



DEPARTMENT OF ECONOMIC
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CITY COUNCIL 2024

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DESIGN REVIEW BOARD RECOMMENDATIONS

Date: December 2, 2024

Applicant: Kaidence Group - Rachel Novak

Site Address: 932 & 972 El Camino Real

Project No.: P23-0135: UP24-0001, TDM24-0003,
DR24-0013 & SIGNS24-0012

On Tuesday, November 19, 2024, the Design Review Board reviewed your plans for a Use Permit and Design Review to construct a new fast-food restaurant with drive-through at 932 and 972 El Camino Real in the T5 Corridor (T5C) Zoning District in accordance with the Title 20 of the South San Francisco Municipal Code.

The Chief Planner and the Design Review Board have determined that this application complies and pursuant to Title 20, Section 20.480 of the South San Francisco Municipal Code and Design Guidelines after the following changes have been made to the plans:

1. The Board expressed no concerns with the proposed design of the building and signage package, commenting that both were in keeping with the branding of In-N-Out Burger.
2. The Board expressed concerns about the drive-through queuing both on- and off-site, and traffic impacts of the project.
3. Review the landscaping plans, as there are proposed planting species that are harmful for birds if they digest the leaves, including Nandina Domestica.
4. On the northeast side of the property and along the drive-through aisle, plant a pattern of long and narrow trees that will grow to 8-10 ft in height to help soften the area and screen the residential development and the public trail that are adjacent to this site.

Consider:


- Thuja occidentalis 'Emerald', American Arborvitae (columns)
- Ficus nitida, Indian Laurel (columns)
- Euonymus japonica 'White Spire' (columns)
- Ilex crenata 'Sky Pencil', Sky Pencil Holly (columnar)
- Or similar alternate.


5. Change 3 of the trees either side of the easement to provide height against the residential building to the northwest. The trees shown are too small. Consider trees that will grow to 40' to soften the views such as:
 - Tristania conferta, Brisbane Box
 - Melaleuca quinquenervia, Paper Bark.
 - Ginkgo biloba 'Autumn Gold', Autumn Gold Ginkgo
 - Or similar alternate.
6. Submit a revised landscape plan for the Design Review Board to review prior to moving forward with a Planning Commission meeting. Staff can circulate the plan to DRB via email.
7. Meet with the community to discuss community questions and concerns.

Please address these comments and any other into your Planning Commission submittal, the Department comments are viewable and available on the online Project Permit portal.

If you have any questions regarding this matter, please feel free to contact the Planning Division at (650) 877-8535.

Sincerely,


Stephanie Skangos
Senior Planner


Adena Friedman
Chief Planner