



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

HISTORIC VS PROPOSED 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.

FACT SHEET

Square Footage	4,678 SF (2,442 SF Kitchen)
Lot Size	24,927 SF
Landscaping	6,616 SF (18.9%)
	Indoor dining, outdoor dining, drive thru
SEATING	
Interior	96
Patio	24
PARKING & ONSITE QUEUEING	
Parking	39
Bicycle Parking	32
Onsite Queueing	24
OPERATIONAL DETAILS	
Days and Hours of Operation	Monday – Saturday 6:30am – 10:30pm – Open to Public 5:00 am – midnight – Open to Staff
Drive Thru Onsite Efficiencies	CFA staff on site iPad ordering in queue
ENTITLEMENTS	
Entitlements	<p>Conditional Use to permit:</p> <ul style="list-style-type: none"> - 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 for prep and cleanup, 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. <p>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).</p>

CURRENT SITE CONDITIONS



EXTERIOR DINING/LANSCAPING ALONG VAN NUYS



EXTERIOR RESTORATION



INTERIOR HISTORICAL ELEMENTS AND RESTORATION



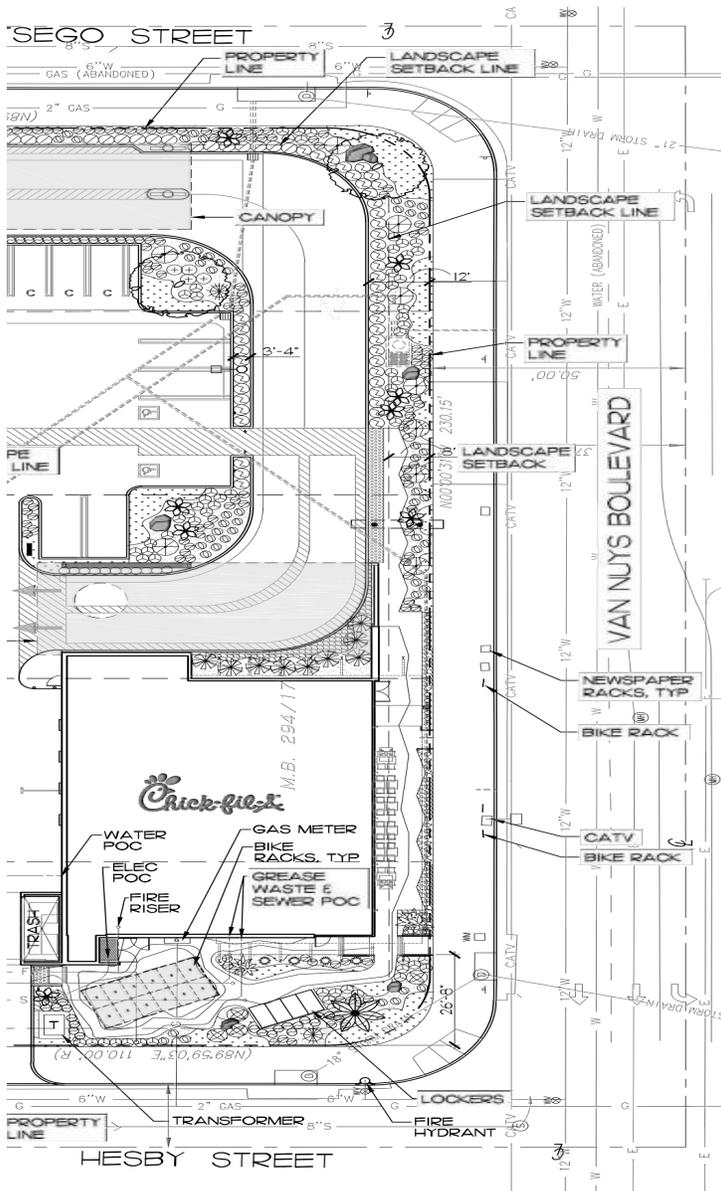
1958 Original Building



LANDSCAPE RENDERINGS



LANDSCAPE PLAN



E PLAN

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COM
TREES		
	BRAHEA ARMATA	MEX
	PARKINSONIA 'DESERT MUSEUM'	PALM
	OLEA EUROPAEA 'SWAN HILL'	FRUIT
	YUCCA ALOIFOLIA	SPAIN
EXISTING STRELITZIA NICOLAI, GIA REFER TO TREE INVENTORY REPORT		
SHRUBS		
	AGAVE AMERICANA 'MEDIOPICTA ALBA'	
	AGAVE 'BLUE FLAME'	
	ARISTIDA PURPUREA	
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	
	CHAMAEROPS HUMILIS	
	DASYLIRION WHEELERI	
	FEROCACTUS CYLINDRACEUS	
	LOMANDRA LONGIFOLIA 'BREEZE'	
	MULLENBERGIA CAPILLARIS	
	PENNISETUM ALOPECUROIDES 'HAMELIN'	
	PENNISETUM ORIENTALE 'KARLEY ROSE'	
	RHAPIS EXCELSA	
	SANSEVIERIA ZEYLANICA	
	YUCCA ROSTRATA	
GROUNDCOVERS		
	CAREX DIVULSA	
	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS'	
	JUNCUS PATENS	
	DECOMPOSED GRANITE IN SELECT 2" THICK 3/8" MINUS, COLOR: TBD	
	LANDSCAPE BOULDERS	
	2' X 4' X 3' BOULDER	
	3' X 3' X 3' BOULDER	
AVAILABLE FROM: SOUTHWEST BOULDER & TEL: 877-792-7625		
NOTE: BOULDER PLACEMENT TO B		

LANDSCAPE CALCULATIONS

SHRUB & GROUNDCOVER AREA:	6,599 S.F.
TURF AREA:	0 S.F.
TOTAL LANDSCAPE AREA:	6,599 S.F.

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.

VARIABLES TO CUSTOMER FOOD DELIVERY

Meal Delivery Channels

On Premise Dining

Order inside the restaurant at the interior counter/dine-in [Interior Dining Room or Patio]

Order inside the restaurant at your table thru Mobile App /dine-in [Interior Dining Room or Patio]

Mobile Orders [Phone and App]

Individual in-store pickup

Team member delivery to designated parking space

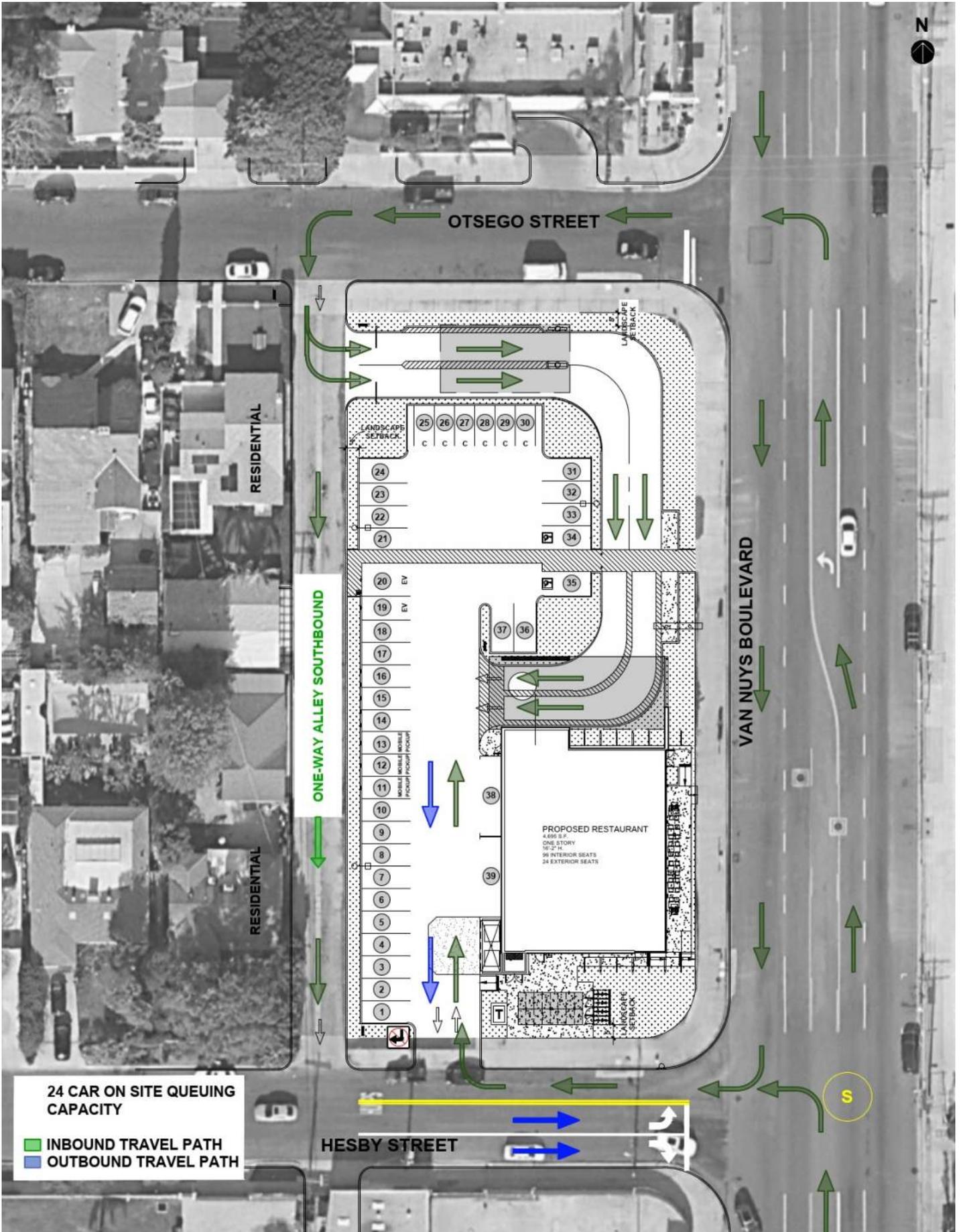
Third party pickup [Uber Eats, DoorDash, etc.]

Drive Thru

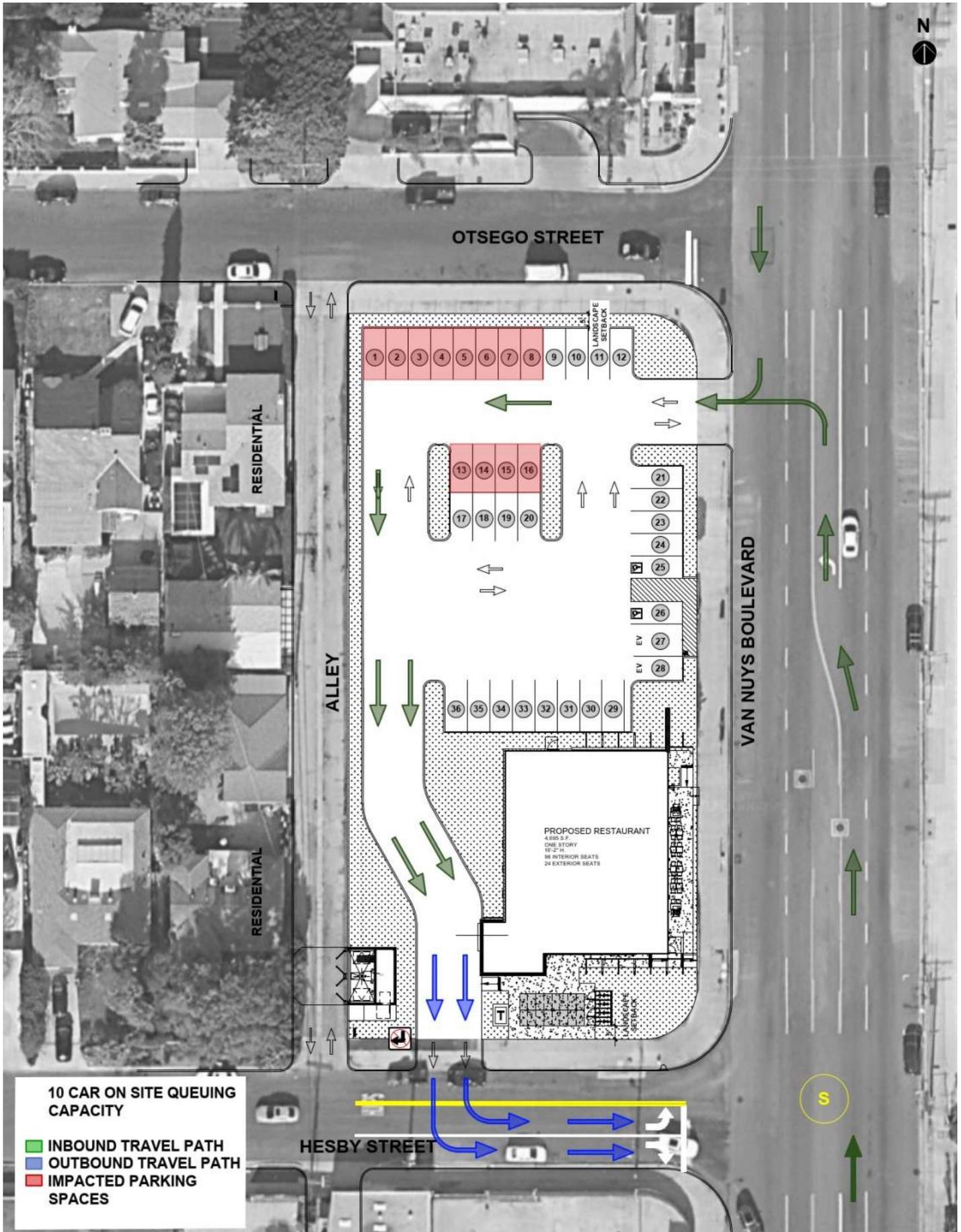
Order at the traditional menu board and window pickup [Off-Peak]

Upstream Ordering - Team members take orders and run meals directly to cars [Peak Times]

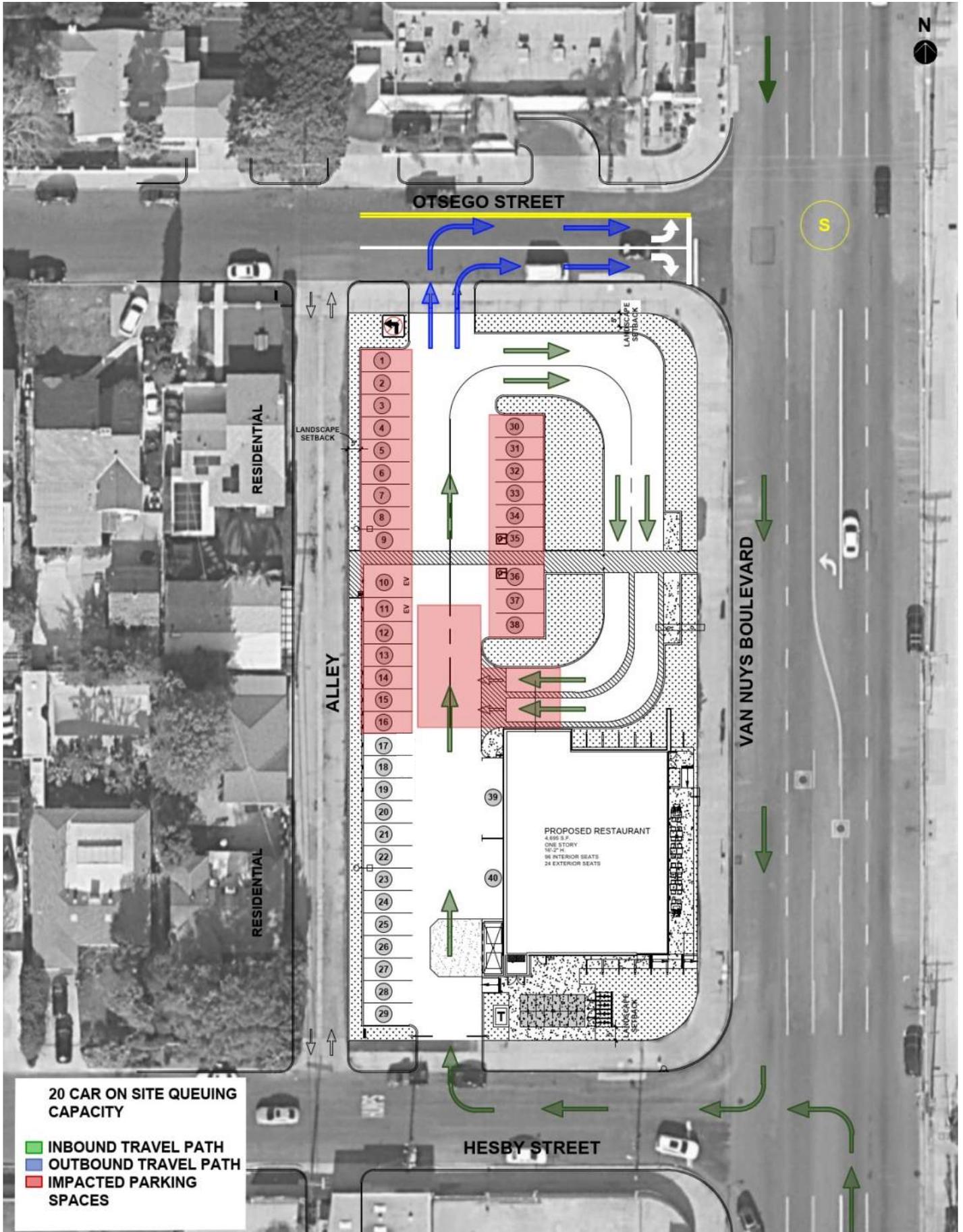
OPTION 3 – ONE WAY SOUTHBOUND ALLEY



OPTION 4 – ACCESS FROM VAN NUYS BLVD



OPTION 5 – INGRESS / EGRESS FROM HESBY ST & OTSEGO ST



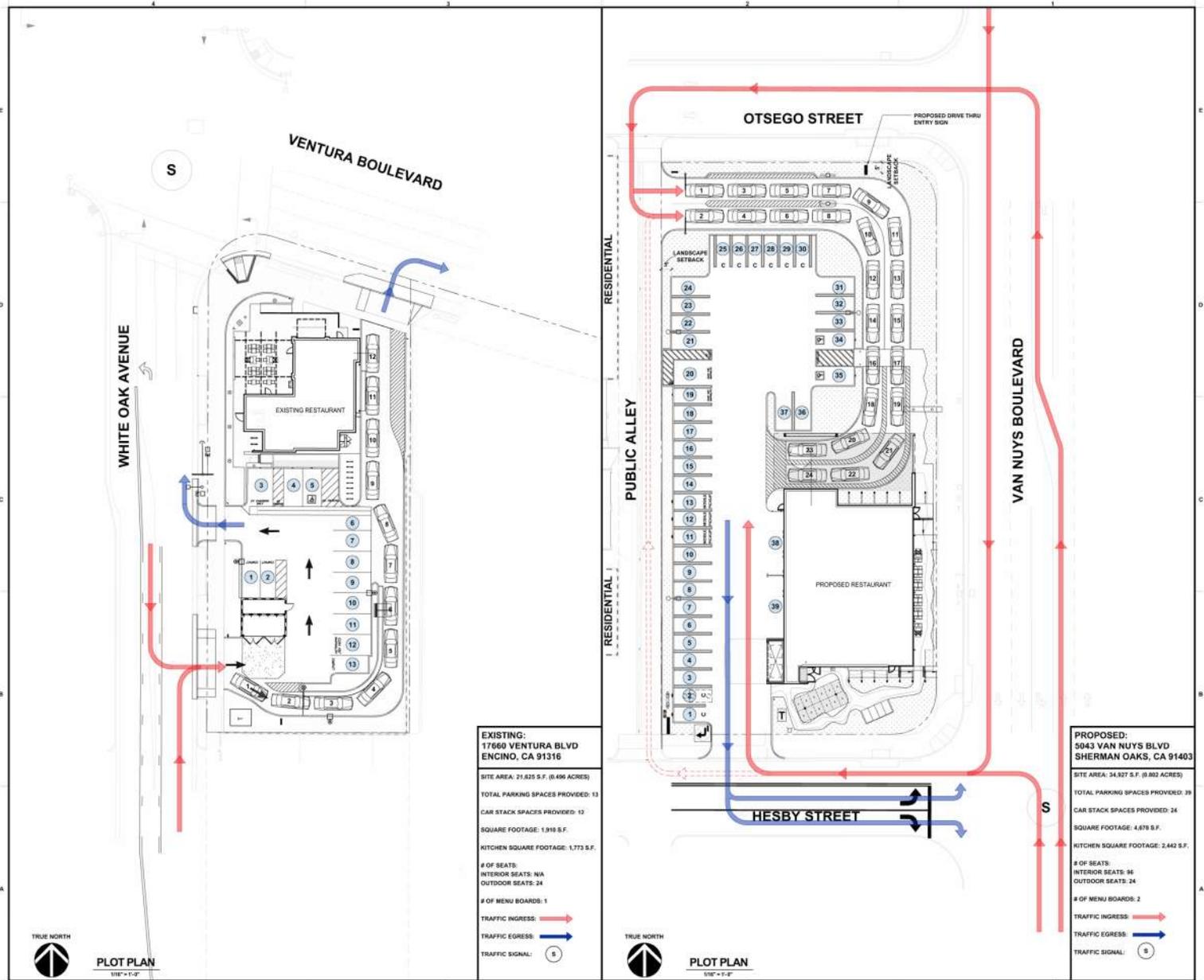
SITE COMPARISONS

CFA Site Design Feature Comparisons				
Design Features	CFA White Oak	CFA Topanga Canyon	CFA Winnetka	CFA Van Nuys
Building SF	1,999	2,932	4,588	4,768
Kitchen SF	1,999	1,824	1,875	2,442
Indoor/Outdoor Seat Count	0/28	40/10	126/30	96/24
Inbound DWY on Major Street	Yes (White Oak)	No	Yes (Ventura Blvd and Winetka Ave)	No
Outbound DWY on Major Street	Yes (Ventura)	No	Yes (Ventura Blvd and Winetka Ave)	No
Ingress DWY for Drive-Thru Lanes	No	No	No	Yes
Number of Drive-Thru Lane(s)	1	1	1-2	2
Total Drive-Thru Capacity	12	24	15	24
On-site Parking Spaces	13	31	45	39
15 Minute On-Street Parking	No	No	No	Yes
Exit to a Signalized Side-Street Intersection	No	Yes	No	Yes (proposed)

SITE COMPARISON

WHITE OAK

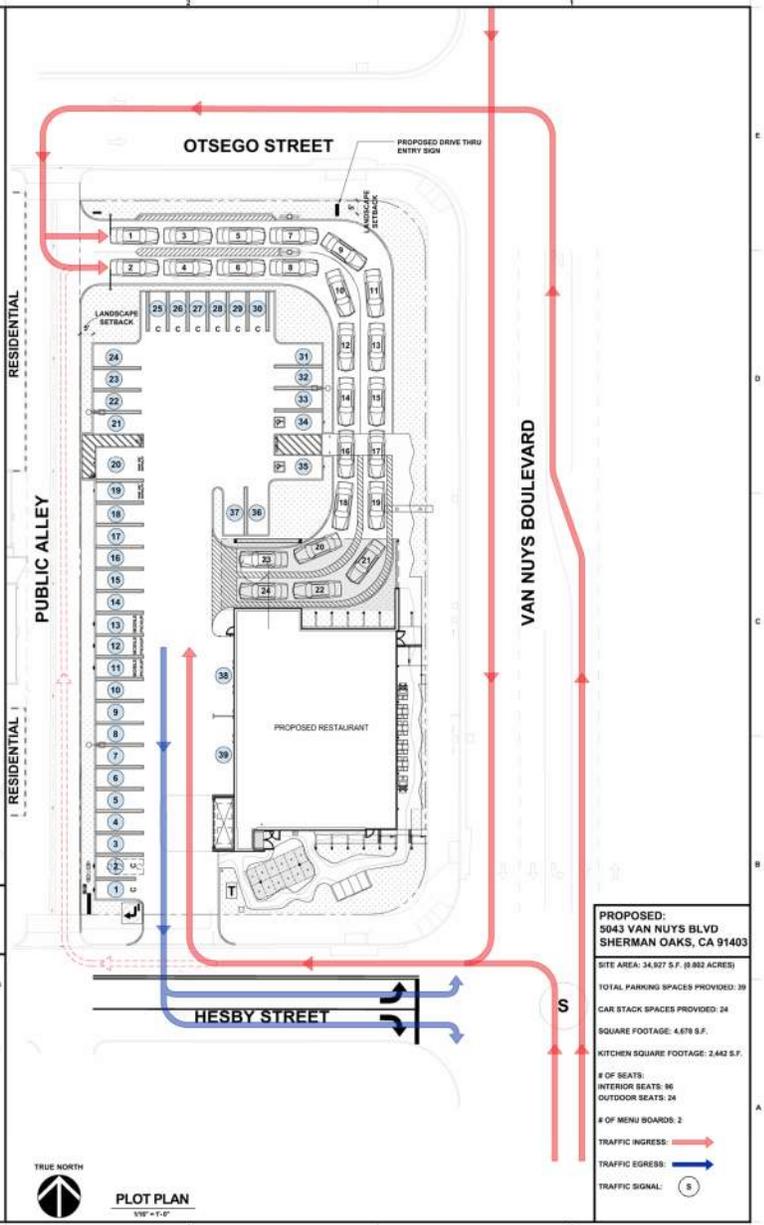
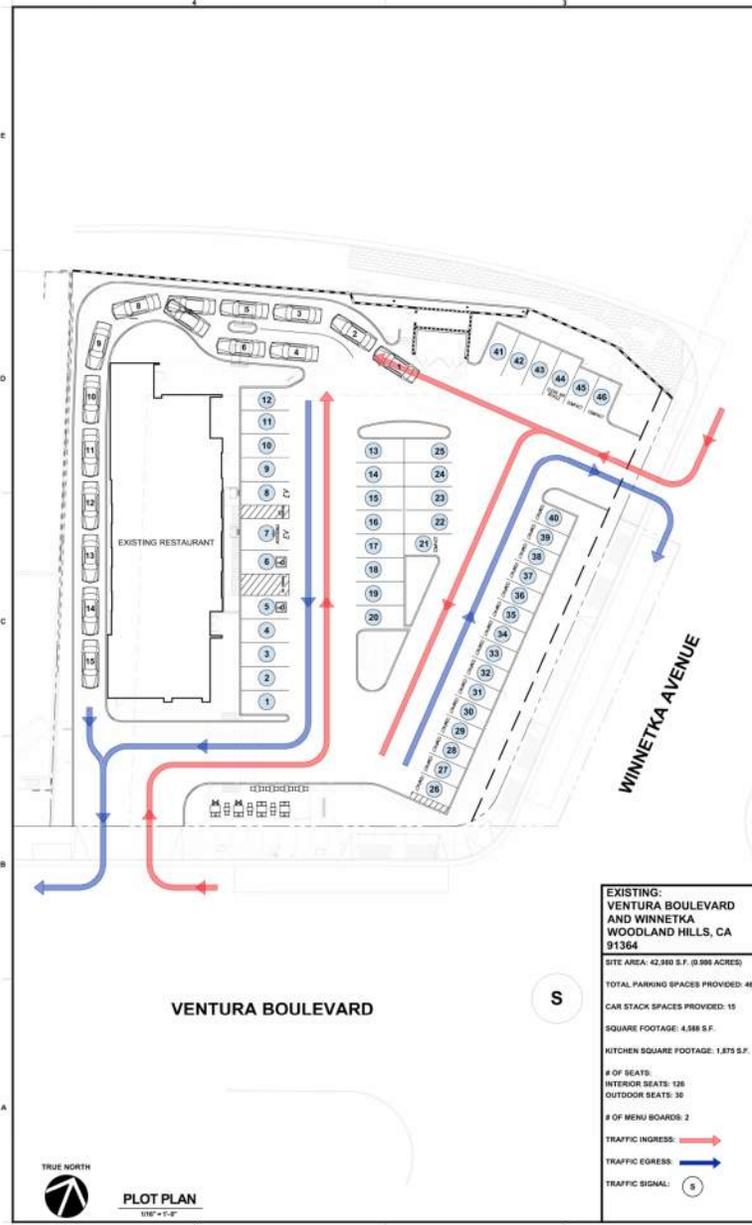
VAN NUYS



SITE COMPARISON

WINNETKA

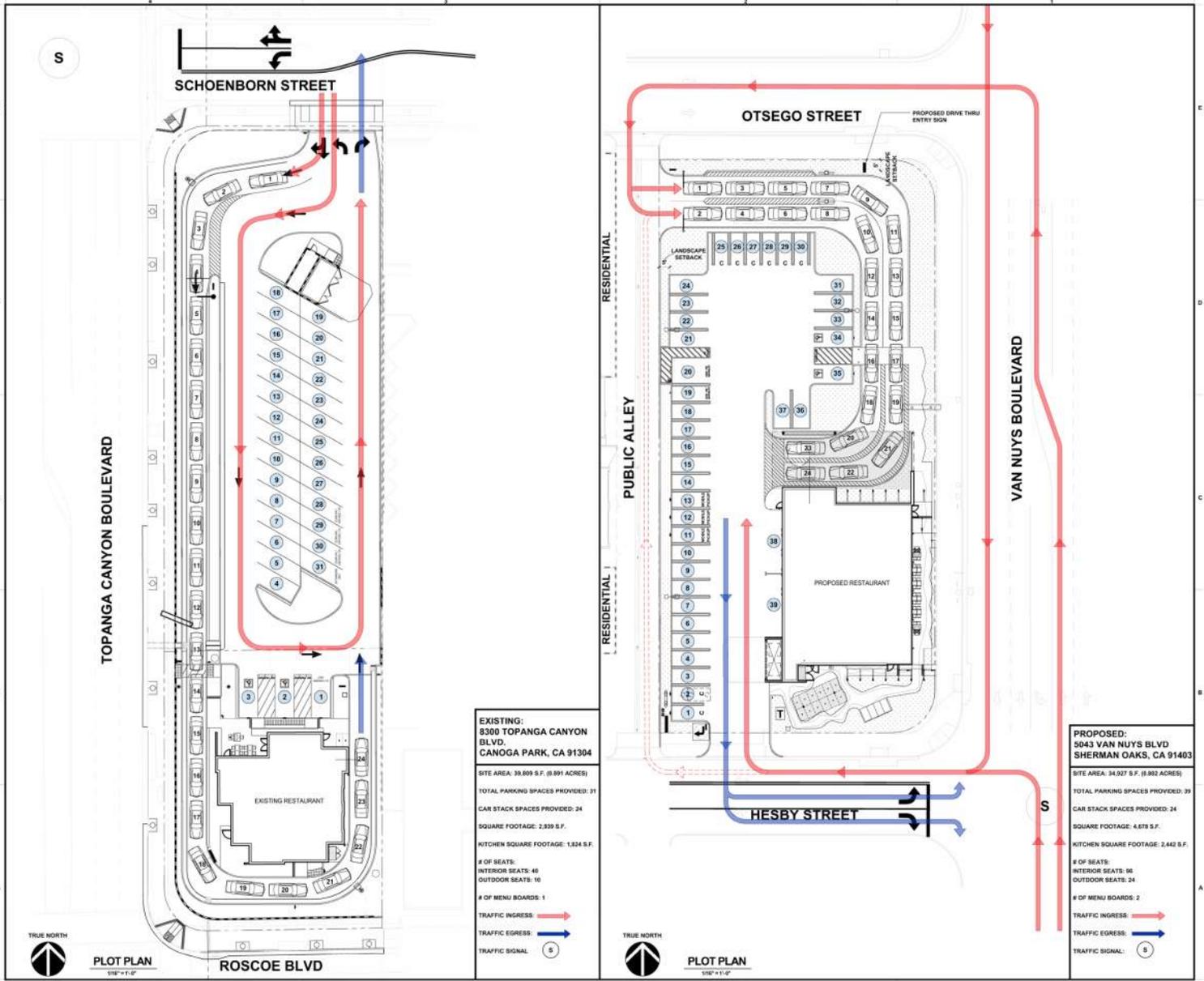
VAN NUYS



SITE COMPARISON

TOPANGA CANYON

VAN NUYS



S

SCHOENBORN STREET

TOPANGA CANYON BOULEVARD

EXISTING RESTAURANT

ROS COE BLVD

PLOT PLAN
1/8" = 1'-0"

OTSEGO STREET

PROPOSED DRIVE THRU ENTRY SIGN

PUBLIC ALLEY

VAN NUYS BOULEVARD

PROPOSED RESTAURANT

HESBY STREET

PLOT PLAN
1/8" = 1'-0"

OF SEATS:
INTERIOR SEATS: 96
OUTDOOR SEATS: 24

OF MENU BOARDS: 2

TRAFFIC INGRESS:

TRAFFIC EGRESS:

TRAFFIC SIGNAL:

CFA TOPANGA CANYON TRAFFIC ASSESSMENT

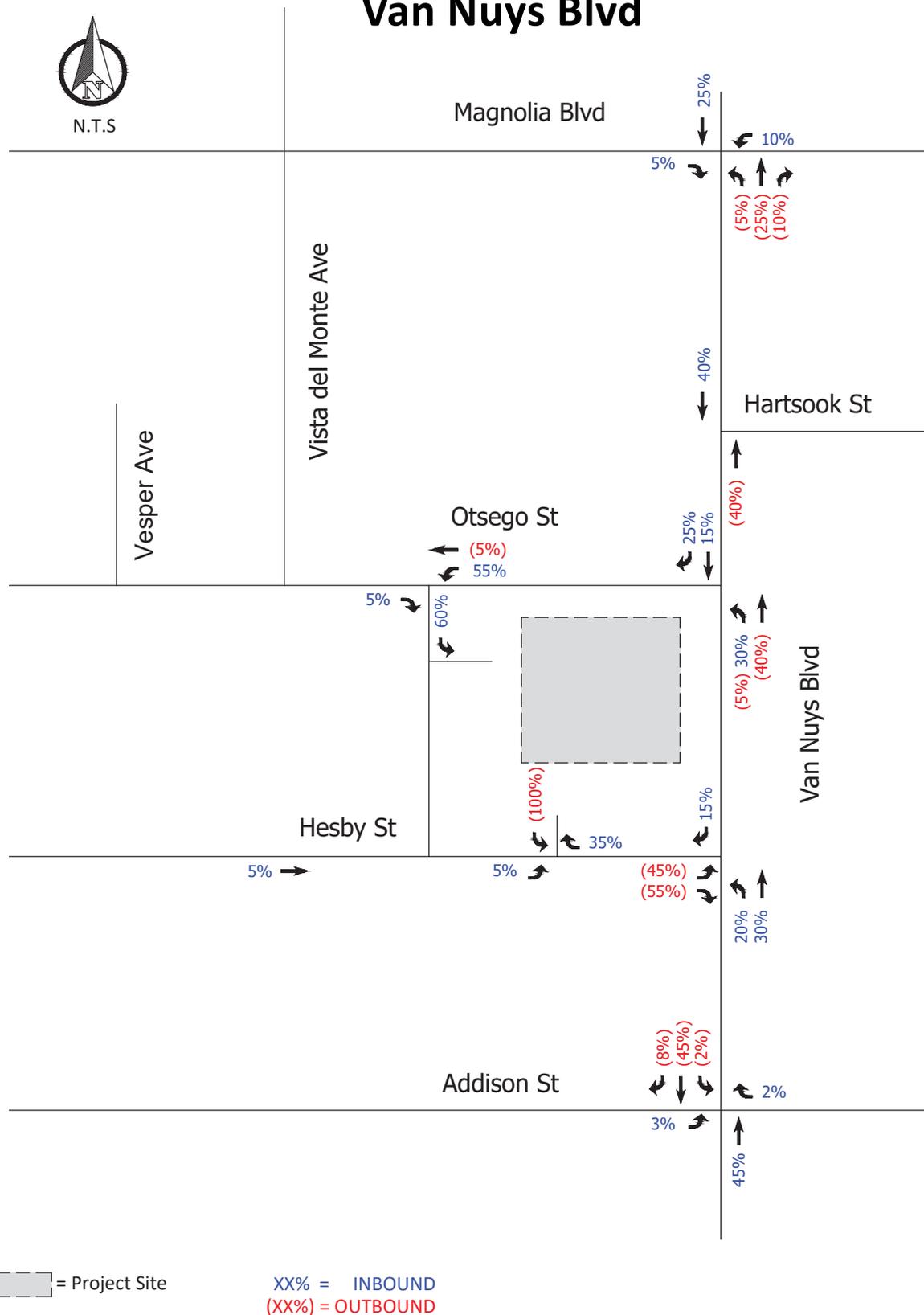
Table 12 - Summary of Topanga Canyon CFA Drive-thru Queue Data						
Survey Date	THUR 8/19/21 & 8/26/21		FRI 8/20/21 & 8/27/21		SAT 8/21/21 & 8/27/21	
Peak Period	Lunch 11:00 AM to 2:00 PM	Dinner 5:00 PM to 8:00 PM	Lunch 11:00 AM to 2:00 PM	Dinner 5:00 PM to 8:00 PM	Lunch 11:00 AM to 2:00 PM	Dinner 5:00 PM to 8:00 PM
85 th Percentile	17	13	17	15	16	11
95 th Percentile	19	15	18	15	18	13
Max	20	18	22	21	22	18

The following are the key observations from **Table 12** as shown:

- The highest 85th percentile drive-thru queue was 17 or less vehicles;
- The maximum drive-thru queue observed was 18 to 22 vehicles, with a frequency of 2 to 4 times during the peak period.

FIGURE 15 – PROJECT TRIP DISTRIBUTION

Majority ingress and egress coming from Van Nuys Blvd



REQUIRED SIGNAL AND CROSSWALK EXAMPLE

Addison & Van Nuys Boulevard - Traffic Light
Write a description for your map.



Addison & Van Nuys Boulevard - Traffic Light



CFA PROPOSED COLLABORATIVE NEIGHBORHOOD TRAFFIC MANAGEMENT PLAN

	Traffic Measures		Positive Effects
Tier 1	Install Turn Restrictions	Right turn restriction on eastbound Otsego St. at public alley (all day or during CFA lunch peak, 11AM-2PM, and dinner peak, 4PM-7PM).	Prevent CFA customer from using the residential portion of Otsego St. & turning right onto the public alley and cut into the Chick-fil-A drive through queue.
		Right turn restriction (all day) at CFA driveway on Hesby St.	Prevent CFA traffic from turning right onto Hesby St. and intruding into the residential area
		Left turn restriction on Hesby St. onto the public alley (all day or during CFA lunch peak, 11AM-2PM, and dinner peak 4PM-7PM)	Prevent CFA eastbound traffic on Hesby St. from entering the alley to access the CFA drive-through lanes
	Install Speed Humps	Install 3 speed humps on Otsego St. between Cedro Ave. and Vista Del Monte Ave.	Discourage CFA customers from using Otsego St. west of the alley as a shortcut to the CFA drive-thru lanes. Reduce travel speeds on Otsego St.
	Parking	Impose a maximum 15-minute parking limit on the west side of Van Nuys Blvd. from 8 am to 8 pm between Hesby St. and Otsego St.	Provide short-term parking on Van Nuys Blvd. for CFA order pick up. Reduce demand on the drive-through facility and the CFA parking lot
Tier 2	STOP Signs	Install STOP signs on Otsego St. at Tobias Ave. and at Vista Del Monte Ave.	Discourage CFA customers from using Otsego St. west of the alley as a shortcut to the CFA drive-thru lanes

NEIGHBORHOOD TRAFFIC MANAGEMENT PLAN – TIER 1



NEIGHBORHOOD TRAFFIC MANAGEMENT PLAN – TIER 2



 = Project Site



THANK YOU