

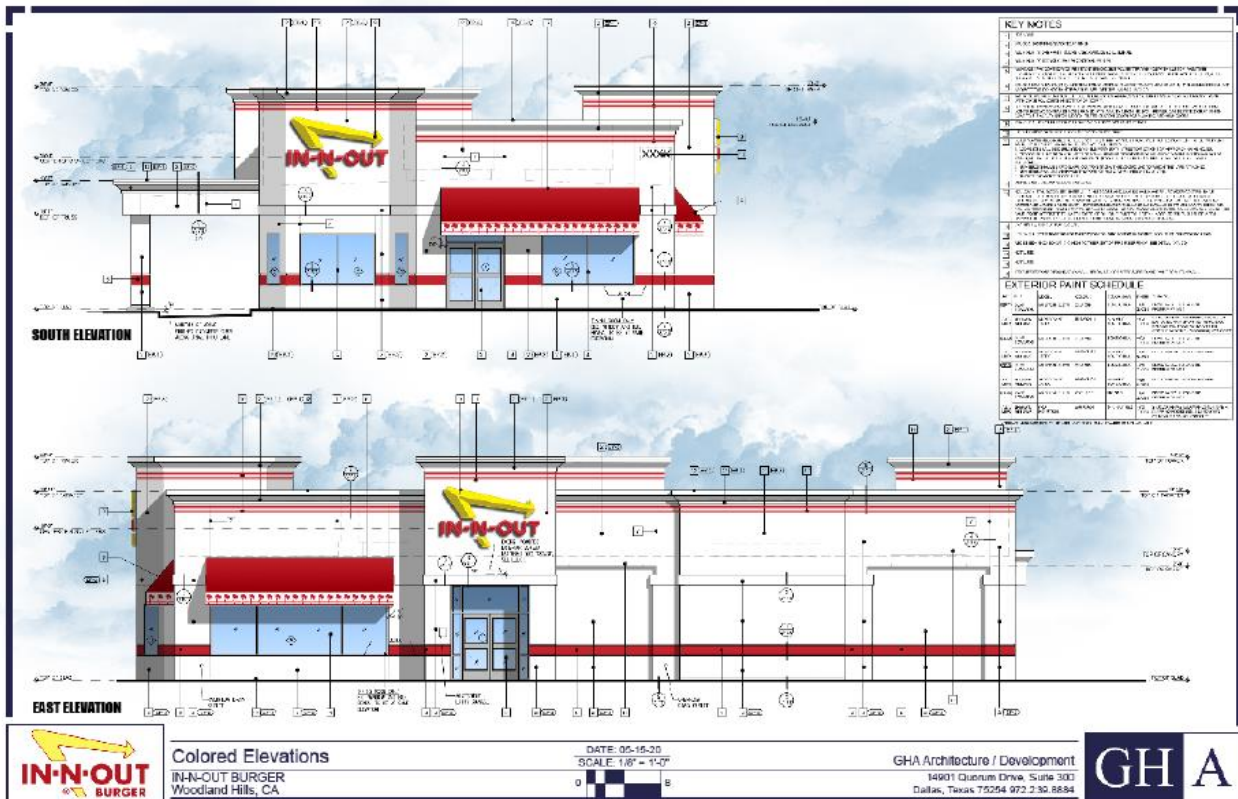
## Planning, Land Use and Mobility Committee

### Second Presentation

ZA-2019-5326

22503 - 22527 Ventura Blvd, WH 91364

Woodland Hills, CA 91364

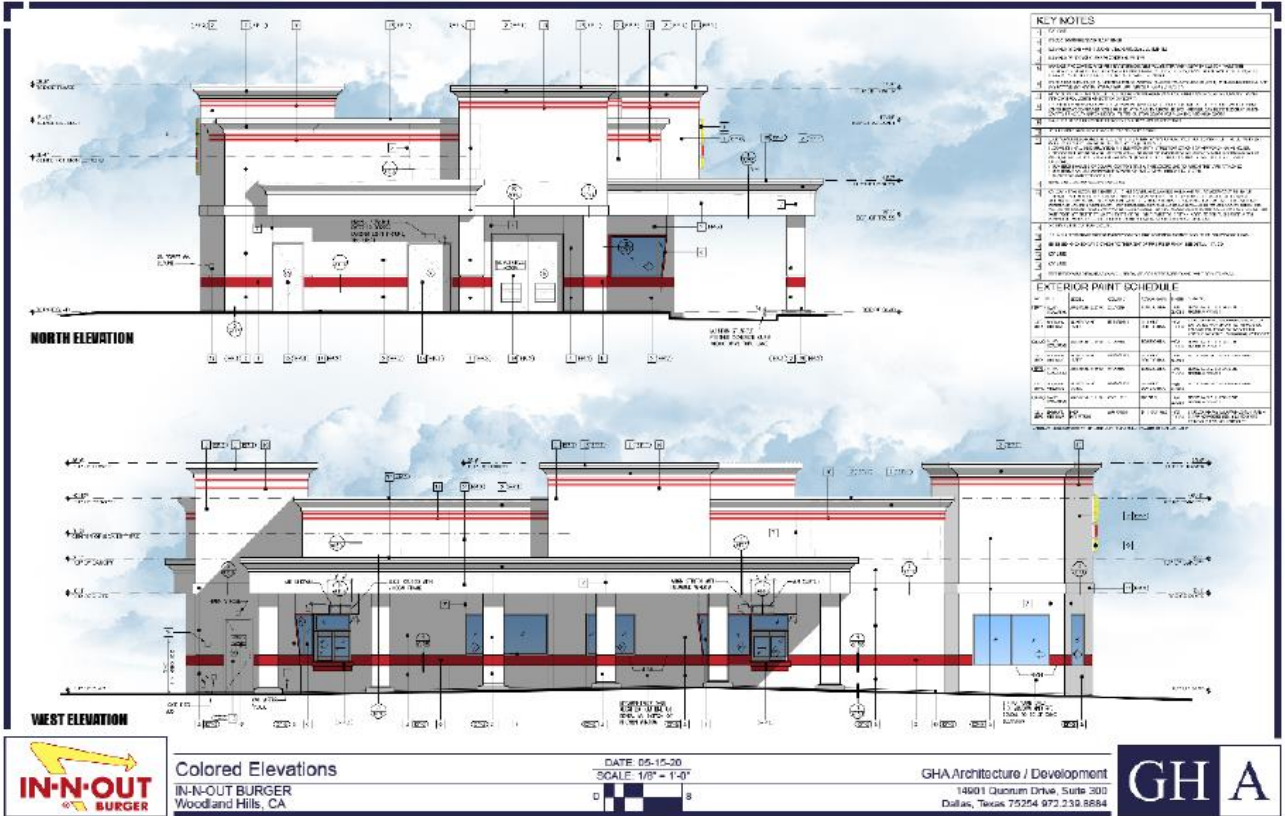


Colored Elevations  
IN-N-OUT BURGER  
Woodland Hills, CA

DATE: 05-15-20  
SCALE: 1/8" = 1'-0"  
0 1 2

GHA Architecture / Development  
14901 Quorum Drive, Suite 300  
Dallas, Texas 75254 972.230.8884





ZA-2019-5326; 22503 – 22527 Ventura Blvd, WH 91364

Project Overview



- New In-N-Out Burger restaurant
- 3,885 SF
- 74 seats indoors, 44 seats outdoors
- 40 on-site automobile parking spaces
- Hours of operation:
  - 10:30 AM to 1:00 AM, Sunday - Thursday
  - 10:30 AM to 1:30 AM, Friday and Saturday

Site has existing buildings that will be demolished. There will be grading, new construction of 3885 Square feet and a change of use and hours of operation.

Pursuant to LAMC section 12.24-W17, a conditional use to permit a drive-thru fast food establishment located in the C4 Zone within 500 feet of an R Zone. Pursuant to LAMC section 12.24-W27, a conditional use to allow deviations from LAMC section 12.22-A23 commercial corner development to (1) allow hours of operation Sunday through Thursday from 10:30 AM to 1:00 AM and Friday through Saturday from 10:30 AM to 1:30 AM, and (2) allow 14% window transparency on the exterior walls and doors fronting Capistrano Boulevard avenue pursuant to LAMC Section 11.5.7C, Specific Plan compliance with the Ventura Cahuenga Boulevard Corridor Specific Plan pursuant to LAMC Section 16.05, site plan review for a change of use to drive-through fast food establishment resulting in more than 1,000 daily trips as determined by the department of transportation.



PLAN VIEW

SCALE: 1" = 30'

PLANT	QUANTITY	PLANT	QUANTITY
ONE PORTULACASIA	1	PLANT	1
ONE PORTULACASIA	1	PLANT	1
ONE PORTULACASIA	1	PLANT	1
ONE PORTULACASIA	1	PLANT	1
ONE PORTULACASIA	1	PLANT	1

**PLANTING LEGEND**

SYMBOL	PLANT NAME	QUANTITY	PLANT	QUANTITY
1	PLANT	1	PLANT	1
2	PLANT	1	PLANT	1
3	PLANT	1	PLANT	1
4	PLANT	1	PLANT	1
5	PLANT	1	PLANT	1
6	PLANT	1	PLANT	1
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28	PLANT	1	PLANT	1
29	PLANT	1	PLANT	1
30	PLANT	1	PLANT	1



**IN-N-OUT BURGER**  
 DEVELOPER  
 2550 17th VENTURA BLVD  
 WOODLAND HILLS, CA 91364  
 CONTACT: BRUCE BILLORETT  
 PHONE: (818) 708-0000

**Landmarks Service Plans**  
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**GH&A**  
 GEORGE HARRIS & ASSOCIATES  
 1000 W. 10th Street  
 Los Angeles, CA 90015  
 (213) 480-1000

**MSI ENGINEERING, INC.**  
 CIVIL ENGINEERING AND LANDSCAPE ARCHITECTURE PLANNING  
 200 WEST GARDENWAY, SUITE 200, LOS ANGELES, CA 90007  
 (213) 833-2200  
 (213) 833-2200

**IN-N-OUT BURGER**  
 2550 17th VENTURA BLVD  
 LOS ANGELES (WOODLAND HILLS),  
 CA 91364

**CITY ENTITLEMENT  
 LANDSCAPE COLORED  
 PLAN**

**LCP.1**

**Previous Site Plan**



**PLANTING LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS	ROOTS
TREES							
STREET TREES	STREPTOCARPA FLOPPYPA	LYAL TREE	24' DIA	4:7	1	STREPTOCARPA FLOPPYPA	LOW
	ALCORN STENOCHLOA	SHRETTING ALCORN	24' DIA	1:6	1	STREPTOCARPA FLOPPYPA	LOW
	LOPSTROPHOCARPA	SHRETTING ALCORN	24' DIA	1:6	1	STREPTOCARPA FLOPPYPA	LOW
	UNICODENDRON TALLIPYPA	TALIP TREE	24' DIA	4:3	1	STREPTOCARPA FLOPPYPA	LOW
	BRUNIA	BRUNIA	8' DIA	1:1	1	BRUNIA	LOW
	BRUNIA	BRUNIA	8' DIA	1:1	1	BRUNIA	LOW
	BRUNIA	BRUNIA	8' DIA	1:1	1	BRUNIA	LOW

**PLANTING LEGEND**

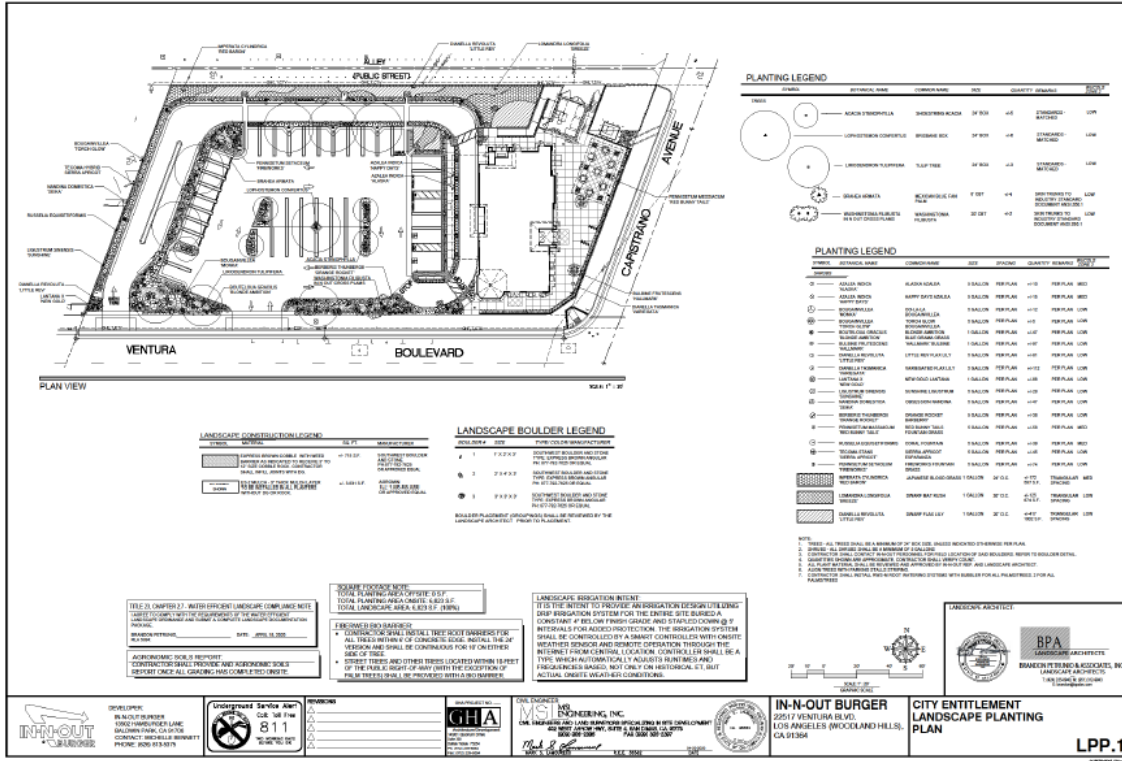
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS	ROOTS
1	ALCORN STENOCHLOA	ALCORN STENOCHLOA	5' GALLON	PER PLAN	1:10	PER PLAN	MED
2	ALCORN STENOCHLOA	HAPPY DAVIS ALCORN	5' GALLON	PER PLAN	4:10	PER PLAN	MED
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98	ALCORN STENOCHLOA	HAPPY DAVIS ALCORN	5' GALLON	PER PLAN	4:10	PER PLAN	MED
99	ALCORN STENOCHLOA	HAPPY DAVIS ALCORN	5' GALLON	PER PLAN	4:10	PER PLAN	MED
100	ALCORN STENOCHLOA	HAPPY DAVIS ALCORN	5' GALLON	PER PLAN	4:10	PER PLAN	MED

<p>DEVELOPER IN-N-OUT BURGER 13000 WINDMILLER LANE BAGDADEPPARK, CA 91305 CONTACT: MICHAEL P. FRANKETT PHONE: 800-970-0075</p>	<p>Underground Service Alert Call Toll Free 811 FOR SERVICE CALL 800-970-0075</p>	<p>GENERAL CONTRACTOR <b>GHA</b> GENERAL CONTRACTOR 1000 W. 10TH STREET LOS ANGELES, CA 90057 PHONE: 213-480-1000</p>	<p>CONSULTING ENGINEER <b>MSI ENGINEERING, INC.</b> CIVIL, ELECTRICAL AND LAND SURVEYING (SPECIALIZING IN SITE DEVELOPMENT) 80 W. 10TH STREET, SUITE 200, LOS ANGELES, CA 90057 PHONE: 213-480-1000 FAX: 213-480-1001</p>	<p><b>IN-N-OUT BURGER</b> 22517 VENTURA BLVD. LOS ANGELES (WOODLAND HILLS), CA 91364</p>	<p><b>CITY ENTITLEMENT</b> LANDSCAPE COLORED PLAN SHP ALL TEXT - 1:2 DATE: 03-09-20</p>	<p><b>BPA</b> LANDSCAPE ARCHITECTS BRANDON PETRELINO &amp; ASSOCIATES, INC. LANDSCAPE ARCHITECTS 1100 W. 10TH STREET, SUITE 200 LOS ANGELES, CA 90057</p>

**New Site Plan**

# PROJECT REVISIONS

- Site access
  - Dedicated entrance to the drive-through lane
  - The drive-through lane will exit into the parking area
  - Additional signage will be provided to distinguish between these entry points, as well as a "Right Turn Only" sign.
- On-site queuing has been **increased** by an additional vehicle (from 23 to 24 vehicles).
- Automobile parking has **increased** from the required 39 to 40 spaces.
- Short-term bicycle parking has **increased** from the required 4 spaces to 8 spaces.
- Design: the gabled-clay tile roofs have been eliminated for a more modern, streamlined look across the façade, while in keeping with In-N-Out's iconic "retro" style.
- Increased size of outdoor dining patio



## Project Assessment

The drive thru scope of the project dictates the location of the restaurant building on the site, which is pushed back to the east and parallel to the property line, to allow for an uninterrupted double queuing once cars enter the site from along the east on Ventura Blvd and exiting on Ventura with a Right-turn-only. This locates the sea of parked cars on the western 2/3rds of the property on the southern edge along Ventura Blvd. In-N-Out say they will have order takers with tablets on each line to speed the que of cars.

The covered patio at the sidewalk edge, along Capistrano and to a small degree Ventura, it does interface and offer some street life along Ventura Boulevard. However, it should be an animated and engaging extension of the restaurant building. Hopefully, it will serve as an inviting destination for its customers, which in turn, will activate the street along Ventura Blvd and Capistrano Ave.

The North edge of the property is along an alley that adjoins the back yards of 5 houses on Clarendon St.