



In-N-Out Burger Restaurant Project

November 12, 2025

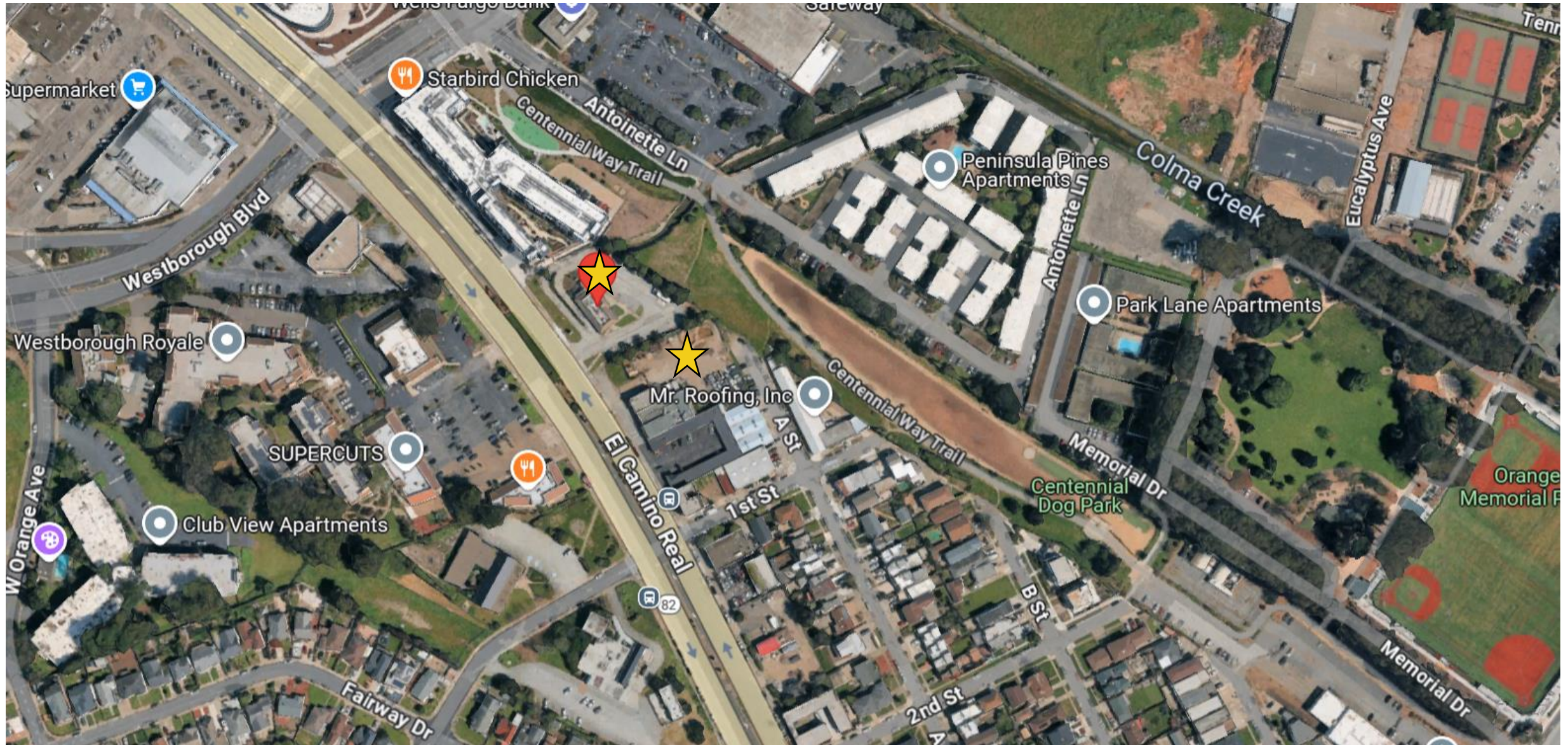
City Council

Approved Entitlements



- Approved by the Planning Commission on July 17, 2025:
 - CEQA Determination
 - Design Review
 - Conditional Use Permit
 - Master Sign Program

Project Site: 932 & 972 El Camino Real



Approved Project



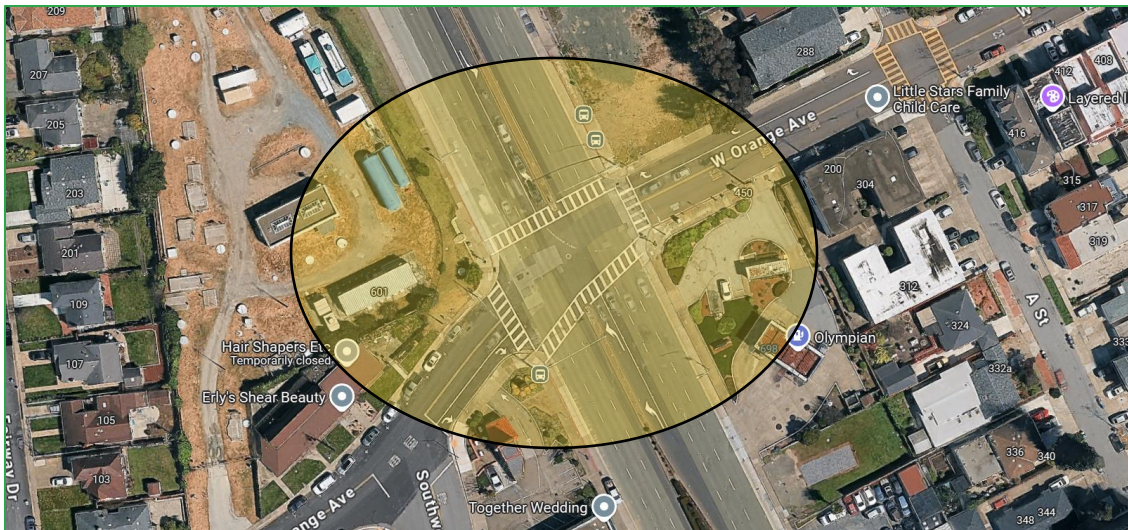
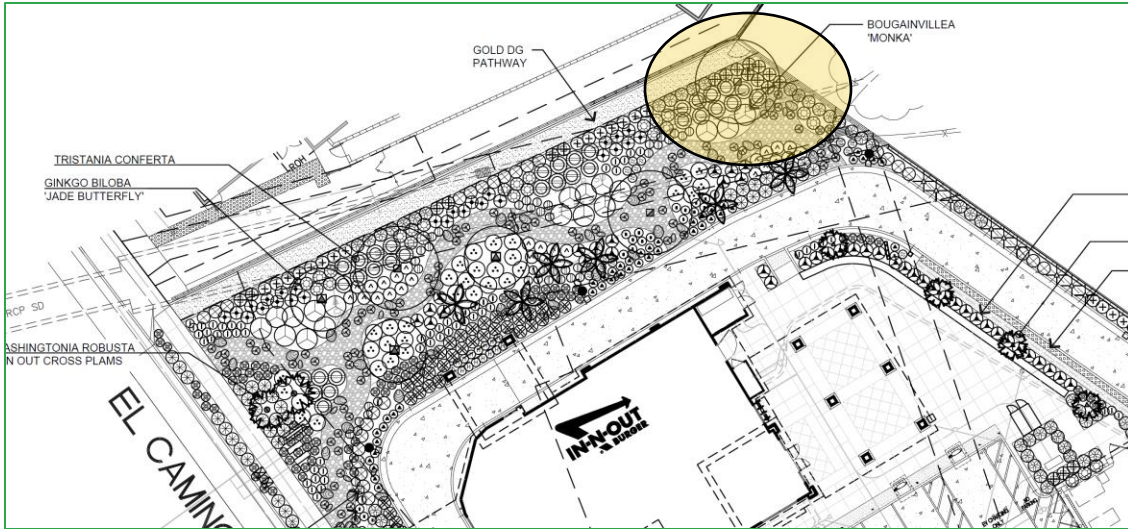
New In-N-Out Burger Restaurant with Drive-Through

- 3,887 sq. ft. building
- Indoor seating for 84 guests
- Outdoor seating for 28 guests
- Onsite drive-through queuing for 39 cars
- Onsite parking for 51 cars
- 19,338 sq. ft. of new landscaping

Approved Project

Circulation Amenities

- Pedestrian connection to Centennial Way Trail
- New traffic signal at El Camino Real & Southwood Dr/1st St
- Interim measures: No U-Turn Signs



Approved Project



Community Outreach

- **Community Meeting, January 13, 2025 @LPR**

- Approx. 70 community members, City staff, Councilmembers, Planning Commissioners & BPAC members

Public Comments & Concerns:

- Increased traffic in the surrounding area
- Drive-through queue flowing onto ECR
- Pedestrian & vehicular safety at ECR & Southwood/1st
- Parking lot capacity & circulation
- Impact to Maltese American Social Club
- Access to/from Centennial Way Trail

- **Open Discussions with neighboring properties**

- **Mailer with Project Update**

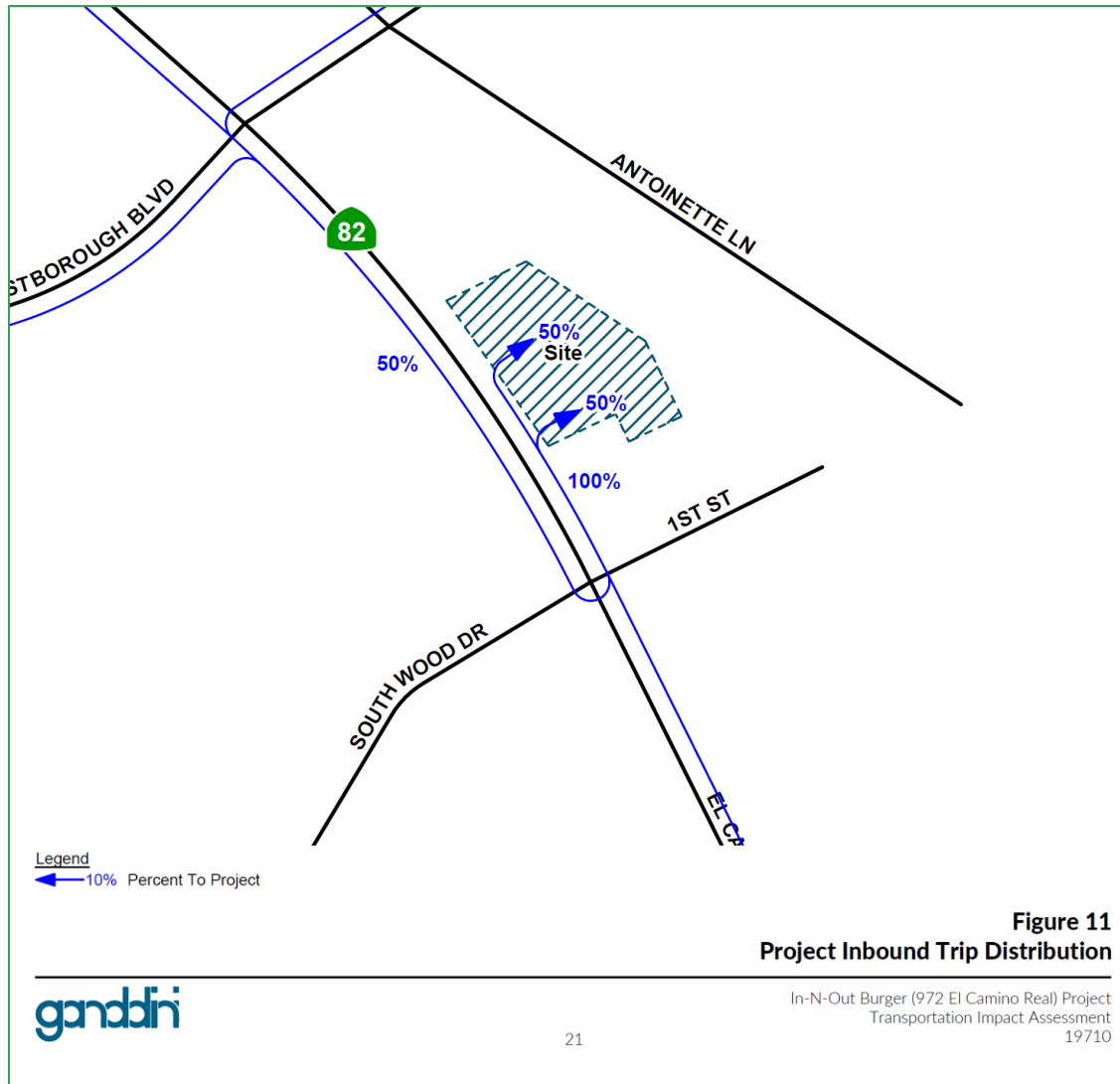
- **Support from Maltese American Social Club at PC Meeting**

- **Commitment to continued communication with the community**

Traffic Signal

Intersection of El Camino Real & Southwood Drive / 1st Street

- Existing Conditions: Unsignalized intersection operates below acceptable standards
- Anticipated Conditions with Project: New restaurant will contribute additional traffic volume, as well as introduce a high volume of vehicles performing U-Turns at intersection



Proposed Reimbursement Agreement

In-N-Out Responsibilities & Initial Investment

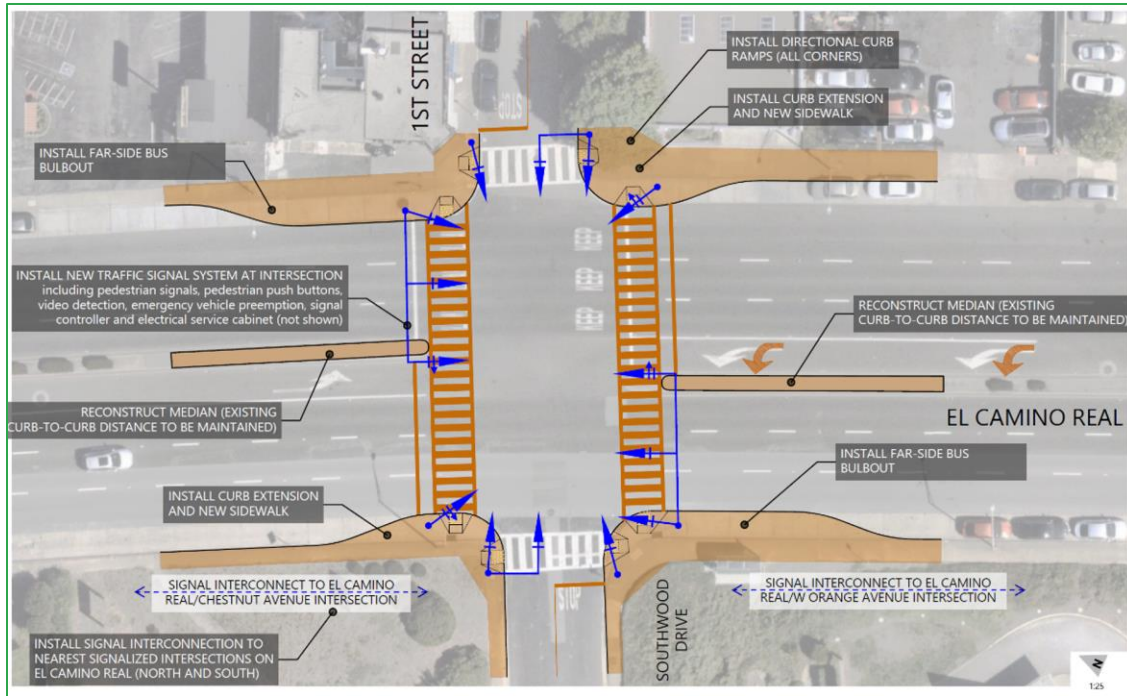
- Responsible for the design & construction of traffic signal improvements.
- Cal Trans review & reasonable adjustments to the design based on feedback or requirements from Cal Trans will be considered as “generally conforming.”
- The existing street on El Camino Real does not currently meet ADA requirements; will work with the City engineers to reasonably resolve the street slopes.
- Cover the full upfront cost of the signal installation, including payment of prevailing wages.

Project Timeline & Contingencies

- The traffic signal must be installed within 2 years of TCO
- Prior to the start of traffic signal construction and installation and before Final Occupancy of the on-site improvements, In-N-Out will install No-U Turn signs on El Camino Real at Southwood Drive / 1st Street.
- In-N-Out must submit complete traffic signal plans for City review and approval prior to submittal to Caltrans.
- If CalTrans denies the request for the permanent traffic signal, In-N-Out and the City will engage in good faith negotiations to determine appropriate next steps.
- Caltrans denial of the traffic signal will not relieve In-N-Out of all mitigation measures that may be reasonable and appropriate.

Recommendation

- Adopt Resolution approving a Reimbursement Agreement for installation of a new traffic signal at the intersection of El Camino Real and Southwood Drive / 1st Street



THANK YOU
FOR JOINING US TODAY



In-N-Out Burger Restaurant Project
City of South San Francisco