



**Chick-fil-A  
Historic Monument  
5043 Van Nuys Blvd  
Sherman Oaks, CA 91403**

# HISTORIC RESTORATION



# DESIGNATED HISTORIC MONUMENT



Designed in 1958 by Master architects Louis Armet, Eldon Davis and Helen Fong of Armet and Davis

Googie coffee shop characteristics:

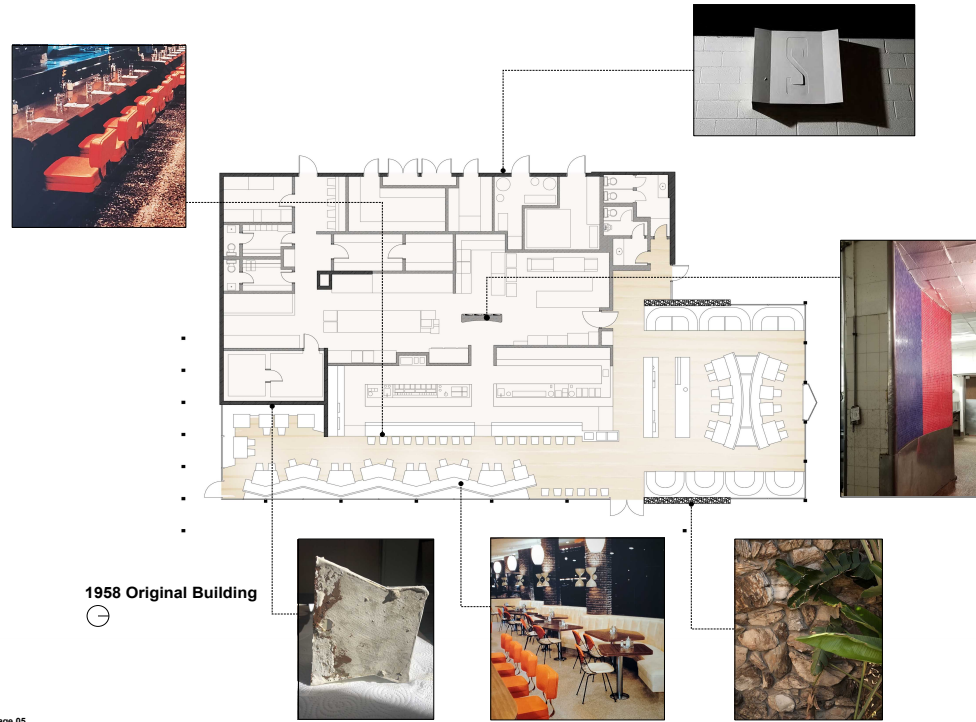
- Catenary shaped roof line
- Storefront glazing that follows the curved roof
- Random rubble stone veneer
- Roof Screen comes down into the interior and forms a curved soffit
- Light Sconce features
- Zigzag seating along storefront
- Cantilevered counter seating

Glass walls connect its diners to the movement of the street along Van Nuys Blvd.

# EXTERIOR RESTORATION



# INTERIOR HISTORICAL ELEMENTS AND RESTORATION



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Van Nuys & Healy\_Presentation\_CHC\_22.03.02



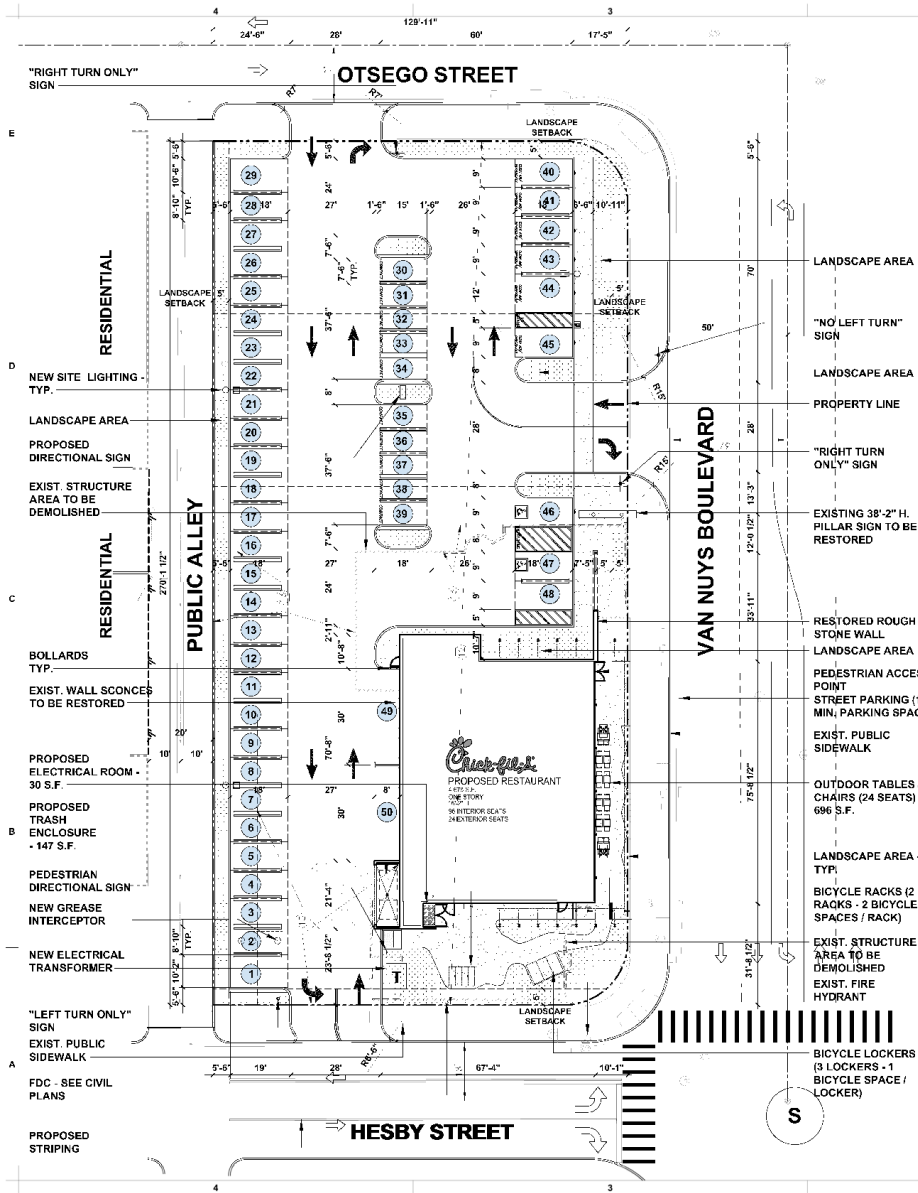
# EXTERIOR DINING/LANSCAPING ALONG VAN NUYS



# FACT SHEET

Square Footage	4,678 SF
Lot Size	34,927 SF
Landscaping	5,109 SF (15%)
	Indoor dining, outdoor dining
<b>SEATING</b>	
Interior	96
Patio	24
<b>PARKING &amp; ONSITE QUEUEING</b>	
Parking	50
Bicycle Parking	7
<b>OPERATIONAL DETAILS</b>	
Days and Hours of Operation	Monday – Saturday 6:30am – 10pm – Open to Public 5:00 am – midnight – Open to Staff
<b>ENTITLEMENTS</b>	
Entitlements	<ol style="list-style-type: none"> <li>1. An Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301, 15331, and 15332 (Class 1, 31, 32) and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and</li> <li>2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.27, a Conditional Use to permit Commercial Corner deviations including extended hours of operation of 5:00 a.m. to 12:00 a.m., Monday through Saturday (hours open to the public to be from 6:30 a.m. to 10:00 p.m. Monday through Saturday), erection of a pole sign, and dismissal of a masonry wall to be erected along lots that are across an alley from the adjacent R1 Zone, in conjunction with the rehabilitation of a restaurant-lounge into a fast-food establishment; and</li> <li>3. Pursuant to Los Angeles Municipal Code (LAMC) Section 16.05, a Site Plan Review for a fast-food establishment resulting in a net increase of 500 or more average daily trips.</li> </ol>

# SITE PLAN



## EASEMENT NOTES

- 12 AGREEMENT OR COVENANT TO HOLD LAND AS ONE PARCEL RECORDED MARCH 14, 1958 AS INSTRUMENT NO. 2385, 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

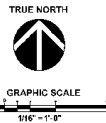
## LEGAL DESCRIPTION

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: [Symbol]
- NEW CONC. SIDEWALK: [Symbol]
- PROPERTY LINE: [Symbol]
- EXIST. WALLS TO BE DEMOLISHED: [Symbol]
- PROPOSED CANOPY AREA: [Symbol]
- NEW CONC. CURB: [Symbol]
- NUMBER OF PARKING SPACES: [Symbol]
- PROPOSED TRAFFIC SIGNAL: [Symbol]
- PROPOSED CROSSWALK: [Symbol]



PLOT PLAN  
1/16" = 1'-0"

## SITE INFORMATION

ADDRESS:	5043 VAN NUYS BLVD SHERMAN OAKS, CA 91403
ZONING:	C2-1B/L-RO
OVERLAY DISTRICT:	Z1-2358 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:	4,678 S.F.
PROPOSED TRASH ENCL. AREA:	147 S.F.
FAR:	0.13
INTERIOR SEATS:	96
OUTDOOR SEATS:	24
TOTAL SEATS:	120
LANDSCAPING (% OF SITE):	5,109 S.F. (15%)
WINDOW AGGREGATE (%):	
COMBINED TRANSPARENT WINDOW AREA / COMBINED ELEVATION AREA:	1,355 S.F. / 2,704 S.F. = 0.50 (50%)
BUILDING SETBACK:	N: 0' OTSEGO STREET S: 0' HESBY STREET E: 0' VAN NUYS BLVD. W: 0' ALLEY N: 0' OTSEGO STREET S: 0' HESBY STREET E: 0' VAN NUYS BLVD. W: 0' ALLEY

## PARKING CALCULATION:

PARKING SPACES REQUIRED: 47	BASIS: 1 SPACE / 100 S.F. OF BUILDING AREA
4,678 SF / 100 = 46.7	
PARKING SPACES PROVIDED:	32
STANDARD SPACES:	2
ACCESSIBLE SPACES:	0 (4 EV SPACES)
CLEAN AIR VEHICLES / EV SPACES:	10
COMPACT SPACES:	10
TOTAL PARKING SPACES PROVIDED =	50
SHORT-TERM BICYCLE SPACES REQUIRED: 3	BASIS: 1 PER 2,000 S.F. OF BUILDING AREA (MINIMUM 2)
4,678 SF / 2,000 = 2.3	
TOTAL SHORT-TERM BICYCLE SPACES PROVIDED: 4 (2 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: 3 (3 LOCKERS)	
TOTAL BICYCLE SPACES PROVIDED: 7 (4 SHORT-TERM + 3 LONG-TERM)	



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Phone 714.832.1834



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

FSR# 04413

NO. DATE DESCR PROJN

ARCHITECT/PLANNER:	11/21
ARCHITECT:	11/21
DATE:	11/21/22
PROJECT:	
SCALE:	
PROJECT:	

SP-1



# VARIOUS CFA SITE DESIGN FEATURES

Design Features	CFA Van Nuys	CFA Winnetka	CFA Topanga Canyon	CFA White Oak
Building SF	4,768	4,588	2,932	1,999
Kitchen SF	2,442	1,875	1,824	1,999
Indoor/Outdoor Seat Count	96/24	126/30	40/10	0/28
Inbound DWY on Major Street	Yes (Van Nuys Blvd)	Yes (Ventura Blvd and Winnetka Ave)	No	Yes (White Oak)
Outbound DWY on Major Street	Yes (Van Nuys Blvd)	Yes (Ventura Blvd and Winnetka Ave)	No	Yes (Ventura)
On-site Parking Spaces	50	45	31	13
15 Minute On-Street Parking	Yes	No	No	No
Exit to a Signalized Side-Street Intersection	Yes (proposed)	No	Yes	No

# LANDSCAPE RENDERINGS



TOP VIEW ALONG VAN NUYS BLVD



SOUTHEAST CORNER

# LANDSCAPE RENDERINGS

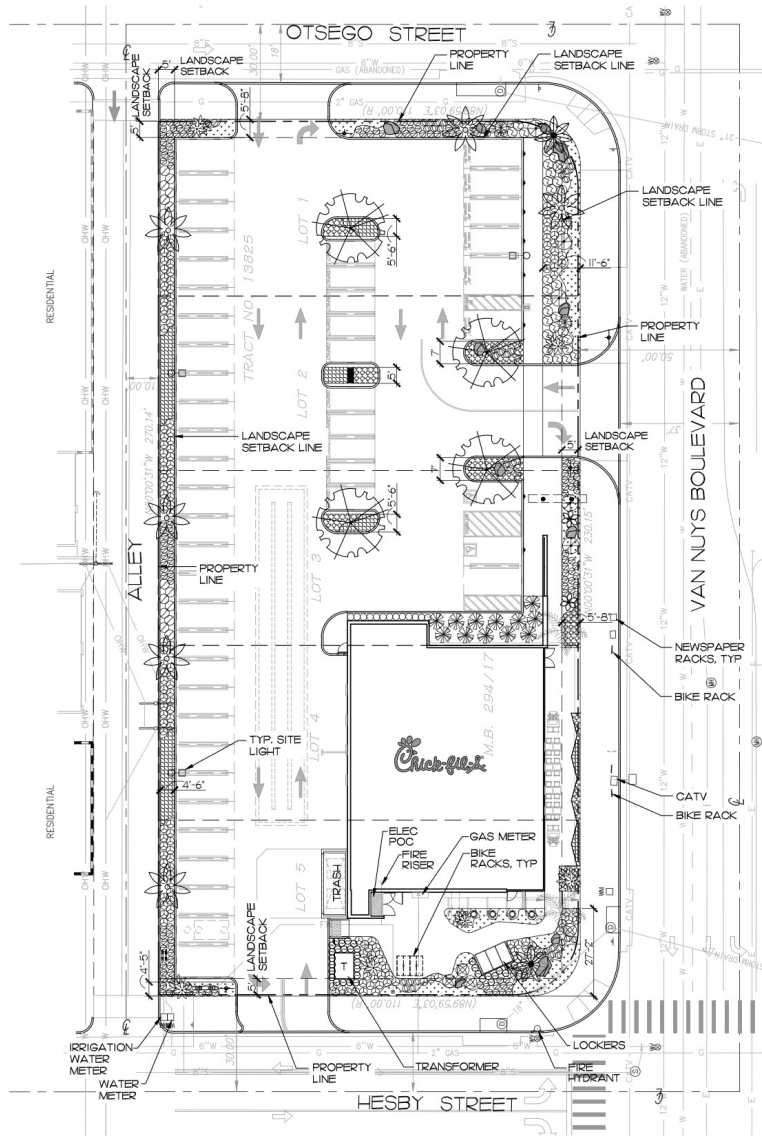


SOUTHEAST VIEW



NORTHEAST VIEW

# LANDSCAPE PLAN



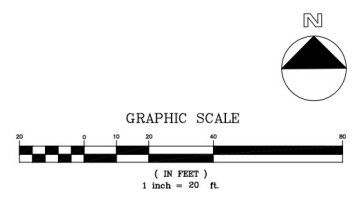
**PRELIMINARY LANDSCAPE PLAN**  
SCALE: 1" = 20'-0"

LANDSCAPE CALCULATIONS	
SHRUB & GROUNDCOVER AREA <sup>1</sup>	5,200 SF.
TURF AREA <sup>2</sup>	0 SF.
TOTAL LANDSCAPE AREA <sup>1</sup>	5,200 SF.

## PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS IV REGION 4
<b>TREES</b>						
	BRAHEA ARMATA	MEXICAN BLUE PALM	12' B.T.	2		L
	PARKINSONIA DESERT MUSEUM	PALO VERDE	36' BOX	4		L
	WASHINGTONIA HYBRID	FAN PALM	10' B.T.	6		L
	YUCCA ALOIFOLIA	SPANISH BAYONET	24' BOX	2		L
EXISTING STRELITZIA NICOLAI, GIANT BIRD OF PARADISE, TO BE REMOVED (3) REFER TO TREE INVENTORY REPORT, SHEET LII						
<b>SHRUBS</b>						
	AGAVE AMERICANA MEDIOPICTA ALBA <sup>1</sup>	CENTURY PLANT	15 GAL.	3	AS SHOWN	L
	AGAVE BLUE FLAME	NCN	5 GAL.	33	AS SHOWN	L
	ALOE VERA	MEDICINAL ALOE	5 GAL.	16	3'-0" O.C.	L
	ARISTIDA PURPUREA	PURPLE THREE-AWN	5 GAL.	158	2'-0" O.C.	L
	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER	FEATHER REED GRASS	5 GAL.	33	2'-0" O.C.	M
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	15 GAL.	6	AS SHOWN	L
	DASYLIRION WHEELERI	DESERT SPOON	15 GAL.	4	AS SHOWN	L
	FEROCACTUS CYLINDRACEUS	COMPASS BARREL CACTUS	5 GAL.	4	AS SHOWN	L
	LOMANDRA LONGIFOLIA BREEZE	DWARF MAT RUSH	5 GAL.	156	2'-6" O.C.	M
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	5 GAL.	32	3'-0" O.C.	L
	PENNISETUM ALOPECUROIDES HAMELN	FOUNTAIN GRASS	5 GAL.	30	3'-0" O.C.	L
	PENNISETUM ORIENTALE KARLEY ROSE	FOUNTAIN GRASS	5 GAL.	25	3'-0" O.C.	L
	RHAPIS EXCELSA	BROADLEAF LADY PALM	15 GAL.	12	AS SHOWN	M
	SANSEVIERIA ZEYLANICA	ZEYLANICA SNAKE PLANT	5 GAL.	13	2'-0" O.C.	L
	YUCCA ROSTRATA	NCN	15 GAL.	5	AS SHOWN	L
<b>GROUNDCOVERS</b>						
	FESTUCA MUELLERI	MUELLER'S FESTUCA	1 GAL.	892 SF.	12" O.C.	L
	DESCHAMPSIA CESPITOSA NORTHERN LIGHTS	TUFTED HAIR GRASS	5 GAL.	430 SF.	12" O.C.	M
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	5 GAL.	453 SF.	18" O.C.	L
	LANDSCAPE BOULDERS 2' X 4' X 3' 3' X 3' X 3'	BOULDER/COLOR TBD BOULDER/COLOR TBD				
AVAILABLE FROM: SOUTHWEST BOULDER & STONE TEL: 877-792-7625						
NOTE: BOULDER PLACEMENT TO BE REVIEWED BY LANDSCAPE ARCHITECT						

NOTE:  
THERE ARE NO EXISTING TREES ON THIS SITE WHICH ARE IDENTIFIED AS PROTECTED TREES BY THE CITY (LANC 17.02)



# CEQA ANALYSIS

## LADOT ASSESSMENT LETTER EXCERPT

“Based on the VMT thresholds established in LADOT’s Transportation Assessment Guidelines (TAG), **the proposed project would not result in a significant transportation impact on VMT** as described below.”

## CITY OF LOS ANGELES CEQA THRESHOLDS

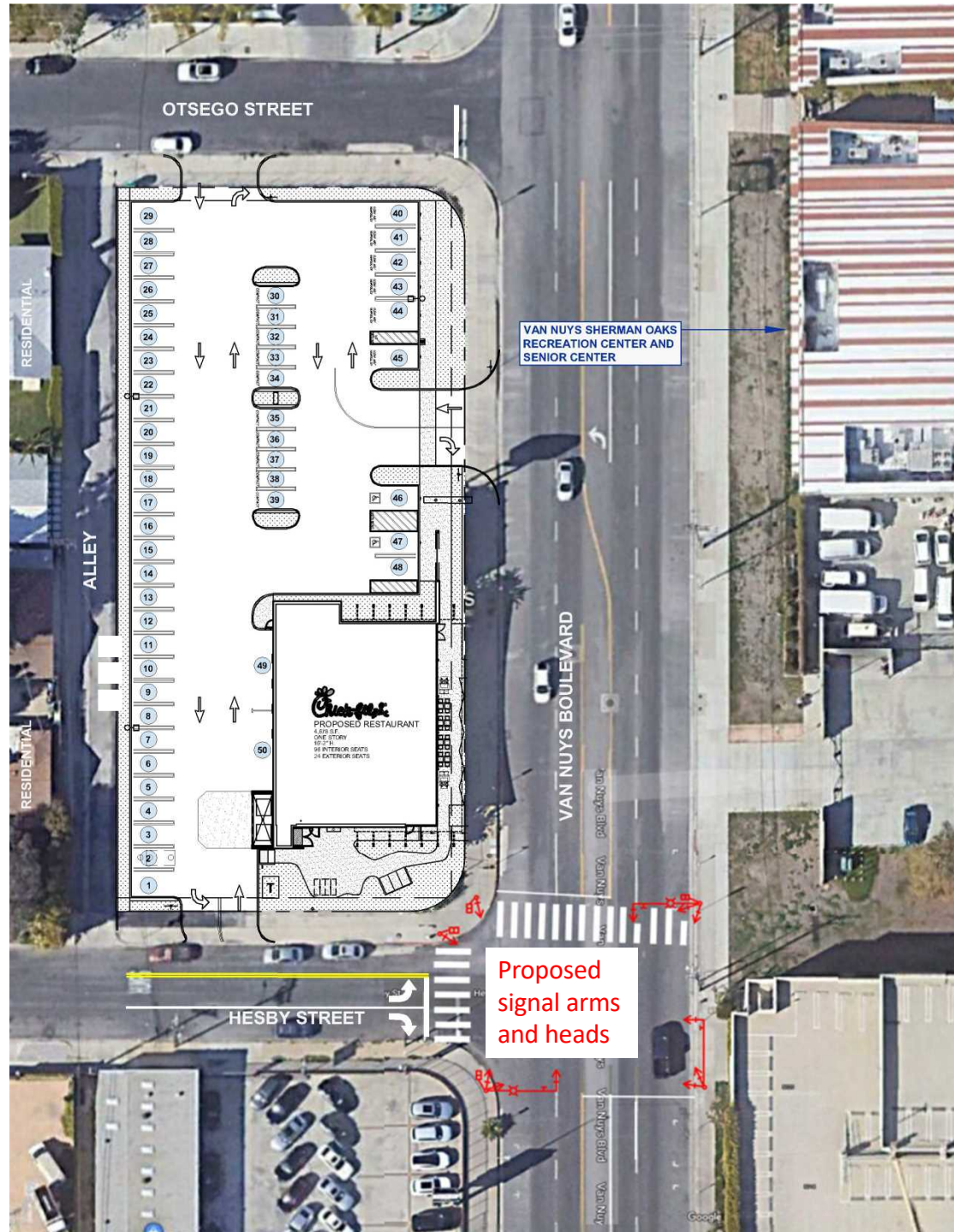
The City’s TAG identifies three thresholds to assess the project’s transportation impacts, as follows:

- THRESHOLD T-1: CONFLICT WITH PLANS, PROGRAMS, ORDINANCES, OR POLICIES;
- THRESHOLD T-2: CAUSING SUBSTANTIAL VEHICLE MILES TRAVELED; and,
- THRESHOLD T-3: SUBSTANTIALLY INCREASING HAZARDS DUE TO A GEOMETRIC DESIGN FEATURE OR INCOMPATIBLE USE.

## PROJECT CEQA IMPACTS

The Project **has no significant impacts** with respect to Threshold T-1, T-2, and T-3 as analyzed in the Transportation Impact Assessment report and approved by LADOT.

# APPLICANT PROPOSED SIGNAL AND CROSSWALK





**THANK YOU**