

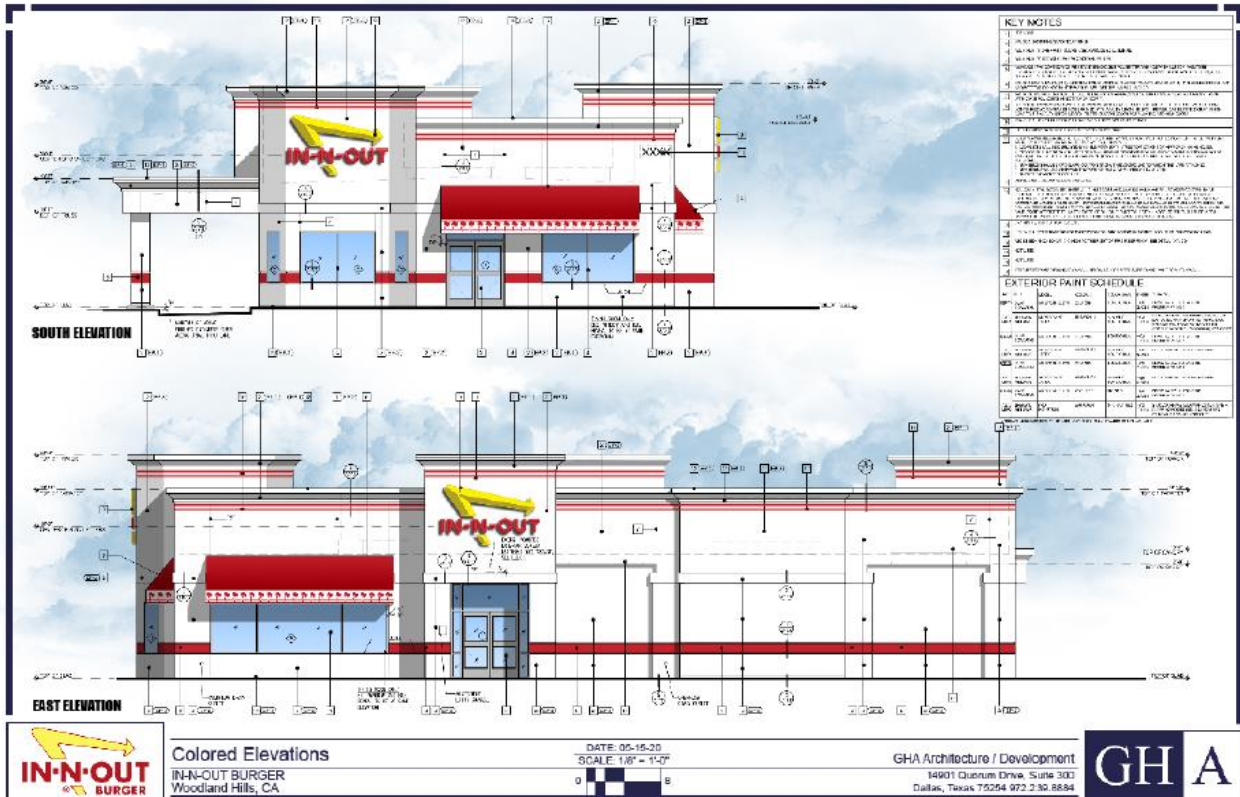
**Planning, Land Use and Mobility Committee**

**Second Presentation**

ZA-2019-5326

22503 – 22527 Ventura Blvd, WH 91364

Woodland Hills, CA 91364

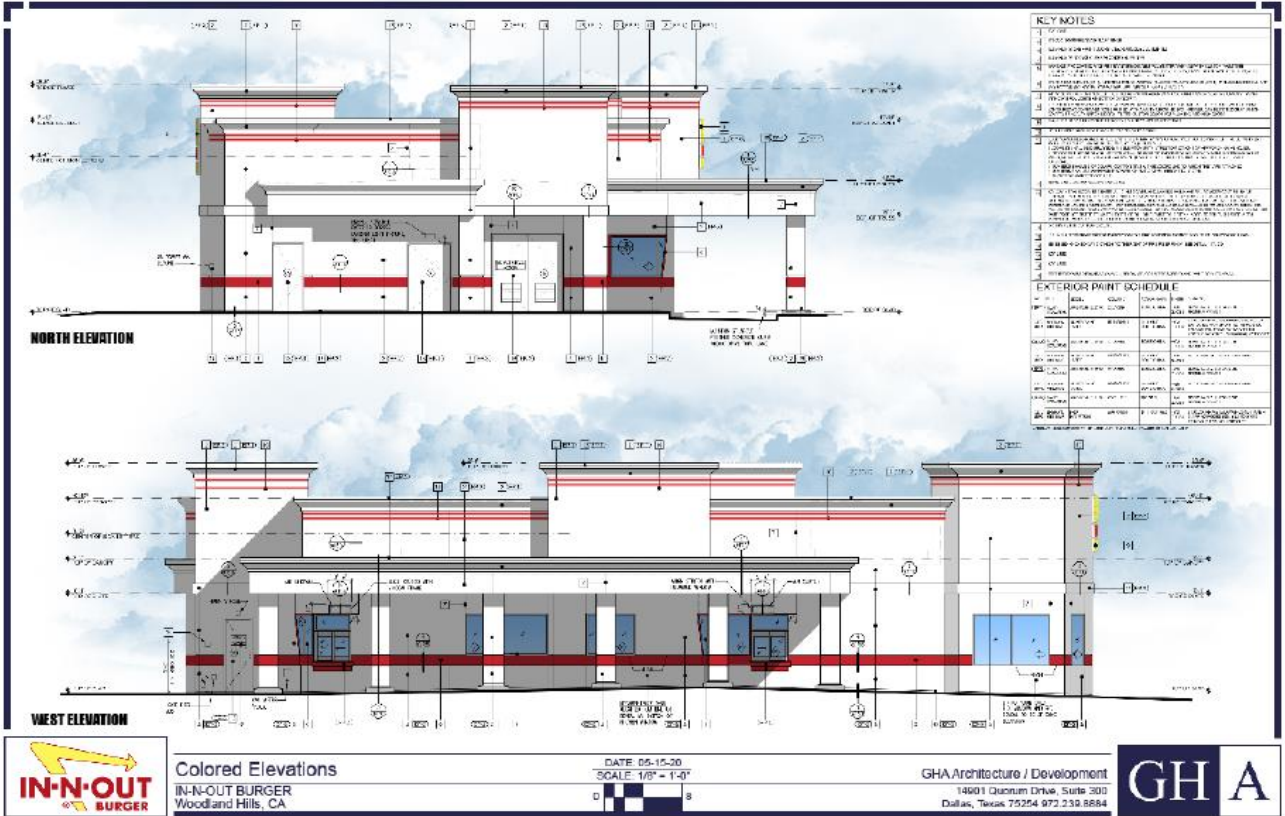


Colored Elevations  
IN-N-OUT BURGER  
Woodland Hills, CA

DATE: 05-15-20  
SCALE: 1/8" = 1'-0"  
0 1 2 3 4 5 6 7 8

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" = 20'

ITEM	QUANTITY	UNIT	PRICE	TOTAL
100' PORTULACA STRIP	20	LINEAR	150.00	3000.00
100' PORTULACA STRIP	20	LINEAR	150.00	3000.00
100' PORTULACA STRIP	20	LINEAR	150.00	3000.00
100' PORTULACA STRIP	20	LINEAR	150.00	3000.00

**PLANTING LEGEND**

SYMBOL	PLANT SPECIES	SIZE	QUANTITY	UNIT	PRICE	TOTAL
1	PLANT SPECIES	SIZE	QUANTITY	UNIT	PRICE	TOTAL
2	PLANT SPECIES	SIZE	QUANTITY	UNIT	PRICE	TOTAL
3	PLANT SPECIES	SIZE	QUANTITY	UNIT	PRICE	TOTAL
4	PLANT SPECIES	SIZE	QUANTITY	UNIT	PRICE	TOTAL
5	PLANT SPECIES	SIZE	QUANTITY	UNIT	PRICE	TOTAL
6	PLANT SPECIES	SIZE	QUANTITY	UNIT	PRICE	TOTAL
7	PLANT SPECIES	SIZE	QUANTITY	UNIT	PRICE	TOTAL
8	PLANT SPECIES	SIZE	QUANTITY	UNIT	PRICE	TOTAL
9	PLANT SPECIES	SIZE	QUANTITY	UNIT	PRICE	TOTAL
10	PLANT SPECIES	SIZE	QUANTITY	UNIT	PRICE	TOTAL
11	PLANT SPECIES	SIZE	QUANTITY	UNIT	PRICE	TOTAL
12	PLANT SPECIES	SIZE	QUANTITY	UNIT	PRICE	TOTAL
13	PLANT SPECIES	SIZE	QUANTITY	UNIT	PRICE	TOTAL
14	PLANT SPECIES	SIZE	QUANTITY	UNIT	PRICE	TOTAL
15	PLANT SPECIES	SIZE	QUANTITY	UNIT	PRICE	TOTAL
16	PLANT SPECIES	SIZE	QUANTITY	UNIT	PRICE	TOTAL
17	PLANT SPECIES	SIZE	QUANTITY	UNIT	PRICE	TOTAL
18	PLANT SPECIES	SIZE	QUANTITY	UNIT	PRICE	TOTAL
19	PLANT SPECIES	SIZE	QUANTITY	UNIT	PRICE	TOTAL
20	PLANT SPECIES	SIZE	QUANTITY	UNIT	PRICE	TOTAL
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25	PLANT SPECIES	SIZE	QUANTITY	UNIT	PRICE	TOTAL
26	PLANT SPECIES	SIZE	QUANTITY	UNIT	PRICE	TOTAL
27	PLANT SPECIES	SIZE	QUANTITY	UNIT	PRICE	TOTAL
28	PLANT SPECIES	SIZE	QUANTITY	UNIT	PRICE	TOTAL
29	PLANT SPECIES	SIZE	QUANTITY	UNIT	PRICE	TOTAL
30	PLANT SPECIES	SIZE	QUANTITY	UNIT	PRICE	TOTAL

LANDSCAPE ARCHITECT

**BPA**  
LANDSCAPE ARCH-FIRMS  
BRANDON PETERSON & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS  
1501 S. GARDEN CITY BLVD. SUITE 100  
LOS ANGELES, CA 90007

<p>DEVELOPER</p> <p><b>IN-N-OUT BURGER</b></p> <p>3550 VENTURA BLVD. WOODLAND HILLS, CA 91364</p>	<p>LANDSCAPE SERVICE PLAN</p> <p>811</p> <p>Call Toll Free</p> <p>811</p> <p>FOR SERVICE</p> <p>WWW.CITYOFLOSANGELES.GOV</p>	<p>GENERAL CONTRACTOR</p> <p><b>GHA</b></p> <p>2150 S. GARDEN CITY BLVD. SUITE 100 LOS ANGELES, CA 90007</p>	<p>ENGINEER</p> <p><b>IMS ENGINEERING, INC.</b></p> <p>2150 S. GARDEN CITY BLVD. SUITE 100 LOS ANGELES, CA 90007</p> <p>Mark S. [Signature]</p> <p>02-22-21</p>	<p><b>IN-N-OUT BURGER</b></p> <p>3550 VENTURA BLVD. LOS ANGELES (WOODLAND HILLS), CA 91364</p>	<p><b>CITY ENTITLEMENT LANDSCAPE COLORED PLAN</b></p> <p><b>LCP.1</b></p>
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**Previous Site Plan**



**PLANTING LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS	ROOTS
NEED							
STREET TREES	LEUCODENDRON DELAEPHISA	LEAF TREE	24" DBH	4:1	STANDARD MATCHED		LOW
	ALCORN STENOXYLLA	SHOEBITING ACADEMIA	24" DBH	1:1	STANDARD MATCHED		LOW
	LOPACHOCYRTONICOTERIS	BRISALE BOX	24" DBH	1:1	STANDARD MATCHED		LOW
	LIROCOCHOCYRTALPERRA	TULIP TREE	24" DBH	1:1	STANDARD MATCHED		LOW
	BRICKIA RUBRA	MEXICAN BLUE BURN TREE	8" DBH	1:1	STANDARD MATCHED		LOW
	BRICKIACONIA FLUBATA	BRICKIACONIA FLUBATA	20" DBH	1:1	STANDARD MATCHED		LOW

**PLANTING LEGEND**

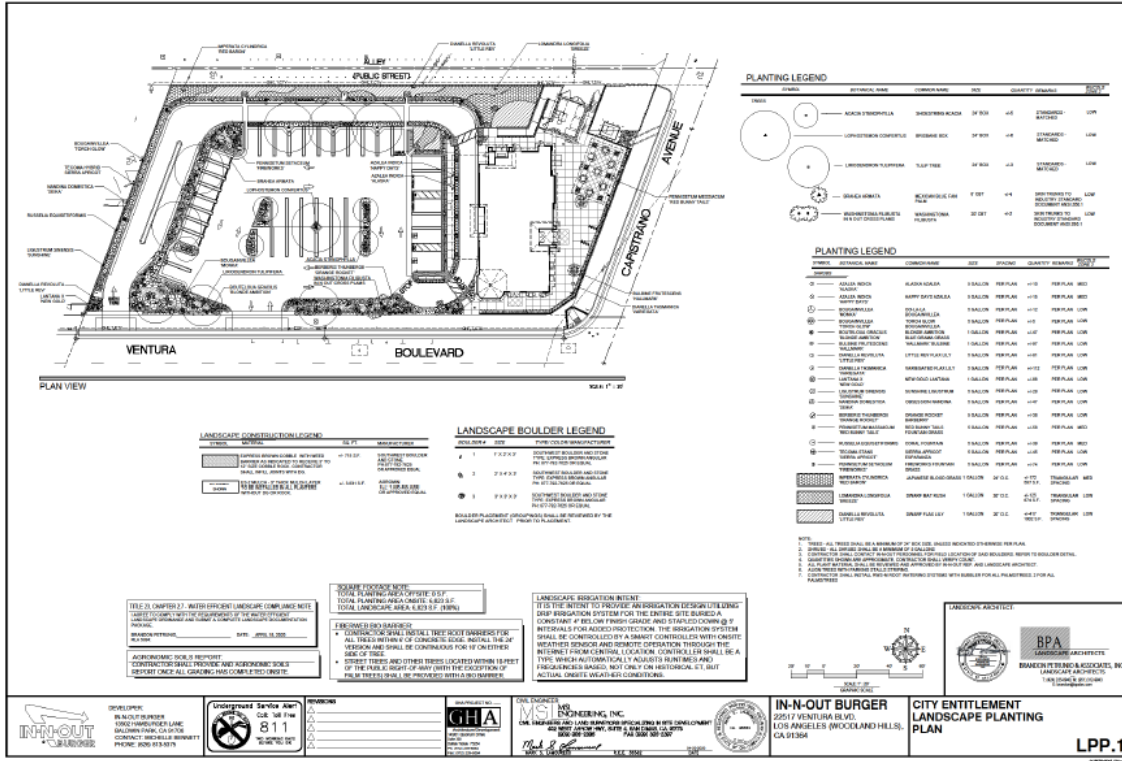
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS	ROOTS
1	ALCORN STENOXYLLA	ALCORN ACADEMIA	5 GALLON	PER PLAN	110	PER PLAN	WED
2	ALCORN STENOXYLLA	HAPPY BIRTH ACADEMIA	5 GALLON	PER PLAN	110	PER PLAN	WED
3	ALCORN STENOXYLLA	ALCORN ACADEMIA	5 GALLON	PER PLAN	110	PER PLAN	WED
4	ALCORN STENOXYLLA	ALCORN ACADEMIA	5 GALLON	PER PLAN	110	PER PLAN	WED
5	ALCORN STENOXYLLA	ALCORN ACADEMIA	5 GALLON	PER PLAN	110	PER PLAN	WED
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44	ALCORN STENOXYLLA	ALCORN ACADEMIA	5 GALLON	PER PLAN	110	PER PLAN	WED
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50	ALCORN STENOXYLLA	ALCORN ACADEMIA	5 GALLON	PER PLAN	110	PER PLAN	WED

<p>DEVELOPER IN-N-OUT BURGER 13202 HANFORD LANE BAGWOOD PARK, CA 91306 CONTACT: MICHAEL P. PERAZZINI PHONE: 408-910-0075</p>	<p>Underground Service Alert Call: Toll Free 811 THE NATIONAL SAFETY COUNCIL</p>	<p>GENERAL CONTRACTOR GHA</p>	<p>CIVIL ENGINEER MSI ENGINEERING, INC. CIVIL ENGINEERING AND LAND SURVEYING (SPECIALIZING IN SITE DEVELOPMENT) 201 NORTH SAN DIMAS AVENUE, SUITE 200, CA 91767 (909) 955-2366 FAX (909) 309-2267</p>	<p>IN-N-OUT BURGER 22517 VENTURA BLVD. LOS ANGELES (WOODLAND HILLS), CA 91364</p>	<p>CITY ENTITLEMENT LANDSCAPE COLORED PLAN SHP ALTERN. 1-2 DATE: 03-09-20</p>	<p>BPA BRANDON PETRANO &amp; ASSOCIATES, INC. LANDSCAPE ARCHITECTS 714-942-8844, 949-433-1340 brandon@bpa.com</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.