



SOUTH VALLEY AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: March 9, 2026

Case No.: ZA-2024-5222-CU2-ZBA-1A

Council District: 12 – John Lee

CEQA: ENV-2024-5223-CE

Plan Area: Canoga Park – Winnetka – Woodland Hills – West Hills

Project Site: 23717 West Victory Boulevard

Applicant: Bennett Lefebvre
Representative: Ryan Abraham, Kaidence Group

Appellant: West Valley Alliance for Optimal Living
Representative: Jamie T. Hall, Channel Law Group, LLP

At its meeting of **February 12, 2026**, the South Valley Area Planning Commission took the actions below in conjunction with the following Project:

Conditional Use Permit and a Zone Boundary Adjustment to allow the construction, use, and maintenance of a new 1,479 square-foot Starbucks Drive-Through Coffee Shop with a trash enclosure and walk up/pick up window. The project proposes an adjustment to the C1 zone boundary so that the entire building, signage, patio, trash enclosure, and drive-through lanes are all within the boundaries of the existing commercial zone.

1. **Determined**, based on the whole of the administrative record, that the Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Class 1), 15303 (Class 3) and 15305 (Class 5) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Denied** the appeal and **sustained** the Zoning Administrator's determination of October 21, 2025;
3. **Approved**, pursuant to Section 12.24 W.17 of the Los Angeles Municipal Code (LAMC), a Class 2 Conditional Use to permit a drive-through coffee shop located adjacent to a residential zone;
4. **Approved**, pursuant to the LAMC Section 12.24 W.17, a Class 2 Conditional Use Permit to allow the development standard deviations from LAMC Section 12.22 A.23 in conjunction with a Commercial Corner Development in the QC1-1VL and P-1VL Zones;
 - a. Less than 50 percent transparent windows on exterior walls/doors fronting Victory Boulevard;
 - b. Less than five-foot width of landscaping planter area on the Victory Boulevard street frontage and the perimeter of the parking area;
 - c. The continued use of an existing 26-foot tall on-site pole sign; and
 - d. Hours of operation, exceeding the maximum permitted hours of 7:00 a.m. to 11:00 p.m., daily;
5. **Approved**, pursuant to the LAMC Section 12.30 K, a Zone Boundary Adjustment to allow maintenance of necessary elements of the proposed coffee shop including the building, drive-through lane, trash enclosure, signage and path of travel to be contained within the existing C1 Zone;
6. **Adopted** the attached Conditions of Approval; and
7. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Karadjian
 Second: Gourdikian
 Ayes: Barraza, Crockett
 Absent: Mather

Vote: 4 – 0

Alma Sandoval

Alma Sandoval, Commission Executive Assistant I
 South Valley Area Planning Commission

APPEAL PERIOD - EFFECTIVE DATE:

The decision of the South Valley Area Planning Commission is not further appealable and shall become final upon the mailing of this determination letter.

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable and the decision is final.**

WHO CAN FILE AN APPEAL

An applicant or any other person aggrieved by the Decision may file an appeal.

HOW TO FILE AN APPEAL

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day of the appeal period in order to appeal the determination. Should the final day fall on a weekend or a legal City holiday, the time for filing an appeal will be extended to 4:30 PM (PST) on the next following working day. Appeals should be filed early to ensure that the Department of City Planning Development Services Center (DSC) staff have adequate time to review and accept the documents, and to allow appellants time to submit payment. Appeals may be filed either online or in person as referenced below:

Forms are available online at <http://planning.lacity.gov/development-services/forms>.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)



QR Code to
 Online Appeal Filing

Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely online. Appeal fees may be paid for by credit card or e-check.

IN- PERSON APPEAL FILINGS



QR Code to Forms for In-Person Appeal Filing

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays only, and payment can be made by credit card or check.

- a. The Department of City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications;
- b. Alternatively, appeal applications can be filed with staff at DSC public counters.

DEPARTMENT OF CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa Street 4th Floor Los Angeles, CA 90012	(213) 482-7077	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Boulevard, Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@lacity.org
South LA DSC Tuesday and Thursday Only	8475 S. Vermont Avenue, 1st Floor Los Angeles, CA 90044	(213) 978-1465	planning.southla@lacity.org

Department of City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

DETERMINATION EFFECTIVE DATE

This determination will become effective after the end of the appeal period date on the first page of this document unless an appeal is filed with the Department of City Planning.

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS



QR Code to BuildLA
Appointment Portal for
Condition Clearance

In order to clear conditions and/or obtain building permit sign-offs, you must make an [appointment](#) with the Department of City Planning's Development Services Center (DSC). You may schedule a Case Condition Clearance Appointment with the DSC at appointments.lacity.org after the effective date of the determination.

See instructions on how to prepare for your appointment at planning.lacity.gov/project-review/case-filings

Attachments: Zoning Administrator Determination Dated October 21, 2025

cc: Henry Chu, Associate Zoning Administrator

OFFICE OF ZONING ADMINISTRATION
200 N. SPRING STREET, ROOM 763
LOS ANGELES, CA 90012-4801
(213) 978-1316

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

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DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

planning.lacity.org

Decision Date: October 21, 2025

Last Day to Appeal: November 5, 2025

Appeal Period Ends:

Bennett Lefebvre (A)
Starbucks Coffee Company
2401 Utah Avenue South
Seattle, WA 98134

Megdal Pizzas, LLC (O)
A California limited liability company
c/o Elliot Megdal
252 South Beverly Drive, Ste C
Beverly Hills, CA 90212-3901

Ryan Abraham (R)
Kaidence Group
5070 North 40th Street, Unit 210
Pheonix, AZ 85018

CASE NO. ZA-2024-5222-CU2-ZBA
CLASS 2 CONDITIONAL USE PERMIT,
ZONE BOUNDARY ADJUSTMENT
23717 West Victory Boulevard
Canoga Park–Winnetka–Woodland Hills–
West Hills
Zone: QC1-1VL and P-1VL
C.D. : 12 – Lee
D.M. : 180B093
CEQA: ENV-2024-5223-CE
Legal Description: Lot B, Tract PM 3275

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Sections 15301, (Class 1) and 15305 (Class 5) and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies; and

Pursuant to Los Angeles Municipal Code (LAMC) Sections 12.24-W,17, I hereby APPROVE:

a Class 2 Conditional Use to permit a drive-through coffee shop located adjacent to a residential zone;

Pursuant to Los Angeles Municipal Code Sections 12.24-W,27 I hereby APPROVE:

a Class 2 Conditional Use Permit to allow the following deviations from LAMC Section 12.22-A,23 in conjunction with a Commercial Corner Development in the QC1-1VL and P-1VL Zones; and

Pursuant to Los Angeles Municipal Code Section 12.30 K, I hereby APPROVE:

a Zone Boundary Adjustment to allow maintenance of necessary elements of the proposed coffee shop including the building, drive-through lane, trash enclosure, signage and path of travel to be contained within the existing C1 Zone,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the LAMC and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in

the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file. Fees required per LAMC Section 19.01-E,3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City prior to the final clearance of this condition.

7. Authorized herein is the construction, use, and maintenance of a new 1,479 square-foot drive-through coffee shop with one outdoor pick-up window with hours of operation from 4:30 a.m. to 10:00 p.m., Monday through Thursday, and 4:30 a.m. to 11:00 p.m., Friday through Sunday, with the following deviations from the mini-shopping center/commercial corner standards:
 - a. Less than 50 percent transparent windows on exterior walls/doors fronting Victory Boulevard;
 - b. Less than five-foot width of landscaping planter area on the Victory Boulevard street frontage and the perimeter of the parking area;
 - c. The continued use of an existing 26-foot tall on-site pole sign; and
 - d. Hours of operation exceeding the maximum permitted hours of 7:00 a.m. to 11:00 p.m., daily.
8. Authorized herein is a Zone Boundary Adjustment to allow the equal exchange of approximately 3,757 square feet between the C1-zoned and P-zoned portions of the parcel to permit the construction, use and maintenance of a new, approximately 1,479 square-foot Starbucks coffee-shop with drive-through depicted on Exhibit A.
9. After hours use shall be prohibited, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.
10. A new six (6)-foot tall masonry wall shall be installed along the west side of the property as shown on Exhibit A.
11. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.
12. **Complaint Log.** A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:
 - a. Entry, visible to pedestrians
 - b. Customer service desk, front desk or near the reception area.

Complaints shall be responded to within 24 hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved.

13. The applicant shall ensure patrons do not loiter around the premises. Loitering is prohibited on or around these premises and the area under the control of the applicant. "No Loitering" signs shall be posted outside of the subject facility including the parking areas of the site.
14. The applicant shall be responsible for maintaining the premises over which they have control, including the adjoining sidewalk and any public or temporarily closed alleys abutting the site, free of debris and litter.
15. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties.
16. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and any electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.
17. There shall be no outdoor speakers, except for the drive-through speaker box used for taking and receiving food and beverage orders, anywhere on the premises.
18. **Drive-Through Speaker Box.** Noise from the speaker box shall be inaudible beyond the property line. The applicant shall ensure that sound emitted from the speaker box is in compliance with the City's Noise Ordinance. All speaker boxes shall be equipped with the Automatic Volume Control (AVC) feature to reduce noise levels during quieter hours of the day. The applicant shall also consider incorporating captions on the menu boards where orders are taken to facilitate the ordering process and minimize noise.
19. Any music, sound or noise which is under control of the applicant shall not constitute a violation of Sections 112.06 or 116.01 of the LAMC (Citywide Noise Ordinance). At any time, a City representative may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulation, the owner/operator will be notified and will be required to modify or eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.
20. The Applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.

21. **Trash Enclosure.** Trash and Recycling bins shall be located within a gated, covered enclosure, in substantial conformance with Exhibit A. Trash/recycling containers shall be locked when not in use. Trash enclosure shall not be placed in or block access to required parking or the adjoining alley. Trash enclosure door shall not swing open onto any required parking space.
22. **On-site Commercial Deliveries.** All on-site deliveries shall be coordinated with the applicant's vendors to: 1) utilize driveways that would be optimal in minimizing delivery trucks from driving in reverse and triggering beeping noises, and 2) avoid utilizing the abutting alley.
23. **Driveway Plan.** Prior to the issuance of a building permit, a parking area and driveway plan shall be submitted to the Department of Transportation for review and approval.
24. All HVAC equipment shall be fully shielded or enclosed from line of sight of any adjacent property.
25. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, including the trash enclosure, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
26. **Pole Sign.** The applicant shall file for a Revocable Permit for the existing 26-foot tall pole sign located within the proposed five-foot dedicated area along the south portion of the site. The pole sign shall be double-faced and subject to the standards of Los Angeles Municipal Code Section 14.4.12. In the event a Revocable Permit is not issued for this pole sign, the applicant shall be subject to the provisions of the Code for any new sign constructed/installed.
27. The applicant shall coordinate with the Department of Transportation (LADOT) West Valley District Office to 1) install a "Right Turn Only" sign at the Victory Boulevard (egress) driveway, and 2) install traffic measures to prohibit left turns from the eastbound lanes of Victory Boulevard, to the satisfaction of the Department of Transportation.
28. An employee shall be stationed at the drive-through aisle during 1) peak ordering times, and 2) throughout the day when cars exceed the 13-car queue, to facilitate traffic movement, order and payment.

ADMINISTRATIVE CONDITIONS

29. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

30. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30-days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing the floor plan, seating arrangement or number of seats of the new operation.
31. The Zoning Administrator reserves the right to require that the owner or operator file a Plan Approval application, if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or if documented evidence be submitted showing a continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, and a 500-foot notification radius, shall be submitted to the Department of City Planning. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.
32. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (Upon his/her initiative, or upon written request by LAPD or the Council Office) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to LAMC Section 19-01-E, the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall prepare a radius map and cause notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office and the Los Angeles Police Department's corresponding division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

33. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning

Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

NOTICE

The applicant is further advised that subsequent contact regarding this determination must be with the staff assigned to this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on March 26, 2025, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use approval under the provisions Sections 12.24-W,27, 12.30.K have been established by the following facts:

BACKGROUND

The subject property is an irregular-shaped 23,478 square-foot lot with approximately 126 feet of frontage along Victory Boulevard. Approximately 8,125 square feet of that lot area is within the QC1-1VL Zone, while approximately 15,353 square feet of that lot area is within the P-1VL Zone. The property is currently improved with a vacant, approximately 2,135 square-foot formal Pizza Hut restaurant, one (1) non-conforming trash enclosure, two (2) wireless cell towers and the remaining site consists of existing parking lot.

The project site is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan, which is one of 35 Community Plans which together form the land use element of the General Plan. The Community Plan designates the site for Community Commercial land uses corresponding to the CR, C2, C4, RAS3 and RAS4. The subject property is split-zoned QC1-1VL and P-1VL and is thus consistent with the land use designation on the site.

Furthermore, the present Q Condition (Ordinance No. 149,380) was passed by the City Council at its meeting of February 28, 1977. The Q condition is imposed on the C1 portion of the site requires the following limitations: no structures on the site shall

exceed one story in height, all open areas not used for buildings, driveways, parking areas or walks shall be attractively landscaped, landscaped areas shall be equipped with sprinklers and shall be maintained in a first-class condition at all times, a six (6)-foot masonry wall shall be installed along the west side of the property, access of the alley for commercial vehicle is prohibited.

The subject site is also located within an Urban and Built-up Land zone, Outside Flood zone, Urban Agriculture Incentive zone, and is located within 13.47 km from the Malibu Coast Fault.

The proposed project involves a Class 2 Conditional Use Permit and a Zone Boundary Adjustment to allow the construction, use, and maintenance of a new 1,479 square-foot Starbucks Drive-Through Coffee Shop with a trash enclosure and walk up/pick up window. The project proposes an adjustment to the C1 zone boundary so that the entire building, signage, patio, trash enclosure, and drive-through lanes are all within the boundaries of the existing commercial zone.

The building will sit street front with the drive through on back half of the property. The western property line will retain the existing parking asphalt with minor modifications, including adding a 20-foot property front landscaped area in the southwest corner to meet parking requirements (no car to be parked closer than 20-feet from the property line), the addition of an EV van accessible stall, and decreasing the size of the planter/landscaped island in the Northwest corner to accommodate one more parking space. The total number of parking spaces would be 16. Additionally, a trash enclosure would be built to LAMC code, and the transformer will be relocated with a staging area and access to LADWP requirements.

Surrounding Uses

The property to the north, abutting the subject property is zoned P-1VL with a land use designation of Community Commercial and developed with a surface parking lot and a McDonald's fast-food restaurant with drive-through. Properties to the east, abutting the subject property are zoned C1.5-1VL with a land use designation of Community Commercial and developed with a one-story mini-shopping center with surface parking lot. Properties to the south, across Victory Boulevard are zoned C1.5-1VL and RS-1 with land use designations Neighborhood Office Commercial and Low Residential and developed with a gasoline station located at southwest corner of Victory Boulevard and Platt Avenue and single-family residences along Victory Boulevard. Properties to the west, across an adjoining alleyway are zoned RS-1 with a land use designation Low Residential and developed with single-family residences.

Previous Cases, Affidavits, Permits, and Orders on the Subject Property:

Case No. ZA-2009-8046-CU: On February 22, 2007, the Zoning Administrator approved a Conditional Use permit to allow the installation, use, and maintenance of an unmanned wireless telecommunications facility located at the subject property.

Case No. ZA-1998-247-ZV: On May 22, 1998, the Zoning Administrator approved a Zone Variance to allow the construction, use, and maintenance of a combination stealth wireless telecommunications facility and parking lot light 45 feet in height in the parking lot of the property improved with a Pizza Hut restaurant located at the subject property.

Previous Cases, Affidavits, Permits, and Orders on the Surrounding Properties:

There are no relevant cases surrounding the subject property within a 1,000-foot radius.

Public Correspondence

An email dated September 29, 2025 from West Hills Neighborhood Council, Zoning and Land Use Committee included the following: Concerns, observations, photos from walk-through of site, and recommendations were submitted. The Committee recommended a 10 p.m. closing time and no right-turn be placed on driveway egress facing Victory Boulevard.

An email dated September 9, 2025, from Jeff Bornstein, President of the West Valley Alliance for Optimal Living: Project adds traffic, noise and pollutants. There is no study of impacts under CEQA. Drive-through lane is awkward and cars will impact the streets. Too many deviations requested. McDonald's drive-through is further away from residential properties than this project site.

An email dated September 24, 2025 from Jen Westmoreland, stated opposition. She stated observations of accidents near Victory and Platt intersection. Some drivers speed. Inquired of project details, access for McDonald's customers, trash location, adequate parking, site cannot accommodate a drive-through and creating additional traffic nightmares,

An email dated September 10, 2025 from Fern White, stated opposition. The project adds traffic congestion to an already busy intersection. Unnecessary having another Starbucks and there is already another coffee shop next door.

An email dated September 11, 2025 from Fern White stated opposition. The intersection is busy. The project adds traffic congestion to an already busy intersection. Unnecessary having another Starbucks and there is already another coffee shop next door.

An email dated September 23, 2025 from Steven Brtis, stated the project is not a good fit. The project adds to traffic, parking concerns, cars exiting the site will they turn left or right and will drivers be able to adjust by going westbound?

An email dated September 15, 2025 from Anne Steinberger, stated the existing homeless people on the project site, and that the sidewalks are in terrible condition.

An email dated September 11, 2025 from Kathy Connell, stated the project will add to an increase in traffic dangers.

Public Hearing

A public hearing was held on September 6, 2025. The hearing was attended by the applicant, Bennett Lefebvre, applicant's representatives, Ryan Abraham and Jennifer Quarry, and members of the community.

Ms. Quarry made the following statements:

- The request is to build a Starbucks coffee house just west of the northwest corner of Victory and Platt.
- There are four items requested. The first, CEQA exemption. The second is a Class 2 CUP to allow a drive through that's adjacent to residentially zoned property. Deviations from the commercial corner involve 1) the 50% transparency requirement, 2) from the five foot required landscape, 3) the continued use of the existing pole sign, and 4) we're operating hours to operate between 11:00 PM. and 7:00 AM.
- Also requested is a zone boundary adjustment between the P1 and C1 property boundaries.
- The surrounding neighborhood. There are many commercial uses in the area. Across the street there is across Platt Ave. is a major shopping center with an existing Starbucks Café in the grocery store. There's a Chase Bank, CVS, and many different uses there.
- Across the street and to the south, there's two gas stations with one at our corner. We are in a small shopping center. McDonald's is to the north of us and so is the substation and directly to the east of us there is a little small retail complex that has Goodwill, Domino's, and a Coffee Bean Tea and Leaf and a couple small users in there.
- On our property, there is a former Pizza Hut building that has been vacant for a number of years.
- The site has two different zoning categories and is the reason for the zone boundary adjustment. The majority of the site has P1VL zoning and then the building and the active back operation.
- The area has a C zoning from 1977, and is subject to five different conditions.
- The site's land use designation is community commercial.
- The existing Pizza Hut building has been vacant for a number of years, and is in rough shape.
- It is currently fenced off just because of vandalism and graffiti. There is a maintenance issue there. Everything on the site, including the sidewalk and driveways will be removed and replaced with new construction.
- This slide shows the inside of a typical Pizza Hut built circa 1975. It's in rough shape again and the structure and problematic areas are being removed.
- An entirely new site along the street will be built. The new building will be built up to the street to give it a street predominant look.
- Approximately 1,300 square-foot drive through coffee shop with a walk up area will be built. There is no interior cafe at this location because there's an existing Starbucks cafe across the street that will remain. This will not be removed and is a complimentary use.

- This allows us to keep the existing retail use, and offer the same amenities that most of the Starbucks and coffee houses in the area.
- The site has some landscaping in the front area. There's one or two and we will add a total 13 trees with a total square-footage of approximately 6900 square feet.
- There will be on-site queuing for 13 cars.
- There is currently parking along our western property line and that will remain since all the utilities run in this identified area.
- A new trash enclosure that meets City requirements will be added. Required EV parking stalls will be added.
- The menu board will be as far away from the residences as possible. It will be on the east side. With the layout, sound volume and transmission to the residential area will be further decreased.
- Starbucks utilizes an automatic volume reduction system so a speaker for the menu board is always kept just barely above the ambient level.
- There will be new site lighting. The applicant has conducted necessary photometric studies to demonstrate that lighting will not bleed into the surrounding.
- There's a small 3-ft tall screen wall adjacent to the alley. We will replace that entire screen wall with a new 6 foot tall wall fence
- This slide shows driving on Victory Blvd. We don't meet the required 50% transparency. We don't have a blank wall that faces out to the community. The right half of this building is backup operations. We propose to do some elevated design through a graphic art element.
- There are windows around the order taking, and additional windows.
- The aesthetics have been elevated to meet the intent of the ordinance.
- We don't have a letter of recommendation from surrounding neighbors and Community Association. We did meet and have continuing conversations with the West Hills Neighborhood Council several times over the last year, but unfortunately we have had scheduling conflicts, and we need to make progress on our application. Their next meeting will be a month and a half, but I want to highlight that we have listened continually to them.
- We have addressed issues and gave a presentation last October to the West Hills Neighborhood Planning and Zoning Committee meeting.
- We walked the site as well.
- Starbucks went out there in March and we did a site walk with them and showed them what's existing and walked them through the proposal. It went really well.
- We meet the posting requirements. The public notice was mailed in August to the neighbors within 300 feet and the West Hills Neighborhood Council was included in that mailing. Staff confirmed the affidavit for the mailing. We do meet the statutory and the ordinance requirements for public notification. We just don't have that letter in hand.
- We received feedback on initial hours of 24 hours of operating. We have reduced those hours so that we're closed between 11:00 PM and 4:30 AM. These hours mirrors what the adjacent McDonald's. The opening time mirrors the existing Starbucks across the street. The other issues were proximity to the residential homes to the West. We are building a brand new 6-ft tall wall adjacent to the

alleyway. It's currently a couple feet high. We are not immediately next to the abutting homeowner. There is an alley between us.

- Further back at the back of our property, there is a tall fence already in place there and that will remain.
- This portion of the property is furthest away from our existing building. The distance our building to the that residential will be at a greater distance.
- To respond to why is another Starbucks needed, there's another coffee house down the street and there is a Coffee Bean next door. This is not a replacement Starbucks. This only serves to complement the existing coffee house. Having a Coffee Bean right next door is no big deal. It is normal in shopping centers to see similar uses next to each other.
- What we also heard from the neighborhood council meeting is the community would like to see a recreation center in this neighborhood. This isn't city property, and it's not large enough nor would it be appropriate for that community rec center.
- However, Starbucks is a great community partner. We hire from within the community. We are a great employer, it is expected to employ 20 to 30 people here. We provide health insurance, benefits and educational aid for anyone who works 20 hours or more.
- To restate, we've met the intent of the 50% for transparency by providing the alternative materials and maximizing the windows where we can. We do have a hardship because it is an existing condition for that utility line on the west property line, so we can't add an additional landscape. But instead we put in the six foot wall, and added additional landscaping along the street side. Finally, we're proposing the continued use of that existing pole sign. This is a great example when you can reuse what's existing.
- Operating hours have been amended so that we're not 24 hours, We will open at 4:30 in the morning and closing at 11:00 PM.
- These boundary lines of the C and P zones will have adjustments as shown on the screen.

During the public comment portion of the public hearing, three people provided public testimony.

The first speaker, Michael Teck, stated he represents the abutting McDonald's restaurant. He noted that homeless exists on the site, spoke of the easement on the property between the site and the McDonald's site, and was in attendance to understand the project better.

The second speaker, Jeff Bornstein, stated he is with the West Valley Alliance for Optimal Living. He stated concerns of traffic being added by the project, the need to comply with CEQA, homes to the west of the site, and the hours proposed being too late. He noted the presence of a McDonald's drive-thru nearby, and the many deviations being requested.

The third speaker, Steve and Sue, stated they reside in Woodland Hills, stated concerns of traffic, asked if the exit to Victory Boulevard will be right turn only, the presence of other similar uses and potential conflict with the elementary school.

The fourth speaker, Char Rothstein, stated she is with the West Hills Neighborhood Council, and is requesting for postponement until the neighborhood council can schedule them for Oct 14. She stated Starbucks has been cooperative, and discussed how issues need to be addressed so as to not disturb neighboring residential uses.

At the conclusion of the public hearing, the Zoning Administrator took the case under advisement for two weeks to allow for the public to submit additional comments.

CONDITIONAL USE FINDINGS

- 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.**

The subject property is an irregular-shaped 23,478 square-foot lot with approximately 126 feet of frontage along Victory Boulevard. Approximately 8,125 square feet of that lot area is within the QC1-1VL Zone, while approximately 15,353 square feet of that lot area is within the P-1VL Zone. The property is currently improved with a vacant, approximately 2,135 square-foot restaurant, one (1) non-conforming trash enclosure, two (2) wireless cell towers and the remaining site consists of existing parking lot.

The project site is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan. The Community Plan designates the site for Community Commercial land uses corresponding to the CR, C2, C4, RAS3 and RAS4. The subject property is split-zoned QC1-1VL and P-1VL and is thus consistent with the land use designation on the site. The subject site is also located within an Urban and Built-up Land zone, Outside Flood zone, Urban Agriculture Incentive zone, and is located within 13.47 km from the Malibu Coast Fault.

According to public testimony and the applicant, the site has been closed off to prevent break-ins into the vacant building. Accounts from the public and the applicant also state that there is unwanted activities such as trash and debris, vagrancy, and graffiti. With inactivity of the site, there is a greater likelihood of more unwanted activities and nuisances on the premises.

The proposed project involves a Class 2 Conditional Use Permit and a Zone Boundary Adjustment to allow the construction, use, and maintenance of a new 1,479 square-foot Starbucks drive-through coffee shop with a trash enclosure and walk up/pick up window. The project proposes an adjustment to the C1 zone

boundary so that the entire building, signage, patio, trash enclosure, and drive-through lanes are all within the boundaries of the existing commercial zone.

The drive-through entrance will begin at the back half of the property while the front façade of the building will face Victory Boulevard. The drive through lane access point will be located in the interior of the lot, helping to ensure there is no spillover onto Victory Boulevard or impediment to traffic. The order point will be along the eastern property line, using a speaker box with Automated Volume Control, which will automatically adjust the volume according to ambient sound levels. This ensures that no excess noise is generated from the order point.

The western property line will retain the existing parking asphalt with minor modifications, including adding a 20-foot property front landscaped area in the southwest corner to meet parking requirements (no car to be parked closer than 20-feet from the property line). There will be the addition of an EV van accessible stall, and the size of the planter/landscaped island in the Northwest corner will be decreased to accommodate an additional parking space. The project will have a total of 16 parking spaces. Additionally, a trash enclosure would be built to LAMC Code requirements. The existing transformer will be relocated and a new staging area will be constructed to allow access and meet Los Angeles Department of Water and Power (LADWP) requirements.

The project will offer convenience and site enhancement to members of the community and to commuters at reasonable hours. While there are other options for coffee and other products, the subject project will bring an operation that will offer convenience for customers to pick up their orders through a walk-up window facing Victory Boulevard or to utilize the drive-through to order food and beverage and continue to their destination. With the use of mobile orders, and with no indoor and outdoor seats, the walk-up window and the drive-through can facilitate the duration of these transactions by allowing for drinks and other orders to be made in advance of pick-up. This business model will offer the community a convenient choice to pick up their beverages and food products in a quick and convenient manner. The project will add up to 13 trees to improve the aesthetics of the site and parking areas.

The project will offer a mural facing Victory Boulevard in lieu of meeting the provisions for 50 percent transparent windows on exterior walls/doors fronting Victory Boulevard. The mural will serve as an amenity of public art. Landscaping will be offered along and throughout the site as part of the project. There will be less than five-foot width of landscaping planter area along the west side of the site. A new 6-foot tall wall will be constructed along the western perimeter, and new landscaping and planting of trees will improve the aesthetics of the site. A new face sign will be proposed and utilize an existing pole sign near Victory Boulevard. The sign will be subject to the provisions of the sign ordinance and be subject to meet Code requirements. In addition, a new trash enclosure is proposed. It will be locked when not in use. Finally, the project will

re-grade the site allowing for the public sidewalk to be brought up to current Department of Transportation (DOT) requirements, as well as necessary highway dedication.

The proposed building is positioned towards the front of the property, to allow for a pedestrian friendly accessible walk-up window to place orders or pick up to-go orders, placed ahead of time. Lastly, ordering vehicles as well as site landscaping will help shielded to reduce noise. The direction of the drive through lane also helps ensure lights from vehicles do not shine directly at any residences.

As such, the proposed project will substantially upgrade the aesthetic and functional qualities of the site and will promote economic well-being and public convenience in the community and enhance the built environment by providing a use that will bring services that will be beneficial to the surrounding community. It will bring a use that will activate the site and ~~remove a dilapidated building that~~ can bring many unwanted activities to the community. The imposition of a number of conditions addressing the operational issues will ensure that the project will not be disruptive to but compatible with the surrounding community.

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.**

The surrounding area is predominantly characterized with commercial and single-family zones. The property to the north, abutting the subject property is zoned P-1VL with a land use designation of Community Commercial and developed with a surface parking lot and a fast-food restaurant with drive-through. Properties to the east, abutting the subject property are zoned C1.5-1VL with a land use designation of Community Commercial and developed with a one-story mini-shopping center with surface parking lot. Properties the south, across Victory Boulevard are zoned C1.5-1VL and RS-1 with land use designations Neighborhood Office Commercial and Low Residential and developed with a gasoline station located at southwest corner of Victory Boulevard and Platt Avenue and single-family residences along Victory Boulevard. Properties to the west, across an adjoining 20-foot alleyway are zoned RS-1 with a land use designation Low Residential and developed with single-family residences. There is an existing 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 on the south side through the proposed site to Victory Boulevard.

The proposed project involves a Conditional Use Permit and a Zone Boundary Adjustment to allow the construction, use, and maintenance of a new 1,479 square-foot Starbucks drive-through coffee shop with a trash enclosure and walk

up/pick up window. The project proposes an adjustment to the C1 zone boundary so that the entire building, signage, patio, trash enclosure, and drive-through lanes are all within the boundaries of the existing commercial zone.

As stated above, the drive-through entrance will begin at the back half of the property while the front façade of the building will face Victory Boulevard. The drive through lane access point will be located in the interior of the lot, helping to ensure there is no spillover onto Victory Boulevard or impediment to traffic. The order point will be along the eastern property line, using a speaker box with Automated Volume Control, which will automatically adjust the volume according to ambient sound levels. This ensures that no excess noise is generated from the order point.

The western property line will retain the existing parking asphalt with minor modifications, including adding a 20-foot property front landscaped area in the southwest corner to meet parking requirements (no car to be parked closer than 20-feet from the property line). There will be the addition of an EV van accessible stall, and the size of the planter/landscaped island in the Northwest corner will be decreased to accommodate an additional parking space. There will be a total of 16 parking spaces. Additionally, a trash enclosure would be built to LAMC Code requirements. The existing transformer will be relocated and a new staging area will be constructed to allow access and meet Los Angeles Department of Water and Power (LADWP) requirements.

The subject property is zoned and would be developed in a manner consistent with both the City's desired land use designation for the site and the surrounding area. The proposed Starbucks with drive-through will be compatible with the designated land uses. The project is further compatible with the function of the surrounding area as an area with an existing fast-food restaurant with drive-through services and will not be detrimental to surrounding uses.

Landscaping 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. 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.

The proposed establishment provides an amenity to the area, which will supplement and contribute to the function of the surrounding area as a mixed residential and commercial neighborhood and the project will be compatible with adjacent properties and the surrounding community. Concerns were raised by the public at the public hearing and submitted correspondence.

Traffic impacts, noise, lighting, late night operation, and potential disturbances were brought by the community.

With regard to traffic, as configured, vehicles will enter the site mainly through the driveway on Victory Boulevard. Customers who will utilize the drive-through feature will enter the beginning of the drive-through lane located near the back half of the site, and drive through the lane that can accommodate up to 13 vehicles that lead them back southerly toward Victory Boulevard. Vehicles would also have the option of utilizing the cross-access easement to the north to exit the site, and utilize the abutting driveway to the north and approach the Victory Boulevard and Platt Avenue intersection. The hours of operation were considered and conditioned to be from 4:30 a.m. to 10:00 p.m., Monday through Thursday, and 4:30 a.m. to 11:00 p.m., Friday through Sunday. These hours consider comments made by the West Hills Neighborhood Council, as well as operating characteristics of the subject business, and siting and distance from residential areas, and the imposed conditions, all discussed above.

In addition, conditions have been imposed to encourage responsible management, deter criminal activity, and ensure the drive-through operation will not be detrimental to the residential uses to the west or the any other of the surrounding uses. These conditions will ensure that the operations comply with all applicable regulations and that no aspects of the operations will adversely affect the surrounding area. Lighting will be shielded away from any abutting uses. No speakers to play outdoor background music is permitted on the premises. The speaker box utilized for drive-through orders will be located at the furthest possible point away from the abutting residential uses to the west. In addition, the residential uses are buffered by a 20-foot alley and trees on walls. The operator will utilize speakers that will adjust during quieter portions of the day. In addition, the Zoning Administrator has imposed the condition to have the applicant coordinate with vendors to ensure delivery trucks utilize the optimal driveways to minimize driving beeping noises from trucks when the drive in reverse. In addition, the hours have been conditioned from 4:30 a.m. to 10:00 p.m., Monday through Thursday, and 4:30 a.m. to 11:00 p.m., Friday through Sunday, to ensure no late night operations occur and no potential disturbances arise from the operation, and creating any late night disturbances. Also, during peak times, and when the drive-through line exceeds the 13-car queue, staff will be required to position an employee outside to take order to facilitate the drive-through. This along with the need for a right-turn only sign from the egress of the driveway leading to Victory Boulevard were identified by the Department of Transportation's West Valley Office, when reviewing the plans. The grant includes conditions to address these concerns.

In addition to the operating hours, the applicant will deviate from other commercial corner standards. Such include the 50 percent transparency requirement, where the applicant will provide an art mural to enhance the aesthetic near the corner of Victory Boulevard and Platt Avenue. The mural will

bring façade interest facing Victory Boulevard and will not include any lighting features that will distract drivers. The applicant will also offer a less than five-foot wide landscaping along the west property line to maintain parking and construct a new 6-foot tall wall, serving as a noise barrier to protect residential uses. The project has been conditioned to shield HVAC equipment to reduce noise and visual impacts.

As conditioned, the project will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety and the development of the community.

3. **The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The elements in the General Plan establish policies and provide the regulatory environment for managing the city and for addressing concerns and issues. The majority of the policies derived from the elements in the General Plan are in the form of Code Requirements, which collectively form the Los Angeles Municipal Code (LAMC). The requested entitlement is for a conditionally permitted use and does not propose to deviate from any of the requirements of the LAMC.

The project site is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan, which is one of 35 Community Plans which together form the land use element of the General Plan. The Community Plan designates the site for Community Commercial land uses corresponding to the CR, C2, C4, RAS3 and RAS4. The subject property is split-zoned C1 and P-1 and is consistent with the land use designation on the site.

The site is subject to a Qualitative [Q] Condition under Ordinance No. 149,380 that was passed by the City Council at its meeting of February 28, 1977. The Q condition is imposed on the C1 portion of the site limits the following: no structures on the site shall exceed one story in height, all open areas not used for buildings, driveways, parking areas or walks shall be attractively landscaped, landscaped areas shall be equipped with sprinklers and shall be maintained in a first-class condition at all times, a six (6)-foot masonry wall shall be installed along the west side of the property, access of the alley for commercial vehicle is prohibited. The project will comply with the requirements of the Q Condition through its design and conditions of this grant.

By allowing the development of the proposed Starbucks with drive-through with the deviations from the provisions of the mini-shopping center/commercial corner standards, the project will enable further development of the surrounding area as an area with potential for increased commercial uses. The project enhances the aesthetics of the site and brings a use that has been conditioned to operate compatibly with surrounding uses. The proposed conditional use supports the continued success of neighborhood serving commercial establishments in the area and, thus, the continued vitality of the community commercial neighborhood.

The deviations from the commercial corner standards allows for the enhanced aesthetics and pedestrian-friendly frontage along Victory Boulevard, reuse of an existing pole sign, and adequate buffering and transition from the residential uses to the west. The early hours offers a convenient service for those who work at earlier times of the day. The limited hours ensure compatibility with the nearby residential uses. Conditions have been imposed to promote compatibility with surrounding uses. Lighting, noise, aesthetics, and design to address potential traffic impacts, have been incorporated as conditions of this grant. In addition, the project has been conditioned to shield HVAC equipment to reduce noise and visual impacts. Additionally, the project follows an established pattern of zoning and land use that is consistent and compatible with other properties and uses in the surrounding area, which include a variety of commercial and other compatible uses. Thus, the project substantially conforms with the purpose, intent, and provisions of the General Plan and the Community Plan.

DRIVE-THROUGH ESTABLISHMENT FINDINGS

- 4. That 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.**

There is a 20-foot alleyway located west of the subject site that separates the subject site from the residential uses. The project includes a design that not only enhances the aesthetics of the site but also takes into consideration of having residential uses near the site.

The site has an existing 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 on the south side through the proposed site to Victory Boulevard.

Additionally, there is an existing sewer easement with McDonalds that runs along the western property line of the subject site, connecting to Victory Boulevard. Because of these easement constraints, the project maintains these easements and locates the new building with drive-through feature to operate at the eastern portion of the site. The project retains existing parking areas on the western property line. This allows access the continued access between Victory Boulevard and the parcel to the North.

The current project design allows the order point and pickup window to be located approximately 138 feet, which includes the 20-foot alley, from the nearest residential parcel. The drive-through pickup window will be oriented on the north façade of the building, which will be sited closer to Victory Boulevard, and enhance the pedestrian experience through landscaping, mural, and a pedestrian walk-up window facing Victory Boulevard. Additionally, both the drive

through entrance and the drive through exit are located away from the street frontage, preventing back up on Victory Boulevard.

Furthermore, there is a present Q Condition under Ordinance No. 149,380 that was passed by the City Council at its meeting of February 28, 1977. The Q condition is imposed on the C1 portion of the site requires the following limitations: no structures on the site shall exceed one story in height, all open areas not used for buildings, driveways, parking areas or walks shall be attractively landscaped, landscaped areas shall be equipped with sprinklers and shall be maintained in a first-class condition at all times, a six (6)-foot masonry wall shall be installed along the west side of the property, access of the alley for commercial vehicle is prohibited. The project will comply with the requirements of the Q Condition.

The project will remove the two existing cell towers, one of which was approved at 45 feet and 4 inches in 2007, which not only pushes the height limits of the 1-VL zoning but exceeds it by 4 feet. The proposed development is a single-story building at 19 feet and 7 ½ inches, including roof top screening of mechanical equipment. 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 designed 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. 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. The project will also construct a new 6-foot tall wall that will contribute to offsetting any potential noise and disturbances from the drive-through operation. As such, 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.

5. That all stationary light generated on the lot is screened to avoid any significant adverse impact on nearby residential uses.

All lighting on the lot will be oriented toward the site. The project has been conditioned for lighting to be shielded so it does not spill onto the adjacent residential property. In addition, the proposed face of the pole sign will be subject to the lighting standards of the Code. The project will utilize the existing

pole sign located near Victory Boulevard, and not introduce a new location for where a lit pole sign will be proposed. In addition, any additional lighting to illuminate the drive-through feature will be oriented for the drivers who utilize the drive-through feature. They are not proposed to reach a height that creates a line of sight for any of the abutting residential uses.

6. **That 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.**

The proposed trash storage will be located within a concrete block wall structure. The trash enclosure will not be an obstruction to any of the existing parking spaces. It will be enclosed and has been conditioned to be locked when not in use. Trash pickup hours will be within the hours for which the City provides this service to pickup the trash.

Driveways will remain at their present location. A cross access easement exists between the subject site and the property to the north. This property is developed with a McDonald's restaurant that also offers a drive-through feature that offers a separate dedicated lane for McDonald's drive-through customers to utilize and additional width to accommodate non-drive-through customers to exit onto the public right-of-way.

The site will accommodate 16 parking spaces. There will be the addition of an EV van accessible stall. The project reduces the size of the planter/landscaped island in the northwest corner to accommodate an additional parking space.

The western property line will retain the existing parking asphalt with minor modifications, including adding a 20-foot property front landscaped area in the southwest corner to meet parking requirements (no car to be parked closer than 20-feet from the property line). There will be a total of 16 parking spaces. Additionally, a trash enclosure would be built to LAMC Code requirements. The existing transformer will be relocated and a new staging area will be constructed to allow access and meet Los Angeles Department of Water and Power (LADWP) requirements.

Trees and landscaping presently one tree on the site. The project will enhance the site and have 13 trees throughout the site. New landscaping will be at the frontage facing Victory Boulevard.

Parking areas will contain landscape areas with trees to enhance the separation between commercial and residential uses. Hours of trash pickup will conform to the limitations of Section 12.22 -A, 23(b)(4) of the zoning code. Therefore, 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 enhance the privacy of those uses.

MINI-SHOPPING CENTER/COMMERICAL CORNER FINDINGS PURSUANT TO LAMC CHAPTER 1, SECTION 12.24 W.27

7. **That based on data provided by the City Department of Transportation or by a licensed traffic engineer, that 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 subject property is an irregular-shaped 23,478 square-foot lot with approximately 126 feet of frontage along Victory Boulevard. Approximately 8,125 square feet of that lot area is within the QC1-1VL Zone, while approximately 15,353 square feet of that lot area is within the P-1VL Zone. The property is currently improved with a vacant, approximately 2,135 square-foot previously utilized by Pizza Hut restaurant, one (1) non-conforming trash enclosure, two (2) wireless cell towers and the remaining site consists of existing parking lot.

The building will sit street front with the drive through on back half of the property. The western property line will retain the existing parking asphalt with minor modifications, including adding a 20-foot property front landscaped area in the southwest corner to meet parking requirements (no car to be parked closer than 20-feet from the property line), the addition of an EV van accessible stall, and decreasing the size of the planter/landscaped island in the Northwest corner to accommodate one more parking space. The total number of parking spaces would be 16. Additionally, a trash enclosure would be built to LAMC code, and the transformer will be relocated with a staging area and access to LADWP requirements.

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. 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 Boulevard.

The West Valley Office of the Department of Transportation reviewed the site plan and identified the potential of the drive-through exit being blocked off if there is a demand that brings more vehicles to interact past the drive-through exit. The Zoning Administrator imposed a condition requiring an employee be present to facilitate the drive-through during peak hours as well as any time when the drive-through line exceeds the 13-car queuing. In addition, the Department of Transportation commented on the need for a right turn only at the driveway egressing out to Victory Boulevard, and a right-turn only to ingress onto the property from Victory Boulevard. The Zoning Administrator included a condition to coordinate with the Department of Transportation to install appropriate signs and traffic measures to ensure ingress and egress from the Victory Boulevard drive-through does not become a hazard to the public right-of-way.

In addition, the project does not meet the threshold to trigger a traffic assessment. The project driveway and circulation plans will be subject to final review from the Department of Transportation.

8. **That 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.**

The project is located within an existing Commercial Corner Development, on property zoned for commercial use. The site is currently is developed with a one-story commercial development comprised of vacant building previously used as a neighborhood serving restaurant. Since the subject tenant space has been utilized as a restaurant and is sitting vacant, the project will not create or add to the concentration of Mini-Shopping Centers in the vicinity of the project. The hours of operation have been conditioned to be from 4:30 a.m. to 10:00 p.m., Monday through Thursday, and 4:30 a.m. to 11:00 p.m., Friday through Sunday. The increase in hours is not within any peak hours, which may create an impact leading to a detrimental concentration of mini-shopping centers.

ZONE BOUNDARY ADJUSTMENT FINDINGS

9. **The recommended zone boundary adjustment is in conformance with the public necessity, convenience, general welfare or good zoning practice in that:**

The existing split-zoning on the subject property limits development to the exact footprint of an existing aging building, thereby precluding the practical redevelopment of the site with a more efficient design.

The Zone Boundary Adjustment has been made contingent upon compliance with conditions imposed herein. Such limitations are necessary to protect the best interest of public necessity and convenience and assure a development and improvements more compatible with the surrounding properties. The applicant

will continue to meet all required dedications and improvements, determined necessary by the City Engineer, to facilitate circulation and access, and to ensure adequate infrastructure is provided relative to the zone boundary adjustment.

The Zone Boundary Adjustment proposes the equal exchange of approximately 3,757 square feet between the C1-zoned and P-zoned portions of the parcel to permit the construction of a new, approximately 1,479 square-foot Starbucks coffee-shop with drive-through, signage, patio, trash enclosure and drive-through lanes. The result will be a reconfiguration of the zones with no change in the existing square-footage devoted to each of the respective zones. The proposed Starbucks will be located wholly within the C1 Zone, with parking and walkways located within the P Zone. The Zone Boundary Adjustment will not result in an increase in the allocated areas of the C1 or P Zones.

The proposed project will retain the parking along the western property line due to an existing cross access easement between the parcel to the north (currently operated as a McDonalds drive through fast food restaurant), a utility easement along the western property line, and street utilities. Additionally, the site will be re-graded, with public sidewalk being brought up to current Department of Transportation (DOT) requirements, as well as necessary highway dedication.

The proposed building is positioned towards the front of the property, with a pedestrian friendly/accessible walk-up window to place orders or pick up to-go orders, placed ahead of time. The building will also feature an art mural on the south façade facing Victory Boulevard to help ensure the building elevates the aesthetic of that corner at Victory Boulevard and Platt Avenue.

The Zone Boundary Adjustment allows for the drive through lane access point to be located in the interior of the lot. This ensures there is no spill over onto Victory Boulevard and that there would be no impediment to the flow of traffic on Victory Boulevard. This also allows for the order point to be located along the eastern property line, where the speaker box will feature an Automated Volume Control that automatically adjusts the volume according to ambient sound levels. This ensures that no excess noise is generated from the order point, and with the hours of operation, ensures this will be compatible and not create disturbances to any of the surrounding uses. The direction of the drive through lane also helps ensure lights from vehicles do not shine directly onto any residences.

Furthermore, the development will remove both cell towers currently operating on the site and their corresponding equipment. In order to promote safety on the site, the project will construct two tall gates located on the eastern side of the property. A 5-foot clearance between the subject property and the shops to the East will be created, and also ensure that site lighting will not spillover to all neighboring sites.

As such, reconfiguring the zone boundary between the QC1-1VL and P-1VL Zones in the manner shown on the attached Exhibit A will establish a logical zoning pattern that is consistent with good zoning practice.

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>.
Public offices are located at:

Metro DSC
(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012
planning.figcounter@lacity.org

Van Nuys DSC
(818) 374-5050
6262 Van Nuys
Boulevard
Van Nuys, CA 91401
planning.mbc2@lacity.org

West Los Angeles DSC
(CURRENTLY CLOSED)
(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA
90025
planning.westla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's BuildLA portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to
Online Appeal
Filing



QR Code to
Forms for In-
Person Appeal
Filing



QR Code to
BuildLA
Appointment
Portal for
Condition
Clearance

Inquiries regarding this matter shall be directed to Stephanie Escobar, Planning Staff for the Department of City Planning at (213) 978-1492.



HENRY CHU
Associate Zoning Administrator

cc: Councilmember John Lee
Twelfth Council District
Adjoining Property Owners



**DRIVE-THRU COFFEE SHOP
VICTORY & PLATT**

23717 Victory Blvd.
Los Angeles, CA 91307

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CITY OF LOS ANGELES

MAR 04 2005

CITY PLANNING DEPT.
ZONING ADMINISTRATION



CULVERLAND
CUMBERLAND
GLENDORA
HUNTINGTON BEACH
IRVINE
OCEANA
PHOENIX
SAN FRANCISCO

VICINITY MAP



SHEET TITLE: **SITE PLAN**
SHEET NUMBER: **SP-1**

PROJECT DIRECTORY

APPLICANT:	STARBUCKS
ARCHITECT:	MGC ARCHITECTURE
SITE DATA:	
ADDRESS:	23717 VICTORY
APPROVALS:	APPROVED
DATE:	03/04/05
PROJECT TYPE:	COMMERCIAL
PROJECT VALUE:	\$1,000,000
PROJECT STATUS:	APPROVED
PROJECT DESCRIPTION:	DRIVE-THRU COFFEE SHOP
PROJECT SCOPE OF WORK:	ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, SANITARY, AND STRUCTURAL

KEY NOTE

1. EXISTING BUILDING FOOTPRINT

2. EXISTING DRIVE-THRU LANE

3. EXISTING PARKING SPACES

4. EXISTING DRIVE-THRU LANE

5. EXISTING DRIVE-THRU LANE

6. EXISTING DRIVE-THRU LANE

7. EXISTING DRIVE-THRU LANE

8. EXISTING DRIVE-THRU LANE

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14. EXISTING DRIVE-THRU LANE

15. EXISTING DRIVE-THRU LANE

16. EXISTING DRIVE-THRU LANE

17. EXISTING DRIVE-THRU LANE

18. EXISTING DRIVE-THRU LANE

19. EXISTING DRIVE-THRU LANE

20. EXISTING DRIVE-THRU LANE

EXHIBIT A
Page No. 1 of 19
Case No. 21-2024-5022-0000

DATE: 03/04/05
MGR JOB #: 23717-05
DATE: 03/04/05
REVISIONS:

1. 03/04/05

2. 03/04/05

3. 03/04/05

4. 03/04/05

5. 03/04/05

6. 03/04/05

7. 03/04/05

8. 03/04/05

9. 03/04/05

10. 03/04/05

11. 03/04/05

12. 03/04/05

13. 03/04/05

14. 03/04/05

15. 03/04/05

16. 03/04/05

17. 03/04/05

18. 03/04/05

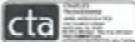
19. 03/04/05

20. 03/04/05

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	Salix nigra	DOCKT WILLOW	24" BOX STD
	Rubus strigosus	STRAWBERRY TREE	30" BOX MULTI
	Yucca deserti	PAID VEGET	30" BOX MULTI
	Dianella tasmanica	VANDIATED PLUM LEAF	5 GAL
	Dolichandra dactyloctenium	VANDIATED DOLICHANDRA	5 GAL
	Mimulus compactus	COMPACT MIMULUS	5 GAL
	Protea repens	DRY WOOD ORANGE	5 GAL
	Platycodon grandiflorus	OLIVE PLUM	5 GAL
	Agave attenuata	AGAVE	5 GAL
	Callistemon citrinus	DRY BOTTLEBRUSH	5 GAL
	Dianella revoluta	DRY WOOD ORANGE	5 GAL
	Senecio longifolius	DRY WOOD ORANGE	5 GAL
	Thymus serpyllifolius	PURPLE SLAC WIC	5 GAL
	Groundcover	TOP DRESSING	3" THICK LAYER
	Myoporum laetifolium	MYOPORUM	1 GAL @ 18" O.C.

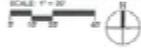
IRRIGATION NOTE:
 FUTURE IRRIGATION PLAN WILL BE DESIGN STANDARD 1004 BY UTILIZING AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE FULLY AUTOMATED, CONTROLLED BY AN AUTOMATIC "SMART" CONTROLLER. COORDINATE WITH THE MECHANICAL CONTRACTOR. THE IRRIGATION WILL BE A DRIP IRRIGATION SYSTEM AND IT WILL COMPLY WITH ALL CITY AND STATE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO UFGC (2.22 & 2.22.1-4)



DATE: 03/01/2014
 SHEET JOB #:

DATE: 03/01/2014

STATE REQUIREMENTS: ALL PERMITS REQUIRED. ALL PERMITS & CONDITIONS MUST BE OBTAINED PRIOR TO CONSTRUCTION. ALL PERMITS & CONDITIONS MUST BE OBTAINED PRIOR TO CONSTRUCTION.



**DRIVE-THRU COFFEE SHOP
 VICTORY & PLATT**

23717 Victory Blvd.
 Los Angeles, CA 91307



PROJECT DIRECTORY

APPLICANT: STARBUCKS
 PROJECT ADDRESS: 23717 VICTORY BLVD
 PROJECT NO: 23717-0001

ARCHITECT: MCG ARCHITECTURE
 PROJECT ADDRESS: 23717 VICTORY BLVD
 PROJECT NO: 23717-0001

SITE DATA

APRIL 2014

DATE: 03/01/2014

SCALE: 1/8" = 1'-0"

CONSTRUCTION: 14

CONTRACT NO: 14-001

CONTRACTOR: MCG ARCHITECTURE

PROJECT NO: 23717-0001

PROJECT SCOPE OF WORK:
 THE PROJECT WILL INCLUDE AN EXISTING DRIVE-THRU COFFEE SHOP & A NEW DRIVE-THRU COFFEE SHOP. THE PROJECT WILL INCLUDE AN EXISTING DRIVE-THRU COFFEE SHOP & A NEW DRIVE-THRU COFFEE SHOP. THE PROJECT WILL INCLUDE AN EXISTING DRIVE-THRU COFFEE SHOP & A NEW DRIVE-THRU COFFEE SHOP.

LEGEND:

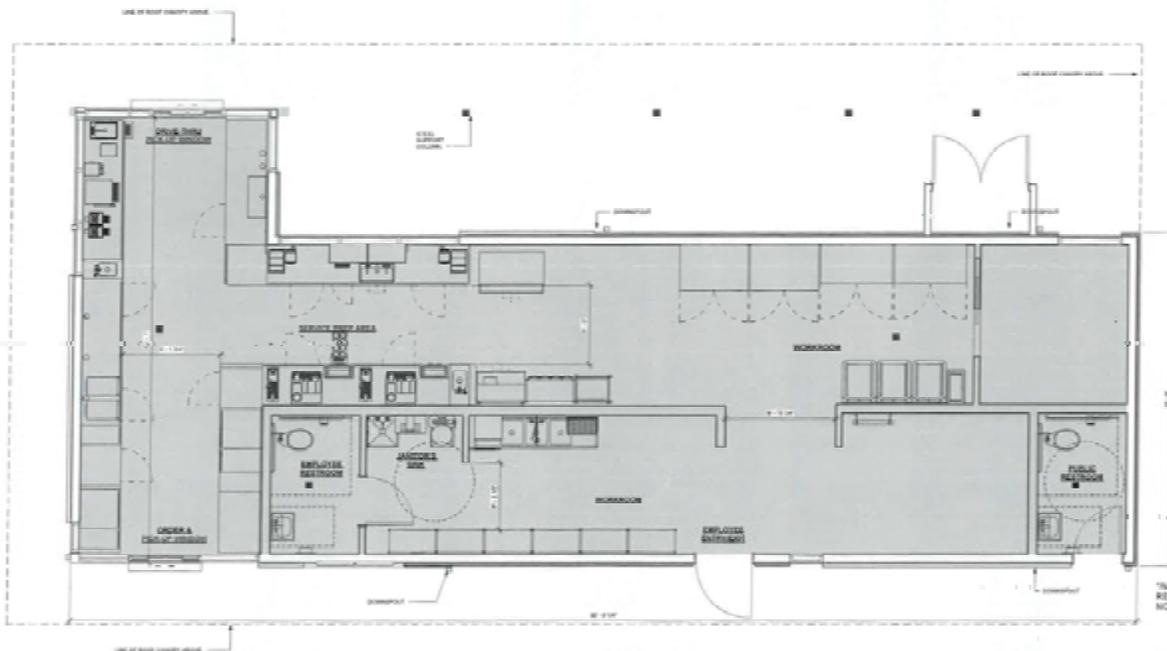
EXHIBIT "A"
 Page No. 2-12
 Case No. 2A-2001-522-0001



VICINITY MAP

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: LP-1



*INTERIOR FOR REFERENCE ONLY NOT FOR CONSTRUCTION

EXHIBIT "A"
 Page No. 5 of 14
 Case No. #2024 5022-00028
 (Handwritten initials)

DRIVE-THRU COFFEE SHOP AT VICTORY & PRATT

23717 VICTORY BLVD.
 LOS ANGELES, CA 91307

DATE: 02/15/25
 MISC. JOB #: 25014.05
 DATE: 02/15/25
 REVISION:

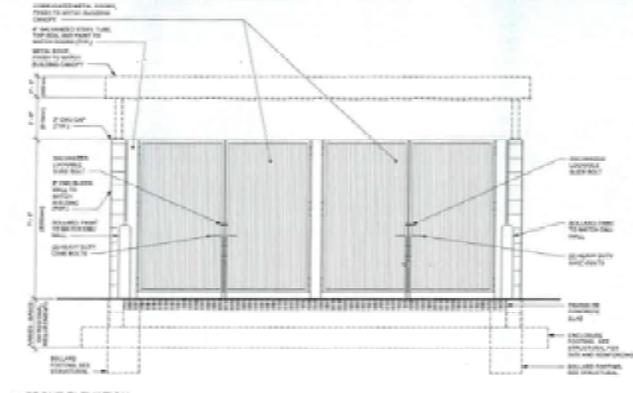


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 megashitecture.com
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 DENVER
 GLENDOHA
 IRVINE
 OAKLAND
 PHOENIX
 SAN FRANCISCO

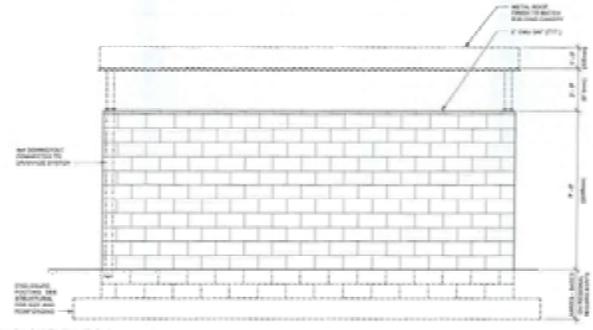
SHEET TITLE:
BUILDING FLOOR PLAN

SHEET NUMBER:
FP1

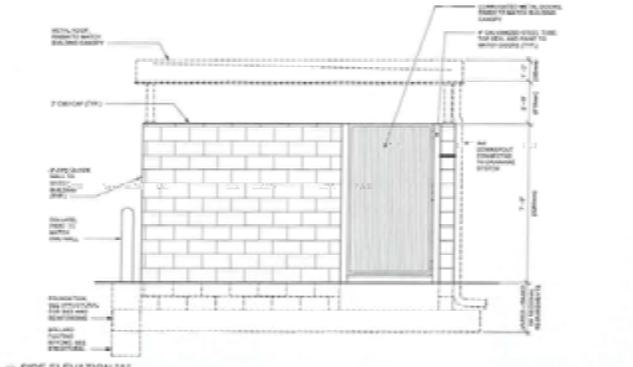
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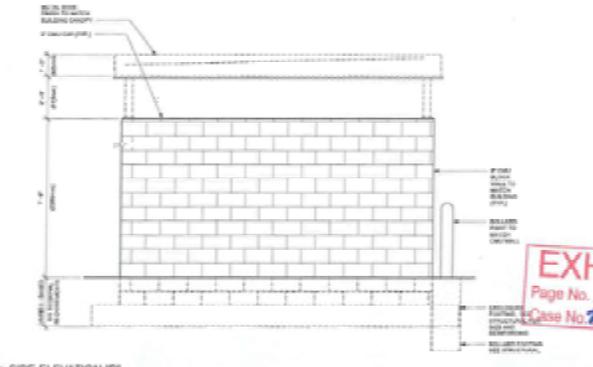
4 FRONT ELEVATION
SCALE: 1/2" = 1'-0"



3 BACK ELEVATION
SCALE: 1/2" = 1'-0"



1 SIDE ELEVATION "A"
SCALE: 1/2" = 1'-0"



2 SIDE ELEVATION "B"
SCALE: 1/2" = 1'-0"

EXHIBIT "A"
Page No. 7 of 14
Case No. 2024-522-0002
④

**DRIVE-THRU COFFEE SHOP AT
VICTORY & PRATT**

23717 VICTORY BLVD.
LOS ANGELES, CA 91307

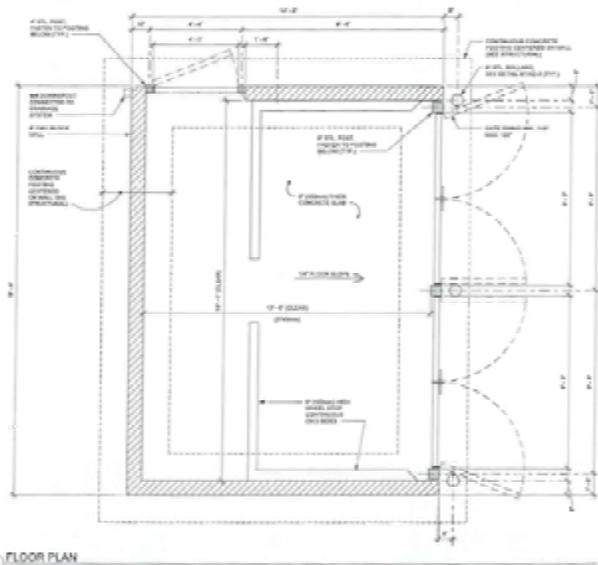
DATE: 02/16/23
MGS JOB #: 2204-03
DATE: 02/16/23

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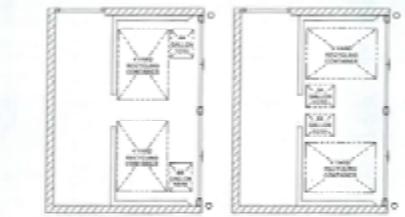


SHEET TITLE:
**TRASH ENCLOSURE
ELEVATIONS**

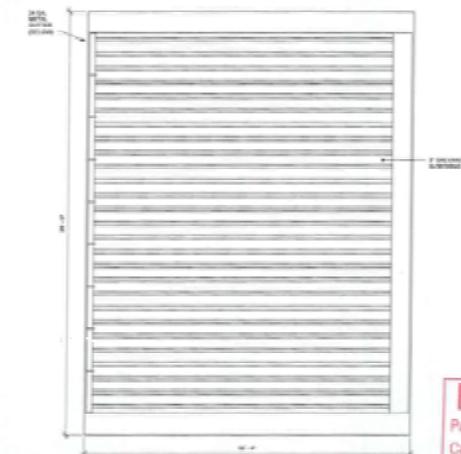
TE-2



1 FLOOR PLAN
SCALE: 1/2" = 1'-0"



2 CONTAINER LAYOUT OPTIONS
SCALE: 1/4" = 1'-0"



3 ROOF PLAN
SCALE: 1/2" = 1'-0"

EXHIBIT "A"
Page No. 9 of 14
Case No. 20-24502-02-200

Handwritten signature or initials.

DRIVE-THRU COFFEE SHOP AT
VICTORY & PRATT

23717 VICTORY BLVD.
LOS ANGELES, CA 91307

DATE: 02/14/20
MGS JOB #: 23717-01
DATE: 02/14/20
REVISIONS:

MGS ARCHITECTURE, LLC AND ITS AFFILIATED COMPANIES
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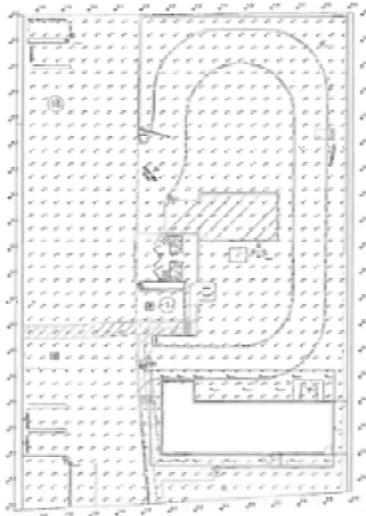
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DENVER
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IRVINE
OJAYLANDO
PHOENIX
SAN FRANCISCO

SHEET TITLE:
TRASH ENCLOSURE
PLAN

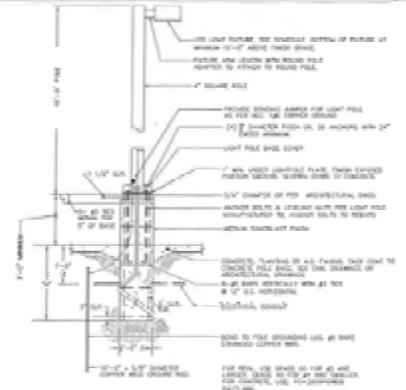
SHEET NUMBER:
TE-1

Component	Height	Area	Vol	Wt	Wt/Mole	Height
ROOF EXTERIOR WALL	1	1000	1000	1000	1.12	1.01
ROOF INTERIOR WALL	1	1000	1000	1000	1.12	1.01
ROOF CONCRETE	1	1000	1000	1000	1.12	1.01

Area	Code	Material	Volume	Weight	Height	Area	Code	Material	Volume	Weight	Height	Area
1	1	Concrete	1000	1000	1.12	1000	1	Concrete	1000	1000	1.12	1000
2	2	Concrete	1000	1000	1.12	1000	2	Concrete	1000	1000	1.12	1000
3	3	Concrete	1000	1000	1.12	1000	3	Concrete	1000	1000	1.12	1000
4	4	Concrete	1000	1000	1.12	1000	4	Concrete	1000	1000	1.12	1000
5	5	Concrete	1000	1000	1.12	1000	5	Concrete	1000	1000	1.12	1000
6	6	Concrete	1000	1000	1.12	1000	6	Concrete	1000	1000	1.12	1000
7	7	Concrete	1000	1000	1.12	1000	7	Concrete	1000	1000	1.12	1000
8	8	Concrete	1000	1000	1.12	1000	8	Concrete	1000	1000	1.12	1000
9	9	Concrete	1000	1000	1.12	1000	9	Concrete	1000	1000	1.12	1000
10	10	Concrete	1000	1000	1.12	1000	10	Concrete	1000	1000	1.12	1000



PHOTOMETRIC CALCULATIONS SHEET 1



Height of Pole	Number of Fixtures	Number of Fixtures
10' 0"	10	10
10' 0"	10	10
10' 0"	10	10
10' 0"	10	10
10' 0"	10	10
10' 0"	10	10
10' 0"	10	10
10' 0"	10	10
10' 0"	10	10
10' 0"	10	10

EXHIBIT 10.14
 Page No. 10 of 14
 Case No. 2024-522-02-2
 #2

PHOTOMETRIC PLAN SHEET 3

POLE DETAIL SHEET 2

**DRIVE-THRU COFFEE SHOP
 VICTORY & PLATT**

23717 Victory Blvd.
 Los Angeles, CA 91307



**ELECTRICAL PHOTOMETRIC
 SITE PLAN**

PROJECT TITLE
 EP1.0
 SHEET NUMBER

DATE: 11/15/24
 SHEET NO: 10
 PROJECT: VICTORY & PLATT
 DESIGNER: MCG ARCHITECTURE
 CHECKER: MCG ARCHITECTURE
 APPROVED: MCG ARCHITECTURE
 SCALE: AS SHOWN
 NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.
 5. ALL DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.

DMTL

Product Name: DMTL
 Product Code: DMTL
 Product Description: DMTL

Technical specifications and performance data table.

LITHONIA LIGHTING

LDN6CYL

Product Name: LDN6CYL
 Product Code: LDN6CYL
 Product Description: LDN6CYL

Technical specifications and performance data table.

Product Name: [Blank]
 Product Code: [Blank]
 Product Description: [Blank]

Technical specifications and performance data table.

D-Series Size 1
 (20) Area Luminaire

Product Name: D-Series Size 1
 Product Code: [Blank]
 Product Description: D-Series Size 1

Technical specifications and performance data table.

MOONLITE LED®
 Muller Mount Outdoor Emergency
 Egress Lighting

Product Name: MOONLITE LED®
 Product Code: MOONLITE LED®
 Product Description: MOONLITE LED®

Technical specifications and performance data table.

Product Name: [Blank]
 Product Code: [Blank]
 Product Description: [Blank]

Technical specifications and performance data table.

D-Series Size 1
 (20) Area Luminaire

Product Name: D-Series Size 1
 Product Code: [Blank]
 Product Description: D-Series Size 1

Technical specifications and performance data table.

EXHIBIT "A"
 Page No. 11 of 10
 Case No. 22-5222-00-204

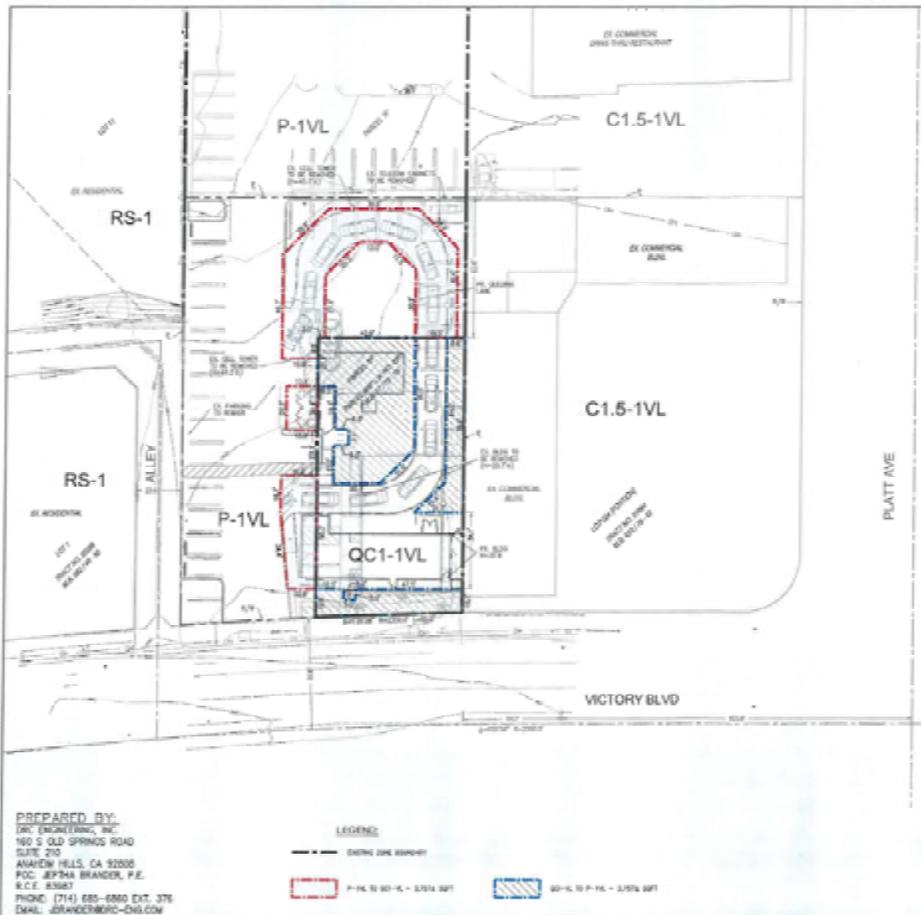
DATE: _____
 REV. JOB # _____
 DATE: _____
 REVISION: _____

ACIES
 ARCHITECTURE
 23717 Victory Blvd.
 Los Angeles, CA 91307

DRIVE-THRU COFFEE SHOP
VICTORY & PLATT
 23717 Victory Blvd.
 Los Angeles, CA 91307

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PHOTOMETRIC CUT SHEETS
 SHEET TITLE: _____
 SHEET NUMBER: **EP1.1**



SUMMARY OF INFORMATION

ADDRESS	33717 VICTORY BOULEVARD WEST HILLS
ZONING	2033-010-043
APN:	P-1VL (AUTOMOBILE PARKING ZONE)
ZONING:	001-1VL (LIMITED COMMERCIAL ZONE)
COMMUNITY PLAN AREA:	CANOGA PARK - WINNETKA - WOODLAND HILLS - WEST HILLS
SITE AREA	
GROSS SITE AREA	+23,468 SF OR 0.539 AC
BUILDING DATA	
BUILDING AREA	± 1,479 SF
F.A.R.	0.063 (1.5:1 MAX.) (1L HT. DISTRICT)
BUILDING HEIGHT	75' (MAX.)
BUILDING SETBACK	
FRONT	10'
SIDE AND REAR	NONE
PARKING DATA	
EXISTING PARKING	
STANDARD	36 STALLS
ACCESSIBLE	2 STALLS
TOTAL PROVIDED	37 STALLS
PARKING REQUIRED:	15 STALLS (Ø 1/100 SF)
PARKING PROVIDED:	
STANDARD	11 STALLS (9' x 16' Ø 90°)
ADA-ACCESSIBLE	1 STALLS
EV CHARGING	4 STALLS
TOTAL PROVIDED	16 STALLS
PARKING RATIO:	10.8 /1000 SF
BIKE RACKS	4 BIKES
BIKE LOCKERS	2 (2 BIKES PER LOCKER)
SITE LAYOUT DATA	
PARKING BAY WIDTH	81'-4" Ø 90° (9' WIDE STALL)
	(2-WAY, DOUBLE ENDING)
FRONT LANE	26' (MIN.)

EXHIBIT "A"
 Page No. 13 of 14
 Case No. 24-5226-02-200
 JD

ADDRESS
 33717 VICTORY BLVD, WEST HILLS, CA 91307

LEGAL DESCRIPTION
 THE LAND SHOWN TO WHICH REFERENCE IS MADE IN THIS CITY OF WEST HILLS IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 204 OF TRACT 400, BEING IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS THE SAME APPEARS IN MAP 302-14-1-1, TO AS SHOWN BY MAPS IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST SOUTHWESTLY CORNER OF SAID LOT 204;

THENCE NORTH 07°00'00" EAST 100.00 FEET;

THENCE NORTH 87°00'00" EAST 100.00 FEET;

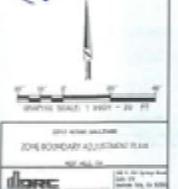
THENCE SOUTH 87°00'00" WEST 100.00 FEET TO THE NORTHERLY LINE OF VICTORY BOULEVARD, A ROAD TO SAID POINT BEARING NORTH 7°00'00" EAST;

THENCE WESTERLY ALONG SAID CORNER SOUTHWESTLY AND NORTH A CORNER OF 2.000 ACRES AND A CORNER CORNER OF 200'00" AND 400'00" TO THE POINT OF BEGINNING;

A STRIP TO SAID POINT BEARING NORTH 7°00'00" WEST;

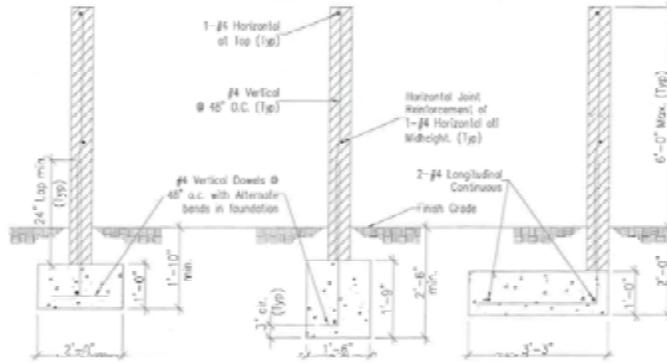
SAID LAND IS MORE FULLY AND PARTICULARLY DESCRIBED IN MAP 11 PLATT TO AND TO BE OF PART OF MAP 11.

EXCEPTED THEREFROM ALL OIL, GAS, MINERAL AND OTHER HYDROCARBON RESOURCES IN AND UNDER SAID LAND AND BELOW A DEPTH OF 500 FEET FROM THE SURFACE, WHETHER KNOWN, THE DEPTH OF SURFACE OR DISCOVERED BY A WELL OF DEPTH 1 PLATT COMPANY, A CORPORATION, REGISTERED APRI 1, 1983 IN BOOK 41967 PAGE 234, OFFICIAL RECORD.



PREPARED BY:
 DRC ENGINEERING, INC.
 160 S OLD SPRINGS ROAD
 SUITE 210
 ANAHEIM HILLS, CA 92808
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**6" CONCRETE BLOCK MASONRY WALL DETAIL
 (6'-0" HEIGHT MAXIMUM)**



GENERAL SPECIFICATIONS:

1. Concrete mix for footing to be 1 part cement to 2.5 parts sand to 3.5 parts gravel with a maximum of 7.5 gallons of water per sack of cement. Minimum $f_c = 2,500$ psi.
2. Concrete block units shall conform to ASTM C90.
3. Reinforcing steel to be deformed and conform to ASTM Standard A615 Grade 40 or Grade 60.
4. Rebar shall be covered in the concrete block cell in which it is located.
5. Concrete block units shall be placed in a running bond with head joints in successive courses horizontally offset at least one-quarter the unit length.
6. Concrete block units to have vertical continuity of cells unsubstituted. All cells containing reinforcing shall be solid grouted (vertical and horizontal reinforcement). Cells not containing reinforcing shall not be grouted.
7. Mortar mix for concrete to be 1 part cement to 0.5 part lime to 3 parts damp loose sand.
8. Grout mix for concrete block wall to be 1 part cement to 3 parts sand in which may be added not more than 0.1 part lime. Sufficient water to be added to produce consistency for pouring without segregation of constituents. The grout may contain 2 parts pea gravel, maximum size 3/8".
9. Block fence may be placed in the center of the "T" type foundation and at either edge to "L" type foundation.
10. A first inspection is required when trenches are ready for concrete and all required steel is tied in place. A second inspection is required when first horizontal bar and all vertical bars are in place but not grouted.
11. Foundation must be poured against undisturbed soil with no appreciable slope of sidewalls on all types of foundation.
12. Masonry or concrete fences over 3'-0" in height measured from adjacent grade shall require a building permit.
13. Height of fence shall comply with all provisions of the zoning code.

EXHIBIT "A"
 Page No. 14 of 16
 Case No. 21-24-0002-002-20A
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