



**MISSION HILLS**  
Neighborhood Council

## **ZONING & LAND USE COMMITTEE**

**Case No.: APCNV-2012-770-ZC-CUZV**

**CEQA No.: ENV-2012-771-MND**

**Council No.: 7**

**Plan Area: Mission Hills-Panorama City-North Hills**

**Specific Plan: None**

**Certified NC: Mission Hills**

**PROJECT LOCATION: 11455 N. Laurel Canyon Boulevard** (11455-11471 Laurel Canyon Boulevard)

**PROPOSED PROJECT:** The demolition of the existing structures and the construction, use and maintenance of a one story, 35 feet in height 3,750 square-foot drive-through restaurant (In-N-Out Burger) with a total of 50 parking spaces.

The proposed project is for the redevelopment of an existing drive-through, fast food establishment, involving demolition of the current In-N-Out Burger facility, structures and parking lot and construction of a new 3,750 square-foot (equally a total floor area of 0.07) In-N-Out Burger restaurant on the southern portion of the site. The new site plan proposes to include 50 parking stalls, a 42 foot high pole sign, and an 8 foot high monument sign on the premises. The applicant is being processed, for consideration by the North Valley Area Planning Commission, through a zone change, conditional use, and variance. The conditional use and variance will help to maintain the business operation as it currently exists and the zone change will unify the zone over the entire site.

A public hearing conducted by Hearing Officer, Sarah Hounsell was held at the Marvin Braude Building on Tuesday, July 17, 2012. Representatives from the Mission Hills Neighborhood Council along with Council District 7 Land Use Deputy, Gerald Gubatan, were in attendance representing Mission Hills stakeholders regarding this important land use case. An MHNC letter expressing concerns and requesting specific conditions be placed on the Conditional Use Permit was submitted to the Hearing Officer on July 12, 2012. (The full North Valley Area Planning Commission's Recommendation Report with requested and recommended actions by Hearing Officer Sarah Hounsell and a copy of the MHNC letter is posted on the MHNC web site at [mhnconlinge.org](http://mhnconlinge.org))

Based on the Hearing Officer's report, the MHNC is pleased that it appears our requested conditions regarding hours of operation on an outdoor patio, noise and public safety will be applied to the Conditional Use Permit.

The case will now go before the Planning Commission on:

**Date:** Thursday, August 16, 2012

**Time:** 4:30 p.m.

**Place:** Marvin Braude San Fernando Valley  
Constituent Services Center  
6262 Van Nuys Boulevard, Room 1B  
Van Nuys, CA 91401

**All stakeholders are welcome to attend**