

Planning, Land Use and Mobility Committee

Fifth Presentation and Motion

ZA-2019-5326

22503 – 22527 Ventura Blvd, WH 91364

Woodland Hills, CA 91364

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



22517 Ventura Boulevard

Case No. ZA 2019-5326-CU-SPP-SPR

- 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

On July 2, 2020, the PLUM committee Asked applicant to review patio design and blank wall on the East side to activate the corner/Review covered patio design. Make it more cohesive to the building in terms of production value. It should add to the aesthetics of the corner. It should be a welcoming space. There should be exterior lighting plan provided. Please provide a street level rendering of the corner. Lighting should be downward facing per code.

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

Previous Site Plan

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
(Symbol)	ACACIA STERISPERMELLA	SILK TREE	30' H X 14'	1 X 1	4	STRIP PLANTING
(Symbol)	BRAHEDYCHON ACERIFOLIUS	11' H X 16'	1 X 1	4	4	STRIP PLANTING
(Symbol)	VALLARTA BACOP	TULIP TREE	20' H X 14'	1 X 1	4	STRIP PLANTING
(Symbol)	IMBROBITARIA NOBILIS	MEXICAN POINSETIA	8' H X 12'	1 X 1	4	SEE TRILANS TO
(Symbol)	WAXHA LILIANA F. BRILLIA	WAXHA BUTTERFLY	20' H X 14'	1 X 1	4	SEE TRILANS TO

PLAN VIEW
SCALE: 1" = 30'

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
(Symbol)	AGAVE	AGAVE	1.5 X 1.0 M	7.5 X 7.5 M	1	10 X 10' PLAN
(Symbol)	BLEGGLOW	BLEGGLOW	1.5 X 1.0 M	7.5 X 7.5 M	1	10 X 10' PLAN
(Symbol)	AGAVE STRIATA	AGAVE STRIATA	1.5 X 1.0 M	7.5 X 7.5 M	1	10 X 10' PLAN
(Symbol)	AGAVE STRIATA	AGAVE STRIATA	1.5 X 1.0 M	7.5 X 7.5 M	1	10 X 10' PLAN
(Symbol)	AGAVE STRIATA	AGAVE STRIATA	1.5 X 1.0 M	7.5 X 7.5 M	1	10 X 10' PLAN
(Symbol)	AGAVE STRIATA	AGAVE STRIATA	1.5 X 1.0 M	7.5 X 7.5 M	1	10 X 10' PLAN
(Symbol)	AGAVE STRIATA	AGAVE STRIATA	1.5 X 1.0 M	7.5 X 7.5 M	1	10 X 10' PLAN
(Symbol)	AGAVE STRIATA	AGAVE STRIATA	1.5 X 1.0 M	7.5 X 7.5 M	1	10 X 10' PLAN
(Symbol)	AGAVE STRIATA	AGAVE STRIATA	1.5 X 1.0 M	7.5 X 7.5 M	1	10 X 10' PLAN
(Symbol)	AGAVE STRIATA	AGAVE STRIATA	1.5 X 1.0 M	7.5 X 7.5 M	1	10 X 10' PLAN
(Symbol)	AGAVE STRIATA	AGAVE STRIATA	1.5 X 1.0 M	7.5 X 7.5 M	1	10 X 10' PLAN

LANDSCAPE ARCHITECT

BPA
BRANDON PATRINO & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

IN-N-OUT BURGER
22517 VENTURA BLVD.
LOS ANGELES (WOODLAND HILLS),
CA 91384

CITY ENTITLEMENT
LANDSCAPE COLORED
PLAN

LCP.1

DEVELOPER:
IN-N-OUT BURGER
13822 HAMBURG LANE
SALTON PARK, CA 91706
CONTACT: MICHELLE BENNETT
PHONE: (909) 415-5275

Underground Service Alert
Call Toll Free
811
FOR A FREE SERVICE ALERT
CARD

REVISIONS

DATE PROJECT NO.:
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22000 VAN BUREN
SANTA ANITA, CA 91367
TEL: (909) 485-1111
FAX: (909) 485-1112

CIVIL ENGINEER:
MS
MS ENGINEERING, INC.
CIVIL ENGINEER AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
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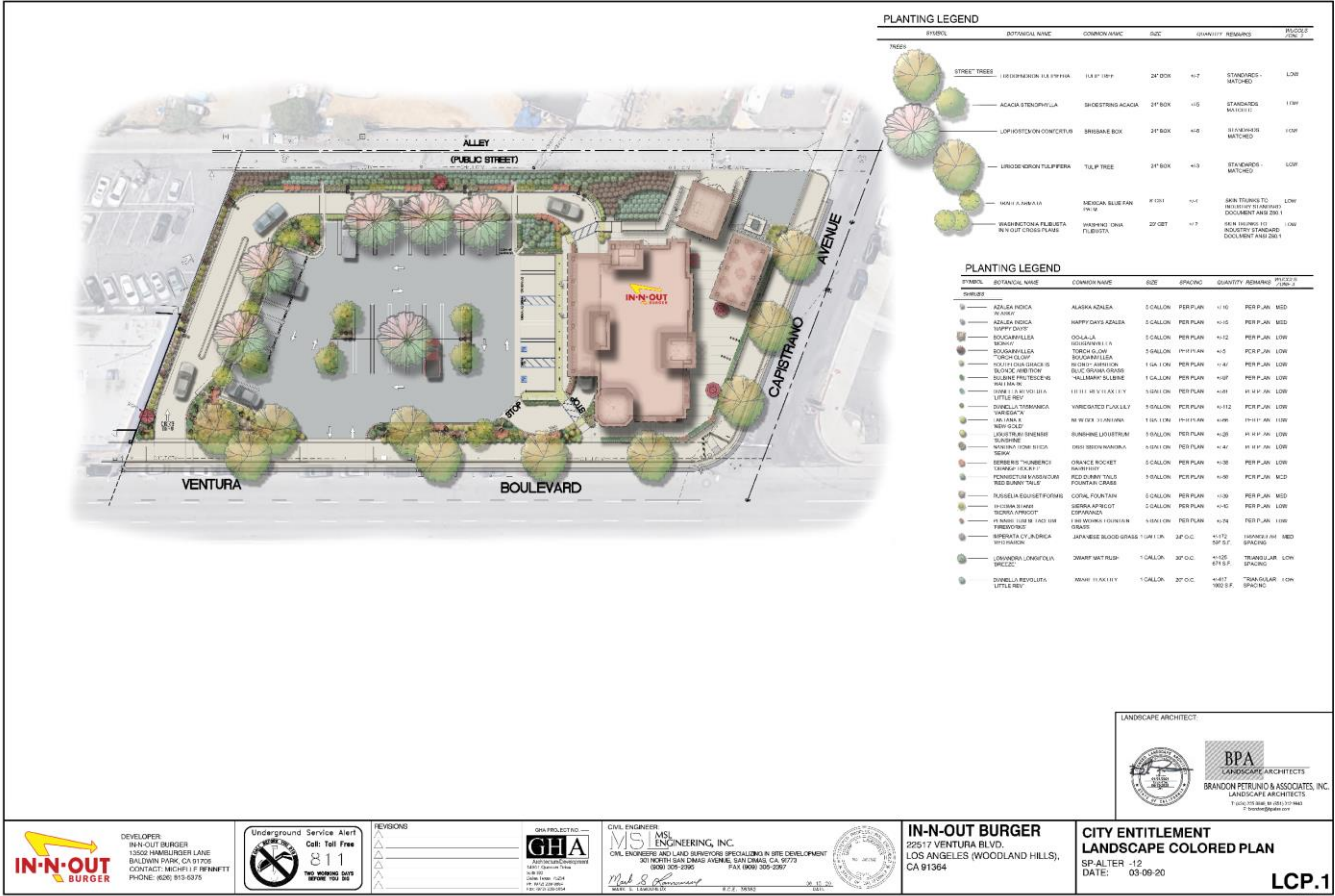
IN-N-OUT BURGER
22517 VENTURA BLVD.
LOS ANGELES (WOODLAND HILLS),
CA 91384

CITY ENTITLEMENT
LANDSCAPE COLORED
PLAN

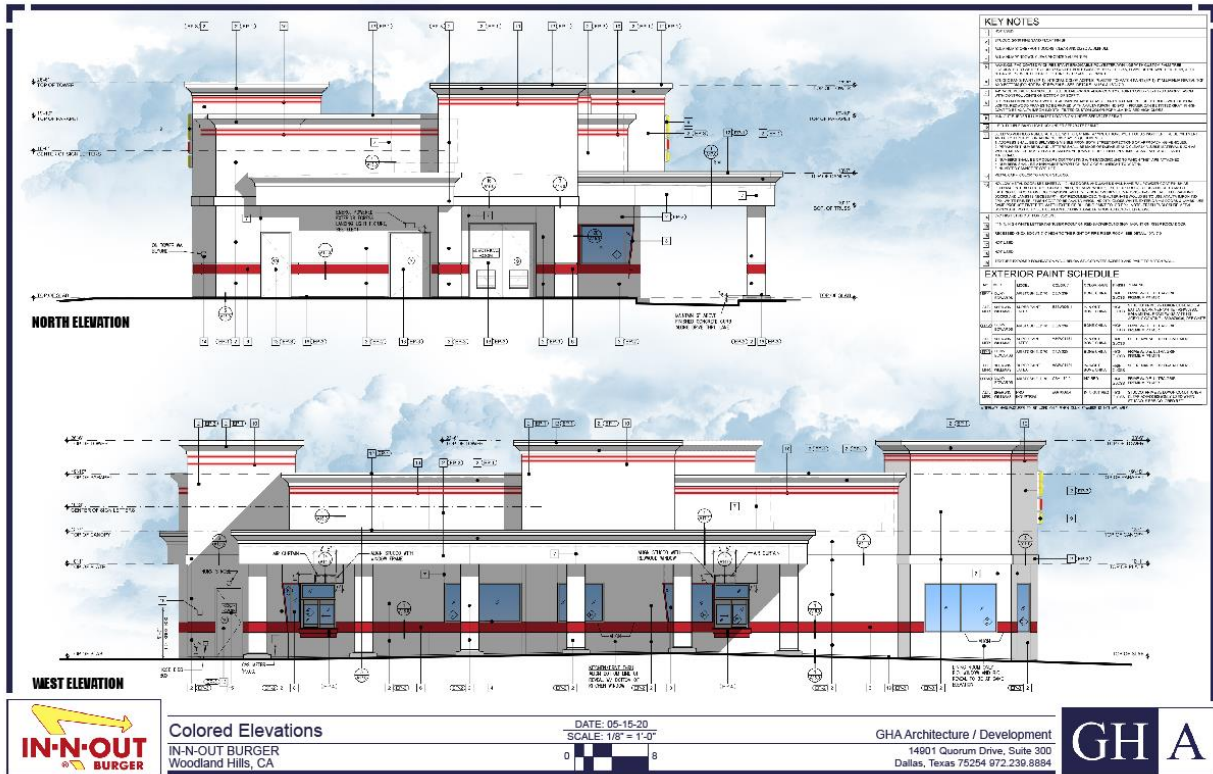
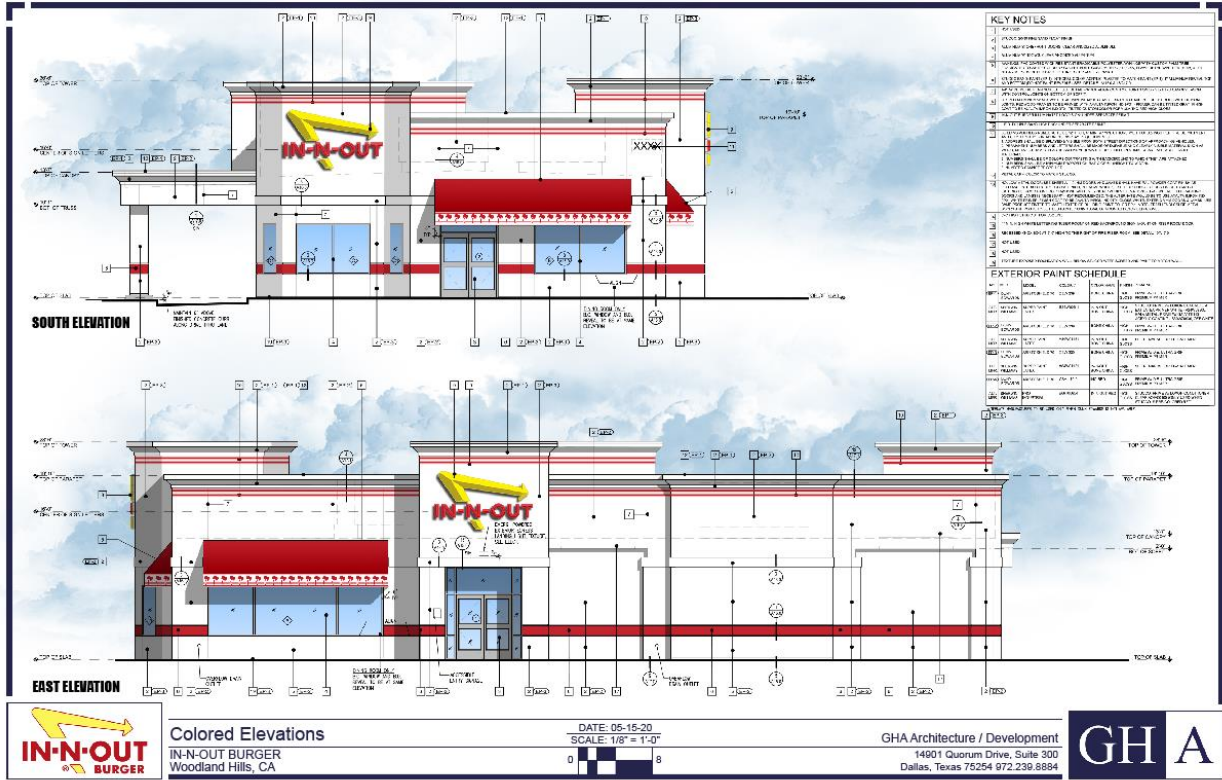
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BRANDON PATRINO & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
13505 LINDSEY DR
LOS ANGELES, CA 90049
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Updated Site Plan



Elevations







REVISED PLUM Motion with conditions

PLUM Motion Regarding City Planning Case No. ZA-2019-5326 As pertains to Case ZA-2019-5326, having held 5 public meetings (two 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. Site Plan Review is required per LAMC 16.05 for a change of use to a drive-through establishment which results in a net increase of 500 or more average daily trips by DOT. In this case, there is a net increase of 759 average daily trips. The total number of daily trips is estimated at 915.

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, 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 August 27, 2020 at the virtual PLUM 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.

- 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.) 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
6. The applicant will post a project sign
7. The applicant's operation plan will include counter-clockwise on-site vehicular traffic circulation in the parking lot during peak periods with the assistance and/or direction of staff and markers or similar to improve traffic flow

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.

Approved 7 Yes-0 No-0 Abstained