

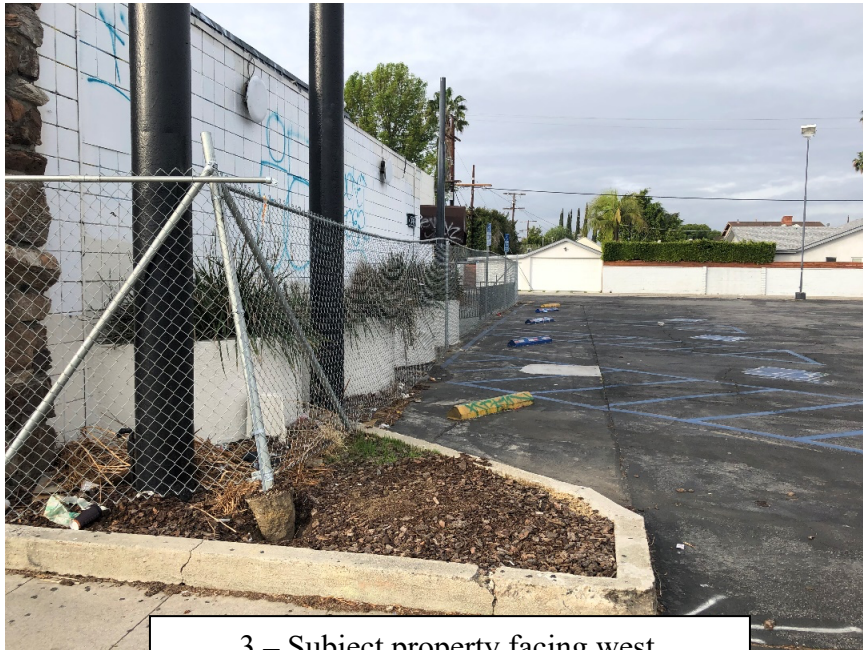
**5043 VAN NUYS
PHOTO EXHIBIT**



1 – Subject property facing southwest



2 – Subject property facing west



3 – Subject property facing west



4 – Subject property facing north



5 – Subject property facing east



6 – Subject property facing north



7 – Subject property facing east



8 – Subject property facing east

UPDATED FEBRUARY 2021

FINDINGS & JUSTIFICATION

---CONDITIONAL USE---

---SITE PLAN REVIEW---

5037 – 5059 VAN NUYS BOULEVARD

REQUESTS

- A Conditional Use to permit:
 - A drive-through fast-food establishment in a commercial zone, on a lot which adjoins a portion of a lot in a residential zone, pursuant to LAMC Sec. 12.24-W,17.
 - A Commercial Corner Development in a commercial zone, on a lot which adjoins a portion of a lot in a residential zone, which contains a commercial use which operates between the hours of 5 AM and 12 midnight Monday through Saturday, including parking lot cleaning and sweeping, trash collection and deliveries; contains a restored pole sign; and without a wall on the lot line across an alley from a residential zone; pursuant to LAMC Sec. 12.24-W,27.
- Site Plan Review approval for a drive-through fast-food establishment which results in a net increase of 500 or more average daily trips, pursuant to LAMC Sec. 16.05-C,1(c).

BACKGROUND & PROJECT DESCRIPTION

The subject property is a rectangular shaped parcel located on the west side of Van Nuys Boulevard between Otsego and Hesby Streets. It is approximately 270 feet in width and 130 feet in depth, and contains 34,979 square feet of lot area, according to ZIMAS.

The property comprises five lots, all located in the C2-1VL-RIO Zone and designated for General Commercial land use in the Van Nuys – North Sherman Oaks Community Plan.

The site was redeveloped with a restaurant building and parking lot in 1958, according to the records of the Los Angeles Department of Building & Safety (LADBS) and the Los Angeles County Assessor. The property has been operated as a restaurant continuously since that time, until very recently.

Access to/from the subject site occurs via a driveway on Van Nuys Boulevard toward the northerly end of the property and from the public alley abutting the property at the rear.

The properties westerly of the alley are located in the R1-1-RIO Zone and are improved with single family dwellings. The subject site faces, on the east side of Van Nuys Boulevard, Van Nuys – Sherman Oaks Park, with the buildings of the Sherman Oaks Senior Center immediately facing the subject property. In general, both sides of Van Nuys Boulevard are developed with commercial uses of a variety of types.

In the Mobility Plan 2035, Van Nuys Boulevard is designated as a Boulevard II street, with a planned right-of-way width of 110 feet and a roadway width of 80 feet. The existing dedicated width is 95 feet and the existing roadway width is approximately 70 feet. Both Otsego and Hesby Streets are local streets, with a planned right-of-way width of 60 feet and a planned roadway width of 36 feet. Both streets are dedicated and improved to those standards. The public alley has a dedicated width of 20 feet and is improved to approximately that width.

A recent City case (CHC-2020-2789-HCM) was filed for the property in April, 2020, for the purpose of determining its qualifications as a Historic-Cultural Monument, including the existing sign on the site. No action has yet been taken in that case. The building and sign are examples of “Googie” architecture, which became popular and relatively widespread in the 1950s.

The subject property is located in a River Improvement Overlay (RIO) District, subject to the provisions of Ordinance No. 183145 (LAMC Sec. 13.17). The designation is because the site is located approximately 0.29 miles (1525 feet) north of the Los Angeles River. The ordinance contains development regulations governing landscaping, screening/fences and exterior lighting. The project will conform with all the requirements for a property located in the Outer Core under the ordinance and approval for the project will be ministerial.

Proposed project. The existing improvements on the property will be partially demolished, to restore the building to the original restaurant configuration. The

proposed new use will be a drive-through fast-food restaurant. The building and a pole sign will be designed to closely respect and reflect the historical architectural character of the original development of the site. The building will be located in the southerly portion of the site. It will be one story in height (16 feet, 2 inches).

It will contain 4695 square feet of floor area (which will yield a floor area ratio (FAR) of 0.13 : 1.00). With respect to seating, the interior of the restaurant will contain 96 seats. An additional 24 seats will be provided outdoors on the east side of the building, adjacent to Van Nuys Boulevard.

A double-stack drive-through queue will occupy the northerly portion of the property. It will enter from the public alley at the northwesterly corner of the property, then flow east, south and west past the building. It will have a capacity of approximately 24 vehicles.

Required parking for the development will be 47 parking spaces (at one space per 100 square feet of floor area). Thirty-nine (39) vehicle parking spaces will be provided west of the building and drive-through queue. The remaining 8 required parking spaces will be fulfilled via bicycle parking, at a ratio of 4 bicycle spaces for each vehicle parking space. Thirty-six (36) bicycle spaces will be provided, 4 more than required. Ingress and egress for onsite parking will occur at a driveway at Hesby Street; ingress for the drive-through queue will be provided from the public alley on the west side of the site, with egress at the Hesby Street driveway; and further egress for the queue, during times of high volume, will occur at parking space nos. 14 – 16, which will have removable bollards at the alley.

The proposed restored sign will be supported by double poles, and will have a maximum height of 37 feet, 6 inches, and a maximum width of 20 feet, 2 inches. It will be in compliance with Zoning Code regulations for a pole sign (LAMC Sec. 14.4.12).

Commercial Corner Development. The proposed project will comply with the requirements for the development and operation of a Commercial Corner Development, as enumerated in LAMC Sec. 12.22-A,23, including, but not limited to, landscape planted areas along street frontages and perimeters of parking areas, and at least 50 percent of walls and doors facing adjacent streets consisting of transparent windows.

There will be requests for three exceptions to the Commercial Corner Development provisions:

- The facility will operate between the hours of 5 AM and 12 midnight Monday through Saturday;
- A restored pole sign as described supra;
- No wall will be provided at the westerly lot line at the alley.

CONDITIONAL USE FINDINGS

REQUESTS – A Conditional Use to permit:

- A drive-through fast-food establishment in a commercial zone, on a lot which adjoins a portion of a lot in a residential zone, pursuant to LAMC Sec. 12.24-W,17.
- A Commercial Corner Development in a commercial zone, on a lot which adjoins a portion of a lot in a residential zone, which contains a commercial use which operates between the hours of 5 AM and 12 midnight Monday through Saturday, including parking lot cleaning and sweeping, trash collection and deliveries; contains a restored pole sign; and without a wall on the lot line across an alley from a residential zone; pursuant to LAMC Sec. 12.24-W,27.

FINDING NO. 1: The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region. (LAMC Sec. 12.24-E.1)

The project will comply with the Development Standards in the Commercial Corner Development regulations pertaining to: height limit [Subsec. (a)(1)]; front yard setbacks [Subsec. (a)(2)]; windows [Subsec. (a)(3)]; parking, including bicycle parking [Subsec. (a)(4)]; lighting [Subsec. (a)(5)]; utilities [Subsec. (a)(7)]; trash storage [Subsec. (a)(8)]; recycling area or room [Subsec. (a)(9)]; and landscaping along street frontages [Subsec. (a)(10)].

The project will comply with the Conditions of Operation enumerated in the Commercial Corner Development regulations pertaining to: maintenance [Subsec. (b)(1)]; debris removal [Subsec. (b)(2)]; landscape maintenance [Subsec. (b)(4)]; and a covenant [Subsec. (b)(5)].

The requirements of the Commercial Corner Development regulations for which relief is requested are:

Sec. 12.22-A,23 (a)(6) Signs: A conditional use permit is required for pole signs, projecting signs and roof signs. Since the date when the subject property was first redeveloped as a restaurant in 1958, a dual-pole sign has existed on the site in approximately its present location. This was evidenced under Permit No. 12863 issued on September 30, 1958 for a new pole sign. Over time, the signs in that

location were modified as to surface area and height, but were a fixture of the facility. The applicant's intent is to continue and honor the presence of a pole sign, closely resembling previous pole signs in the same location.

The proposed restored sign will be supported by double poles, and will have a maximum height of 37 feet, 6 inches, and a maximum width of 20 feet, 2 inches. It will be in compliance with Zoning Code regulations for a pole sign (LAMC Sec. 14.4.12).

In addition, a pole sign is now a consideration in the recent City case (CHC-2020-2789-HCM) filed for the property in April, 2020, for the purpose of determining its qualifications as a Historic-Cultural Monument. The building and sign are examples of "Googie" architecture, which became popular and relatively widespread in the 1950s.

Sec. 12.22-A,23 (a)(8) Walls: This provision requires that a masonry wall at least 6 feet in height shall be erected along the lot lines of lots which abut or are across an alley from any residential zone or use.

Relief from the wall requirement is requested for these reasons:

- The applicant has consulted with the Los Angeles Police Department (LAPD). That department has stated a strong concern that the wall requirement would create an area not readily observable from neighboring streets, and could create a harboring area for criminal activity.
- Relief from the wall provision would significantly enhance flexibility and capacity for vehicles exiting the subject restaurant property from the drive-through queue, particularly during hours of peak operation. Three parking spaces (Nos. 14, 15 and 16 on the site plan) will have removable bollards at the alley (instead of a landscape setback), so that vehicles departing from the queue can enter directly into the alley and from there to either Hesby or Otsego Street.
- The existing improvements along the alley for the two abutting residential properties are composed entirely of masonry property boundary walls, wood property boundary fences, garage doors or hedges. The two properties both side-on to the alley, and face Otsego or Hesby Streets. These properties would not benefit aesthetically or functionally from the addition of a masonry wall along the alley. Such an improvement would serve no beneficial purpose.
- The wall, if required, would create a substandard parking access aisle for the abutting residential properties. For typical residential parking spaces, the required width of a parking bay is 45 feet, 4 inches. Allowing for 20 feet of depth inside the garages, the minimum width of the parking access aisle should be 25 feet, 4 inches. The actual maneuvering spaces for vehicles entering/exiting the

garages on this alley would be only approximately 20 feet if the wall were constructed.

Subsec. (b)(3) Hours: This provision requires that parking lot cleaning and sweeping, and trash collections from and deliveries, to a Mini-Shopping Center or Commercial Corner Development, shall occur no earlier than 7 a.m., nor later than 8 p.m., Monday through Friday, and no earlier than 10 a.m., nor later than 4 p.m., on Saturdays and Sundays. In addition, the provisions of LAMC Sec. 12.24-W,27 require that conditional use approval be sought for a Commercial Corner Development that contains a commercial use which operates between the hours of 11 PM and 7 AM.

The applicant is requesting permission to operate between the hours of 5 AM and 12 midnight Monday through Saturday, including parking lot cleaning and sweeping, trash collection and deliveries. With respect to the hours of operation:

- The nature of the proposed use will not generate loud noise or consist of any activity that would interfere with the quiet enjoyment of adjacent residential uses. The two single family dwellings which adjoin the subject property west of the rear alley both side-on to the alley and have similar improvements, i.e., 6-foot walls abutting the alley and hedges. Both dwellings take garage access from the alley. The Commercial Corner Development provisions will require that the proposed restaurant provide 6-foot-high masonry walls abutting the alley, except where driveways will be located.
- Abutting the subject site on the north side, facing Van Nuys Boulevard, there exists a Burger King fast-food drive-through restaurant. Abutting the property on the south side, facing Van Nuys Boulevard, there exists an auto maintenance facility. Facing the subject site, on the east side of the street, there exists the building facades of the Sherman Oaks Senior Center. Other than several windows, the center does not interact with activity along or facing the street.
- Deliveries to the site will mostly be conducted by smaller commercial trucks and the loading activity associated with the products delivered will not entail the use of forklifts or generate significant noise.

The subject property is located within a long-established intensely commercial area. It will be highly compatible with existing development and will be in basic compliance with the established zoning for the property. The project will be complementary to the existing commercial development within the area.

The approval of this request will enable the subject site to be redeveloped with a suitable use, i.e. the proposed restaurant and drive-through. This use mirrors the current development of the area which includes the improvements of properties

along Van Nuys Boulevard. The proposed use of the subject site will provide a convenient service to the community. Additionally, the proposed drive-through fast-food establishment will contribute to the local economy, providing job opportunities within the community.

The project will enhance the environment. The drive-through feature will utilize state-of-the-art technology and practices to offer convenience to patrons utilizing the drive-through feature, so people can quickly obtain their food in moving to their next destination. In addition, the operator utilizes tablets that allows employees to step out to patrons in their vehicles to take orders as they are waiting in the drive-through aisles. This helps reduce the wait times and speeds the drive-through aisles to reduce traffic queueing.

While the property meets the technical definition of a Commercial Corner Development, it differs significantly from the types of developments which are intended to be controlled by the ordinance, in which a substantial frontage or frontages abut residential uses. The only lot line where the subject site abuts residential zoned/used property is at the westerly rear, with an intervening public alley.

As is normally the case with requests for zoning entitlements, the requirement that it “will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region” requires interpretation, since most such actions are sought for the primary benefit of a private property owner. The threshold consideration is that such a request must have no adverse impacts upon the surrounding neighborhood or community. That is the case here, as described in the preceding and following findings.

FINDING NO. 2: The project’s location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety. (LAMC Sec. 12.24-E,2)

The subject property is located within a long-established commercial and area. It will be highly compatible with existing development and will be in basic compliance with the established zoning for the property. The scale, height and operations of the project will be complementary to the existing commercial development within the area.

The subject property is abutted by a public alley to its rear. The properties westerly of the alley are located in the R1-1-RIO Zone and are improved with single family dwellings. The subject site faces, on the east side of Van Nuys Boulevard, Van Nuys – Sherman Oaks Park, with the buildings of the Sherman Oaks Senior Center immediately facing the subject property. Other than several windows, the center does not interact with activity along or facing the street. Abutting the subject site on the north side, facing Van Nuys Boulevard, there exists a Burger King fast-food drive-through restaurant. Abutting the property on the south side, facing Van Nuys Boulevard, there exists an auto maintenance facility. In general, both sides of the Van Nuys Boulevard are developed with commercial uses of a variety of types.

The project will comply with all the Commercial Corner Development standards required by LAMC Sec. 12.22-A,23(a), with the exception of the continuation of a pole sign, and a wall along the public alley. The project will comply with all the commercial corner conditions of operation required by LAMC Sec. 12.22-A,23(b) with the exception of hours of operation.

Since the date when the subject property was first redeveloped as a restaurant in 1958, a dual-pole sign has existed on the site in approximately its present location. Over time, the signs in that location were modified as to surface area and height, but were a fixture of the facility. The applicant's intent is to continue and honor the presence of a pole sign, closely resembling previous pole signs in the same location. In addition, a pole sign is now a consideration in the recent City case (CHC-2020-2789-HCM) filed for the property in April, 2020, for the purpose of determining its qualifications as a Historic-Cultural Monument.

It would be preferable and more beneficial for both the subject property and neighboring properties to not construct a wall along the alley for these reasons: first, that would avoid creating a harboring area for criminal activity; second, that would significantly enhance the flexibility and capacity for vehicles entering and leaving the restaurant property, particularly during hours of peak operation; third, the restaurant use will be highly compatible with the existing improvements along the alley for the abutting residential properties; fourth, the residential garages will continue to have a more adequate parking access aisle to serve them.

The subject property is located in a River Improvement Overlay (RIO) District, subject to the provisions of Ordinance No. 183145 (LAMC Sec. 13.17). The designation is because the site is located approximately 0.29 miles (1525 feet) north of the Los Angeles River. The ordinance contains development regulations governing landscaping, screening/fences and exterior lighting. The project will conform with all the requirements for a property located in the Outer Core under the ordinance and approval for the project will be ministerial.

Height, Bulk and Setbacks. The project is proposing a one-story drive-through fast-food restaurant with a maximum height of 16 feet, 2 inches, and a floor area of 4,695 square feet. The floor area ratio (FAR) for the proposed project will be 0.13 to 1.00, well below the limits of development permitted on the subject property. The existing building on the subject site which the new use is replacing contains 9,670 square feet of floor area, according to the records of the Los Angeles County Assessor. The new building will contain less than 50 percent of the floor area of the present building. The building will be set back more than 10 feet from the property line along Van Nuys Boulevard and more than 30 feet from the property line along Hesby Street.

Surrounding commercial properties are similarly zoned either C2-1VL-RIO or C1.5-1VL-RIO and are developed with buildings of varying heights containing a variety of commercial uses. The height, bulk, and setbacks of the subject property are consistent with existing development in the immediate surrounding area and with the underlying C2-1VL-RIO Zone. Therefore, the project will be compatible with existing and future development in the vicinity.

Parking. Required parking for the project will be 47 parking spaces. The project will provide a total of 39 parking spaces. In addition, bicycle parking spaces will be provided in lieu of vehicle parking spaces at a ratio of 4 bicycle spaces for each vehicle space. Ingress and egress for onsite parking will occur at a driveway at Hesby Street; ingress for the drive-through queue will be provided from the public alley on the west side of the site, with egress at the Hesby Street driveway; and further egress for the queue, during times of high volume, will occur at parking space nos. 14 – 16, which will have removable bollards at the alley.

Other City cases have been approved for projects in Commercial Corner Developments, within the immediate vicinity of the subject property. These include:

- 5230 Van Nuys Boulevard: In September, 2011, under Case No. ZA 2011-0521 (CU), a zoning administrator approved a conditional use for the installation of a new illuminated, double-sided pole sign within a Commercial Corner Development.
- 4820-32 Van Nuys Boulevard: In December, 2019, under Case No. ZA 2019-1111-(ZV)(CU), a zoning administrator approved a variance and conditional use for the continued use of a pole sign on a commercial corner lot.
- 5150 Van Nuys Boulevard: In July, 1992, under Case No. ZA 1992-0355(CUZ), a zoning administrator approved a conditional use for a double-faced illuminated pole sign in conjunction with an existing mini-shopping center.

Therefore, as conditioned, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.

FINDING NO 3: The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plans. (LAMC Sec. 12.24-E,3)

The City of Los Angeles' General Plan consists of elements that dictate policies that provides the regulatory environment in managing the City and addressing environmental issues. The subject site is located in the Van Nuys – North Sherman Oaks Community Plan Area. The Community Plan Map designates the property for General Commercial land use with corresponding zones including the C2 Zone. The surrounding area is developed with commercial, and residential uses. The property is zoned C2-1VL-RIO which permits a variety of commercial uses including the proposed fast-food restaurant.

The subject property is located in a River Improvement Overlay (RIO) District, subject to the provisions of Ordinance No. 183145 (LAMC Sec. 13.17). The designation is because the site is located approximately 0.29 miles (1525 feet) north of the Los Angeles River. The ordinance contains development regulations governing landscaping, screening/fences and exterior lighting. The project will conform with all the requirements for a property located in the Outer Core under the ordinance and approval for the project will be ministerial.

The existing and proposed uses about commercial development to the north and south, and were/are significantly buffered from adjacent residential uses by walls, landscaping and alleys. The General Plan promotes the provision of services throughout the city in locations that are convenient to the public yet do not impact nearby properties. The proposed use of the subject site would serve residents, visitors, and employees in the area, by offering an additional dining option. Bringing in viable dining options to the area would help strengthen commercial activity in the area and contribute to the economic development and competitiveness of the community.

The General Plan does not specifically designate uses permitted by conditional use or similar quasi-judicial approvals, such as the instant requests. LAMC Secs. 12.24-W,17 and 12.24-W,27 permit the requested use within the zones corresponding to the land use designation. The request is therefore consistent with the use permitted in the adopted plan.

FINDING NO. 4: Based on data provided by the City Department of Transportation or by a licensed traffic engineer, ingress to and egress from the project will not create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets. (LAMC Sec. 12.24-W,27(b)(1))

Preliminary analysis of project trip generation indicates that, for the proposed drive-through fast-food restaurant, approximately 2213 daily trips will be generated, including 189 trips during the AM peak hour and 154 trips during the PM peak hour. The previous (now-closed) sit-down restaurant generated approximately 1095 daily trips. Therefore, the net increase in daily trips is anticipated to be approximately 1118 trips. Pursuant to the requirements for Site Plan Review (LAMC Sec. 16.05), since approval is being requested for a drive-through fast-food establishment which results in a net increase of 500 or more average daily trips, a transportation study assessment by the Los Angeles Department of Transportation (LADOT) will be conducted. The results of that assessment will be incorporated into the instant finding.

Ingress and egress for onsite parking will occur at a driveway at Hesby Street; ingress for the drive-through queue will be provided from the public alley on the west side of the site, with egress at the Hesby Street driveway; and further egress for the queue, during times of high volume, will occur at parking space nos. 14 – 16, which will have removable bollards at the alley.

As noted, the drive-through vehicle double-stack will be entered at the northerly end of the site from the alley and go easterly within the property parallel to Otsego Street, then south toward the restaurant building. This will maximize the number of automobiles that are able to queue within the subject property without impacting the alley and the street from which ingress will most likely occur (Otsego Street). The double-stack queue will have a capacity of 24 vehicles.

Therefore, ingress to and egress from the project will not create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets. The applicant will be required to obtain Department of Transportation approval for vehicular access and internal circulation prior to the issuance of any building permit.

FINDING NO 5: Project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project. (LAMC Sec. 12.24-W,27(b)(2))

The subject property is an existing Commercial Corner Development by definition, although the original development of the site predated the enactment of that ordinance. The proposed project will result in the partial demolition of an existing building and the redevelopment of the property with a fast-food restaurant with a drive-through vehicle stacking queue which is a permitted use in a Commercial Corner Development.

Because of the zoning and land use pattern along Van Nuys Boulevard, many lots meet the definition of Commercial Corner Development. This pattern includes the strip commercial nature of zoning and land use on Van Nuys Boulevard; that these commercial areas are adjacent to residential zoning and use to the rear; and that the distance between cross-streets is typically only about 270 feet.

Notwithstanding, project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project, because the project will simply be adhering to the established and inherently unavoidable pattern of development along Van Nuys Boulevard, and will be a continuation of the type of development on the site which has existed for 62 years.

FINDING NO. 6: Residential uses in the vicinity of a proposed drive-through fast-food establishment will be adequately protected from any significant noise resulting from outdoor speakers, autos, or other sources of noise associated with the lot. (LAMC Sec. 12.24-W,17(a))

The portions of the property where the proposed building and primary activity/operations will be located will be adjacent to Van Nuys Boulevard, and will be adjacent to commercial uses only.

The project site is adjacent to residentially zoned properties to the west, and are/will be significantly buffered from those residential uses by the existing public alley; and by walls, fences, hedges and garage doors on the adjacent residential development. The two immediately proximate single family dwellings side-on to the public alley. The property has been substantially developed as proposed for 62 years. Adjacent residential uses have long adapted to and absorbed any impacts that may have resulted from the establishment of that parking area.

Based on the distance from the drive-through intercom from residential uses (more than 100 feet at the nearest point to any residential building), and based on day time and night time ambient noise levels, exterior noise levels from the proposed intercom are not expected to exceed the City of Los Angeles noise limits at the residential property line and no mitigation will be necessary.

The applicant agrees to a condition of approval, that noise from the speaker box shall be inaudible beyond the property line. Based on the physical configuration of the proposed development, including the vehicle stacking queue and the location of speaker boxes, the residential uses will be protected from any significant noise resulting from outdoor speakers, autos, or other sources of noise associated with the lot.

FINDING NO. 7: All stationary light generated on the lot is screened to avoid any significant adverse impact on nearby residential uses. (LAMC Sec. 12.24-W,17(b))

The building will be oriented toward Van Nuys Boulevard. The parking areas and public alley will buffer residential uses to the west from stationary lights from the fast-food drive-through restaurant. The applicant also agrees to conditions to regulate lighting by requiring that outdoor lighting be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way, nor from above. The approval of this grant and the conditions incorporated herein will help to ensure that all lighting on the site is shielded from shining into nearby residential properties. Therefore, as conditioned, all stationary light generated on the lot will be screened to avoid significant adverse impacts on nearby residential uses.

FINDING NO. 8: Trash storage, trash pickup hours, driveways, parking locations, screening walls, trees and landscaping are provided for and located so as to minimize disturbance to the occupants of nearby residential uses, and to enhance the privacy of those uses. (LAMC Sec. 12.24-W,17(c))

The project has been designed to minimize the impacts of trash storage and pickup by placing the trash storage area within a screened enclosure in conformance with Los Angeles Municipal Code Section 12.22-A, 23(a)(8). The enclosure will be located at the rear wall of the restaurant building, and will be improved by new landscaping that will enhance its physical appearance and minimize any disturbance to nearby

commercial occupants. The trash storage enclosure will be constructed of materials to match the exterior wall materials of the building. Moreover, trash storage bins are required to be locked when not in use and containers will not be placed in or block access to required parking.

The project will include centralized on-site trash collection for both refuse and recyclable materials, in conformance with the LAMC. Compliance with these regulations will allow the project to be compatible with existing and future development.

The project will take access, both ingress and egress, from various points as described in previous findings. Parking is provided in conformance with LAMC regulations for restaurants (one parking space per 100 square feet of floor area). Forty-seven (47) parking spaces will be required; 39 vehicle parking spaces plus 36 bicycle parking spaces in lieu will be provided in fulfillment of the parking requirement.

In accordance with the regulations of the Commercial Corner Development ordinance and good land use practices, the street frontages will be landscaped with trees, shrubs, and ground cover in order to improve the aesthetic appearance of the site.

The project will be conditioned to install additional pedestrian-scale and security lighting that would be shielded and down-casted within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties and the night sky.

The Commercial Corner Development regulations require that a landscaped, planted area having a minimum inside width of five feet shall be required along all street frontages of the lot. Further, an automatic irrigation system is required for all landscaped areas. As conditioned, the applicant will be required to install landscaping in the surface parking lot area as well as around the perimeter of the building and the property.

Therefore, as conditioned and described, the project's design features are provided for and located so as to minimize disturbance to the occupants of nearby residential uses, and to enhance the privacy of those uses.

SITE PLAN REVIEW FINDINGS

Request. Site Plan Review approval for a drive-through fast-food establishment which results in a net increase of 500 or more average daily trips, pursuant to LAMC Sec. 16.05-C,1(c).

FINDING NO. 1: The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and does not conflict with any applicable regulations, standards, and any applicable specific plan. (LAMC Sec. 16.05-F,1)

There are twelve elements of the General Plan. Each of these elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of code requirements within the Los Angeles Municipal Code (LAMC). Except for the entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code.

The Land Use Element of the City's General Plan divides the City into 35 Community Plan areas. The subject site is located in the Van Nuys – North Sherman Oaks Community Plan Area. The Community Plan Map designates the property for General Commercial land use with corresponding zones including the C2 Zone. The surrounding area is developed with commercial, and residential uses. The property is zoned C2-1VL-RIO which permits a variety of commercial uses including the proposed fast-food restaurant.

The project is in substantial conformance with the purposes, intent and provisions of the General Plan, as reflected in the adopted Framework Element and Community Plan. The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following goals, objectives and policies relevant to the instant request:

Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city. Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors. Policy 3.14: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram. Objective 3.4 and Policy 3.4.1: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

The property has been used for nonresidential (commercial) uses, specifically a restaurant, for 62 years. The existing and proposed uses abut commercial development to the north and south, and were/are significantly buffered from adjacent residential uses by walls, landscaping and alleys. The General Plan promotes the provision of services throughout the city in locations that are convenient to the public yet do not impact nearby properties. The proposed use of the subject site would serve residents, visitors, and employees in the area, by offering an additional dining option. Bringing in viable dining options to the area would help strengthen commercial activity in the area and contribute to the economic development and competitiveness of the community.

In addition to the overall regulations contained in the General Plan and zoning regulations, the following specific regulations are applicable to the subject property and proposed project:

- The subject property is located in a River Improvement Overlay (RIO) District, subject to the provisions of Ordinance No. 183145 (LAMC Sec. 13.17). The designation is because the site is located approximately 0.29 miles (1525 feet) north of the Los Angeles River. The ordinance contains development regulations governing landscaping, screening/fences and exterior lighting. The project will conform with all the requirements for a property located in the Outer Core under the ordinance and approval for the project will be ministerial.
- In the Mobility Plan 2035, Van Nuys Boulevard is designated as a Boulevard II street, with a planned right-of-way width of 110 feet and a roadway width of 80 feet. The existing dedicated width is 95 feet and the existing roadway width is

approximately 70 feet. Both Otsego and Hesby Streets are local streets, with a planned right-of-way width of 60 feet and a planned roadway width of 36 feet. Both streets are dedicated and improved to those standards. The public alley has a dedicated width of 20 feet and is improved to approximately that width.

- The proposed project will comply with, or need relief from, various provisions of LAMC Sec. 12.22-A,23 for a Commercial Corner Development, as discussed in detail in other findings.
- The proposed project will comply with the provisions of the Code's sign regulations (LAMC Article 4.4).

FINDING NO. 2: The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on neighboring properties. (LAMC Sec. 16.05-F,2)

The subject property is located within a long-established commercial and residential area. It will be highly compatible with existing development and will be in basic compliance with the established zoning for the property. The scale, height and operations of the project will be complementary to the existing commercial development within the area.

The subject property is abutted by a public alley to its rear. The properties westerly of the alley are located in the R1-1-RIO Zone and are improved with single family dwellings. The subject site faces, on the east side of Van Nuys Boulevard, Van Nuys – Sherman Oaks Park, with the buildings of the Sherman Oaks Senior Center immediately facing the subject property. Other than several windows, the center does not interact with activity along or facing the street. Abutting the subject site on the north side, facing Van Nuys Boulevard, there exists a Burger King fast-food drive-through restaurant. Abutting the property on the south side, facing Van Nuys Boulevard, there exists an auto maintenance facility. In general, both sides of the Van Nuys Boulevard are developed with commercial uses of a variety of types.

The project site is adjacent to residentially zoned properties to the west, and are/will be significantly buffered from those residential uses by the existing public alley; and by walls, fences, hedges and garage doors on the adjacent residential development. The two immediately proximate single family dwellings side-on to the public alley. The property has been substantially developed as proposed for 62 years. Adjacent

residential uses have long adapted to and absorbed any impacts that may have resulted from the establishment of that parking area.

The approval of this request will enable the subject site to be redeveloped with a suitable use, i.e. the proposed restaurant and drive-through. This use mirrors the current development of the area which includes the improvements of properties along Van Nuys Boulevard. The proposed use of the subject site will provide a convenient service to the community. Additionally, the proposed drive-through fast-food establishment will contribute to the local economy, providing job opportunities within the community.

Height, Bulk and Setbacks. The project is proposing a one-story drive-through fast-food restaurant with a maximum height of 16 feet, 2 inches, and a floor area of 4,695 square feet. The floor area ratio (FAR) for the proposed project will be 0.13 to 1.00, well below the limits of development permitted on the subject property. The existing building on the subject site which the new use is replacing contains 9,670 square feet of floor area, according to the records of the Los Angeles County Assessor. The new building will contain less than 50 percent of the floor area of the present building. The building will be set back more than 10 feet from the property line along Van Nuys Boulevard and more than 30 feet from the property line along Hesby Street.

Surrounding commercial properties are similarly zoned either C2-1VL-RIO or C1.5-1VL-RIO and are developed with buildings of varying heights containing a variety of commercial uses. The height, bulk, and setbacks of the subject property are consistent with existing development in the immediate surrounding area and with the underlying C2-1VL-RIO Zone. Therefore, the project will be compatible with existing and future development in the vicinity.

Parking. Required parking for the project will be 47 parking spaces. The project will provide a total of 39 parking spaces. In addition, bicycle parking spaces will be provided in lieu of vehicle parking spaces at a ratio of 4 bicycle spaces for each vehicle space. Ingress and egress for onsite parking will occur at a driveway at Hesby Street; ingress for the drive-through queue will be provided from the public alley on the west side of the site, with egress at the Hesby Street driveway; and further egress for the queue, during times of high volume, will occur at parking space nos. 14 – 16, which will have removable bollards at the alley.

Lighting. The project has been conditioned to install additional pedestrian-scale and security lighting that would be shielded and down-casted within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties and the night sky.

Landscaping. The Commercial Corner Development regulations require that a landscaped, planted area having a minimum inside width of five feet shall be required

along all street frontages. Further, an automatic irrigation system is required for all landscaped areas. As conditioned, the applicant will be required to install landscaping in the surface parking lot area as well as around the perimeter of the building and the property.

Trash Collection. The project will include centralized on-site trash collection for both refuse and recyclable materials, in conformance with the LAMC. Compliance with these regulations will allow the project to be compatible with existing and future development. Trash storage will be enclosed and screened from public view. The trash storage enclosure will be constructed of materials to match the exterior wall materials of the building. Moreover, trash storage bins are required to be locked when not in use and containers will not be placed in or block access to required parking.

Therefore, as conditioned, the project's arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements will be compatible with existing and future development on neighboring properties.

FINDING NO. 3: Any residential project provides recreational and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties. (LAMC Sec. 16.05-F,3)

The proposed drive-through fast-food establishment is an entirely commercial use. The project is not a residential project, nor will it create a demand for recreation and service amenities on neighboring properties.



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

Waived hearing Concurrent hearing Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address¹ _____ Unit/Space Number _____

Legal Description² (Lot, Block, Tract) _____

Assessor Parcel Number _____ Total Lot Area _____

2. PROJECT DESCRIPTION

Present Use _____

Proposed Use _____

Project Name (if applicable) _____

Describe in detail the characteristics, scope and/or operation of the proposed project _____

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

- | | |
|---|--|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant) | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad |
| <input type="checkbox"/> Site has existing buildings (provide copies of building permits) | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park) |
| <input type="checkbox"/> Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial) | <input type="checkbox"/> Site has special designation (e.g. National Historic Register, Survey LA) |

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: _____square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing _____ - Demolish(ed)³ _____ + Adding _____ = Total _____

Number of Affordable Units⁴ Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: _____square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO

Is your project required to dedicate land to the public right-of-way? YES NO

If so, what is/are your dedication requirement(s)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form _____

b. Geographic Project Planning Referral _____

c. Citywide Design Guidelines Compliance Review Form _____

d. Affordable Housing Referral Form _____

e. Mello Form _____

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

g. HPOZ Authorization Form _____

h. Management Team Authorization _____

i. Expedite Fee Agreement _____

j. Department of Transportation (DOT) Referral Form _____

k. Preliminary Zoning Assessment Referral Form _____

l. SB330 Preliminary Application _____

m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____

n. Order to Comply _____

o. Building Permits and Certificates of Occupancy _____

p. Hillside Referral Form (BOE) _____

q. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____

r. SB330 Determination Letter from Housing and Community Investment Department _____

s. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Agent/Representative name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip: _____

Telephone _____ E-mail: _____

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information Owner Applicant
(*select only one*) Agent/Representative Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature _____

Date 12/11/2020

Print Name Jane Kay Heagerty

FULLER REALTY CORP - CEO

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On December 11, 2020 before me, Cory D. Esters
(Insert Name of Notary Public and Title)

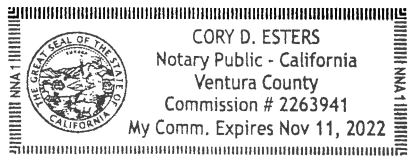
personally appeared Jane Kay Hooperty, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature

(Seal)



APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- g. I understand that if this application is denied, there is no refund of fees paid.
- i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
- i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: Jennifer M. Daw
 Print Name: Jennifer M. Daw

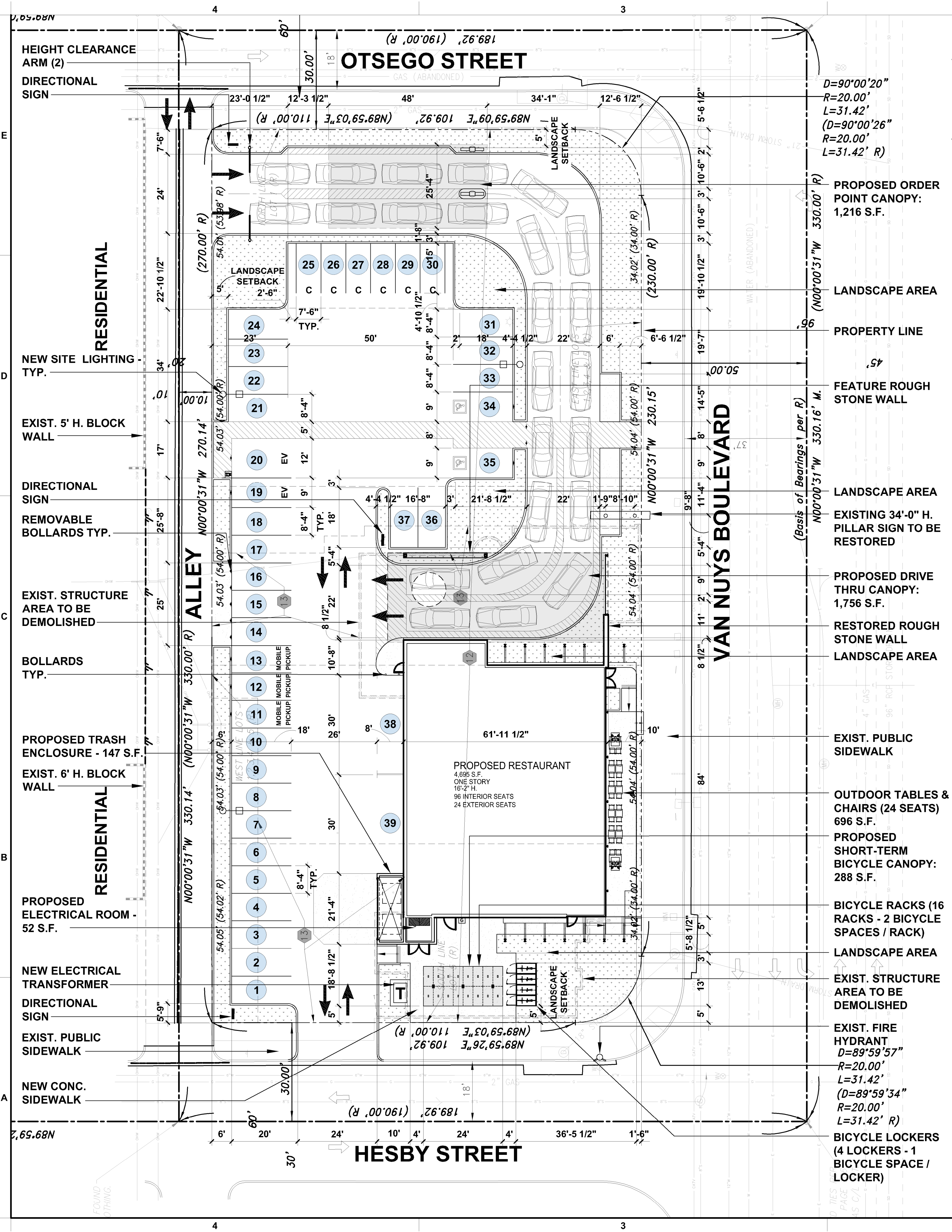
Date: 1/8/2021

**OPTIONAL
NEIGHBORHOOD CONTACT SHEET**

9. SIGNATURES of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).



EASEMENT NOTES

- 12 AGREEMENT OR COVENANT TO HOLD LAND AS ONE PARCEL RECORDED MARCH 14, 1958 AS INSTRUMENT NO. 2365, BOOK 56529, PAGE 71 OF OFFICIAL RECORDS.
- 13 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF YARDS FOR AN OVER-SIZED BUILDING" RECORDED JUNE 02, 1969 AS INSTRUMENT NO. 2442 OF OFFICIAL RECORDS

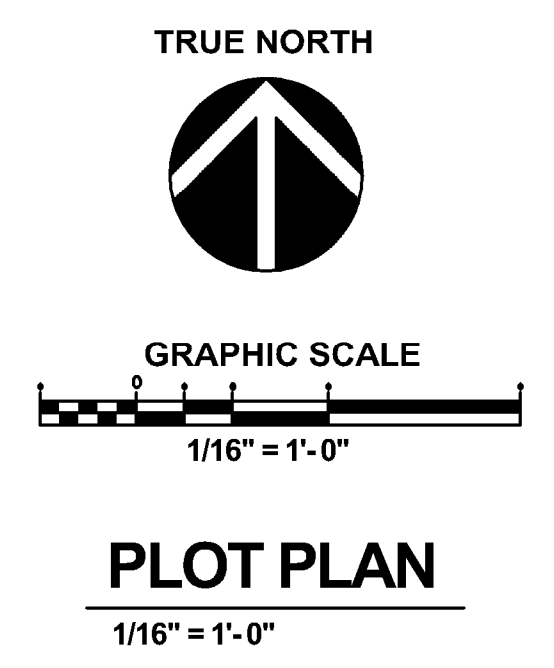
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREON BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 LOTS 1, 2, 3, 4 AND 5 OF TRACT NO. 13825 IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 294, PAGE 17 OF MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER. EXCEPTING THEREFROM ALL MINERALS, COAL, OILS, PETROLEUM AND KINDRED SUBSTANCES AND NATURAL GAS IN AND UNDER SAID LAND. THE RIGHT OF ENTRY WHICH MAY OR MIGHT BE IMPLIED FROM THE RESERVATION IN ABOVE MENTIONED DEED WAS WAIVED BY RICHARD C. WELDON AND LUCY MAY WELDON IN INSTRUMENT DATED 7/22/47 RECORDED 7/23/1947 IN BOOK 24782, PAGE 343 O. R.

TRACT:	TR 13825
BLOCK:	N/A
LOT:	4
ARB:	N/A

LEGEND

- PROPOSED LANDSCAPE AREA:
- NEW CONC. SIDEWALK:
- PROPERTY LINE:
- EXIST. WALLS TO BE DEMOLISHED:
- PROPOSED CANOPY AREA:
- NEW CONC. CURB:
- NUMBER OF PARKING SPACES:



SITE INFORMATION

ADDRESS:	5043 VAN NUYS BLVD SHERMAN OAKS, CA 91403
ZONING:	C2-1BVL-RIO
OVERLAY DISTRICT:	ZI-2358 RIVER IMPROVEMENT
MAXIMUM BUILDING HEIGHT:	45'-0"
PROPOSED BUILDING HEIGHT:	16'-2"
LOT SIZE:	34,927 S.F. (0.802 ACRES)
EXISTING BUILDING AREA:	9,760 S.F.
PROPOSED BUILDING AREA:	4,695 S.F.
PROPOSED TRASH ENCL. AREA:	147 S.F.
PROPOSED DRIVE THRU CANOPY AREA:	1,756 S.F.
PROPOSED ORDER POINT CANOPY AREA:	1,216 S.F.
PROPOSED SHORT-TERM BICYCLE CANOPY AREA:	288 S.F.
FAR:	0.13
INTERIOR SEATS:	96
OUTDOOR SEATS:	24
LANDSCAPING (% OF SITE)	6,526 S.F. (18.6%)
WINDOW AGGREGATE (%)	
COMBINED TRANSPARENT WINDOW AREA / COMBINED ELEVATION AREA:	1,355 S.F. / 2,704 S.F. = 0.50 (50%)
BUILDING SETBACK:	N: 0' OSTEGO STREET S: 0' HESBY STREET E: 0' VAN NUYS BLVD. W: 0' ALLEY N: 5' OSTEGO STREET S: 5' HESBY STREET E: 5' VAN NUYS BLVD. W: 5' ALLEY
LANDSCAPE SETBACK:	

PARKING CALCULATION:

PARKING SPACES REQUIRED: 47
 BASIS: 1 SPACE / 100 S.F. OF BUILDING AREA
 4,695 SF / 100 = 46.9

PARKING SPACES PROVIDED:

STANDARD SPACES:	29
ACCESSIBLE SPACES:	2
EV SPACES:	2
COMPACT SPACES:	6 (13%)
TOTAL PARKING SPACES PROVIDED =	39

MAX 20% OF PARKING SPACES CAN BE SUBSTITUTED WITH BICYCLE PARKING SPACES:
 8 PARKING SPACES SUBSTITUTED WITH BICYCLE PARKING SPACES - (17%) OF 47 PARKING SPACES REQUIRED.
 BASIS: 4 BICYCLE PARKING SPACES = 1 PARKING SPACE
 (4) X 8 = 32 BICYCLE PARKING SPACES PROVIDED AS A REPLACEMENT FOR CAR PARKING SPACES

SHORT -TERM BICYCLE SPACES REQUIRED: 3
 BASIS: 1 PER 2,000 S.F. OF BUILDING AREA (MINIMUM 2)
 4,695 SF / 2,000 = 2.3
 TOTAL SHORT-TERM BICYCLE SPACES PROVIDED: 32 (16 RACKS)

LONG-TERM BICYCLE SPACES REQUIRED: 3
 BASIS: 1 PER 2,000 SF OF BUILDING AREA (MINIMUM 2)
 4,695 S.F. / 2,000 = 2.3
 TOTAL LONG-TERM BICYCLE SPACES PROVIDED: 4 (4 LOCKERS)

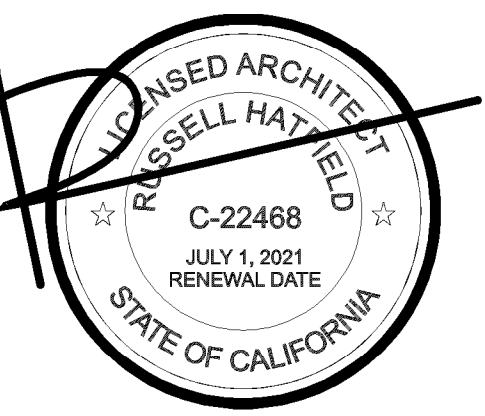
TOTAL BICYCLE SPACES PROVIDED: 36 (32 SHORT-TERM + 4 LONG-TERM)

24 CAR STACK SPACES PROVIDED



Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia
 30349-2998

crho architects
 1833 E. 17th Street
 3rd Floor - Suite 301
 Santa Ana, CA 92705
 Phone 714.832.1834



VAN NUYS BLVD. & HESBY
 5043 VAN NUYS BLVD.,
 SHERMAN OAKS, CA

FSR# 04413

REVISION SCHEDULE	
NO.	DATE DESCRIPTION

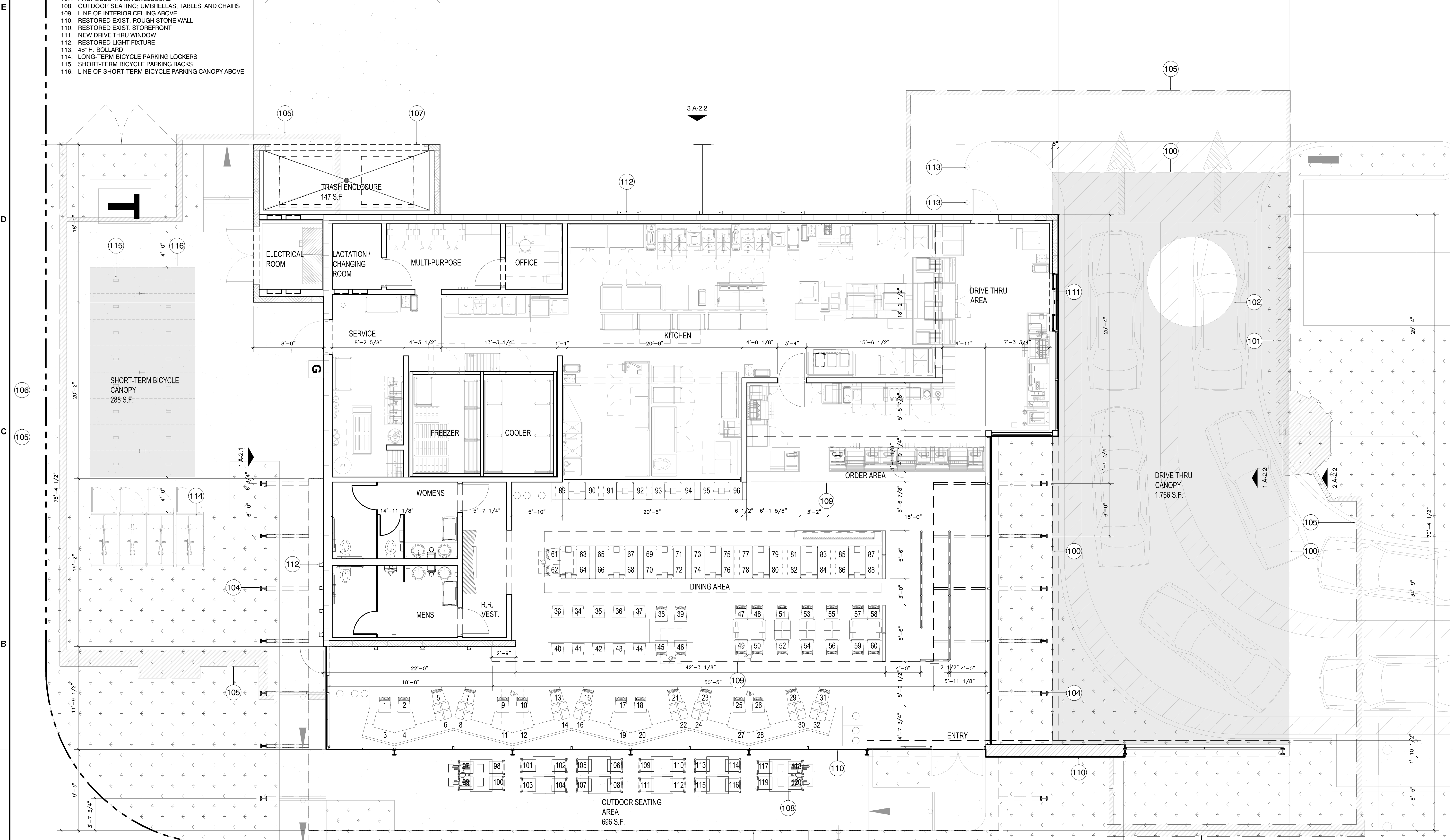
ARCHITECT'S PROJECT #	18-161
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SHEET NUMBER
SP-1

KEYNOTES

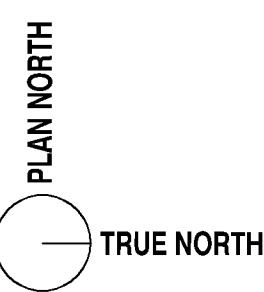
- 100. LINE OF DRIVE THRU CANOPY ABOVE
- 101. FEATURE ROUGH STONE WALL
- 102. FEATURE OPENING AT DRIVE THRU CANOPY ABOVE
- 103. LINE OF RESTORED CURVED ROOF OVERHANG ABOVE
- 104. RESTORED STEEL COLUMNS - TYP.
- 105. EXISTING WALLS TO BE DEMOLISHED
- 106. PROPERTY LINE
- 107. PROPOSED TRASH ENCLOSURE
- 108. OUTDOOR SEATING: UMBRELLAS, TABLES, AND CHAIRS
- 109. LINE OF INTERIOR CEILING ABOVE
- 110. RESTORED EXIST. ROUGH STONE WALL
- 111. RESTORED EXIST. STOREFRONT
- 112. NEW DRIVE THRU WINDOW
- 113. RESTORED LIGHT FIXTURE
- 114. 48" H. BOLLARD
- 115. LONG-TERM BICYCLE PARKING LOCKERS
- 116. SHORT-TERM BICYCLE PARKING RACKS
- 117. LINE OF SHORT-TERM BICYCLE PARKING CANOPY ABOVE



1. FLOOR PLAN

3/16"=1'-0"
 BUILDING AREA: 4,695 S.F.
 TRASH ENCL. AREA: 147 S.F.
 DRIVE THRU CANOPY AREA: 1,756 S.F.
 SHORT-TERM BICYCLE CANOPY AREA: 288 S.F.
 OUTDOOR SEATING AREA: 696 S.F.

INTERIOR SEATS: 96
 EXTERIOR SEATS: 24
 TOTAL SEATS: 120



LEGEND

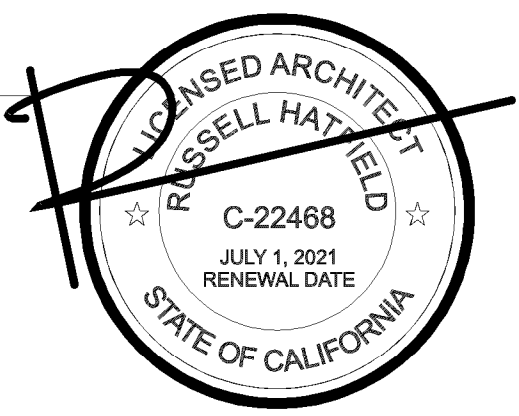
- PROPOSED LANDSCAPE AREA: [Symbol]
- NEW CONC. SIDEWALK: [Symbol]
- PROPERTY LINE: [Symbol]
- EXIST. WALLS TO BE DEMOLISHED: [Symbol]
- PROPOSED CANOPY AREA: [Symbol]



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FSR# 04413

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 SHEET FLOOR PLAN
 SHEET NUMBER
A-1A

KEYNOTES

- 200. CURVED ROOF
- 201. FEATURE ROUGH STONE WALL
- 202. STUCCO REVEAL
- 203. RESTORED EXIST. CMU WALL
- 204. LIGHT FIXTURE
- 205. STEEL COLUMNS
- 206. STOREFRONT
- 207. TRASH ENCLOSURE COMMERCIAL ROLL UP DOOR
- 208. PROPOSED DRIVE THRU WINDOW
- 209. SHADE SYSTEM

MATERIAL AND FINISH SCHEDULE

SV (1)	ROUGH STONE VENEER - RESTORED EXIST. ROUGH STONE VENEER
ST (1)	YKK STOREFRONT SYSTEM; "CLEAR ANODIZED"
AL (2)	ALUMINUM BAR; "CLEAR ANODIZED"
STC (1)	STUCCO; SMOOTH FINISH; COLOR: SW 7566 "WESTHIGHLAND WHITE"
STC (2)	STUCCO; SMOOTH FINISH; COLOR: SW 7015 "REPOSE GRAY"
STC (3)	STUCCO; SMOOTH FINISH; COLOR TO MATCH PANTONE 173 "INTERNATIONAL ORANGE"
PT (1)	PAINT - COLOR: SW 7566 "WESTHIGHLAND WHITE"
PT (2)	PAINT - COLOR: SW 7015 "REPOSE GRAY"
PT (3)	PAINT - COLOR TO MATCH PANTONE 173 "INTERNATIONAL ORANGE"
PT (4)	PAINT - COLOR: SW CFA CUSTOM "URBAN NIGHT"
PT (5)	PAINT - COLOR TO MATCH CMU-1
CMU (1)	EXPOSED CMU; ORCO, 8 X 16 X 8 ANGELUS BLOCK - COLOR TO BE DETERMINED
EC (1)	PARAPET WALL COPING; FLAT FINISH; COLOR TO MATCH PT-2
MF (1)	METAL FLASHING - PAINT TO MATCH ADJACENT SURFACE

LEGAL DESCRIPTION

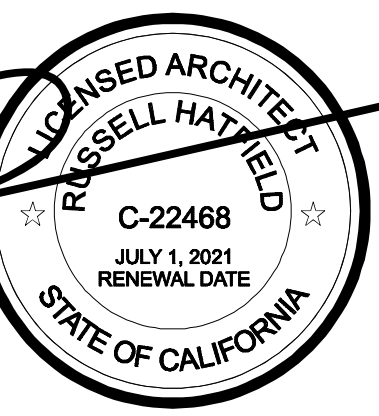
THE LAND REFERRED TO HEREON BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
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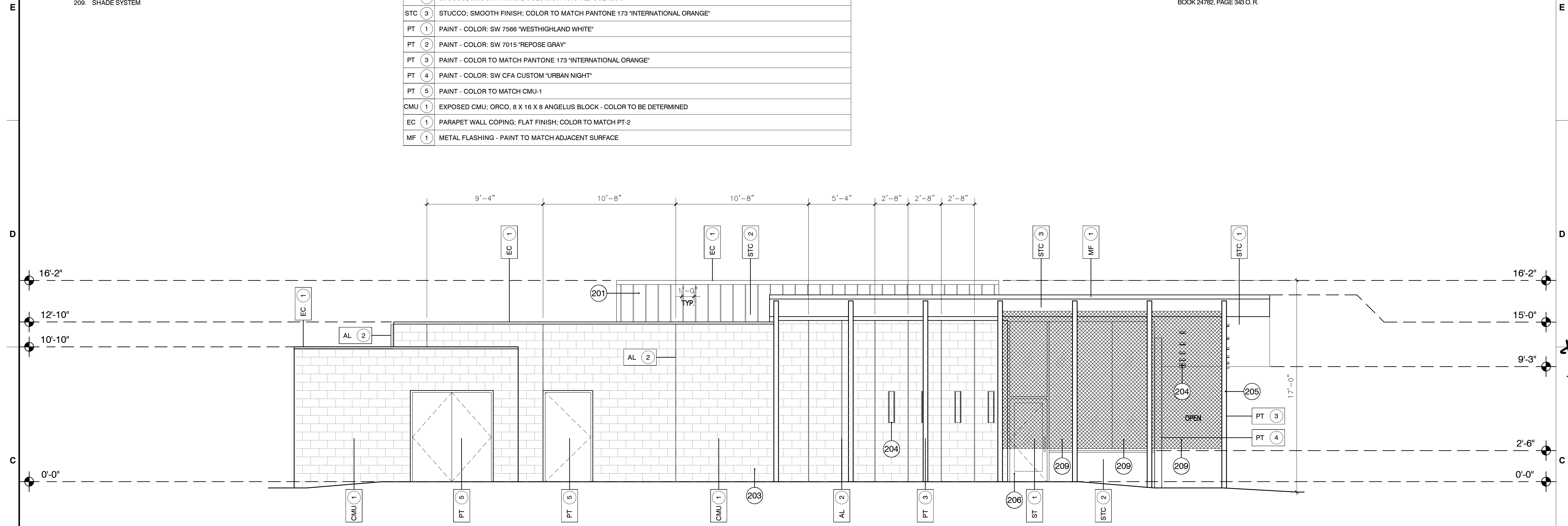
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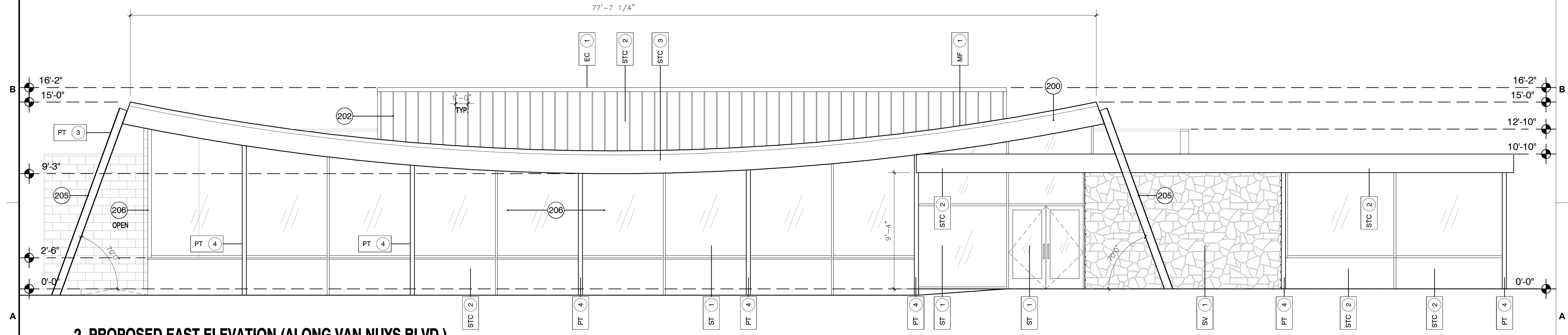
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 SHEET
 EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.1



1. PROPOSED SOUTH ELEVATION (ALONG HESBY ST)

1/4"=1'-0"



2. PROPOSED EAST ELEVATION (ALONG VAN NUYS BLVD.)

1/4"=1'-0"

KEYNOTES

- 200. CURVED ROOF
- 201. FEATURE ROUGH STONE WALL
- 202. STUCCO REVEAL
- 203. RESTORED EXIST. CMU WALL
- 204. LIGHT FIXTURE
- 205. STEEL COLUMNS
- 206. STOREFRONT
- 207. TRASH ENCLOSURE COMMERCIAL ROLL UP DOOR
- 208. PROPOSED DRIVE THRU WINDOW
- 209. SHADE SYSTEM

MATERIAL AND FINISH SCHEDULE

SV	1	ROUGH STONE VENEER - RESTORED EXIST. ROUGH STONE VENEER
ST	1	YKK STOREFRONT SYSTEM; "CLEAR ANODIZED"
AL	2	ALUMINUM BAR; "CLEAR ANODIZED"
STC	1	STUCCO; SMOOTH FINISH; COLOR: SW 7566 "WESTHIGHLAND WHITE"
STC	2	STUCCO; SMOOTH FINISH; COLOR: SW 7015 "REPOSE GRAY"
STC	3	STUCCO; SMOOTH FINISH; COLOR TO MATCH PANTONE 173 "INTERNATIONAL ORANGE"
PT	1	PAINT - COLOR: SW 7566 "WESTHIGHLAND WHITE"
PT	2	PAINT - COLOR: SW 7015 "REPOSE GRAY"
PT	3	PAINT - COLOR TO MATCH PANTONE 173 "INTERNATIONAL ORANGE"
PT	4	PAINT - COLOR: SW CFA CUSTOM "URBAN NIGHT"
PT	5	PAINT - COLOR TO MATCH CMU-1
CMU	1	EXPOSED CMU; ORCO, 8 X 16 X 8 ANGELUS BLOCK - COLOR TO BE DETERMINED
EC	1	PARAPET WALL COPING; FLAT FINISH; COLOR TO MATCH PT-2
MF	1	METAL FLASHING - PAINT TO MATCH ADJACENT SURFACE

LEGAL DESCRIPTION

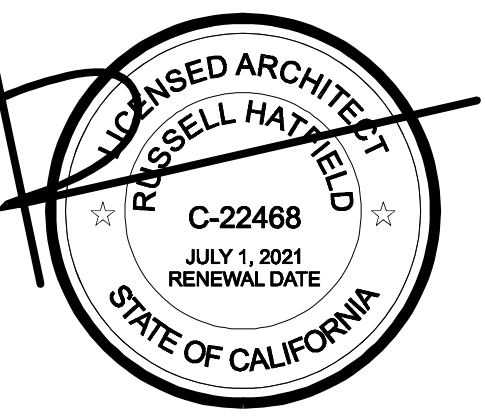
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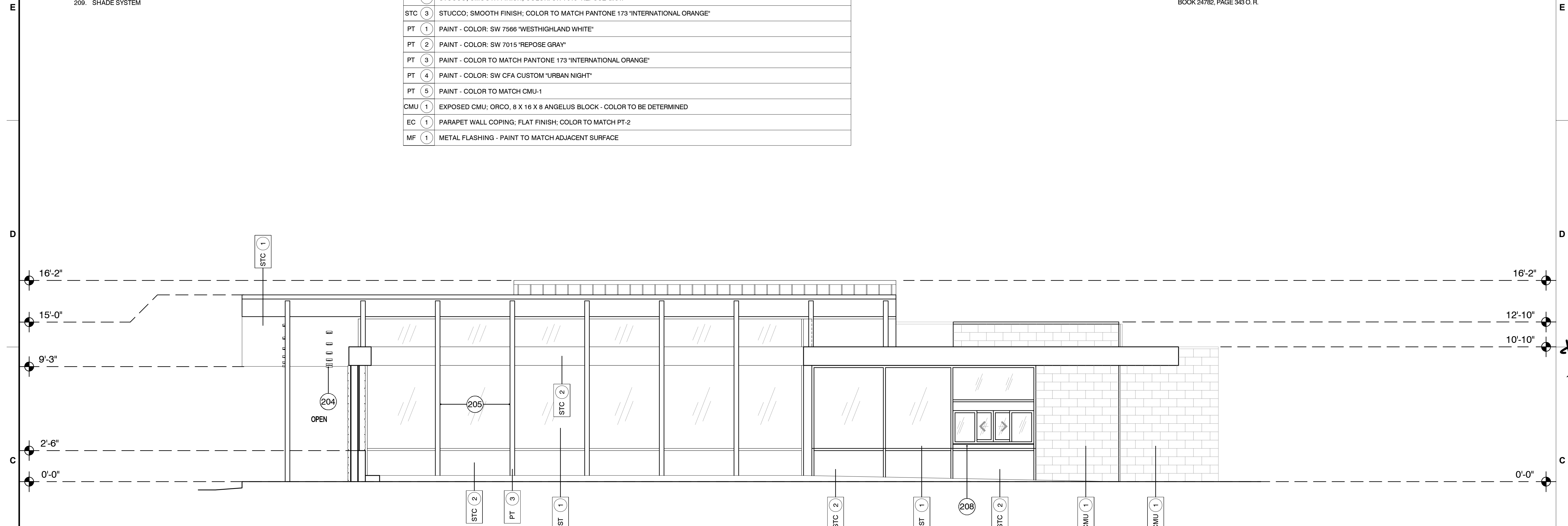
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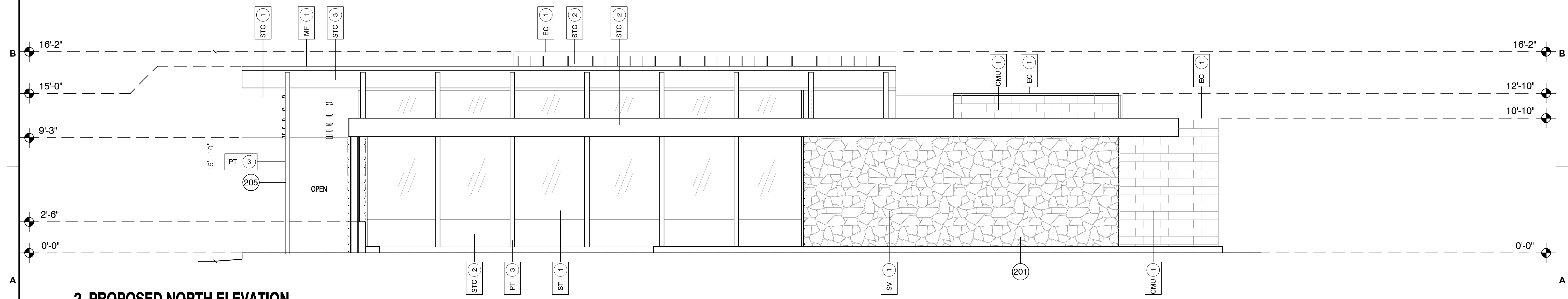
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 SHEET
 EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.2



1. PROPOSED NORTH ELEVATION

1/4"=1'-0"



2. PROPOSED NORTH ELEVATION

1/4"=1'-0"

KEYNOTES

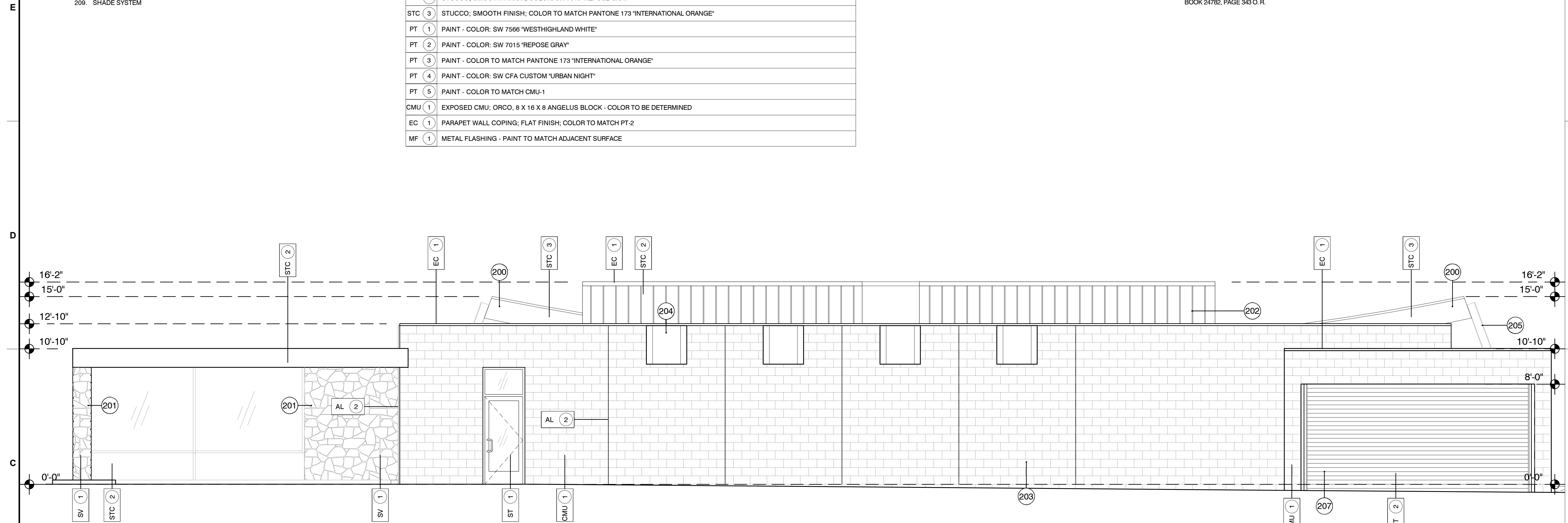
- 200. CURVED ROOF
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- 209. SHADE SYSTEM

MATERIAL AND FINISH SCHEDULE

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ST	1	YKK STOREFRONT SYSTEM; "CLEAR ANODIZED"
AL	2	ALUMINUM BAR; "CLEAR ANODIZED"
STC	1	STUCCO; SMOOTH FINISH; COLOR: SW 7566 "WESTHIGHLAND WHITE"
STC	2	STUCCO; SMOOTH FINISH; COLOR: SW 7015 "REPOSE GRAY"
STC	3	STUCCO; SMOOTH FINISH; COLOR TO MATCH PANTONE 173 "INTERNATIONAL ORANGE"
PT	1	PAINT - COLOR: SW 7566 "WESTHIGHLAND WHITE"
PT	2	PAINT - COLOR: SW 7015 "REPOSE GRAY"
PT	3	PAINT - COLOR TO MATCH PANTONE 173 "INTERNATIONAL ORANGE"
PT	4	PAINT - COLOR: SW CFA CUSTOM "URBAN NIGHT"
PT	5	PAINT - COLOR TO MATCH CMU-1
CMU	1	EXPOSED CMU; ORCO, 8 X 16 X 8 ANGELUS BLOCK - COLOR TO BE DETERMINED
EC	1	PARAPET WALL COPING; FLAT FINISH; COLOR TO MATCH PT-2
MF	1	METAL FLASHING - PAINT TO MATCH ADJACENT SURFACE

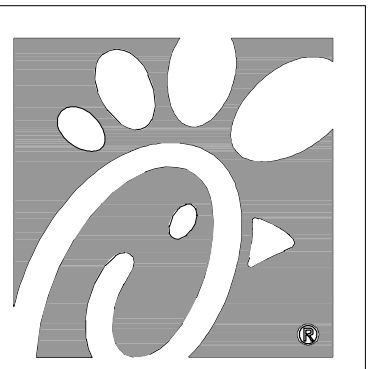
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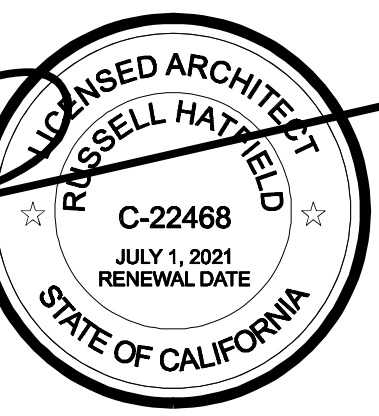
1. PROPOSED WEST ELEVATION

1/4"=1'-0"



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SHEET
 EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.3