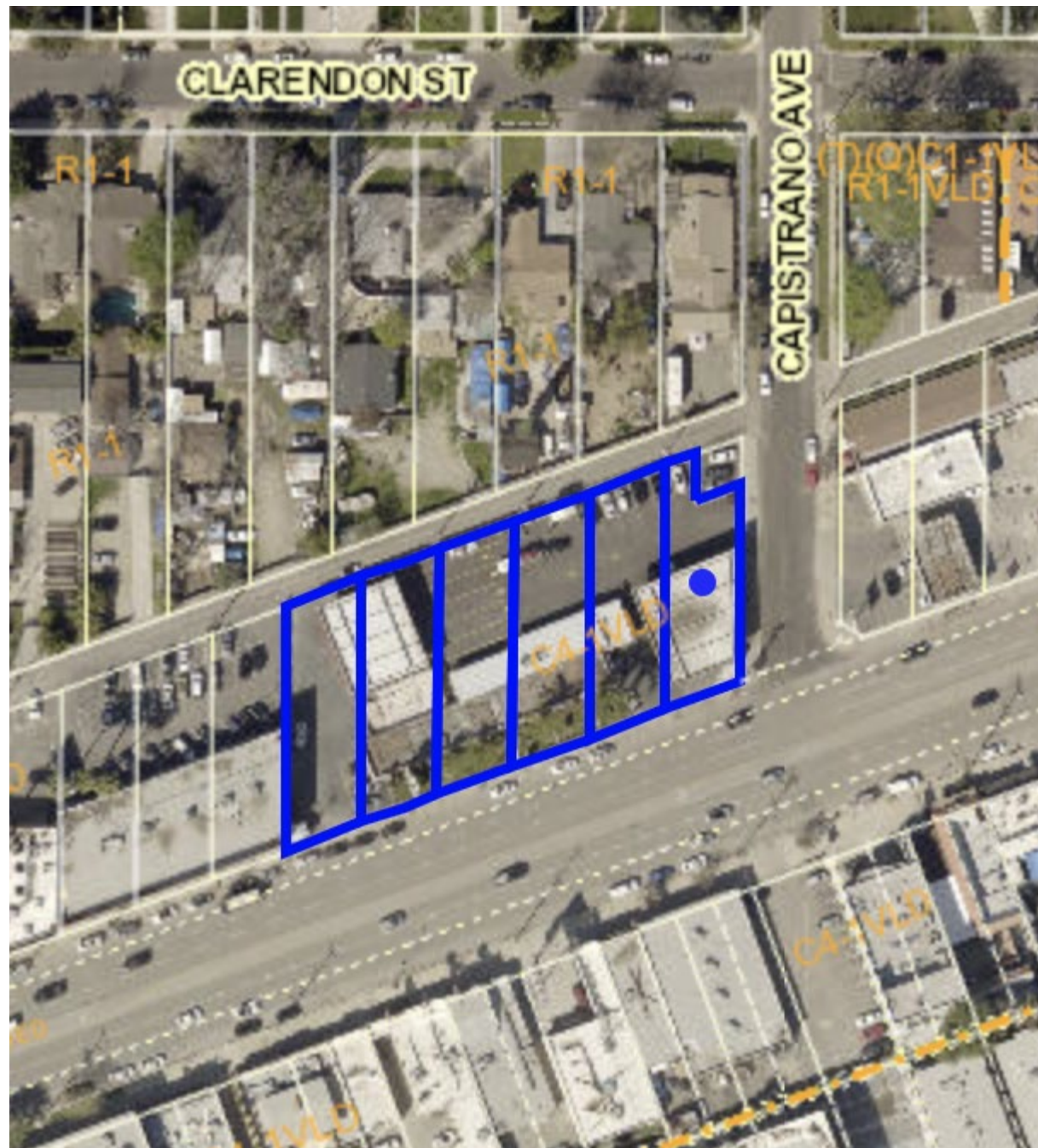


In-N-Out Burger
22517 Ventura Boulevard
Case No. ZA 2019-5326-CU-SPP-SPR



- 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*

View northeast from Ventura Boulevard





"GOD BLESS AMERICA"

13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

WOODLAND HILLS, CA

22517 VENTURA BLVD

View of corner intersection Ventura Boulevard and Capistrano Avenue





"GOD BLESS AMERICA"

13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

WOODLAND HILLS, CA

22517 VENTURA BLVD

View southwest from Capistrano Avenue





"GOD BLESS AMERICA"

13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

WOODLAND HILLS, CA

22517 VENTURA BLVD



"GOD BLESS AMERICA"

13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

WOODLAND HILLS, CA

22517 VENTURA BLVD



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS	WUCOLS / IOW-3
TREES						
[Symbol]	LIRIODENDRON TULIPIFERA	TULIP TREE	24" BOX	4-7	STANDARDS - MATCHED	LOW
[Symbol]	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	1-5	STANDARDS MATCHED	LOW
[Symbol]	LOPIOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	4-8	STANDARDS MATCHED	LOW
[Symbol]	LIRIODENDRON TULIPIFERA	TULIP TREE	24" BOX	4-3	STANDARDS - MATCHED	LOW
[Symbol]	BRASSIA INERMIS	MEXICAN BLUE FAN PALM	8" CB1	1-4	SKIN TRUNKS TO INDUSTRY STANDARD DOCUMENT ANSI Z60.1	LOW
[Symbol]	WASHINGTONIA FILIBUSTA IN N OUT CROSS PLANS	WASHINGTONIA FILIBUSTA	20" CBT	1-7	SKIN TRUNKS TO INDUSTRY STANDARD DOCUMENT ANSI Z60.1	LOW

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS	WUCOLS / IOW-3
SHRUBS							
[Symbol]	AZALEA INDICA 'ALASKA'	ALASKA AZALEA	5 GALLON	PER PLAN	1-10	PER PLAN MED	
[Symbol]	AZALEA INDICA 'HAPPY DAYS'	HAPPY DAYS AZALEA	5 GALLON	PER PLAN	1-15	PER PLAN MED	
[Symbol]	BOUGAINVILLEA 'MONIKA'	OOLA-LA BOUGAINVILLEA	5 GALLON	PER PLAN	1-12	PER PLAN LOW	
[Symbol]	BOUGAINVILLEA 'TORCH GLOW'	TORCH GLOW BOUGAINVILLEA	5 GALLON	PER PLAN	1-5	PER PLAN LOW	
[Symbol]	HOUPHOUA GRACILIS 'BLOOMING AMBITION'	HOUPHOUA GRACILIS 'BLOOMING AMBITION'	1 GALLON	PER PLAN	1-47	PER PLAN LOW	
[Symbol]	SULBINE FRUTESCENS 'HALLMARK'	SULBINE FRUTESCENS 'HALLMARK'	1 GALLON	PER PLAN	1-97	PER PLAN LOW	
[Symbol]	DIANELLA TASMANICA 'LITTLE REV'	DIANELLA TASMANICA 'LITTLE REV'	5 GALLON	PER PLAN	1-81	PER PLAN LOW	
[Symbol]	DIANELLA TASMANICA 'VAREGATA'	VARIATED FLAX LILY	5 GALLON	PER PLAN	1-112	PER PLAN LOW	
[Symbol]	LANIAX 'NEW GOLD'	NIWGDOLANIANAX	1 GALLON	PER PLAN	1-66	PER PLAN LOW	
[Symbol]	LIGUSTRUM SINENSIS 'SUNSHINE'	SUNSHINE LIGUSTRUM	5 GALLON	PER PLAN	1-28	PER PLAN LOW	
[Symbol]	MANDARINA DOMESTICA 'SEIKA'	ORANGE ROCKET	5 GALLON	PER PLAN	1-47	PER PLAN LOW	
[Symbol]	BERBERIS 'HUNBERGII'	ORANGE ROCKET	5 GALLON	PER PLAN	1-38	PER PLAN LOW	
[Symbol]	PENNISTUM MASSAICUM 'RED BUNNY TAILS'	RED BUNNY TAILS FOUNTAIN GRASS	5 GALLON	PER PLAN	1-50	PER PLAN MED	
[Symbol]	RUSSELLIA EQUISETIFORMIS	CORAL FOUNTAIN	5 GALLON	PER PLAN	1-30	PER PLAN MED	
[Symbol]	SIERRA APRICOT	SIERRA APRICOT ESPARANZA	5 GALLON	PER PLAN	1-15	PER PLAN LOW	
[Symbol]	PINNIS LUMINIS 'FIREWORKS'	SIERRA APRICOT	5 GALLON	PER PLAN	1-74	PER PLAN LOW	
[Symbol]	IMPERATA CYLINDRICA 'RED HAZON'	JAPANESE BLOOD GRASS	1 GALLON	24" O.C.	1-172 597 S.F.	TRIANGULAR SPACING MED	
[Symbol]	LOMANDBRA LONGIFOLIA 'BREEZE'	DWARF MATRUSH	1 GALLON	30" O.C.	1-125 874 S.F.	TRIANGULAR SPACING LOW	
[Symbol]	DIANELLA REVOLUTA 'LITTLE REV'	JAPANESE BLOOD GRASS	1 GALLON	20" O.C.	1-417 1002 S.F.	TRIANGULAR SPACING LOW	

LANDSCAPE ARCHITECT:



BPA
LANDSCAPE ARCHITECTS
BRANDON PETRUNIO & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
T: (424) 225-8840, M: (818) 312-9943
E: brandon@bpalas.com



DEVELOPER:
IN-N-OUT BURGER
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
CONTACT: MICHELE FENNFTT
PHONE: (626) 813-5375



REVISIONS
▲
▲
▲
▲

GHA PROJECT NO. _____
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Architecture/Development
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FAX: 972.239.9904

CIVIL ENGINEER:
MSL ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA, 91773
(909) 305-2395 FAX (909) 305-2397
Mark S. Lamourelux
MARK S. LAMOURELUX R.C.E. 38362 08-13-20 DATE



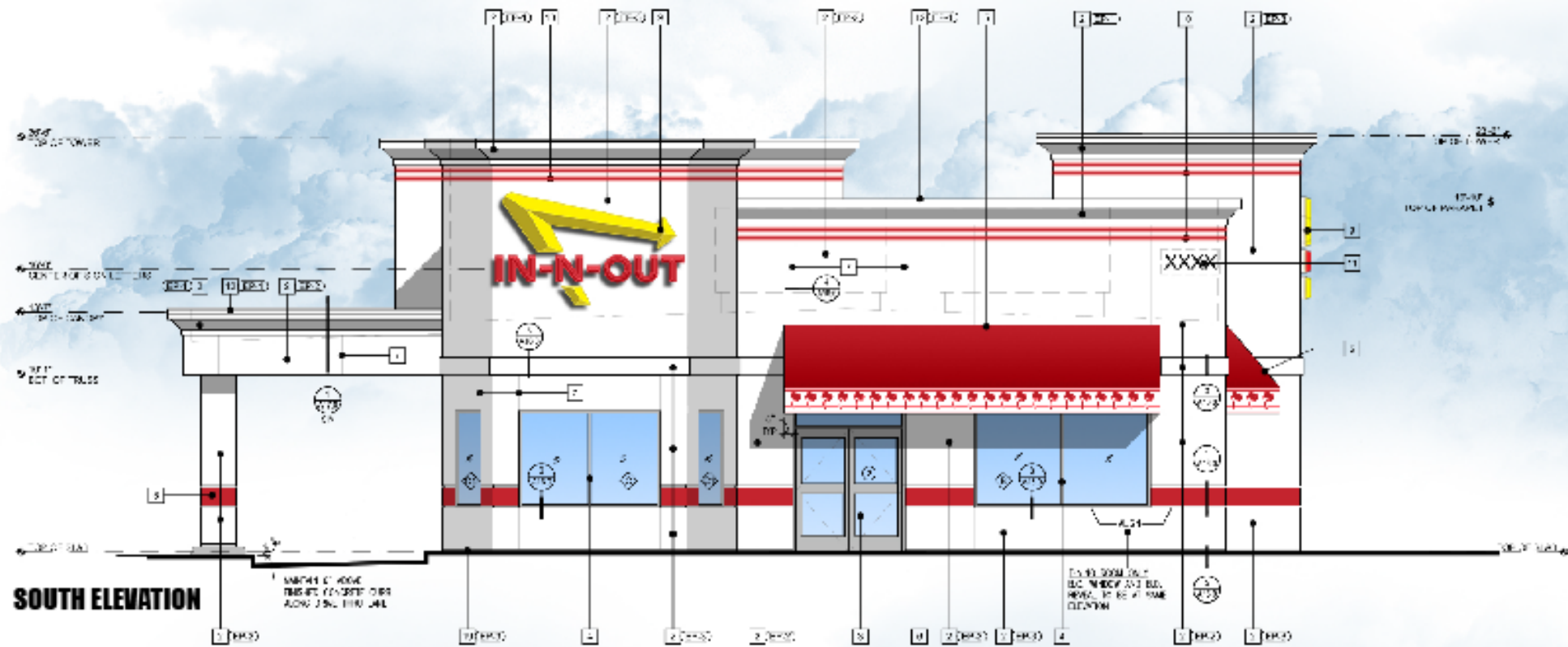
IN-N-OUT BURGER
22517 VENTURA BLVD.
LOS ANGELES (WOODLAND HILLS),
CA 91364

**CITY ENTITLEMENT
LANDSCAPE COLORED PLAN**
SP-ALTER -12
DATE: 03-09-20

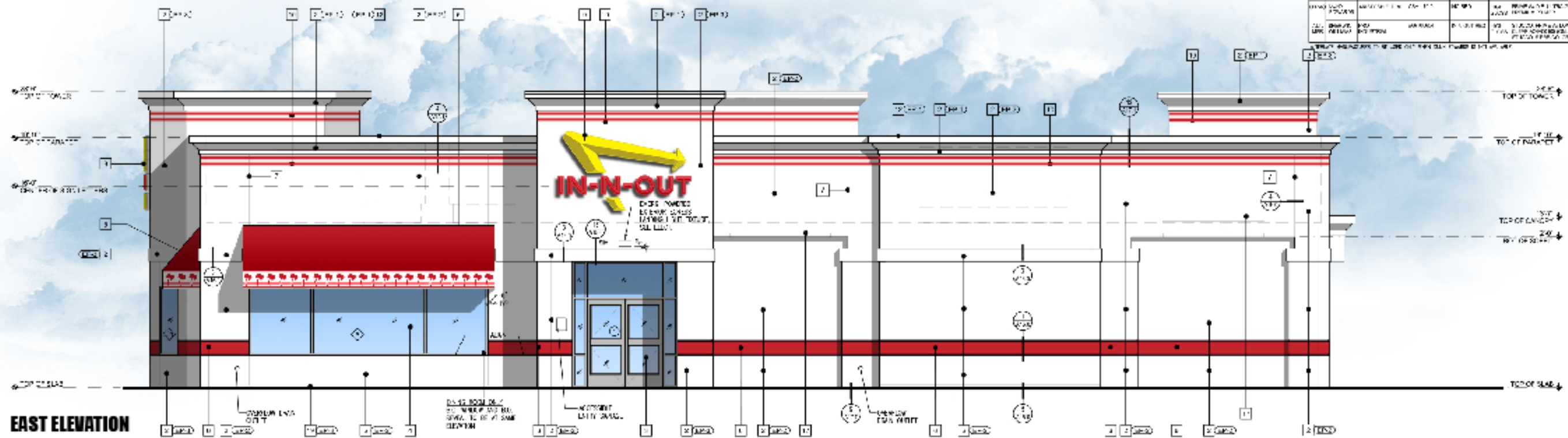
LCP.1

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



SOUTH ELEVATION



EAST ELEVATION

KEY NOTES

1. EXIST.
2. EXIST. EXTERIOR WALL FINISH.
3. MATCH TO ADJAC. EXIST. CONCRETE OR AS BUILT FROM JUNE 2014.
4. MATCH TO ADJAC. EXIST. CONCRETE OR AS BUILT FROM JUNE 2014.
5. MATCH TO ADJAC. EXIST. CONCRETE OR AS BUILT FROM JUNE 2014.
6. VERIFY THE LOCATION OF ALL EXISTING STRUCTURE WITH THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING STRUCTURE WITH THE CONTRACTOR PRIOR TO CONSTRUCTION.
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EXTERIOR PAINT SCHEDULE

NO.	LOC.	COLOR	FINISH	REMARKS
1	EXTERIOR WALLS	WHITE	SMOOTH	EXTERIOR WALLS
2	EXTERIOR WALLS	RED	SMOOTH	EXTERIOR WALLS
3	EXTERIOR WALLS	WHITE	SMOOTH	EXTERIOR WALLS
4	EXTERIOR WALLS	RED	SMOOTH	EXTERIOR WALLS
5	EXTERIOR WALLS	WHITE	SMOOTH	EXTERIOR WALLS
6	EXTERIOR WALLS	RED	SMOOTH	EXTERIOR WALLS
7	EXTERIOR WALLS	WHITE	SMOOTH	EXTERIOR WALLS
8	EXTERIOR WALLS	RED	SMOOTH	EXTERIOR WALLS
9	EXTERIOR WALLS	WHITE	SMOOTH	EXTERIOR WALLS
10	EXTERIOR WALLS	RED	SMOOTH	EXTERIOR WALLS
11	EXTERIOR WALLS	WHITE	SMOOTH	EXTERIOR WALLS
12	EXTERIOR WALLS	RED	SMOOTH	EXTERIOR WALLS



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

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

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