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## STAFF REPORT

**Date:** July 14, 2010  
**Meeting Date:** July 19, 2010

**TO:** Planning Commission

**FROM:** Planning Department

**PREPARED BY:** Jill Lewis, Associate Planner  
(650) 802-4361/ [jlewis@cityofsancarlos.org](mailto:jlewis@cityofsancarlos.org)

**SUBJECT:** **In-N-Out Burger (APN: 046-051-060) – Consideration of an application for a Conditional Use Permit and Architectural Review for a new 3,654 square-foot fast-food restaurant with drive-thru and consideration of Architectural Review for all proposed signage and Variances for a proposed pole sign exceeding the maximum height and maximum square footage.**

### BACKGROUND

On June 21, 2010, at the applicant's request, the Planning Commission continued this item to July 19, 2010. The continuance was requested to allow time to prepare additional materials to address concerns voiced by the Transportation and Circulation Commission, Staff, and the public. The applicant is reviewing and preparing analysis and responses for site circulation, drainage, odors, photo simulation and potential off-site location of signage.

### RECOMMENDATION

It is recommended that the Planning Commission approve the request of In-N-Out Burger for a continuance to August 16, 2010.

### MOTION

I move that the Planning Commission continue the item to August 16, 2010.

### Attachment:

- 1) July 14, 2010 letter from In-N-Out Burger

13502 Hamburger Lane  
Baldwin Park, California 91706-5085  
(626) 813-0200



The Best Enterprise  
Is A Free Enterprise®

July 14, 2010

Deborah Nelson  
City of San Carlos  
600 Elm Street  
San Carlos, CA 94070

Deborah,

In N Out respectfully requests a four week continuance of the Planning Commission Hearing scheduled for July 19<sup>th</sup> so that we can adequately address the questions and information requests received as well as to ensure all proposed conditions of approval can be satisfactorily met.

Sincerely,

Mark Noack  
Project Manager