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**23717 Victory Blvd, West Hills, CA 91307**  
**Mini Shopping Center/Commercial Corner Development**  
**Findings Response**

Kaidence Group, on behalf of Starbucks Coffee Co, is proposing a redevelopment at 23717 Victory Blvd, West Hills, CA 91307 (APN 2033010043). Contained in this letter are responses to the various questions in Form CP13-2034 (Mini-Shopping Center/Commercial Corner Development Findings/Special Requirements).

***5. Describe how the site is presently developed, including details such as square footage of buildings, occupancy loads, stories, number of seats, etc. If the site has been destroyed, provide details of what was destroyed and what remains.***

As defined in LAMC 12.03, this property meets the criteria of a commercial corner development based on item (1). This property is commercially zoned, in a height district 1-VL, and the lot line adjoins an R zone directly (and separated from an R zone by an alley) on the western property line.

The existing development is a ±2,135 vacant former single story pizza hut, which has become a collection zone for litter and debris. The property owner has fenced the perimeter of the building to discourage loitering, camping and vandalism in and around the building. The site also contains a non-conforming trash enclosure, a 45' 4" cell tower in the middle of the property as well as a smaller tower on the Northern property line (approved via CUP), both with enclosed mechanical equipment. The remainder of the property is hardscape/asphalt parking lot, consisting of 36 parking stalls.

***6. Describe the surrounding uses located to the north, south, east and west of the subject property.***

Surrounding the site are mixture of commercial and residential parcels.

Parcel to the East: Directly to the east is a small commercial corner shopping center, sitting at the Northwest corner of Victory Blvd and Platt Ave, zoned C1.5-1VL, Limited Commercial Zone. This development consists of restaurants, cleaners, pharmacy, fitness, spa and a Goodwill Bookstore & Donation Center. Business hours in this center range from opening at 5:30AM (The Coffee Bean & Tea Leaf, Mon-Fri) to closing as late as 1AM (Domino's Pizza Friday-Saturday; 12AM Sunday through Thursday).

Parcel to the North: Directly to the North of the subject parcel is another site containing a mixture of P-1VL and C1.5-1VL, Automobile Parking and Limited Commercial, developed as a drive through McDonalds. Current operating hours for this location include Lobby/dine in hours of 5AM-10PM; Drive-Through of 5AM-12AM Sunday through Thursday, open until 1AM Friday and Saturday. There is a recorded access easement between the subject parcel and this site, which provides drive access from the northern parcel to Victory Blvd, which will remain in place and unobstructed.

Parcel to the West: To the west of the subject parcel is approximately 143' of property line bordering a 20' wide alley, and approximately 50' of the property line in the Northwest corner abuts a residence

zoned RS-1, Suburban Zone. Across the alley from the subject property is another residential property zoned RS-1. These properties offer garage/property parking access from the alley, and sit along Victory Blvd.

Southern Property Line: The Southern property line fronts Victory Blvd, classified as a Boulevard II for the length of our property line. Beyond the subject property to the West, Victory then is designated as a Collector Street as it proceeds into a primarily residential area.

***20. Describe any security measures that will be taken to prevent loitering, theft, and vandalism.***

The site has been developed to ensure the neighborhood safety, as well as Starbucks employees, will remain safe. The building will sit street front, with plenty of light ensure the sight is illuminated properly and safely. The building's eastern wall will sit approximately 5' off the adjacent buildings wall. As such, a security gate will be installed at the southern and norther edge of the alley between both buildings, preventing/discouraging people from occupying that area.

The remainder of the site will additionally be lit with lights chosen to ensure there are no dark spots. The landscaping on the site as well as the interior of the drive through will be designed with ground cover discouraging any kind of camping overnight. The northern section of the parcel will be visible by Starbucks employees from the interior of the building.

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Both the requirements for a Class 2 Conditional Use Permit and Commercial Corner Development require the developer to provide a response to three key questions. We believe this proposed development meets and exceeds those requirements.

1. The development of this project into a Starbucks will enhance the built environment and surrounding neighborhood in several ways. The first is the development itself. As mentioned, this property has been vacant and become quite a nuisance (and eye sore) in the West Hills community. On the most basic level, the redevelopment will revitalize that section of Victory Blvd. The intended use specifically provides a highly beneficial service to the community. The closest Starbucks is .25 miles to the Northeast in the Platt Village Shopping Center. This particular store does not offer a drive-through service. The nearest drive-through stores are more than 3 miles away to the East and South East. Adding one to this location, just outside a densely residentially zoned area sitting at the foot of Bell Canyon and Simi Hills, provides more opportunities for patrons to pick up a beverage or pastry on the go. Diners who prefer a café will still be able to enjoy that in the nearby location, but the added tax revenue and service of providing a quicker option will bring value to residents and the city.
2. The design of this location has been carefully developed with several factors in mind, not least of which the ability to access the site and drive through, preventing unnecessary traffic on a

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frontage street, the proximity of the site and drive through to residential properties, and overall aesthetic in the community. There is a cross-access easement with the parcel to the North (currently operating as a McDonalds Café with Drive Through), which runs from the McDonald's site south through our proposed site to Victory Blvd. Additionally, there is a sewer easement with McDonalds which runs along the western property line of our site, connecting to Victory Blvd. These constraints, and the inability to move the curb cut, forced the design of the site to place the building on the Eastern side of the property, and retaining the existing parking on the western property line, and direct access between Victory Blvd and the parcel to the North. We feel this works to the benefit of the project by pushing the building, order point and pickup window as far away from the residential parcels as possible. The building will sit at the front of the property, with the drive-through pickup window on the North side of the building, making the overall aesthetic of the site much more appealing from the street. The South Elevation will incorporate a large mural to enhance the aesthetic and curb appeal. Additionally, both the drive through entrance and the drive through exit are moved away from the street frontage, preventing any kind of back up on Victory.

Our development also involves the removal of the two cell towers, one of which was approved at 45'4" by CUP in 2007, which not only pushes the height limits of the 1-VL zoning but exceeds it by 4". Removing this cell tower could be seen as a positive for the residential neighbors who can see the tower rising up above the sites existing building and trees. The proposed development is a single-story building at 19' 7 ½", including roof top screening of mechanical equipment. As previously mentioned, the Drive Through Order point is placed on the far eastern property line, as far away from abutting residential parcels, with landscaping including trees to help mitigate sound. The system used for order points by Starbucks also includes an Automatic Volume Control which will assess the ambient sound levels at the speaker box and automatically adjust the volume, so that the volume at the speaker box is only as loud as necessary to allow for clear ordering by patrons, preventing unnecessary sound levels on the site.

Lastly, the landscaping chosen for the interior of the drive through/site would provide ground cover, deterring any kind of camping (other than where the required LADWP staging area is proposed for the new transformer location. Architecturally pleasing gates will be installed on the Eastern edge of the building in both the Southeast and Northeast corners of the building between the building and the wall on the eastern property line, to further deter and prevent loitering or camping in the space between our building and the neighbor to the east.

3. The addition of a Starbucks Drive-Through to this neighborhood aligns with the Commercial goals of the Canoga Park – Winnetka – Woodland Hills – West hills Community Plan. Though the Community Plan is currently going through an update, the existing plan mentions several key elements that our project addresses.

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At the highest level, our site meets the criteria set by the General Plan Land Use of "Community Commercial". With in the C1 zoning, drive through restaurants are permitted with a Class 2 CUP.

At the Community Plan level, we are proposing developing the site into a well known and established food retailer with a strong desire to develop a site that compliments the community and supports the community through job opportunities, scholarship and education assistance and community outreach. In the existing Community Plan, there are several issues stated which are all addressed by this redevelopment. The new development would elevate the aesthetic of site which has substantial view from residential parcels, as well as for drivers passing by on Victory Blvd. It would provide parking that exceeds the minimums required for this type of establishment, and would maintain accessibility between not just the parcel/development to the North, but providing patrons of both sites access to Victory Blvd and Platt Ave.

The opportunities laid out in the existing Community Plan include pedestrian friendly shopping areas, improving the physical appearance of commercial districts and complementing any unique existing development/uses to reinforce desirable design characteristics and uses. We have designed the site to include a landscape buffer from the street to make the site aesthetically pleasing, but incorporating a walk-up window for patrons to order there or order ahead and walk-up to pick up. We are incorporating a mural on the South elevation to further enhance the look of the building.

Additionally, the project is in alignment with many of the key points of proposed plan dated March 2024: LU Goal 4 states "Neighborhoods provide residents and visitors with access to essential commercial and public amenities with-in a multi-modal accessible environment to reduce vehicle trips". With Starbucks three prong approach to serving the community, adding a drive through with a walk-up window alleviates some trips to the next closest store, which does not have a drive through. This store also features accessibility by pedestrians/bikes for nearby residents, encouraging a walkable/bikeable area.

Starbucks, as previously mentioned, also has a long history of providing jobs to local residents which further enhances the community and supports the proposed Community Plan, as outlined in LU Goal 6 and 7. The addition of a store that can cater to residents already passing by to and from work, as well as accessible to residents wishing to visit the site on foot, serves the needs of the community on multiple levels while keeping tax revenue in the local area. Starbucks has been an organization which has not only provided jobs to local residents, but opportunities for growth, education, and more. The art mural that is proposed for the south elevation (visible form Victory Blvd), would be relevant to the cultural and aesthetic influence of the West Hills neighborhood, further tying the property into the neighborhood as outlined under LU Goal 14 in the Cultural and Historical Resources section.

Overall, the goal of the project is to revitalize a lot which has sat vacant to provide jobs, economic stimulus for the city, and one that promotes the health and safety of the residents and employees alike.

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Regarding the requirements laid out in LAMC Section 12.22 A.23 of Chapter 1, please see the following responses:

- A Class 2 CUP is being applied for in conjunction with this development as the desired hours of operation would be approved for 24 hours, and thus anticipates operating between the hours of 11 p.m. and 7 a.m.
- Development Standards- We are seeking variance on the requirement for the fifty percent transparency on ground floor non-residential uses. With the site and building being a drive through only, there will be a street facing pick up window; the remainder of the building is largely back of house prep area and office for the staff. The intention is to have a large South elevation mural on the side of the building to elevate the aesthetic.
- Regarding signage, our desire and intent would be to utilize the existing pole sign, which from our sign vendor, seems to be approved as long as we move it out of the dedication area and into the landscape area. Otherwise, under our CUP, we would likely propose a monument sign within the landscape area.

We look forward to working with the City of Los Angeles, as well as the Neighborhood Council and any other governing bodies, to revitalize that site and provide a tenant that will maintain the property well and provide a service that both benefits the residents and neighbors of the site as well as the community/city as a whole from increased business and tax revenue. If you have any further questions, please do not hesitate to reach out.

Sincerely,



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