



Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知  
Abiso ng Pagdinig sa Publiko • Հանրային խորհրդի մասին ծանուցագիր

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**Tuesday, September 9, 2025**  
9:30 a.m.

The proposed project is a new Starbucks Coffee Shop with drive-through.

### Project Located at:

23717 West Victory Boulevard

Hearing Conducted by:

## Zoning Administrator

This public hearing will be conducted entirely virtually and will allow for remote public comment.

### Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477  
When prompted, enter the Meeting ID: 848 7706 1058 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning-lacity-org.zoom.us/j/84877061058>  
 Enter Meeting ID: 848 7706 1058 and Passcode: 753049

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press \*9 (Phone) to "raise your hand" virtually following staff calling the item.

The meeting's agenda will be provided no later than 72 hours before the meeting at [planning4la.org/hearings](https://planning4la.org/hearings). Please note that virtual meeting instructions will be provided on the meeting agenda.

## Project Address

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

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

The Zoning Administrator shall consider:

- 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 and13B.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

<b>Case Number(s):</b> ZA-2024-5222-CU2-ZBA	<b>Environmental Case Number(s):</b> ENV-2024-5223-CE
<b>Related Case Number(s):</b> N/A	<b>Overlay(s):</b> N/A
<b>Zone:</b> P-1VL and QC1-1VL	<b>Community Plan Area:</b> Canoga Park - Winnetka - Woodland Hills - West Hills
<b>Land Use Designation:</b> Community Commercial	<b>Assigned Staff Contact Information:</b> Stephanie Escobar, City Planning Associate Stephanie.Escobar@lacity.org 213-978-1492 200 North Spring Street Los Angeles, CA 90012 , Room 763
<b>Council District:</b> 12 - John Lee	
<b>Applicant:</b> Bennett Lefebvre, Starbucks Coffee Company	
<b>Representative:</b> Ryan Abraham, Kaidence Group	

Who’s Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 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 abutting 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.

**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 email and/or call the assigned planner or email [per.planning@lacity.org](mailto:per.planning@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.

