



CITY OF
LOS ANGELES
CALIFORNIA



P.O. BOX 4670, WEST HILLS, CA 91308
WWW.WESTHILLSNC.ORG
MAIL@WESTHILLSNC.ORG

WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING AGENDA

Tuesday, November 12, 2024 @ 6:30 p.m.
Chaminade College Preparatory – Condon Center 2nd Floor
23241 W. Cohasset Street, West Hills, CA 91304

Enter Chaminade through the Cohasset Street entrance between Woodlake and Platt Avenues. Drive through the parking lot, bear left and continue over the hill until you see the Condon Family Technology Center on the left. Park in the nearest lot.

In conformity with the October 6, 2023 enactment of California Senate Bill 411 (Portantino) and La City Council Approval on November 1, 2023, the West Hills Neighborhood Council Zoning & Planning Committee meeting will be conducted virtually, telephonically and in person.

- To attend online via Zoom Webinar: Click or paste the following link into your browser:
<https://us02web.zoom.us/j/85777145429>
- To call in by phone, dial (669) 900-6833, then punch in this Webinar code when prompted: **8577 714 5429**, then press #.
- To attend in person, please attend Chaminade College Preparatory – Condon Center 2nd Floor, 23241 W. Cohasset Street, West Hills, CA 91304

This meeting is open to the public. Doors open 10 minutes before the meeting starts. Those who wish to speak during the meeting may be asked to complete a Speaker Card. Comments on matters not on the agenda will be heard during the Public Comment period. Those who wish to speak on an agenda item will be heard when the item is considered.

- | | | |
|----|--|--|
| 1. | Call to order | Mr. Bill Rose, Co-Chair |
| 2. | Establish Quorum | Mrs. Charlene Rothstein, Co-Chair
Mrs. Carolyn Greenwood, Secretary |
| 3. | Comments from the Co-Chairs | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 4. | Approve special meeting minutes of October 8, 2024 | Mrs. Carolyn Greenwood, Secretary |
| 5. | Public Comments on Non-Agenda Items | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |

Old Business

- | | | |
|----|---|---|
| 6. | Discussion and possible action regarding the proposed Woodlake Apartments on the Circle S Ranch site located at 7566 Woodlake | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
Ms. Penny Newmark, Member |
|----|---|---|

7. Discussion and possible action regarding the DRAFT SW 2024-2025 Community Plan and the Citywide Housing Incentive Program (CHIP) and Council File 21-1230-S5

Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
Ms. Penny Newmark, Member

New Business

8. Discussion and possible action regarding a proposal for a 1,375 sq ft Drive through Starbucks Coffee Shop located at 23717 Victory Blvd.(west of Platt and site of the former Pizza Hut)

Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair

9. Adjournment – Next Meeting TBD

SB 411 Updates - If a Neighborhood Council has a quorum of board members in a physical location, board members who wish to join the meeting via teleconferencing must adhere to AB 2449 rules and regulations. If a Neighborhood Council does not have a quorum of board members in a physical location, they must adhere to SB 411 rules and regulations. In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1. The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time. Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.(i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph, provide public comment until that timed public comment period has elapsed. (ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.(iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

Public Input - Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, an issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to two minutes per speaker, unless adjusted by the presiding officer of the committee.

The Americans With Disabilities Act - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org

Public Posting of Agendas - WHNC agendas are posted for public review at Platt Village, on the Southside of Pavilions, closest to Nothing Bundt Cakes at 6534 Platt Avenue, West Hills, CA 91307 or at our website, www.westhillsnc.org You can also receive our agendas via email by subscribing to [L.A. City's Early Notification System \(ENS\)](#)

Notice to Paid Representatives -If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics@lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

Public Access of Records - In compliance with Government Code Section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: www.westhillsnc.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the WHNC's executive director via email at michelle.ritchie@westhillsnc.org

Reconsideration and Grievance Process - For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website www.westhillsnc.org

Servicios De Traducción: Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Michelle.Ritchie@westhillsnc.org



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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING DRAFT MINUTES

TUESDAY, October 8, 2024 @ 6:30 P.M.

**Chaminade College Preparatory – Condon Center 2nd Floor
2341 W. Cohasset Street, West Hills, CA 91304**

1. Call to Order at 6:45 P.M. by Co-Chair Bill Rose.
2. Quorum was established.

Committee Members Present: Aida Abkarians, Dan Brin, Carolyn Greenwood, Saif Mogri, Penelope Newmark, Steve Randall (AB2449), Bill Rose and Charlene Rothstein.

Kim Koerber became a member of the Zoning and Planning Committee

Committee Members Absent: Faye Barta, Carolyn Proppert, Myrl Schreibman, Anthony Scarce and Joan Trent

3. Comments from the Co-Chair(s): Co-Chair Bill Rose welcomed those present.
4. Minutes from September 26, 2024 were approved with corrections.
5. Public Comment on Non-Agenda Items:

A stakeholder advised that she was informed tht Field's Market is closing the end of January 2025.

Old Business:

6. Dicussion and possible action regarding the Chaminade expansion proposal and the upcoming hearing scheduled for October 24, 2024
Char stated that the agenda for the meeting is not available yet. The meeting is the Entitlement Hearing. The staff recommendations will be discussed at this meeting and the recommendations from the Committee will be reviewed. The public may submit comments up to the date of the hearing. Comments should be sent to Trevor Martin.

7. Discussion and possible action regarding the proposed Woodlake Apartments on the Circle S Ranch site located at Woodlake and Saticoy.

Stakeholders, carpenters, were present as they were informed that the developer was going to make a presentation. Char advised that she was not informed that they were going to be present and in fact are not here. Char stated that she spoke to Laura Frazensteele and was advised that Laura is pulling all the information together and will be giving it to the decision makers. Char advised that the stakeholders need to keep sending letters or emails as to why this development is not appropriate for this site. Char also stated that it is her understanding that once the project is approved, those within a certain distance could appeal the project.

Stakeholder, Chris Rowe, stated the part of the Chaminade expansion is in a liquid fraction area and that could also be a possibility for the Circle S project which would make it a much more expensive project.

8. Discussion and possible action regarding the DRAFT Southwest 24-25 Community Plan At the September 26, 2024 Hearing the City Planning Department submitted a report to the City Planning Commission with their finding that there was enough zoning to meet the States' mandate for housing without the need to rezone single-family areas. The City Planning Commission agreed and this will now go before the City Council PLUM Committee (Planning & Land Use Management) for deliberation. Their recommendation will be sent to the City Council for a final decision. The PLUM Committee and the City Council could approve DRAFT #3 with options that would in essence change single-family zoning that would allow multi-story projects in single-family neighborhoods.

We propose preparing a letter in support of Draft #3 but with NO options. The WHNC resolution on the changes and petitions would be included. A motion was made and seconded to send the letter. The motion was approved unanimously

9. The meeting was adjourned by Bill at 8:00 p.m

Options Summary Table

	Programs	Eligibility
<u>Option 1</u>	MIIP and AHIP	All Single-Family in Higher Opportunity Areas
<u>Option 2</u>	MIIP	All Single-Family in Opportunity Corridors and Corridor Transition Areas 2 & 3
<u>Option 3</u>	MIIP	Single-Family in Opportunity Corridor 3 and Corridor Transition Areas 2 & 3
<u>Option 4</u>	MIIP	All Single-Family in Opportunity Corridors
<u>Option 5</u>	MIIP	Removed Lower Density Multi-Family Residential zones from Opportunity Corridors
<u>Option 6</u>	AHIP	Single-Family in Moderate and High Opportunity Areas within 0.5 Miles of a Major Transit Stop for One Hundred Percent Affordable Housing Projects, Faith-Based Organization Projects, and Shared Equity Projects
<u>Option 7</u>	AHIP	Single-Family within 0.5 miles of a Major Transit Stop for Shared Equity Projects

A detailed map inventory is included following Option 7.

Option 1 - Comprehensive CHIP Applicability in Higher Opportunity Areas (Advocate Recommendation)

Eligibility

Option 1: Comprehensive CHIP Applicability in Higher Opportunity Areas (Option 1), is the broadest application of single-family zones to the CHIP Ordinance. Several community advocacy groups, including ACT LA, LA Conservancy, YIMBY Law, and a Coalition of organizations including SCANPH, Abundant Housing LA, Urban Environmentalists, and many others have recommended in their comment letters on the CHIP Ordinance that the proposed Ordinance should expand eligibility to include single-family zones in Higher Opportunity Areas in all Mixed Income Incentive Programs (MIIP) and Affordable Housing Incentive Programs (AHIP), including One Hundred Percent Affordable Housing Projects, Faith-Based Organization Projects, and Shared Equity Projects. The request asked that single-family zones receive the same incentives as other eligible sites.

Tables 1 and 2 below summarize which CHIP strategies would be impacted by this policy change and the proposed bonus incentives.

Table 1: Option 1 Mixed Income Incentive Program Base Incentives			
Rezoning Program	Bonus Density	FAR (max.)	Height (max.)
Mixed Income Incentive Program			
Opportunity Corridors Incentive Areas			
OC-1 Single-Family	Limited by Floor Area.	3.0, or 45% increase, whichever is greater.	One additional story, up to 11 additional feet; or up to a maximum of 5 total stories, whichever is greater.
OC-2 Single-Family		3.0 or 50% increase, whichever is greater.	Two additional stories, up to 22 additional feet; or up to a maximum of 6 total stories, whichever is greater.
OC-3 Single-Family		4.65 or 60% increase, whichever is greater.	Three additional stories, up to 33 additional feet; or up to a maximum of 7 total stories, whichever is greater.
Opportunity Corridor Transition Areas			
CT-1 Single-Family	Up to 6 units.	Up to 1.45	2 stories max.
CT-2 Single-Family	Up to 10 units.	Up to 2.0	3 stories max.
CT-3 Single-Family	Up to 16 units.	Up to 2.90	3 stories max.
Transit Oriented Incentive Areas (Higher Opportunity Areas only)			
T-1 Single-Family	Up to 16 units.	3.0 or 40% increase, whichever is greater.	One additional story, up to 11 additional feet; or up to a maximum of 5 total stories, whichever is greater.
T-2 Single-Family	Limited by Floor Area.	3.0 or 45% increase, whichever is greater.	Two additional stories, up to 22 additional feet; or up to a maximum of 6 total stories, whichever is greater.
T-3 Single-Family	Limited by Floor Area.	3.0 or 50% increase, whichever is greater.	Three additional stories, up to 33 additional feet; or up to a maximum of 7 total stories, whichever is greater.

Density	Parking	FAR	Height
Limited by FAR.	No Minimum Parking Required.	Maximum of 2.5:1	Bonus of up to 11' or 1 story, whichever is greater.

Considerations

Option 1 as described above is the broadest and most expansive of the options described in this exhibit. Approximately 43,000 parcels zoned for single-family uses (RW and more restrictive zones, excluding A1 and A2 zones) would be included in the MIIP as a result of Option 1, and approximately 160,800 parcels zoned for single-family uses would be included in the AHIP Program.

While this option would continue to support the City’s equity goals, inclusion of this option would exceed the City’s state housing capacity obligations which are currently being addressed through the CHIP program. This option would expand eligibility for the CHIP Ordinance to interior neighborhoods across the Higher Opportunity through the Corridor Transition Areas program, primarily in areas of Mid-City, West LA, and the South Valley and Northwest Valley. **Map 1A through 1C** below shows maps where eligibility would be expanded as a result of Option 1 (for more detailed maps by Area Planning Commission, please refer to the Appendix). Further, inclusion of Option 1 would create new opportunity corridors with single-family zones on major streets with transit service in areas such as the South Valley (Canoga Park - Winnetka - Woodland Hills, West Hills), Northwest Valley (Chatsworth and Northridge).

Option 1 proposes the inclusion of single-family zones to receive the same base incentives as multi-family zones would be eligible to receive in the Mixed Income Incentive Program and Affordable Housing Incentive Program, with some revisions to allow for fixed density bonuses where the current program proposed percentage based increases. Inclusion of single family in the incentives designed for high density development could lead to potential out-of-scale developments without transitional height elements to existing neighborhoods. Additional density and FAR could lead to larger scale developments, potentially up to seven-stories, in existing low-scale neighborhoods, especially in areas located around the highest quality transit service (TOIA T-2 and T-3).

Capacity

The inclusion of Option 1 to the proposed CHIP Ordinance would result in approximately 43,000 parcels zoned single-family (RW and less restrictive zones, excluding A1 and A2 parcels) in the MIIP program. This would increase the proportion of housing opportunities located in Higher Opportunity Areas from approximately 56% to 67%. The distribution of these sites are visible



CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

ED1 Eligible

AB 2097 Eligible

Case Number:

ZA-2024-5222-CU2-ZBA

Env. Case Number:

ENV-2024-5223-CE

Application Type:

Class 2 Conditional Use, Zone Boundary Adj.

Case Filed With (Print Name):

Ruben Vasquez

Date Filed:

8/15/24

Application includes letter requesting:

Waived Hearing

Concurrent hearing

Hearing not to be scheduled on a specific date (e.g. vacation hold)

Related Case Number(s):

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Refer to the City Planning Application Filing Instructions (CP-7810) for more information.

1. PROJECT LOCATION

Street Address¹: 23717 Victory Blvd, West Hills, CA 91307

Unit/Space Number: _____

Legal Description² (Lot, Block, Tract): For complete legal description, see attached

Assessor Parcel Number: 2033010043

Total Lot Area: 23,478.2sq ft

2. PROJECT DESCRIPTION

Present Use: Vacant former Pizza Hut/take out restaurant with leased space to cell tower

Proposed Use: 1,375 interior sq ft Drive Through Coffee Shop (1,479 foot print)

Project Name (if applicable): Victory & Platt

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>).

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site).

Describe in detail the characteristics, scope and/or operation of the proposed project:

Entire site to be demolished, including existing vacant Pizza Hut building, trash enclosure and pavement. Existing cell tower in center of lot and supporting equipment, as well as cell tower on north lot line and equipment to be removed. Site to be rebuilt from ground up to meet current code, including use and maintenance of new single story drive through coffee shop with walk up window (1,762 sq ft for building + trash enclosure), parking lot, drive through lane, transformer and reuse existing pole sign. Parking will meet LAMC requirements for parking stalls, ADA and EV requirements. Desired hours of operation are 24 hours. 3-4 trees to be removed from center of lot, and new landscaping to be developed in all non-hardscape areas with new trees and ground cover

Additional Information Attached:

YES NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

- | | |
|---|---|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e., vacant) | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad |
| <input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits) | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g., school, park) |
| <input type="checkbox"/> Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial) | <input type="checkbox"/> Site has special designation (e.g., National Historic Register, Survey LA) |

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Demolition of existing buildings/structures | <input checked="" type="checkbox"/> New construction: <u>1,762</u> square feet |
| <input type="checkbox"/> Relocation of existing buildings/structures | <input type="checkbox"/> Additions to existing buildings |
| <input checked="" type="checkbox"/> Removal of any on-site tree | <input type="checkbox"/> Interior tenant improvement |
| <input type="checkbox"/> Removal of any street tree | <input type="checkbox"/> Exterior renovation or alteration |
| <input type="checkbox"/> Removal of protected trees onsite/in public right-of-way | <input checked="" type="checkbox"/> Change of use and/or hours of operation |
| <input checked="" type="checkbox"/> Grading | <input type="checkbox"/> Uses or structures in public right-of-way |
| <input type="checkbox"/> Haul Route | <input type="checkbox"/> Phased project |

HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing NA - Demolish(ed)³ _____ + Adding _____ = Total _____

Number of Affordable Units⁴: Existing NA - Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units: Existing NA - Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

³ Number of units to be demolished and/or which have been demolished within the last five years.

⁴ As determined by the Los Angeles Housing Department.

PARKING INFORMATION

Is the project utilizing AB 2097?

YES NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: _____ Required # of Parking Spaces: _____

Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.

Check all that apply:

- Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- Contain fewer than 20 dwelling units
- Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the [Planning Case Referral Form](#) to BOE? (if required)

YES NO

Is the project required to dedicate land to the public right-of-way?

YES NO

If so, what is/are the dedication requirement(s)? ⁵ _____ feet

If dedications are required on multiple streets, identify as such: Victory Blvd

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 13A.2.10?

YES NO

Authorizing Code Section: LAMC 12.24W 27

Code Section from which relief is requested (if any): _____

Action Requested: Approval of a Class 2 Conditional Use Permit for drive through establishment in QC1-1VL zoning

Authorizing Code Section: LAMC 12.22 A.23

Code Section from which relief is requested (if any): LAMC 12.22 A.23 (a)3

Action Requested: Requesting relief from requirement of 50% transparency for ground floor non-residential projects.

Additional Requests Attached: YES NO

4. RELATED CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s): _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No.: _____ Ordinance No.: 149380

- | | |
|--|--|
| <input type="checkbox"/> Condition Compliance Review | <input checked="" type="checkbox"/> Clarification of Q (Qualified) Condition |
| <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Clarification of D (Development) Limitation |
| <input type="checkbox"/> Revision of Approved Plans | <input type="checkbox"/> Amendment to T (Tentative) Classification |
| <input type="checkbox"/> Renewal of Entitlement | <input type="checkbox"/> Plan Approval subsequent to Main Conditional Use |

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, provide a copy of any applicable form and reference number if known.

Are there any recorded Covenants, affidavits or easements on this property?
 YES (provide copy) NO

PROJECT DIRECTORY

APPLICANT: STARBUCKS
SEATTLE, WA 98101
TEL: (206) 470-5816

ARCHITECT: MCO ARCHITECTURE
10000 W. CENTURY BLVD. SUITE 100
DENVER, CO 80231
TEL: (303) 755-1000
WWW.MCOARCHITECTURE.COM

SITE DATA

APR. NO.: 2024-104
EXISTING ZONING: P-1H, O-11A
GENERAL PLAN: COMMUNITY COMMERCIAL
SITE AREA: 0.03 ACRES (1,320 SF)
PROPOSED USE: RESTAURANT
CONSTRUCTION TYPE: DRIVE THRU WITH WALKUP ORDER WINDOW
OCCUPANCY: V-B
BUILDING AREA: 1,479 SF
PARKING: 8 REQUIRED (1130 CPA), 11 PROVIDED (3 SPACES)
ACCESSIBLE SPACES REQUIRED: 1 UNCE
ACCESSIBLE SPACES PROVIDED: 1 UNCE
BY CYPABLE SPACES RETAINED: 4 SPACES
BY CYPABLE SPACES W/ CHANGING LOTS REQUIRED: 0 SPACES

PROJECT SCOPE OF WORK:

RENOVATE EXISTING BUILDING TO INCLUDE STOREY 2, 2,000 SF COMMERCIAL BUILDING AND TRASH ENCLOSURE. THE EXISTING BUILDING WILL BE RENOVATED TO INCLUDE A NEW DRIVE THRU ORDER WINDOW WITH WALKUP ORDER WINDOW AND DRIVE THRU ORDER WINDOW. THE EXISTING BUILDING WILL BE RENOVATED TO INCLUDE A NEW DRIVE THRU ORDER WINDOW AND DRIVE THRU ORDER WINDOW. THE EXISTING BUILDING WILL BE RENOVATED TO INCLUDE A NEW DRIVE THRU ORDER WINDOW AND DRIVE THRU ORDER WINDOW.

LEGEND:

LANDSCAPE AREA

KEY NOTES

1. AC PAVED SURFACE
2. ACCESSIBLE PARKING SPOT
3. ACCESSIBLE ENTRY
4. ACCESSIBLE ENTRY TO TRASH ENCLOSURE
5. ACCESSIBLE DRIVE THRU ORDER WINDOW
6. DRIVE THRU ORDER WINDOW CLEARANCE 8'6"
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30. DRIVE THRU ORDER WINDOW CLEARANCE 8'6"



VICINITY MAP



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

23717 Victory Blvd.
Los Angeles, CA 91307



DATE: 06/20/2024
MCO JOB #: 23-206-006

REVISIONS

NO.	DATE	DESCRIPTION

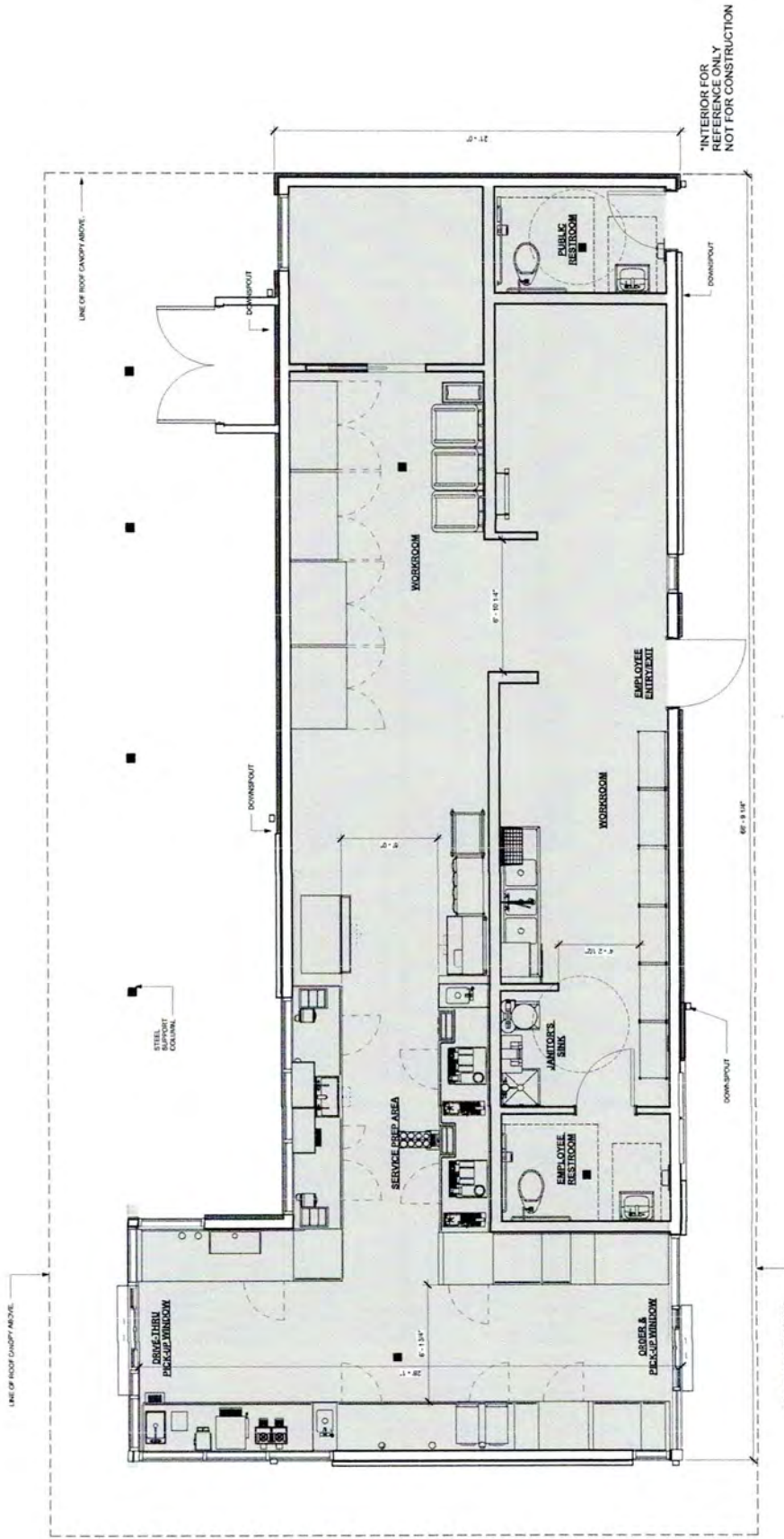
mcg architecture . com

SAN FRANCISCO
PHOENIX
ORLANDO
IRVINE
GLENORA
DENVER
CLEVELAND

SHEET TITLE: SITE PLAN

SHEET NUMBER: SP-1

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*INTERIOR FOR REFERENCE ONLY NOT FOR CONSTRUCTION

DRIVE-THRU COFFEE SHOP AT VICTORY & PRATT

23717 VICTORY BLVD.
LOS ANGELES, CA 91307

DATE: 05/11/14
MCG JOB #: 23020.03

DATE: _____ REVISIONS: _____



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SHEET TITLE: BUILDING FLOOR PLAN
SHEET NUMBER: FP1



SAN FRANCISCO
PHOENIX
ORLANDO
IRVINE
GLENDORA
DENVER
CLEVELAND

Case Summary & Documents

Case Number

Ordinance

Zoning Information

CPC Cards

ZA Cards

Case Number: ZA-2024-5222-CU2-ZBA

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Approved Documents	Initial Submittal Documents	
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Case Number: ZA-2024-5222-CU2-ZBA

Case Filed On: 08/15/2024

Accepted For Review On:

Assigned Date: 09/11/2024

Staff Assigned: MONIQUE ACOSTA

Hearing Waived / Date Waived : No

Hearing Location:

Hearing Date :

ZA Action:

ZA Action Date:

End of Appeal Period:

Appealed: No

BOE Reference Number: 0

Case on Hold?: Yes

Primary Address

Address	CNC	CD
23717 W VICTORY BLVD	West Hills	CD 12

[View All Addresses](#)

Project Description: A new drive-through coffee shop seeking 24 hours of operation. The coffee shop will contain 1375 sq ft of floor area. The site is zoned P-1VL and QC1-1VL.

Applicant: Bennett Lefebvre [Company: Starbucks Coffee Company]

Representative: Ryan Abraham [Company: Kaidence Group]

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