

Planning, Land Use and Mobility Committee

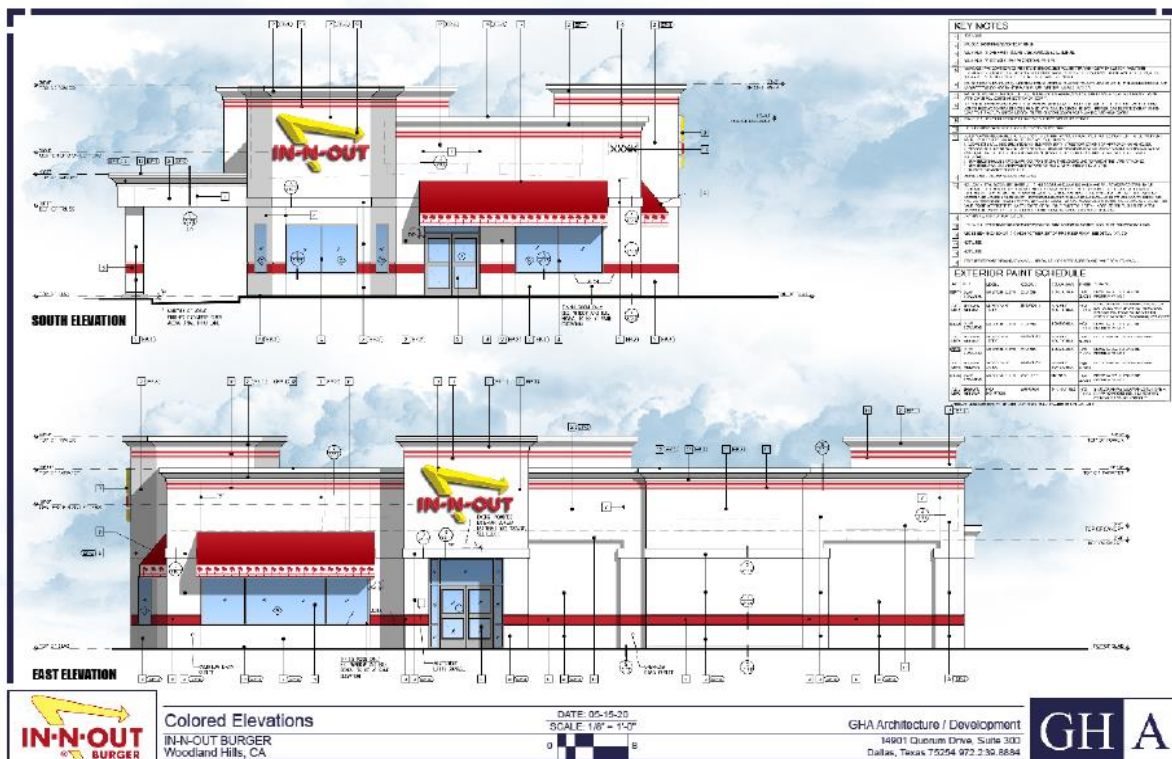
Third Presentation and Motion

ZA-2019-5326

22503 – 22527 Ventura Blvd, WH 91364

Woodland Hills, CA 91364

Case Leaders' Recommendation —REVISED PLUM Motion with conditions PLUM Motion Regarding City Planning Case ZA-2019-5326



As pertains to Case ZA-2019-5326, having held 4 public meetings (one virtual) for the application filed by In-N-Out Burgers, Inc. regarding a development in the Ventura-Cahuenga Specific Plan section of Woodland Hills the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the Applicant has applied for 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 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.

WHEREAS, the project Applicant has acknowledged and accepted the conditions of the Neighborhood Council and agreed to include them on a project summary page in revised project plan submittal;

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein, finds that the submitted application and plans for the proposed project at 22503 – 22527 Ventura Blvd, WH 91364 Woodland Hills, CA 91364, and recommends that the Board of the Woodland Hills-Warner Center Neighborhood Council adopt this motion of the committee as its own in SUPPORT of the requested actions as stated contingent upon adoption by the Applicant of the following conditions:

Conditions:

- 1.) All plans presented on July 8, 2020 at the virtual Board Meeting of the Woodland Hills – Warner Center Neighborhood Council (WHWCNC) shall be dated as such and re-submitted to Planning as an (updated) project application submittal.
- 2.) The applicant will not submit any significant, further updated plans without first presenting them to the WHWCNC for support. ZA-2019-5326 22503 – 22527 Ventura Blvd, WH 91364 Woodland Hills, CA 91364.

- 3.) Additionally, all conditions herein shall be printed on one of the Project Summary pages as a commitment to and acceptance of these conditions.
- 4.) Prior to the issuance of any building permits relative to the development on the Project Site, a covenant acknowledging and agreeing to develop the Project Site in Substantial Conformance with the Project Plans, as approved by the Department of City Planning and consistent with the requirements of the Ventura-Cahuenga Specific Plan shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns.
- 5.) Applicant shall add landscape plan meeting the Ventura-Cahuenga Specific Plan.
- 6.) Applicant will provide --to the satisfaction of Police and Fire Departments-- measures to prevent retail looting and arson.
- 7.) Prior to the issuance of a building permit, vehicular ingress/egress and internal circulation shall be reviewed and approved by the Department of Transportation (LADOT). The LADOT approval shall be on a site plan that is in substantial conformance with the plan submitted to the Woodland Hills Warner Center Neighborhood Council

FURTHERMORE; The PLUM Committee recommends that the City of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield be notified by the Woodland Hills – Warner Center Neighborhood Council Board of its approved motion and recommendation to support this application and its subsequent conditions.

Motioned: Seconded:

Vote: XX Ayes XX Nays XX Abstentions