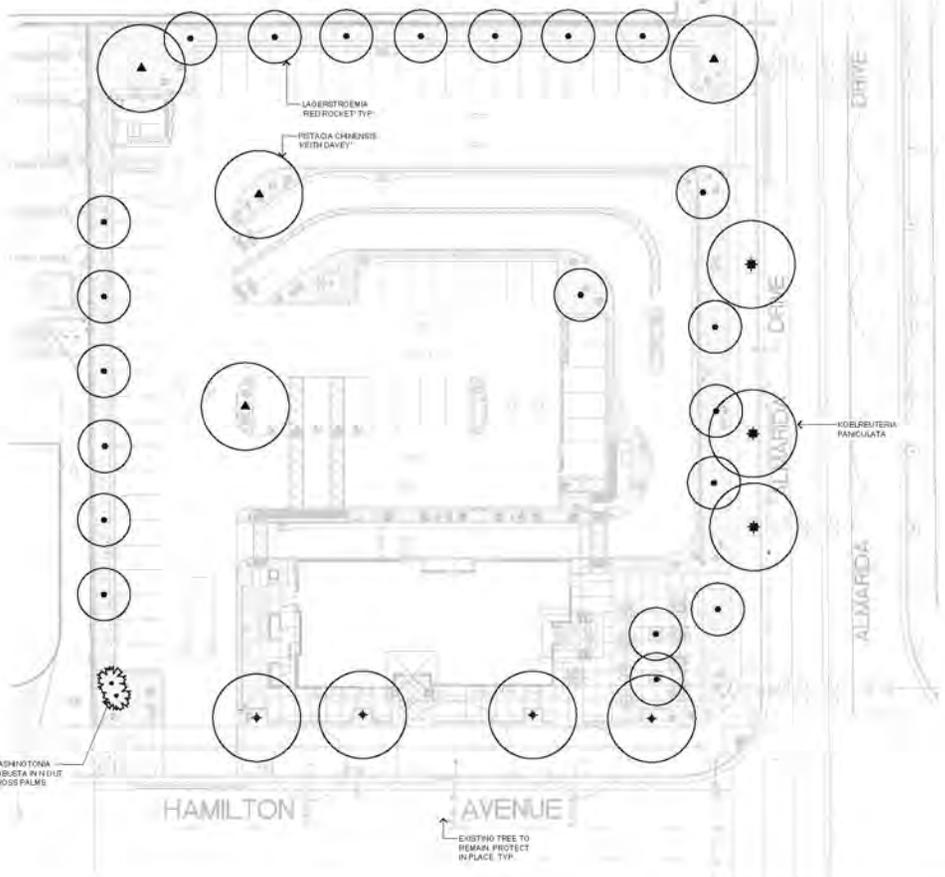
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**MSI ENGINEERING, INC.**  
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 402 WEST AIRWAY HWY., SUITE 4, SAN DIMAS, CA 91773  
 (909) 395-6395 FAX (909) 395-2597

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

**CITY ENTITLEMENT LANDSCAPE PLANTING PLAN**

**LPP.1**





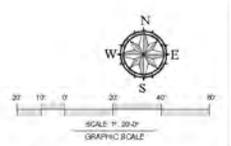
**PLANTING LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS	HEIGHT WIDTH	WOODS CODE	QUANTITY
	FRAXINUS UMBEL	SHAMELASH	36" BOX		PER PLAN STANDARDS - MATCHED	60' TYP 60' W	MEDIUM	+14
	KOLBRIETERA PANICULATA	GOLDEN RAIN TREE	36" BOX		PER PLAN STANDARDS - MATCHED	30' TYP 30' W	MEDIUM	+13
	LASERTRIDEMIA RED ROCKET	CRAPE MYRTLE	36" BOX		PER PLAN MULTI TRUNK	20' TYP 20' W	LOW	+21
	PETTACIA CHINENSIS KEITH DAVEY	CHINESE PISTACHO	36" BOX		PER PLAN STANDARDS - MATCHED	20' TYP 20' W	LOW	+14
	WASHINGTON FILIBUSTA IN-KI-OUT CROSS PALMS	WASHINGTON FILIBUSTA	20' BTH		PER PLAN IN-KI-OUT CROSS PALMS TIEFER DETAIL	20' TYP 10' W	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							

**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 PITTIANO & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS  
1115 DELTA PARKWAY, SUITE 300  
DALTON, MA 01928



DEVELOPER:  
 IN-N-OUT BURGER  
 13602 HAMBURGER LANE  
 BALDWIN PARK, CA 91706  
 CONTACT: JIM LOCKINGTON  
 PHONE: (951) 848282

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GHA PROJECT NO. \_\_\_\_\_

Architecture/Development  
 Parkway Plaza I  
 1115 Delta Parkway, Ste. 300  
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 Ph: (978) 238-9884  
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*Mark S. Davidson*  
 M.S. DAVIDSON  
 P.E., 35163



**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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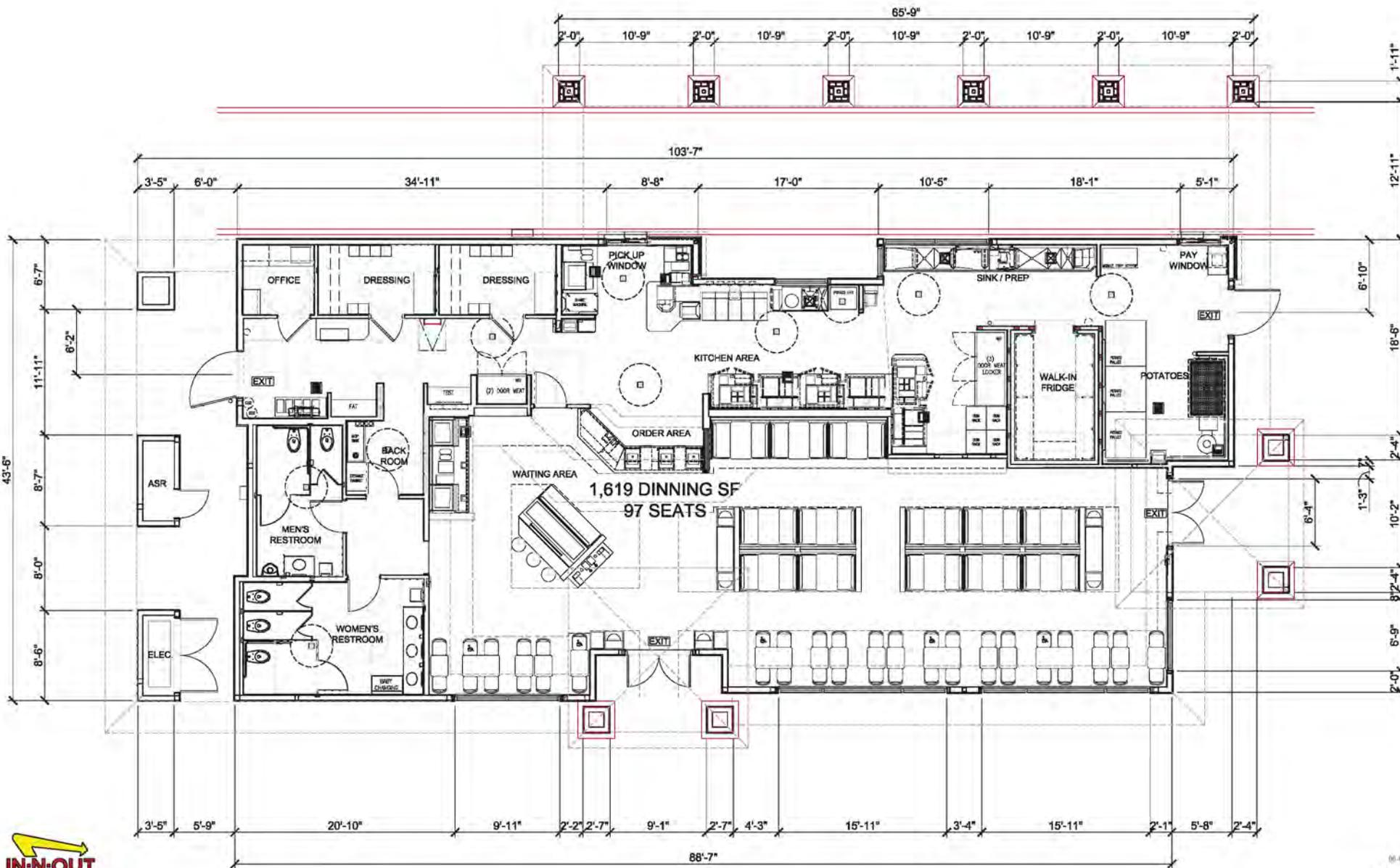
DATE	REVISIONS

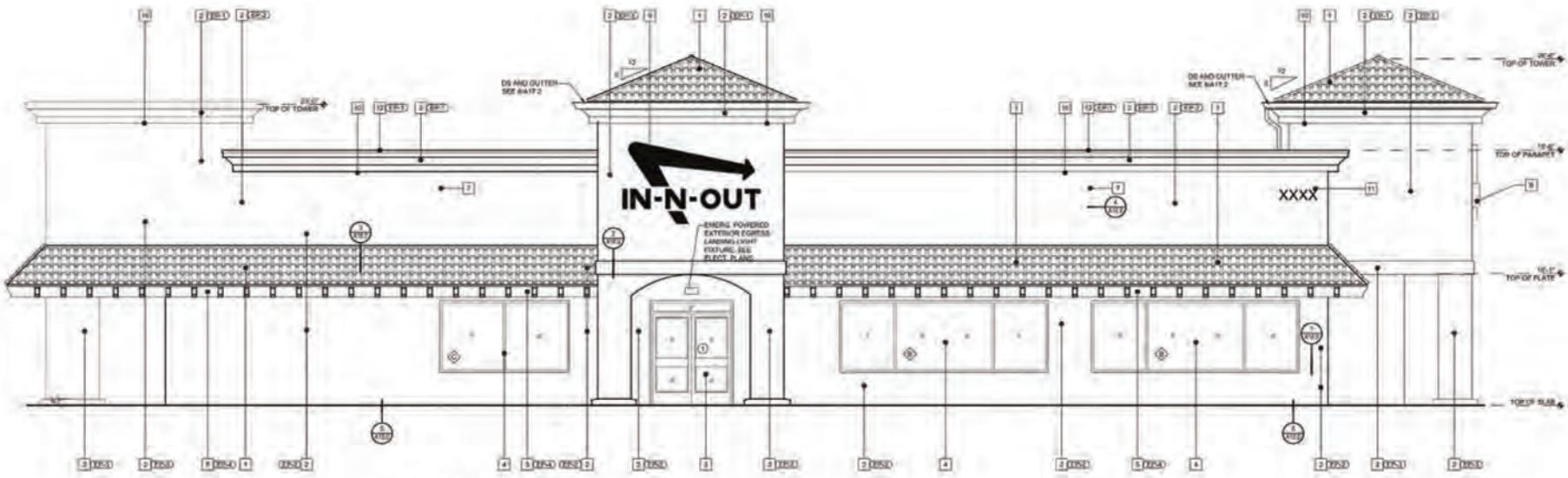


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(ELEPHANT BAR SITE DEMO)

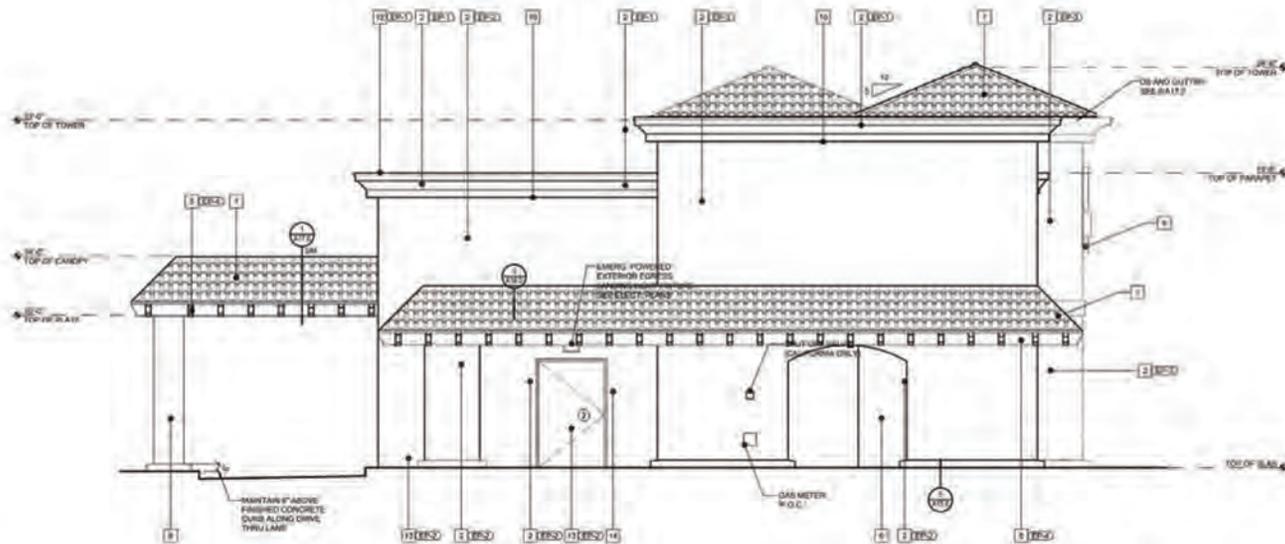
06-05-19  
**A5.0**

(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 STUCCO TERRAZZOTA, INDUCE 5/8" SLIP AND PAINT TO MATCH TILE STUCCO - MEDIUM SAND FLOAT TEXTURE FINISH
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" VEEC METAL PENN SCROED - SEE DETAIL B4116
7	SLOPED ALUMINUM WINDOWS - 1/2" x 6" ALUMINUM SATE GLASS JOINTS TO HAVE POLISHED EDGES WITH SILICONE JOINTS. PAINT WOOD FRAME IN RALPH RED.
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" HIGH, 4" MIN. WITH STROKE WIDTH OF 5/8" 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, 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 8:1 (HEIGHT TO WIDTH). 5. NUMBERS CANNOT BE SPOELLED.
11	METAL CAP COLOR TO MATCH STUCCO
12	HOLLOW METAL DOOR - SEE SHEET A11.0
13	3/4" HIGH SIGN (2) FOR CGO LINE
14	4" MIN. HIGH WHITE LETTERING "BURGER ROOM" ON RED BACKGROUND SIGN MOUNT ON BURGER ROOM DOOR
15	RECESSED BURGER SIGN AT TOP HIGH TO THE RIGHT OF BURGER ROOM SEE DETAIL B4111
16	
17	
18	
19	

EXTERIOR PAINT SCHEDULE			
NO.	MANUFACTURER - COLOR #	COLOR NAME	REMARKS
B411	DUNN EDWARDS COLOR - DEW 518	BOHE CHINA	
B412	DUNN EDWARDS COLOR - DEW 518	BOHE CHINA	
B413	DUNN EDWARDS COLOR - DEW 518	BOHE CHINA	
B414	DUNN EDWARDS COLOR - DE 626	CORNBAR	

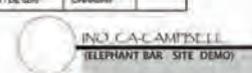


OOO BLESS AMERICA  
13502 HAMBURGER LANE  
BALDWIN PARK, CA 91706

A8.0 ELEVATIONS-1 D-2

SHEET 02 OF 1  
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A8.1

ELEVATIONS-1 D-3

SHEET OF 1

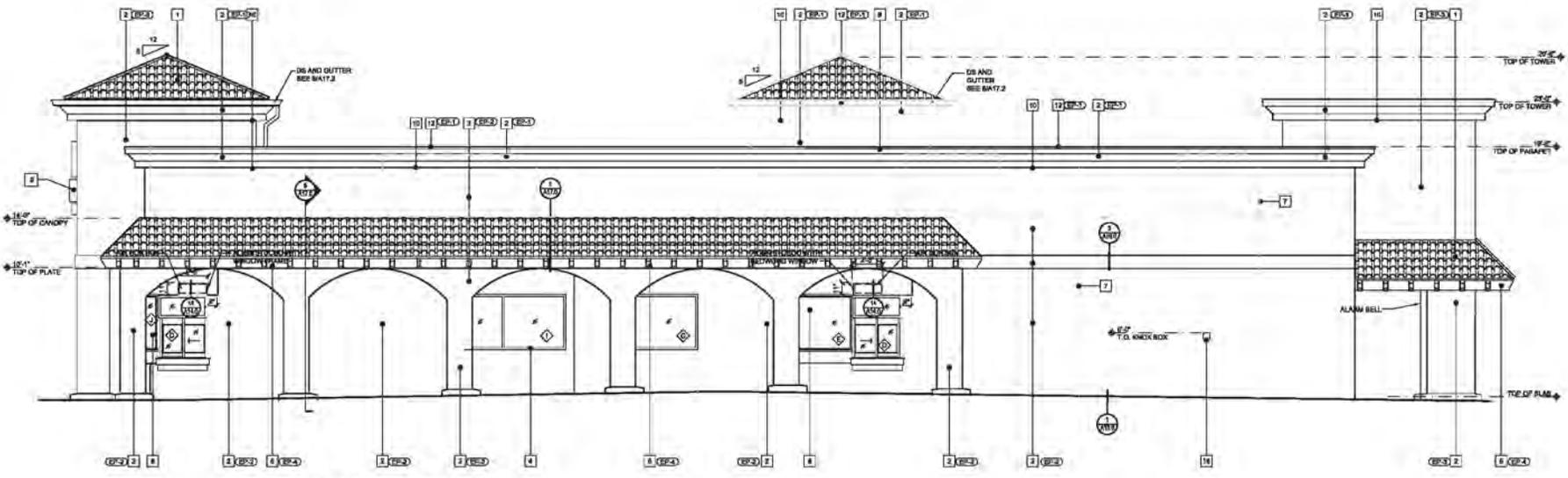
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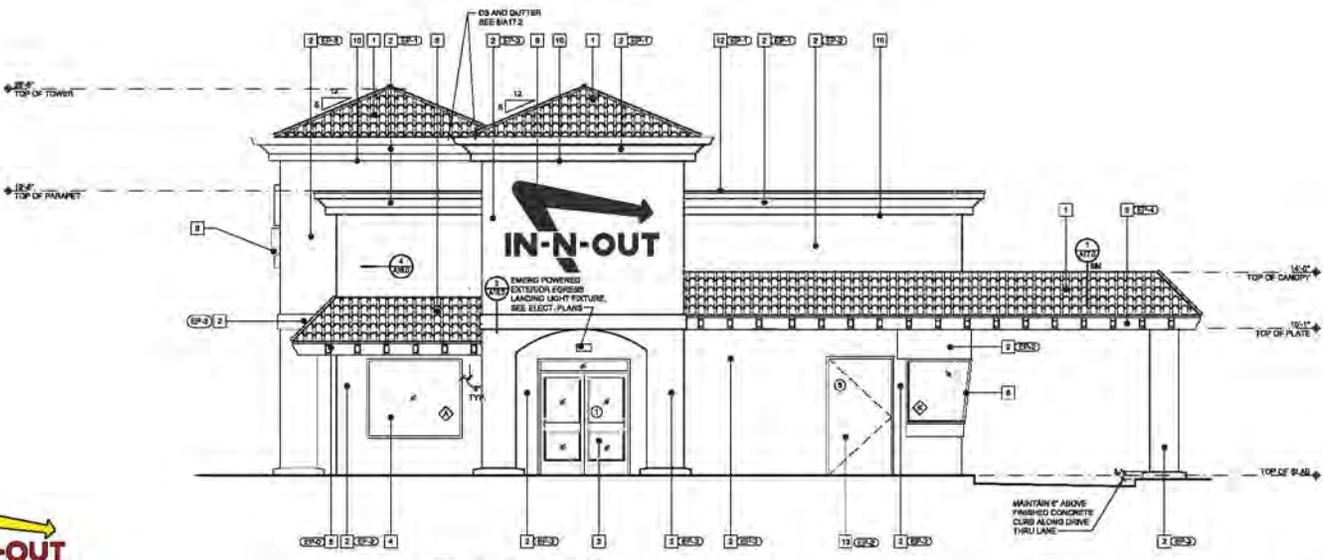
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1 NORTH ELEVATION  
SCALE: 1/4"=1'-0"



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, 4" MIN W/ MIN STROKE WIDTH OF 2 3/8 INCH PER FIRE DEPARTMENT AND CITY INSPECTION 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 CO2 LINE.
- 15 4" MIN HIGH WHITE LETTERING VESSEL ROOM ON RED BACKGROUND SIGN, MOUNT ON RISER ROOM DOOR.
- 16 RECESSED KNOX BOX AT 5'-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

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DATE	REVISION
08-21-2009	ISSUED FOR PERMITTING
08-25-2009	PERMITTING CORRECTIONS

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**A9.1 ELEVATIONS-2** D-3

SHEET OF 1

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DATE	REVISIONS
02/24/11	Initial Construction
02/24/11	Final Construction

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