

Woodland Hills-Warner Center Neighborhood Council

PLUM Committee

Tommy's Drive Thru Restaurant

May 5, 2022

APCSV-2021-6207-SPE-CU-SPR-SPP

ENV-2021-6208-EAF

20032 Ventura Blvd, Woodland Hills, CA 91364

Assessor's Parcel Number 2166-001-014

The zoning for this site is C1.5 / Limited Commercial.

Applicant Richard Hicks for

Koulax Enterprises (Originals Tommy's)





TOMMYS
WOODLAND HILLS

EXTERIOR ELEVATIONS

HERMAN
ARCHITECTS

02.14.2012

Conditional Use Permit Application(CUP)- LAMC 12.24U, V & W

This project is a 1,300 square foot structure on a 14,940 site with 2,586 SF of landscaping and 2,214 of patio. The customer area of the building is 67% open to Ventura Blvd thru storefronts and entry doors. The architectural style and scale is compatible with architecture in the area and provides a significant upgrade to the existing conditions. There is currently a direction to moves away from interior dining and to provide to-go service through food delivery, to-go and drive-through. The project offers significant outdoor dining areas well separated from each other. The zoning for this site is C1.5 / Limited Commercial.

The FAR is 0.087. The structure itself has minimal impact to the surrounding neighborhood or environment. The drive-through allows for 9 vehicles to que which historically for Tommy's restaurant is ample.

The project will meet all energy codes and requirements of the Ventura/Cahuenga Blvd specific plan.

The applicant is asking hours of operation to be 24 hours a day, seven days a week. The In-N-Out Burger just to the east closes at 1 am. The Jack in the Box across the street is open for drive-thru 24 hours a day

The project consists of the demolition of an 1182 SF auto repair shop and construction of a 1300 SF drive-thru restaurants with to-go and drive-thru services and patio dining. The project require a CUP for the drive-thru

Comments from Applicant after the courtesy presentation in October 2021:

1. Change the architecture to eliminate the radiused parapets: We revised the elevations as attached and submitted them to Tommy's and they are approved – We will make the change. The drawings were submitted to Planning with the radiused parapets. I don't know where in the review process we will be able to substitute the exterior elevations.
2. A concern was raised that cars traveling west would not be able to turn into the driveway off Ventura. We added the left turn lane showing that cars can turn into the driveway.
3. A concern was raised the cars exiting their stalls would have a difficult time exiting the parking stall thru cars queuing for the drive thru and that the stalls may be put at a slight angle. I reviewed the idea and determined that a slight angle would really not serve any purpose and it likely would yield fewer existing onto Ventura Bl. I don't believe that Tommy's experiences the same difficulties that similar operations do. Having frequented these other chains, people are generally polite and make space for cars to enter or exit stalls.
4. A comment was made that although there is a no left turn sign exiting onto Ventura, cars will still make left turns going west on Ventura. The comment has significant validity and I would like to discuss it further. We can widen the drive by a foot on each side with 12' aisles and 4 ft. median in the middle and somehow try to direct traffic to exit to the right. We would need to get DOT approval. I don't believe it would have a significant result in reducing left turns. I would also be afraid that it would create an atypical condition and if someone were in an accident either entering or exiting Tommy's and RSHA would be sued. People often do not look at post signs. We could also paint a right hand only sign on the pavement
5. A comment was made that the 1st ADA stall was too close to the entrance off Ventura. We shifted the 2 ADA's stalls one stall to the south. The committee asked for the days of the week and hours of operation. I spoke with Tommy's. They would like to be open 24 hours a day, 7 days a week. I'm sure that they base their model on a revenue based on the time that they are open. They will probably request to operate 24/7. I understand that your committee will not support this, and the hearing officer will strongly consider your committee's recommendation. Tommy's definitely would like to be open for breakfast for Taft students on their way to classes. I am hoping that the committee can offer the maximum days and hours that it is comfortable with.
As a matter of clean up, on the site plan, there are 2 plan notes that obscure written notes, "NO LEFT TURN" and "PEDESTRIAN CROSSING". These will be cleaned up.



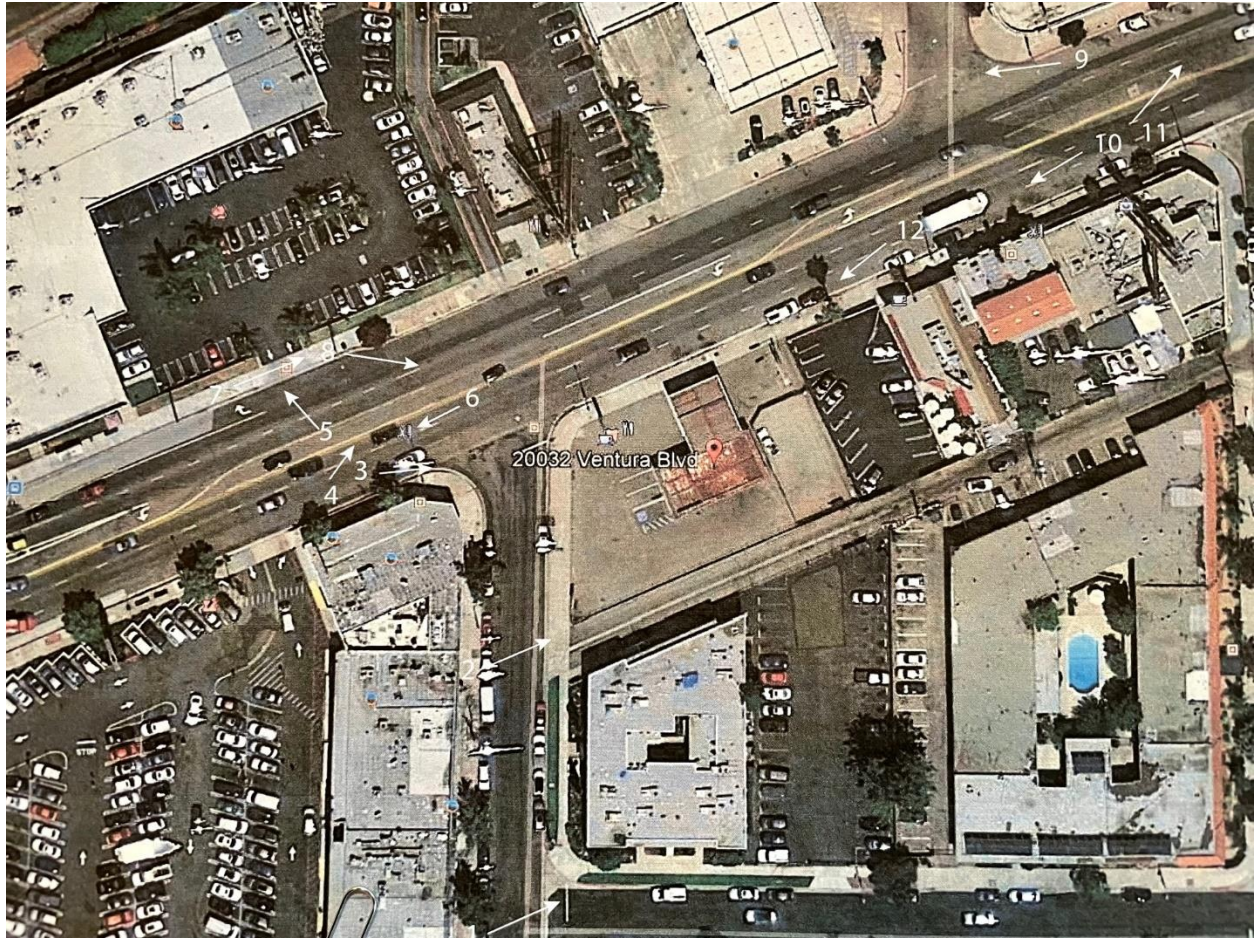
TOMMYS
WOODLAND HILLS

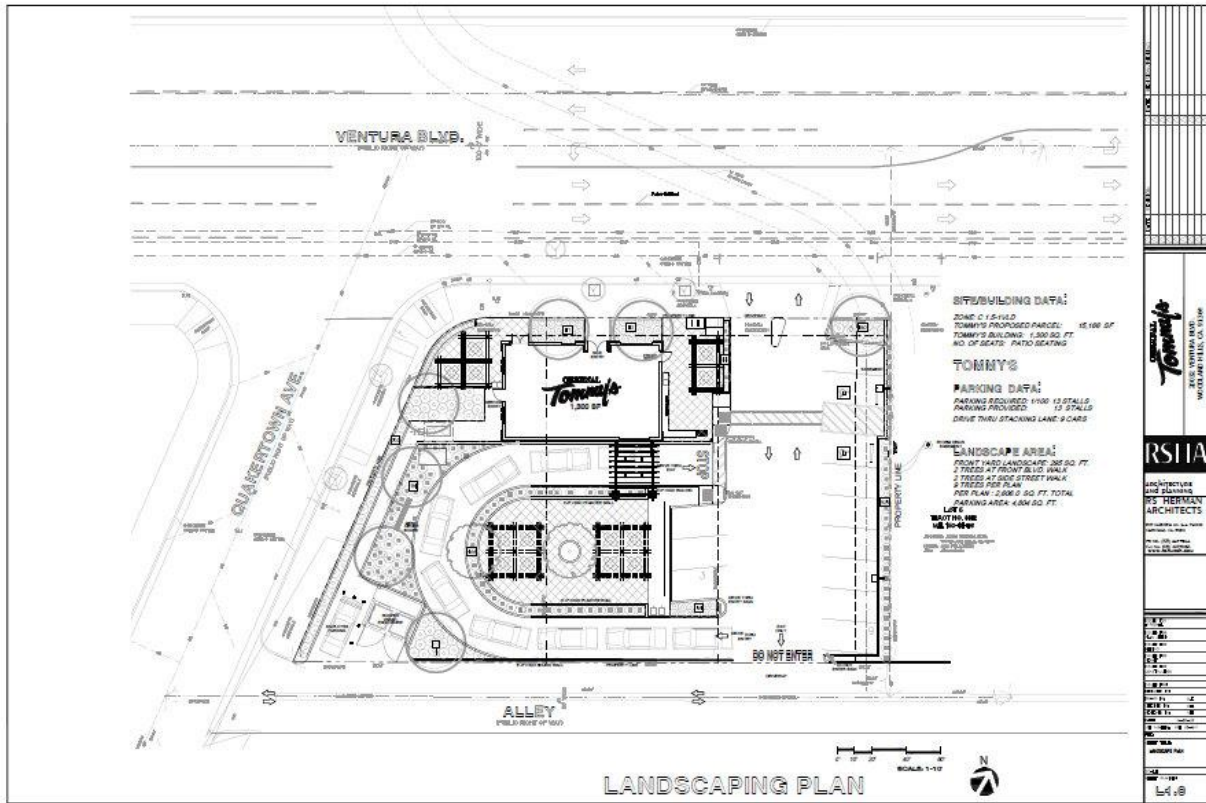
EXTERIOR ELEVATIONS



03.16.23 | 2

Current Elevations





Landscaping Plan

Motion

Discussion and possible action:
APCSV-2021-6207-SPE-CU-SPR-SPP

ENV-2021-6208-EAF

Tommy's

20032 Ventura Blvd, Woodland Hills, CA 91364

Pursuant to LAMC section 12.24-U,V & W, a request for a conditional use to permit a drive-thru fast food establishment located in the C1.5 / Limited Commercial zone.

Pursuant to LAMC section 12.24-U,V & W, a request for conditional use to allow hours of operation 24 hours a day-Seven days a week.

As pertains to Case ZA-2019-5326-CU-SPP-SP, having held three public meetings (virtual) for the application filed by Richard Herman, representing Koulox Industries (Original Tommy's), regarding a development in the Ventura-Cahuenga Boulevard Corridor Specific Plan area of Woodland Hills, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the Applicant has requested a conditional use to permit a drive- thru fast food establishment located in the Ventura/Cahuenga Specific Zone The zoning for this site is C1.5 / Limited Commercial. Pursuant to LAMC section 12.24-U,V & W, and WHEREAS, the applicant is requesting a site plan review for a change of use to drive-through fast food establishment resulting 556 daily trips as determined by the department of transportation; and

WHEREAS, the PLUM committee believes that the vehicular ingress/egress and internal circulation reviewed and approved by the Department of Transportation (LADOT) is correct

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings stated herein, finds that the submitted application submitted by the applicant Richard Herman for Koufax Industries will be supported by the WHWCNC Plum committee.

* The conditional use to permit a drive-thru fast food establishment located in the Ventura.Cahuenga Specific plan Zone. The zoning for this site is C1.5 / Limited Commercial.

* The change of use to drive-through fast food establishment resulting in 556 daily trips as determined by the department of transportation.

The Planning, Land Use, and Mobility Committee recommends that the Board of the Woodland Hills-Warner Center-Neighborhood Council advise the City of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield of PLUM's findings and its subsequent supporting recommendation to approve this application as presented on May 5, 2022

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ROLL CALL VOTE

Yes No Abstain Absent