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







13502 HAMBURGER LANE BALDWIN PARK, CA 91706

WOODLAND HILLS, CA

View of corner intersection Ventura Boulevard and Capistrano Avenue







13502 HAMBURGER LANE BALDWIN PARK, CA 91706

WOODLAND HILLS, CA

View southwest from Capistrano Avenue







13502 HAMBURGER LANE BALDWIN PARK, CA 91706

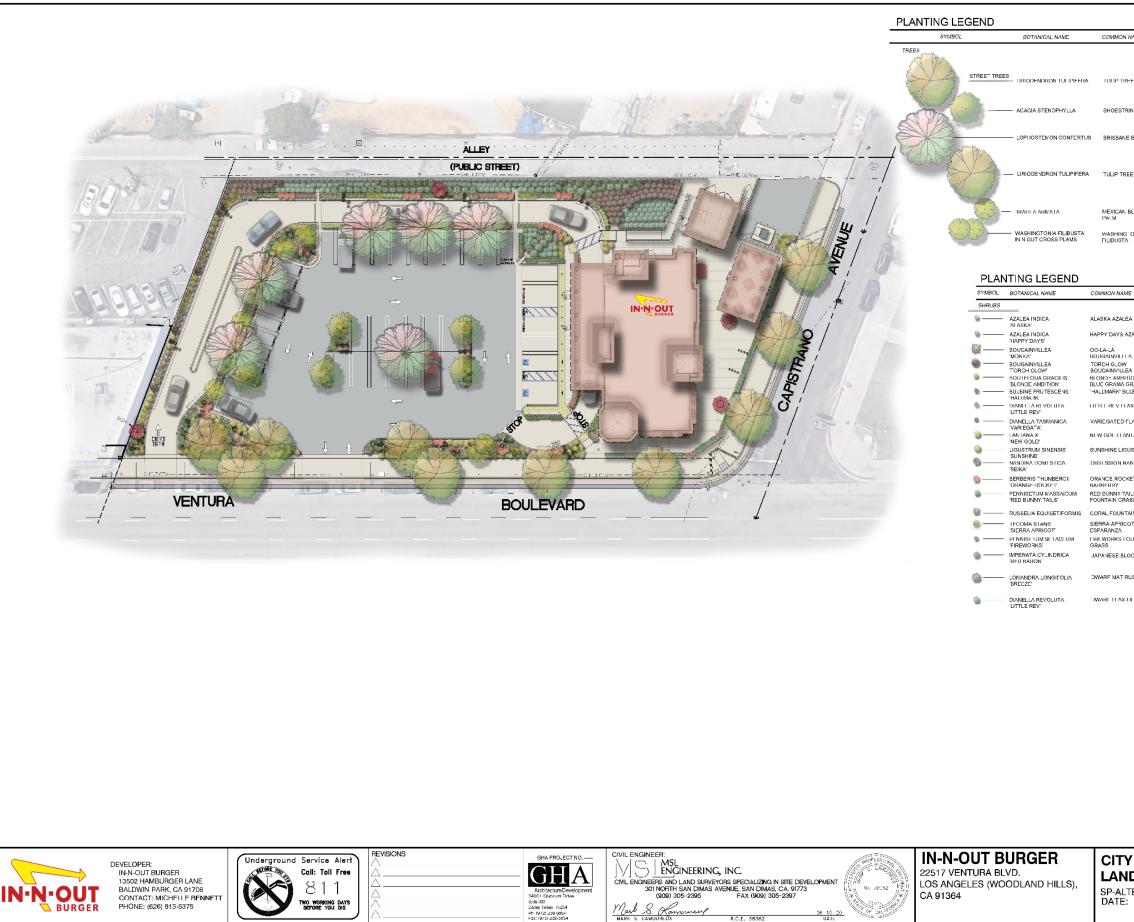
WOODLAND HILLS, CA





13502 HAMBURGER LANE BALDWIN PARK, CA 91706

WOODLAND HILLS, CA



06-15-20 DATE

C E 3838



BALDWIN PARK, CA 91706 CONTACT: MICHELLE BENNETT PHONE: (626) 813-5375



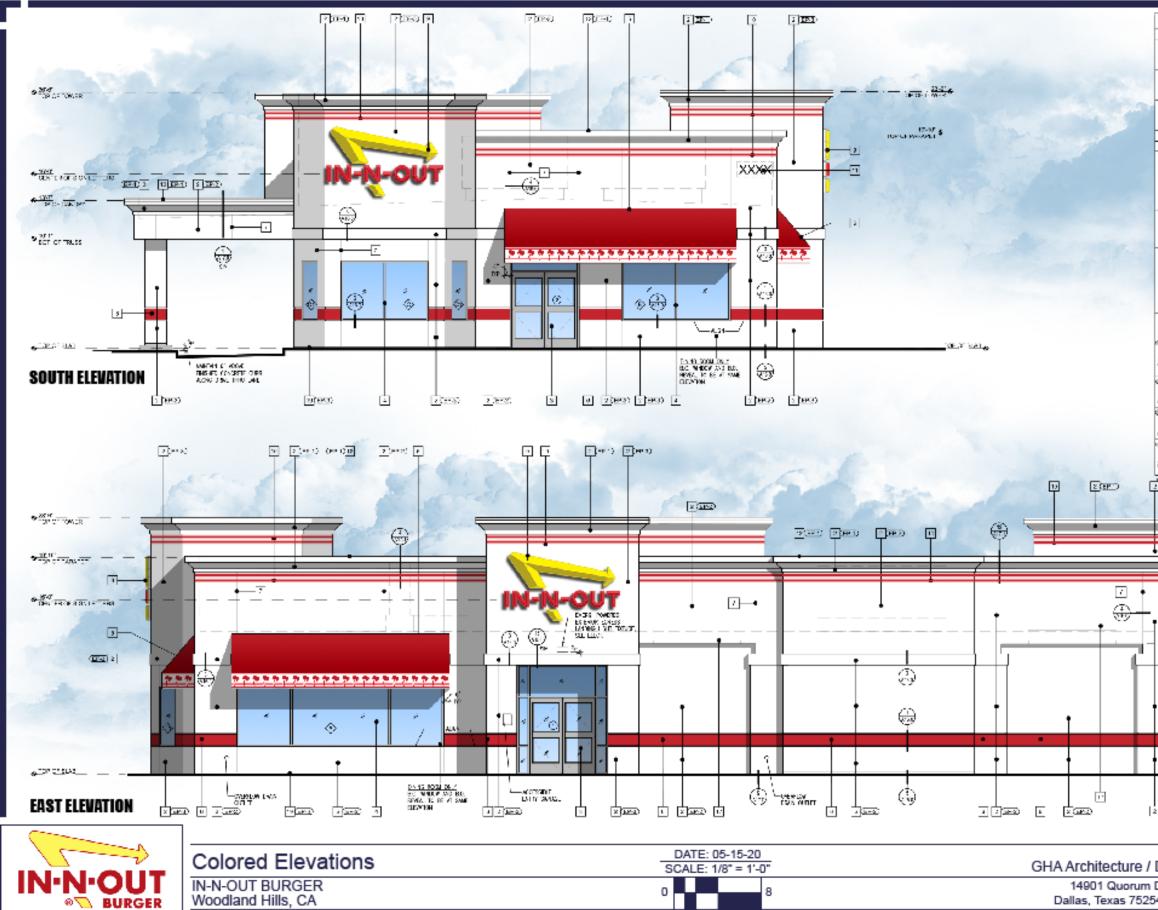
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INY TAILS S GALLON PER PLAN 47-58 PER PLAN MED IN CRASS S GALLON PER PLAN 17-58 PER PLAN MED APRICOT C GALLON PER PLAN 47-46 PER PLAN LOW NZA RKS I GUNTAIN S GALLON PER PLAN 47-74 PER PLAN LOW SE BLOOD GRASS 1 GAILION 24° O.C. 47-172 IRMANGHIAR MED 997 S.F. TRIANSULAR LOW 674 S.F. STRACING II AX III Y 1 GALLON 20° O.C. 47-417 TRIANGULAR LOW 1002 S.F. STRACING	ION NANDINA	5 GALLON	PER PLAN	+/-47	PER PLAN L	.ow
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1002 S.F. SPACINC	MATRUSH 1	GALLON	30" O.C.	+/-125	TRIANGULAR	LOW
LANDSCAPE ARCHITECT:	FLAXULY 1	I GALLON	20" O.C.	+/-417 1002 S.F.	TRIANGULAR SPACING	LOW
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BRANDON PETRUNIO & ASSOCIATI		ITLE		т:() Г	424) 235 8840, Mr (8 E: brandon@bpak	

JN 19065-19005 C30cone

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 <u>"Right Turn Only" sign</u>.
- 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





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