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**23717 Victory Blvd, West Hills, CA 91307
CP13-7776 Zone Boundary Adjustment
Findings Response**

Kaidence Group, on behalf of Starbucks Coffee Co, is proposing a redevelopment at 23717 Victory Blvd, West Hills, CA 91307 (APN 2033010043). The proposed development is a stand alone drive through coffee shop with new trash enclosure and walk up/pickup window. As shown on Zimas, this parcel contains two different zonings- QC1-1VL and P-1VL. In order to redevelop this into our intended purpose, we are proposing an adjustment to the C1 Zoning boundary, without adding any square footage to the commercial zoning, so that the building, signage, patio, trash enclosure and drive through lane are all contained within the existing commercially zoned square footage. Please see below our findings as requested on form CP13-7776.

Our detailed justification/explanation of how the proposed project conforms with the following:

1. Public necessity, convenience, general welfare or good zoning practice justify the action:

We believe the request meets this criteria based on the constraints the existing zone boundary lines place upon the redevelopment of the parcel. As the city of Los Angeles has continued to grow and the West Hills neighborhood embraces the opportunity to revitalize lots that have since ceased operations, it becomes necessary to revisit the zoning designations and assess whether they still serve their purpose as originally intended. Our use has been intentionally designed to ensure we are in conformance with the commercial zoning and general plan, and can be achieved without having to go through a full zone change. As the site stands, it is a vacant building previously used as a Pizza Hut. The site itself, despite best efforts from the owner, has become a collection ground for trash and even experienced some transient activity. Redeveloping the site will help ensure this corner continues to remain safe, and aesthetically pleasing to the neighbors and community as a whole.

Additionally, the project itself meets the following 3 conditions:

1) While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms to the intent of those regulations

The proposed project conforms completely to the requirements set forth in LAMC §12.14 "C2" Zoning. The site is proposed to be a drive through coffee shop, to be permitted by a conditional use permit. The existing C2 zoning area, however, would require development of items not permitted in a P zone to be in the P zone area (drive through lane, trash enclosure, path of travel and part of the building).

2) In light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and

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will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

Through discussions with Starbucks (tenant), architecture, civil engineer, as well as city of Los Angeles Planning, the site plan generated has been determined to meet as many goals as possible, both for Starbucks use as well as the general plan, area plan, and neighborhood design. Due to an existing cross access easement between the parcel to the north (currently operated as a McDonalds drive through fast food restaurant), utility easement along the western property line, and street utilities, it became evidence we would need to retain the parking as is along the western property line and that drive aisle/curb cut. However, the site will be re-graded, with public sidewalk being brought up to current DOT code, as well as necessary highway dedication. Beyond that, the building itself will sit at 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 feature an art mural on the southern elevation to help ensure the building elevates the aesthetic of that corner at Victory Blvd and Platt. The drive through lane access point will be in the interior of the lot, helping ensure there is no spill over onto Victory Blvd 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. Lastly, ordering vehicles as well as site landscaping will help shield and reduce noise. The direction of the drive through lane also helps ensure lights from vehicles do not shine directly at any residences.

The development will also include the removal of both cell towers currently operating on the site and their corresponding equipment. Neighboring residences will appreciate the removal and will further enhance the aesthetics of the site.

The safety of both the public and Starbucks “partners” (employees) is of chief concern. As such, there are two tall gates being installed on the Eastern side of the property where there will be a 5’ clearance between our building and the shops to the East. Landscape will be used which will discourage any kind of camping. Adequate site lighting with minimal spill over to neighboring sites will be installed. All pedestrian paths of travel will have excellent visibility from the street.

3) *The project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.*

The project has been developed and designed to ensure conformance with the General Plan of the city of Los Angeles, highlighting many of the framework elements including safety, mobility, air quality, noise, land use, etc. Additionally, while the Canoga Park – Winnetka – Woodland Hills – West Hills community plan is going through an update, the project is in alignment with many of the key points of proposed plan dated March 2024: LU Goal 4 states “*Neighborhoods provide residents and visitors with access to essential commercial and public amenities with-in a multi-modal accessible*

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environment to reduce vehicle trips". With Starbucks three prong approach to serving the community, adding a drive through with a walk-up window alleviates some trips to the next closest store, which does not have a drive through. This store also features accessibility by pedestrians/bikes for nearby residents, encouraging a walkable/bikeable area.

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

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

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

Sincerely,



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