

### **3. Project Description**

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In-N-Out Burgers, the project applicant, is proposing the Campbell In-N-Out Burger project (proposed project or project), to redevelop the 1.2-acre project site with a 3,812-square-foot drive-thru fast-food restaurant at 499 East Hamilton Avenue in Campbell, California. The project site is identified by the Santa Clara County Assessor's Office as Assessor's Parcel Number (APN) 279-30-051.

This chapter provides a detailed description of the project, including the site location, setting, and characteristics; objectives of the project; principal features of the project; approximate construction phasing; and required permits and approvals. These activities and approvals collectively constitute the "project" for the purposes of this EIR.

#### **3.1 PROJECT SITE LOCATION AND CHARACTERISTICS**

##### **3.1.1 PROJECT SITE LOCATION AND SETTING**

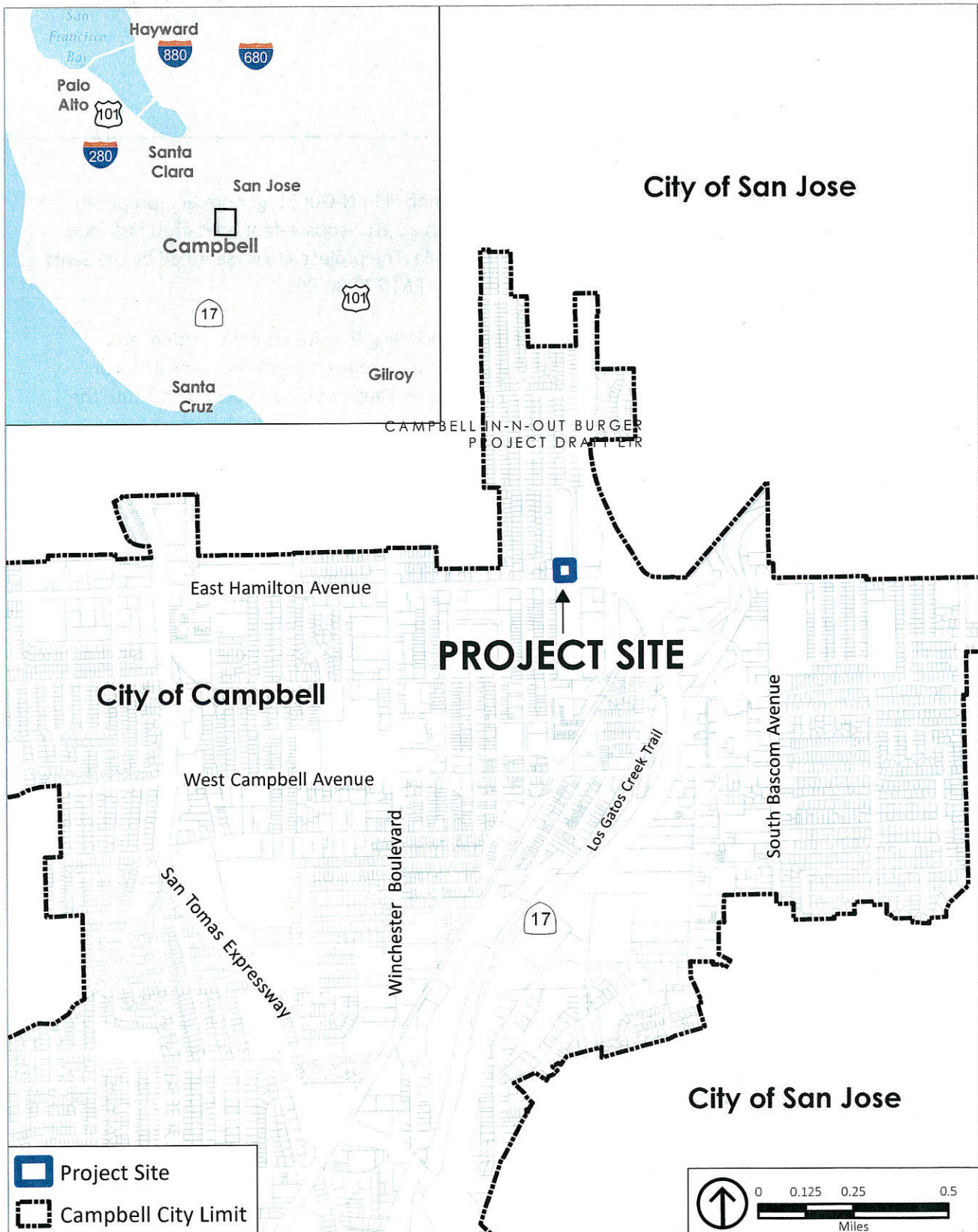
As shown on Figure 3-1, Regional Location, the project is located in the northeastern portion of Campbell. The City of Campbell (City) is located approximately 50 miles south of San Francisco in Santa Clara County and is bounded on the north, west, and east by the cities of San José and Saratoga, and on the south by the Town of Los Gatos. Regional access to the city is provided via the San Tomas Expressway, State Route 17 (Highway 17), Interstate 280 (I-280), and State Route 85.

As shown on Figure 3-2, Local Context, the project site is located at the northwest corner of East Hamilton Avenue and Almarida Drive, within a developed area of the city. Local access to the project site is provided via Highway 17, East Hamilton Avenue, Almarida Drive, and North Central Avenue. The project site is bounded by residential development to the north and commercial development to east, south, and west.

##### **3.1.2 EXISTING SITE CONDITIONS**

The 1.2-acre project site is currently developed with a vacant 8,355-square-foot one-story restaurant building and a surface parking lot with a total of 85 parking spaces. Access to the property is gained via three driveway approaches; one on Hamilton Avenue and two on Almarida Drive. The previous tenant, Elephant Bar, operated a commercial restaurant business with full alcohol service on the project site until 2016. The project site was developed with the existing building in 1971 and has operated as a restaurant since its initial construction. The building is located (approximately) within the middle of the lot with parking on the north, south, and west sides of the property. The project site is generally flat, with trees

## PROJECT DESCRIPTION



Source: ESRI, 2017; PlaceWorks, 2018.

Figure 3-1  
Regional Location



## PROJECT DESCRIPTION



Source: Google Earth Professional, 2018; PlaceWorks, 2018.



Figure 3-2  
Local Context



## PROJECT DESCRIPTION

and shrubs located along the perimeter of the building and along the edges of the project site. Existing landscaping includes 30 trees and a variety of shrubs comprised of non-native ornamental species.<sup>1</sup>

### 3.1.3 GENERAL PLAN LAND USE AND ZONING DESIGNATION

Figure 3-3 and Figure 3-4 show the General Plan and Zoning designations, respectively, for the project site and surrounding vicinity. The City of Campbell General Plan designates the project site as General Commercial (GC). This designation is intended for commercial uses that need exposure to high volumes of automobile traffic or access to transit corridors. Most of the land in Campbell that is designated for GC is located along both sides of Bascom and Hamilton Avenues and parts of Winchester Boulevard. Commercial development in these areas is highly visible, hence the placement and scale of buildings is especially important to the community image.

The project site is zoned General Commercial (C-2). The purpose of the C-2 zoning district is intended to provide a wide range of retail sales, business, and personal services primarily oriented to the automobile customer and accessible to transit corridors. The zone is intended to provide for general commercial needs of the city, and to promote a stable and attractive commercial development that affords a pleasant shopping environment. Permitted uses within the C-2 zoning district include ambulance service, artisan products, banks and financial services, dry cleaning, garden centers/plant nurseries, hardware stores, hotels, restaurants and cafes, and shopping centers. Fast food restaurants with drive-thru service are allowed within the C-2 zoning district with a conditional use permit.

## 3.2 PROJECT OBJECTIVES

The project applicant has developed the following project objectives contained within their application submittal which have been incorporated into this section in order to fully capture their development intentions:

- To develop an infill site near major transportation corridors (and in close proximity to a large office/commercial/residential population base) with a restaurant use that may be found consistent with the existing General Plan land use designation and zoning.
- To incorporate a site plan layout that is reflective of applicable General Plan considerations pertaining to the placement and orientation of the buildings, parking lots, and other site development features, while taking into consideration restaurant guest and operational needs as well as economic feasibility.
- To enhance the value of the project site by replacing a vacant structure with a new functional building.
- To provide an In-N-Out Burger restaurant in a locale that is not currently served by the company.

To utilize the project site's location via Highway 17 and other major transportation and transit corridors to facilitate local and regional access to the project site.

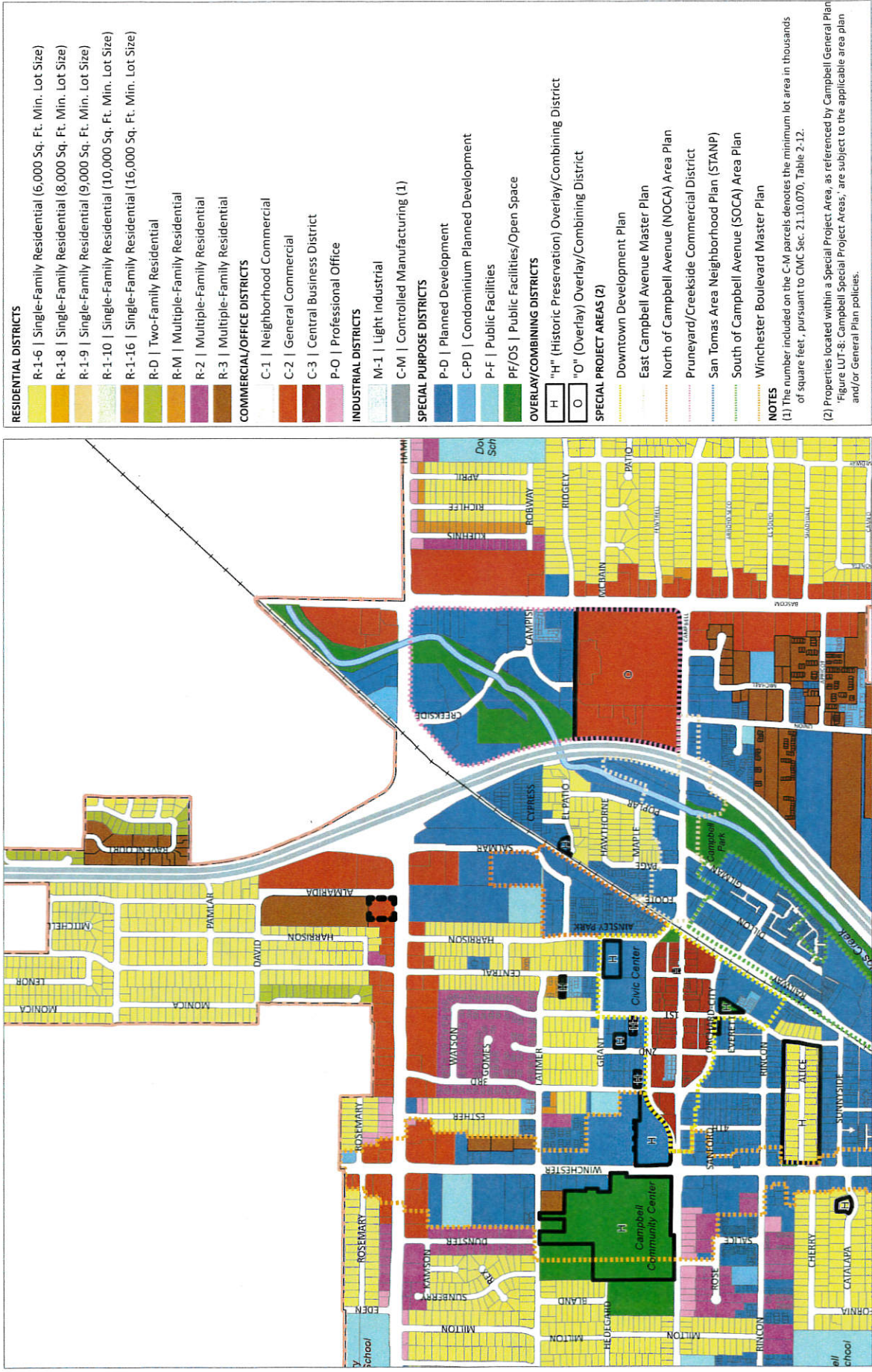
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<sup>1</sup> MSL Engineering, Inc., 2017, In-N-Out Burger Landscape Tree Removal Plan, Sheet LTR.1.





## PROJECT DESCRIPTION



Source: City of Campbell GIS, Santa Clara County GIS.



Project Site Boundary



Figure 3-4  
Zoning in the Project Vicinity

## PROJECT DESCRIPTION

### 3.3 PROPOSED PROJECT

As previously stated, the proposed project would redevelop the project site with a 3,812-square-foot drive-thru fast-food restaurant at 499 East Hamilton Avenue. The following sections provide a detailed description of the key project components.

#### 3.3.1 SITE PREPARATION AND CONSTRUCTION

Demolition of the existing restaurant building and surface parking lot, and construction of the proposed project, is expected to begin in 2019 and occur for approximately six months. Grading and excavation on the project site would involve the excavation of 5,800 cubic yards of soil, 4,300 cubic yards of which would be utilized as fill on-site and 1,500 cubic yards of which would be exported off the project site.<sup>2</sup> Site preparation and construction activities would be done in compliance with the City of Campbell Municipal Code and erosion control measures would be implemented as required under the City's Stormwater Pollution Prevention regulations pursuant to Chapter 14.02, Stormwater Pollution Control.

Project construction activity would comply with the requirements of the Municipal Code (Section 18.04.52), which would include limiting construction to the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, and 9:00 a.m. through 4:00 p.m. on Saturdays, to minimize disruption on sensitive uses. No development activity is permitted on Sundays or City-observed national holidays.

#### 3.3.2 PROPOSED DEVELOPMENT

As shown on Figure 3-5, the proposed single-story building would have a maximum height of 26.5 feet and feature a Spanish-style façade with a gabled roof and Spanish tiling. As shown on Figure 3-6, the proposed 28-car double stacking drive-thru would be located in the parking lot directly north of the proposed building. The covered portion of the drive-thru lane would be attached to the building's northern boundary, where the pay-window and pickup-window would be located. The proposed project would also construct two 8-foot free-standing perimeter walls along the northern and western boundaries of the project site to serve as a buffer between the proposed project and surrounding land uses. The project also proposed to relocate a traffic signal controller cabinet and the associated PG&E utility service pedestal at East Hamilton Avenue and Almarida Drive to facilitate the widening of the sidewalk on Almarida Drive.

The proposed fast-food restaurant would operate seven days a week, from 10:00 a.m. to 1:00 a.m. Sunday through Thursday and from 10:00 a.m. to 1:30 a.m. Friday and Saturday. These hours of operation would replace the existing Conditional Use Permit hours for the former Elephant Bar (which remain active) that allowed the business to operate between 11:00 a.m. to 12:00 a.m., daily. The proposed building would include an indoor seating capacity for approximately 97 guests and an outdoor seating capacity for approximately 48 guests, for a combined dine-in capacity of 145 guests. The proposed fast-food restaurant would employ approximately 40 people at any given time. On-site deliveries would be conducted with vehicles owned by In-N-Out and would occur between 6:00 a.m. and 8:00 a.m. when the

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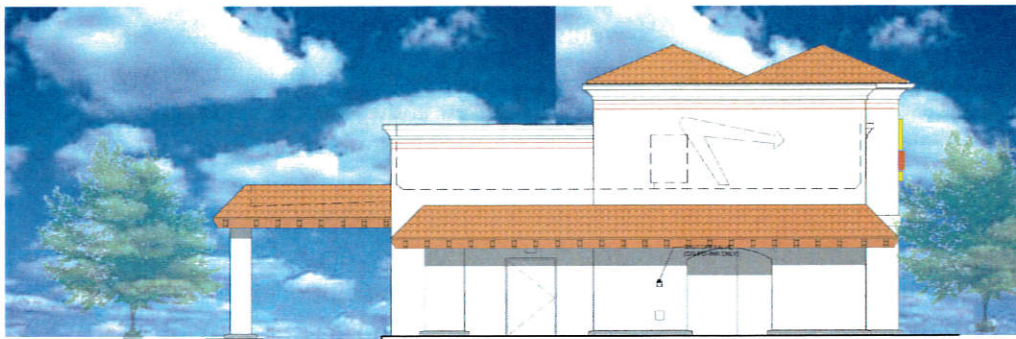
<sup>2</sup> MSL Engineering, Inc., 2017, In-N-Out Burger, City Entitlement Grading and Drainage Plan, Sheet C32.



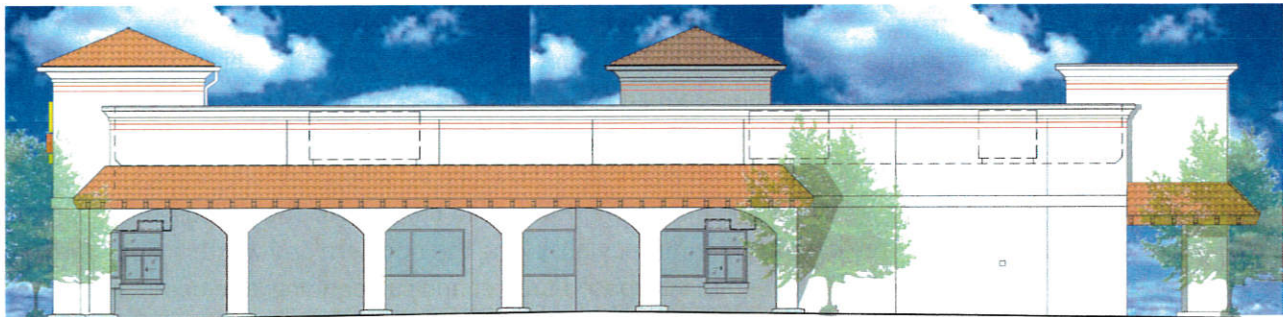
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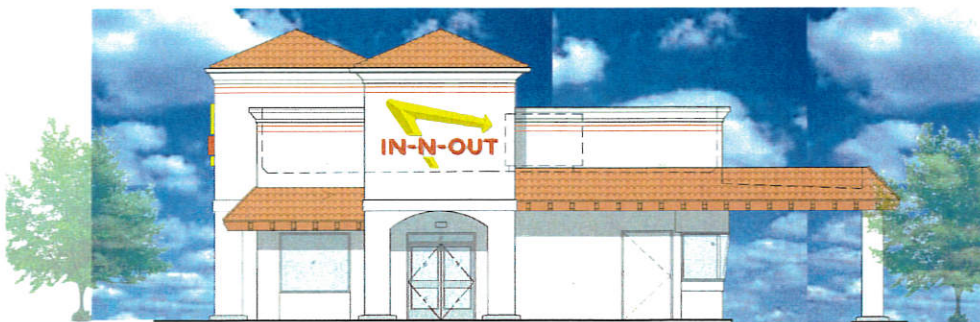
South Elevation



West Elevation



North Elevation



East Elevation

Source: GHA Architecture/Development, 2018.

Figure 3-5  
Proposed Building Façade



## PROJECT DESCRIPTION

fast-food restaurant is closed to the public. All deliveries would occur on the north side of the building. The solid waste enclosure for the proposed fast-food restaurant would be located on the northwest corner of the project site and screened from public view via a wall enclosure.

### 3.3.3 SITE ACCESS, PARKING, AND CIRCULATION

Vehicular access to the project site is provided by Hamilton Avenue and Almarida Drive, as shown on Figure 3-6. Pedestrian access to the project site would also be provided via the existing sidewalks along Hamilton Avenue and Almarida Drive. The proposed project would include a total of 61 vehicle parking stalls including standard, disabled-accessible, and clean air/vanpool/electric vehicle spaces. The project would also include a bike rack with four short-term bike parking spaces.

The project would remove one of the two existing driveways on Almarida Drive. The driveway located along Hamilton Avenue would serve as the primary access point for the 28-car stacking drive-thru. Signage would be installed along Almarida Drive to discourage guests from accessing the drive-thru lane via that entrance. As drive-thru guests enter the project site via Hamilton Avenue, they would be guided into the proposed double drive-thru lane via signage and cones. As the drive-thru guests approach the pay-window, the double drive-thru lane would narrow into one lane. As shown on Figure 3-6, drive-thru guests would have the option to exit the project site via the driveways along Hamilton Avenue or Almarida Drive.

### 3.3.4 LANDSCAPING

As described above, the project site includes 30 trees and a variety of shrubs comprised of non-native ornamental species.<sup>3</sup> As shown on Figure 3-7, 27 on-site trees are proposed for removal.<sup>4</sup> Tree removal would be conducted pursuant to standards identified in City of Campbell Municipal Code Section 21.32.070, Tree Removal Permit/Application Requirements. As shown on Figure 3-8, the proposed project would plant 32 trees throughout the project site and along the perimeter. Proposed trees include Raywood ash (*Froxinus oxycarpa*), golden rain tree (*Koelreuteria paniculata*), crape myrtle (*Lagerstroemia indica*), Chinese pistachio (*Pistacia chinensis*), and Washingtonia filibusta (*Washingtonia filibusta*). The proposed landscaping would also include plantings of grasses, shrubs, and other ground cover.

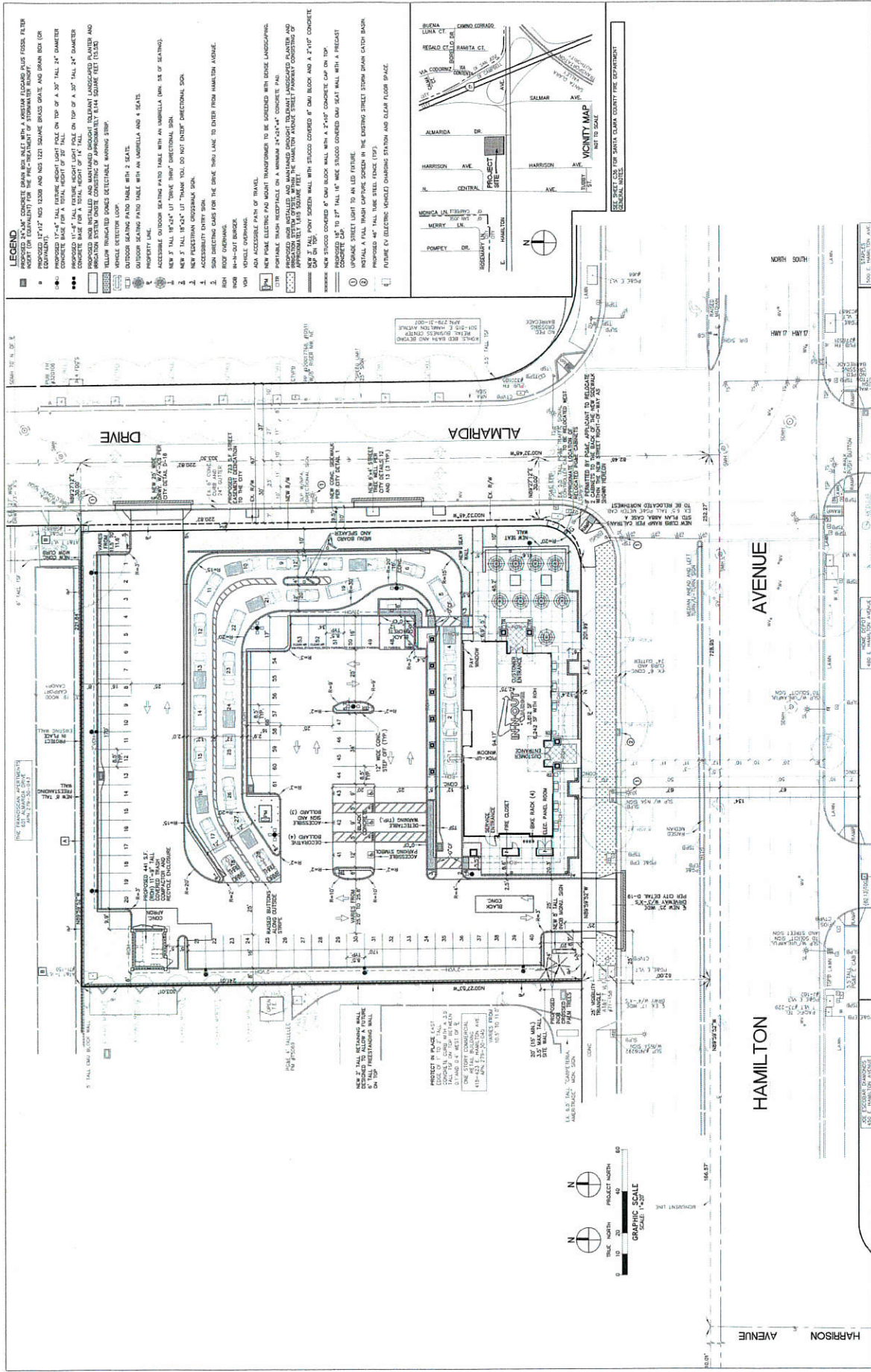
### 3.3.5 LIGHTING AND SIGNAGE

The source, intensity, and type of exterior lighting for the project site would be typical for orientation and safety needs. All on-site lighting would be low-level illumination and shielded to reduce light spill and glare. All exterior surface and above-ground mounted fixtures would be complementary to the architectural theme. The proposed project would install recessed lighting within the covered portion of the drive-thru lane and within the trash enclosure area. The proposed project also would install 20-foot tall light fixtures with single- or double-mounted luminaries along the perimeter of the project site. The

<sup>3</sup> MSL Engineering, Inc., 2017, In-N-Out Burger Landscape Tree Removal Plan, Sheet LTR.1.

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Source: GH A Architecture/development, 2018.

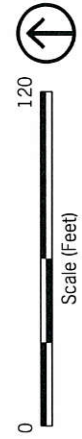
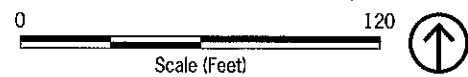


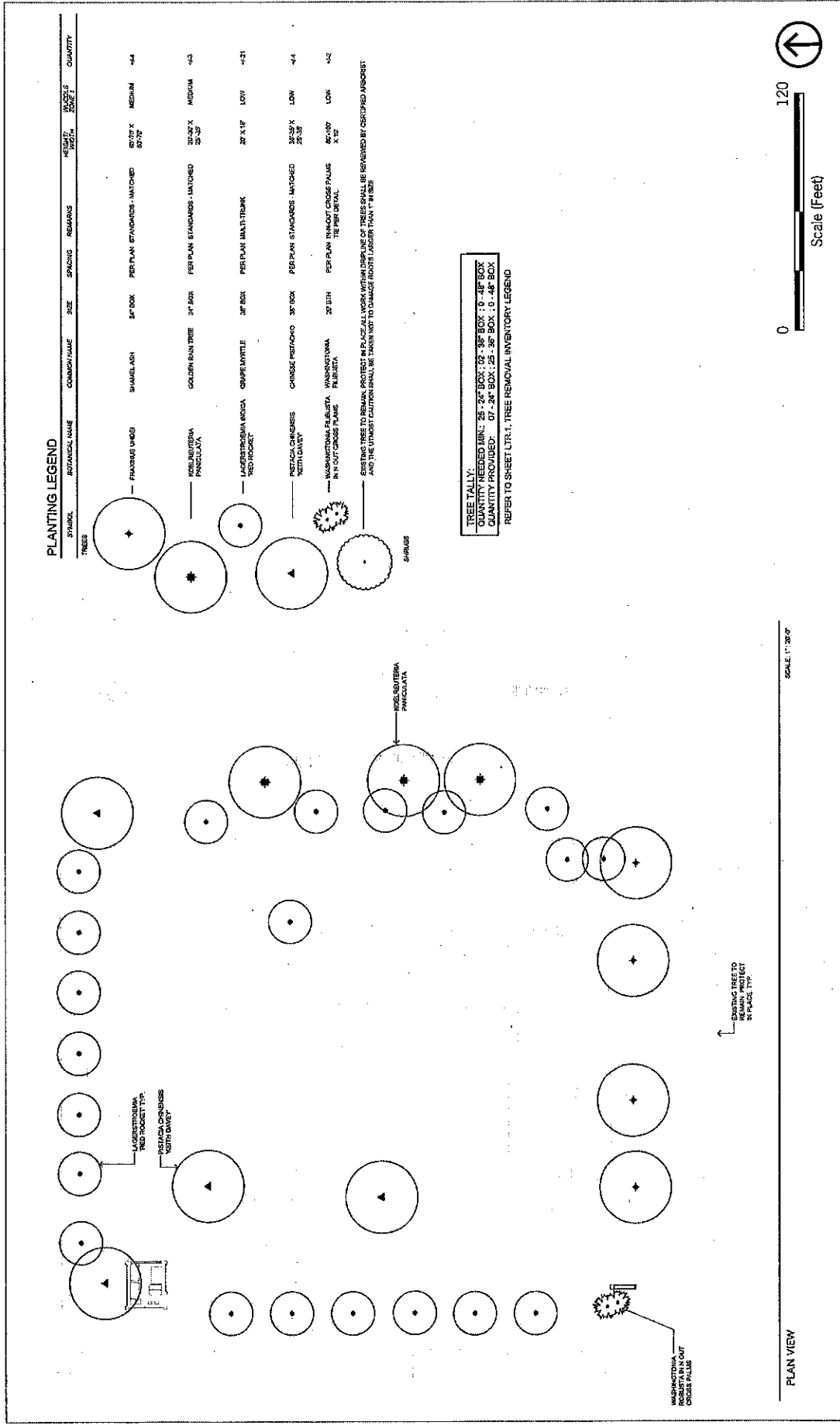
Figure 3-6  
Proposed Site Plan





- Figure 3-7  
**Proposed Tree Removal**

# PROJECT DESCRIPTION



Source: GHA Architecture/Development, 2018.

Figure 3-8

## Proposed Landscape Tree Replacement Plan



## PROJECT DESCRIPTION

proposed light fixtures would have "nighttime friendly" full cutoff features to reduce off-site glare and ensure no light spillover occurs across property lines.

The proposed project would install two illuminated "In-N-Out Burger" logo signs on the building exterior along Hamilton Avenue and Almarida Drive. The building exterior would also include light-emitting diode (L.E.D.) double band lighting along the perimeter of the building directly below the roof line. All proposed on-site identification signage is subject to applicable regulations pursuant to City of Campbell Municipal Code Chapter 21.30, Signs.

### 3.3.6 UTILITIES AND SERVICE CONNECTIONS

The project would be serviced by the following utility connections:

- **Potable Water Supply.** The San José Water Company would supply potable water service to the project via an existing on-site 1.5-inch water line.
- **Stormwater.** The City of Campbell would provide stormwater drainage and collection services to the project site. Stormwater would be collected via a series of catch basins in various locations on the project site, and then conveyed off-site by a 10-inch storm drain pipe that connects to a 24-inch storm drain main located on Almarida Drive.
- **Sanitary Sewer Service.** Wastewater generated on the project site would be treated by the San José-Santa Clara Regional Wastewater Facility located north of the City of San José.
- **Dry Utilities.** Gas and electricity would be supplied to the project site by Pacific Gas & Electric. Telephone, cable, and fiber optic lines would be provided by a number of providers (e.g., AT&T, Comcast, etc.).

## 3.4 REQUIRED PERMITS AND APPROVALS

The City of Campbell is the Lead Agency for the preparation and certification of the EIR. Where appropriate, responsible, trustee, and other agencies will be consulted during the EIR process. Subsequent development entitlements for the project may require approval of State, federal, and regional responsible and trustee agencies that may rely on the EIR for decisions in their areas of expertise.

Approval of the project would require the following permits and approvals from the City of Campbell:

- Conditional use permit (for a "fast-food" restaurant with "outdoor active activities" [i.e., drive-through lane], "outdoor seating with more than twelve seats," and "late night activities").
- Site and architectural review (for the building and site design).
- Tree removal permits (to remove on-site protected trees).
- Sign permit (to install new signage, including an increase to the allowable sign area and number of allowable signs).

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