



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, FEBRUARY 10, 2026 & 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 January 1, 2026 enactment of California Senate Bill 707 (Durazo) and LA City Council File 23-1114, 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<br>Mrs. Charlene Rothstein, Co-Chair |
| 2. Establish Quorum                            | Mrs. Carolyn Greenwood                                       |
| 3. Comments from the Co-Chairs                 | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |
| 4. Approve meeting minutes of December 9, 2025 | Mrs. Carolyn Greenwood                                       |
| 5. Public Comments on Non-Agenda Items         | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |

### **New Business**

- |   |  |
|---|--|
| 6. Discussion and possible action of submitting a Community Impact Statement (CIS) for CF 25-0848 supporting request for report on evacuation capacity of city streets during emergency situations. | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |
|---|--|

7. Discussion and possible action of submitting a Community Impact Statement (CIS) for CF 25-1486 supporting request for report of detailed analysis of application of AB 2011 AB 2243 and AB 893 to address overly broad definition for Commercial Corridor.  
Mr. Bill Rose, Co-Chair  
Mrs. Charlene Rothstein, Co-Chair
8. Discussion and possible action of submitting a Community Impact Statement (CIS) for CF 25-1083 supporting request for analysis of key provisions of SB79 for implantation and resources needed by Department of City Planning to effectuate the bill's requirements; recommend Option B.  
Mr. Bill Rose, Co-Chair  
Mrs. Charlene Rothstein, Co-Chair
9. Discussion and possible action to submit a Letter requesting a Motion by City Council for a delay without further advancement on the Southwest Valley Community Plan (includes West Hills) until City Council completes evaluation and makes a decision on CF 25-1083.  
Mr. Bill Rose, Co-Chair  
Mrs. Charlene Rothstein, Co-Chair

#### **Old Business**

10. Discussion and possible action regarding complaints about Chazak West Hills, 6552 Valley Circle Blvd, operating out of a residence in a single-family neighborhood. They have events throughout the week resulting in a large number of attendees, increased vehicle traffic and insufficient parking that negatively affects residents.  
Mr. Bill Rose, Co-Chair  
Mrs. Charlene Rothstein, Co-Chair
11. Discussion regarding Starbucks Drive-Thru Coffee Shop Case ZA-2024-5222-CU2-ZBA-1A. West Valley Alliance for Optimal Living filed an appeal and a Hearing is scheduled for February 12, 2026.  
Mr. Bill Rose, Co-Chair  
Mrs. Charlene Rothstein, Co-Chair

Adjournment – Next meeting to be held on March 10, 2026

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. California Government Code Section 54953.8(b)(3).

The 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. California Government Code Section 54953.8(b)(4).

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 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. California Government Code Section 54953.8(b)(5).

A legislative body that provides a time 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 paragraph (5), to provide public comment until that timed public comment period has elapsed. California Government Code Section 54953.8(b)(6)(A).

A legislative body that does not provide a time 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 paragraph (5), or otherwise to be recognized for the purpose of providing public comment. California Government Code Section 54953.8(b)(6)(B).

**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.

**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](mailto: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](http://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](mailto:ethics@lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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](http://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](mailto: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](http://www.westhillsnc.org)

**Servicios De Traduccion:** 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](mailto:Michelle.Ritchie@westhillsnc.org)



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**WEST HILLS NEIGHBORHOOD COUNCIL**

**JOINT BOARD AND ZONING & PLANNING  
COMMITTEE SPECIAL ONLINE &  
TELEPHONIC MEETING  
DRAFT MINUTES**

**Tuesday December 9, 2025 @ 6:30 P.M.**

1. Call to Order at 7:00 P.M. by Bill Rose
2. Quorum was established.

Committee Members Present: Aida Abkarians, Faye Barta (on line), Carolyn Greenwood, Glenn Jennings, Kim Koerber, Penelope Newmark, Chris Pike (on line), Steve Randall (on line) and Bill Rose.

Committee Members Absent: Dan Brin, Brenda Citrom, Saif Mogri and Charlene Rothstein.

3. Comments from the Co-Chair(s)

Bill called the meeting to order. Bill provided an update on several ongoing projects – The Woodlake Apartments Project, the Chatlake Project, SB79 and the Starbucks Project on Victory Boulevard.

4. Approve meeting minutes of October 14, 2025

Minutes approved as written.

5. Public Comment on Non-Agenda Items None

**New Business**

6. Discussion and possible action regarding approval for Class 1 CUP application filed 11/03/25 by Rosenheim & Associates, Inc. that a total of 631 on-site shared parking spaces is sufficient for existing and future tenant parking demands at Platt Village Shopping Center located at 6400-6534 Platt Avenue, West Hills.

Ms. Jessica Pakdaman, representing Rosenheim & Associates, Inc., was present and provided an overview of what was being requested. She was joined by Mr. Jason Shender. ICI Development was represented by Mr. Mick Meldrum, who joined the meeting online.

Ms. Pakdaman stated that they had requested the on-site shared parking designation so that it would not be necessary to reapply for parking designations in the future when additional tenants moved into and out of the shopping center. To determine the parking need they had a parking demand analysis done. As different types of businesses require different parking requirements they chose the business types that require the highest number of parking spaces. Based on the study, It was determined that 631 shared spaces would be sufficient to meet future needs. Before the current renovation of the shopping center there were 628 parking spaces and they were able to add three more to reach the 631.

There were questions about what types of tenants they were looking for and would it be possible that there could be a three-story restaurant there. Mr. Meldrum stated that they are limited to the current footprint so no larger structures could be built.

After discussion, Steve made the motion that the Committee approve the application. It was seconded by Aida. The motion passed unanimously.

7. Discussion and possible action regarding conversion of single-family home to religious meeting and event space.

Stakeholder, Mike Rubin stated that he has come before the Committee regarding the house at 6552 Valley Circle. The house is currently vacant and is being used for religious meetings and an event space. He has done extensive investigation and the owner has not gone through the proper channels to have it re-zoned for religious purposes and the building conversion was done illegally. The meetings and events to date have greatly impacted the residents who live near the property. Mr. Rubin provided pictures showing how cars are parked blocking residents' driveways and even blocking the fire hydrant, and there is an armed guard on the premises. The events go on for all hours several days a week. It is litterly a "party house." He is asking the Committee to assist him and his neighbors with a solution. He spent months already contacting City departments, the council office and the LAPD with little to no success.

The Committee offered suggestions: circulate a petition for resident signatures and attend the WHNC Board meeting. Elected officials, City agency representatives and the LAPD, LAFD are in attendance and respond to resident questions and issues. Suggestions also included attending LAPD monthly Neighborhood Watch meetings and the CPAB (Community Police Advisory Board) meetings, both at the Topanga Community Police station.

## Old Business

8. Discussion and possible action regarding approval of Zoning & Planning Committee Decision Letter for proposed changes to CUP filed by Malibu Wines, located at 23130 Sherman Way, West Hills, Case #ZA-2017-2535-ZV-PA1.

Current manager Ms. Devon Freeman and Mr. Shane Semler were present from Malibu Wines. Bill started the discussion with a question regarding information received that the Remington Place HOA and the winery reached an agreement to change operating hours from 10:00 am – 9:00 pm Sunday to Thursday and increase occupancy by 10%. Bill stated that this agreement was very unusual as the WHNC Zoning and Planning Committee was not involved in the discussion. Current manager, Ms. Devon Freeman, advised that the HOA contacted Malibu Wines directly to request changes from the winery's earlier proposal. She stated that, at the request of the Zoning and Planning Committee, they prepared a letter providing the residents on Enadia Way and Vose Street of the proposed changes.

Several stakeholders from Enadia Way and Vose Street were present. Mr. Cane spoke for the group and stated the letter was dropped off in his driveway. Some stakeholders said they didn't receive the letter. The way it is written it appeared to them that it was a done deal. They did not read it as an invitation to discussion. Mr. Cane went on to say that nothing has changed. They still can't enjoy their once peaceful homes. The music (which in the beginning the owner guaranteed would only be ambient) is still too loud. Numerous complaints have been made and nothing has changed. Also when the winery closes, the noise of the patrons leaving, staff cleaning up and people talking lasts for several hours.

Penny pointed out that the regulations for historical sites can be stricter than those for neighborhood homes. She researched code regulations and found that typically allowable noise (decibel) levels are lower for Historical properties than for neighborhood homes.

The stakeholders present were polled for their feelings on the revised changes and it was a resounding no to changes to the hours during the week and any increase in occupancy.

The motion was made to approve the requested increase in occupancy by 10% - motion did not pass with 1 yes and 8 noes.

The motion was made to approve the requested change in operating hours to 10-9 for the entire week – motion did not pass with unanimous noes.

A motion was made that a letter from the Committee be prepared to not approve each of requested changes.

Meeting Adjourned by Bill at 8:01 p.m.

## PUBLIC SAFETY

## MOTION

In 2019, the State of California enacted Assembly Bill 747 (Levine), requiring cities and counties to review and update their safety elements following the adoption of a Local Hazard Mitigation Plan. This review includes evacuation route identification, capacity, safety, and viability under a range of emergency scenarios, including wildfires, tsunamis, and other natural disasters.

While the City adopted its Local Hazard Mitigation Plan in September 2024, it has yet to update its safety element as required by AB 747. Given the growing frequency and intensity of wildfires, particularly in high-risk areas like the Pacific Palisades, Brentwood, and other parts of the wildland-urban interface in Council District 11 and across our City, fulfilling this mandate is urgent and critical to ensuring the safety and resilience of our communities.

The Palisades Fire underscored just how vulnerable our hillside communities remain. With limited ingress and egress options, the evacuation on January 7, 2025 was chaotic, with unclear instructions, and residents trapped in gridlocked traffic, many of whom fled on foot leaving their vehicles behind, which further delayed and impeded the fire response and ongoing evacuation. Many were forced to flee with little to no warning, and several evacuation routes were overwhelmed within minutes. This real-world stress test highlighted longstanding concerns about our emergency preparedness and the adequacy of existing evacuation infrastructure. This event, in addition to the July 29, 2025 Tsunami Advisory - which impacted coastal neighborhoods also lacking in adequate emergency evacuation routes - reaffirms the urgent need to comply with AB 747 and update the City's emergency planning to reflect current realities.

I THEREFORE MOVE that the City Council instruct the Department of City Planning, in coordination with the Emergency Management Department, Los Angeles Fire Department, Police Department, Department of Transportation, and any other relevant departments, to report back within 30 days on:

1. The City's current status of compliance with AB 747, including a summary of existing evacuation plans or assessments, updates, or modifications related to evacuation route planning.
2. A list and evaluation of all evacuation routes in high-risk areas within Council District 11, including an assessment of:
  - a. Route capacity and bottlenecks, including consideration of density
  - b. Physical safety hazards
  - c. Viability under various emergency scenarios, including but not limited to wildfires, earthquakes, and tsunamis
  - d. Traffic and choke-point mitigation plans and strategies
  - e. Plans for community education and evacuation simulations and drills
  - f. Alternate routes and emergency ingress and egress
3. Plans to improve evacuation route infrastructure, signage, traffic control, and public education.

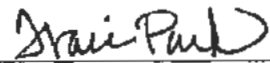
  
JUL 30 2025



4. A timeline and funding strategy for completing any remaining updates required under AB 747.

I FURTHER MOVE that the City Council instruct the City Administrative Officer to report back in 30 days regarding state and federal grant funding to support evacuation infrastructure improvements and community resilience planning efforts, especially in neighborhoods identified as high-risk zones under Cal Fire's recently updated Fire Hazard Severity Zone maps.

PRESENTED BY:



TRACI PARK

Councilwoman, 11<sup>th</sup> District

SECONDED BY:



ORIGINAL



File 25-1486

## PLANNING &amp; LAND USE MANAGEMENT

## MOTION

An application was recently submitted for a high-density multi-family project on the property currently owned by the Woodland Hills Country Club in Council District 3. The community is in a single family zoned and very high fire zone neighborhood. The proposed project takes advantage of new State laws that may have made it impossible to get detailed environmental review and consider community input. These changes, which could affect many areas in the City, have happened with little scrutiny or local awareness.


The new State laws appear to provide streamlined, ministerial approvals for the project, meaning the City would have no discretion to review the project, no authority to require CEQA and that the project would not be appealable by the community or the City. The state bill being used is AB 2011, which was amended by AB 2243 and AB 893.

AB 2011 allows high density multi-family projects ministerially along commercial corridors. The subsequent bills which amended the underlying bill were signed by the Governor in October and redefined specific terms. Among many elements that affect the City's authority to review projects, these changes include:

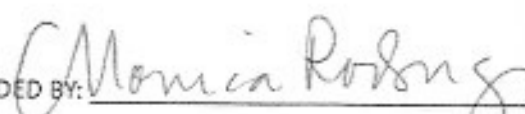
- Defining a commercial corridor in an overly broad way that includes Canoga Avenue along which the Woodland Hills Golf Course sits. Commercial Corridor is defined by width of street, not the zone, uses, or existing conditions.
- Removing zoning limits in Specific Plans that are over 25 years old, effectively circumventing the goals and requirements of the Mulholland Scenic Parkway Specific Plan and the Girard Tract Specific Plan.
- Creating a loophole in single family zoning by allowing that zoning to be ignored as long as parking is a principally permitted use whether a Conditional Use Permit is required or not, which applies in this case.
- Very High Fire Severity Zone limitations only apply if the site is vacant, which could raise concerns about the Palisades where many lots are currently vacant after being lost to fire in January 2025.

I THEREFORE MOVE that the Department of City Planning, with the assistance of the City Attorney, be INSTRUCTED to report within 30 days with a detailed analysis of the application of AB 2011, AB 2243 and AB 893 both to the proposed Woodland Hills Country Club project and to other parts of the city along "commercial corridors" as defined in State law.

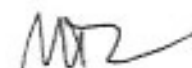
PRESENTED BY:

  
BOB BLUMENFIELD  
Councilmember, 3rd District

SECONDED BY:



ORIGINAL

  
DEC 10 2025

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an analysis of the key provisions of Senate Bill (SB) 79 (Weiner), including local options for implementation, and resources needed by the Department of City Planning (DCP) to effectuate the bill's requirements.

Recommendations for Council action:

1. INSTRUCT the DCP to initiate and procure software and technical support needed for mapping and modeling analysis required to evaluate how potential implementation options meet criteria for delayed effectuation or a local Transit-Oriented Development (TOD) alternative plan.
2. INSTRUCT the City Administrative Officer (CAO) to find General Fund funding in an amount not to exceed \$375,000, pursuant to Recommendation No. 2 of the PLUM Committee report dated October 28, 2025, adopted by the Council on November 4, 2025.
3. INSTRUCT the DCP, based on the modeling analysis that will be completed and consistent with the instructions outlined in Recommendation No. 3f of the said PLUM Committee report, attached to the Council file, to report back on where and how the City may further delay effectuation of SB 79 through the potential adoption of upzoning ordinances alongside a delayed effectuation ordinance for certain areas, consistent with Approach C described in the DCP report dated November 13, 2025.
4. INSTRUCT the DCP to make recommendations for the development of a citywide framework for the initiation and development of a local TOD alternative plan (Alt Plan), consistent with Approach D described in the DCP report dated November 13, 2025 and with the instructions outlined in Recommendation No. 6 of the said PLUM Committee report, attached to the Council file; to prioritize adoption of local Alt Plans following both SB 79's effectuation on July 1, 2026 and a delayed effectuation ordinance; and in alignment with Affirmatively Furthering Fair Housing objectives and the goals of the 2021-2029 Housing Element.

Fiscal Impact Statement: None submitted by the DCP. Neither the Chief Legislative Analyst nor the CAO has completed a financial analysis of this report.

Community Impact Statement: Yes

For:

Mar Vista Community Council

Greater Toluca Lake Neighborhood Council

Summary:

At a special meeting held on November 17, 2025, the PLUM Committee considered a DCP report and recommendations relative to an analysis of the key provisions and impacts of SB 79, including local options for implementation, and resources needed by the DCP to effectuate the bill's requirements. DCP staff provided an overview of the matter. After providing an opportunity for public comment, the Committee recommended to approve the recommendations contained in the DCP report dated November 13, 2025, with the following amendments: exclude Recommendation No. 3 from the DCP report, and instruct the CAO to find General Fund funding in an amount not to exceed \$375,000. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

## PLANNING AND LAND USE MANAGEMENT COMMITTEE

### **MEMBER**

BLUMENFIELD:

HUTT:

NAZARIAN:

LEE:

RAMAN:

### **VOTE**

YES

YES

ABSENT

ABSENT

YES

CR

25-1083\_rpt\_PLUM\_11-17-25

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**

# Implementation Options

## Approach A: SB 79 State Version

If no action is taken, SB 79 will be available to all eligible station areas on July 1, 2026.

## Approach B: Partial Delayed Effectuation

Through a delayed effectuation ordinance, the city can postpone SB 79 until approximately 2030 on certain sites and station areas.

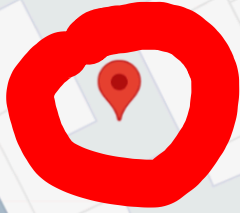
## Approach C: Delayed Effectuation + Upzoning

Through a delayed effectuation ordinance and a new work program to upzone single-family and low density sites the city can postpone SB 79 until approximately 2030.

## Approach D: Local Alternative (Alt) Plans

A full SB79 replacement program may be adopted through a citywide or local plan (Alt Plans). Alt plans have limitations on modifying capacity and removing sites including historic areas and would be in effect until 2037.

6607





# Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지  
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Հանրային խոմների մասին ծանուցագիր



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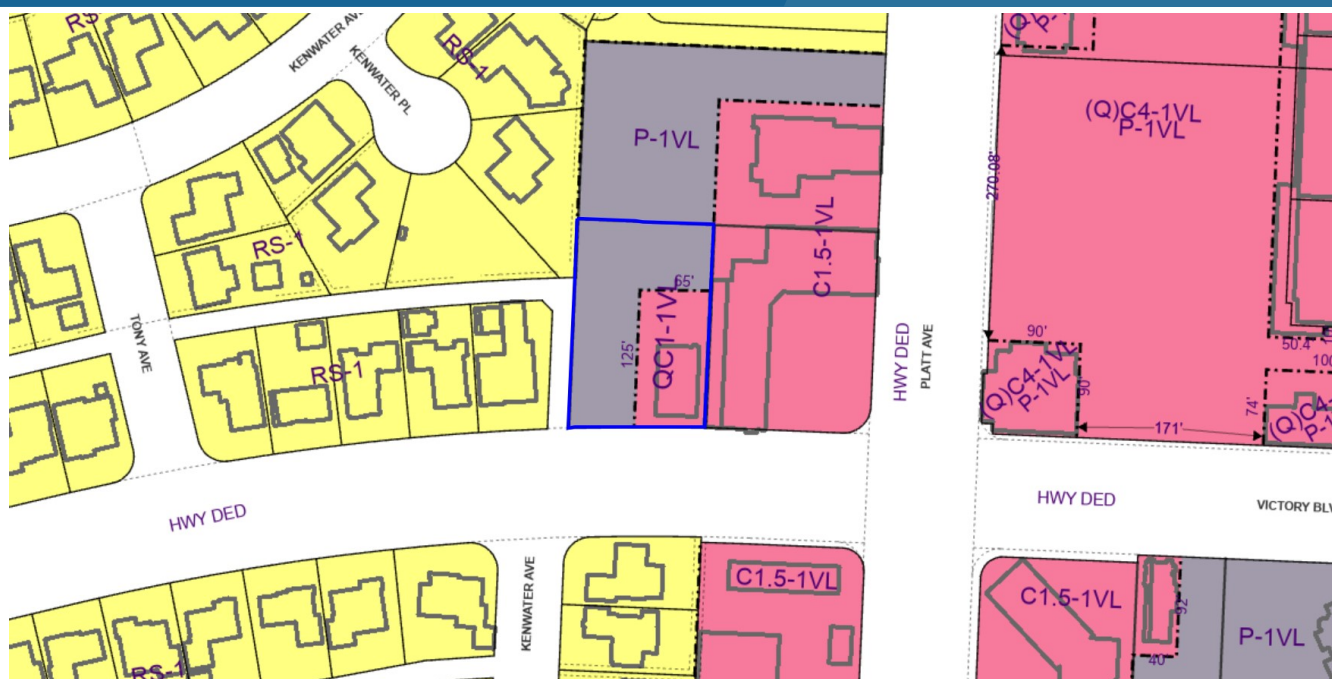
**February 12, 2026 after 4:30 p.m.**

South Valley Area Planning Commission

Marvin Braude San Fernando Valley  
6262 Van Nuys Boulevard, Room 18  
Van Nuys, CA 91401

This meeting may be available virtually, in a hybrid format. Please check the meeting agenda approximately 72 hours before the meeting for additional information.

Please see [planning4la.org/hearings](https://planning4la.org/hearings) for the meeting agenda.



## Project Address

Sitio de Proyecto  
프로젝트 주소 • 項目地址  
Address ng Proyekto  
ծրագրի Հասցե

23717 West Victory Boulevard,  
Los Angeles, CA 91307

## Proposed Project

Proyecto Propuesto  
프로젝트 제안 • 擬議項目  
Iminungkahing Proyekto  
Առաջարկվող ծրագիր

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.

## Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

### Appeal:

1. An Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Class 1) and 15305 (Class 5) and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Pursuant to Los Angeles Municipal Code (LAMC) Sections 12.24-W,17 and 13B.2.2, a Conditional Use to permit a drive-through coffee shop to be located adjacent to a residential zone.
3. Pursuant to LAMC Sections 12.24-W,27 and 13B.2.2, a Conditional Use 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:
  - a. Less than 50 percent transparent windows on exterior walls/doors fronting adjacent streets;
  - b. Less than five-feet width of landscaping planter area on the street frontage and the perimeter of the parking area;
  - c. The continued use of an existing 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.; and
4. Pursuant to 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.





## Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

### Case Number(s):

ZA-2024-5222-CU2-ZBA-1A

### Environmental Case Number(s):

ENV-2024-5223-CE

### Related Case Number(s):

ZA-2024-5222-CU2-ZBA

### Overlay(s):

N/A

### Zone:

P-1VL and QC1-1VL

### Community Plan Area:

Canoga Park - Winnetka - Woodland Hills - West Hills

### Land Use Designation:

Community Commercial

### Assigned Staff Contact Information:

Stephanie Escobar, City Planning Associate  
Stephanie.Escobar@lacity.org  
213-978-1492  
200 North Spring Street  
Los Angeles, CA 90012 Room 763

### Council District:

12 - John Lee

### Applicant:

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

### Appellant:

West Valley Alliance for Optimal Living  
7507 Winnetka Avenue  
Canoga Park, CA 91306

### Applicant Representative:

Ryan Abraham  
Kaidence Group  
5070 Noth 40th Street, Unit 210  
Phoenix, AZ 85018

### Appellant Representative:

Jamie T. Hall  
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## Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 300 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

**General Information** - Visit our website at [planning4la.org/hearings](http://planning4la.org/hearings) for general information about public hearings and the exhaustion of administrative remedies.

**File Review** - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. Files are not available for review the day of or day before the hearing.

**Agendas And Reports** - Commission Agendas are accessible online at [planning4la.org/hearings](http://planning4la.org/hearings). Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

**Testimony And Correspondence** - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

**Requirements For Submission Of Materials** - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. The case number must be written on all communications, plans and exhibits.

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. These must be submitted electronically to the Commission email identified on the front of this page.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "File Copy. Non-complying Submission". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at [planning4la.org/hearings](http://planning4la.org/hearings) and selecting the specific Commission.

**Exhaustion Of Administrative Remedies And Judicial Review** - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. 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.

**Accommodations** - 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. To request a reasonable accommodation, such as translation or interpretation, please contact the Commission Executive Assistant at (213)978-1299, the Commission Office Main Line at (213) 978-1300 or by email at [apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org) a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.