

(/pdiscaseinfo/default.aspx)

Department of City Planning

Case Summary & Documents

Case Number	Ordinance	Zoning Information	CPC Cards
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Case Number: ZA-2016-2587-CU Search Format: AA-YYYY-1234 Example: ZA-2011-3269 [Advanced Search Help](#)

0 Case Documents found for Case Number: ZA-2016-2587-CU

Type	Scan Date	Signed
No Documents were found		

Case Number: ZA-2016-2587-CU
Case Filed On: 07/21/2016
Accepted for review on:
Assigned Date: 07/29/2016
Staff Assigned: PEGGY MALONE BROWN
Hearing Waived / Date Waived : No /
Hearing Location:
Hearing Date / Time: 12:00 AM
ZA Action:
ZA Action Date:
End of Appeal Period:
Appealed: No
BOE Reference Number:
Case on Hold?: No

Primary Address

Address	CNC	CD
9900 N BALBOA BLVD 91325	North Hills West	12

[View All Addresses](#)

Project Description: A 2,240 SF RESTAURANT WITH DRIVE THROUGH SERVICES AND OUTDOOR SEATING OPERATING FROM 4 AM TO 12 AM. A NEW STARBUCKS POLE SIGN WILL BE CONSTRUCTED ON THE CORNER.

Requested Entitlement: CONDITIONAL USE FOR COMMERCIAL CORNER FOR HOURS OF OPERATION AND POLE AND DRIVE-THRU FAST FOOD FOR A 2,240 SF RESTAURANT WITH DRIVE THROUGH SERVICES AND OUTDOOR

July 12, 2016

STARBUCKS

CONDITIONAL USE: JUSTIFICATIONS

Subject site: 9900 N. Balboa Blvd.,
North Hills, CA 91325

REQUEST

Pursuant to Los Angeles Municipal Code Sections 12.24-W,17 and 12.24-W,27:

A Conditional Use Permit, for the construction, use and maintenance of a proposed Commercial Corner Development, consisting of an approximately 2,240 square-foot restaurant with drive-through services and outdoor seating, along with specific deviations from the requirements of Section 12.22-A,23(a), allowing the hours of operation from 4:00a.m.to 12a.m.(midnight), 7 days a week and a pole sign at the corner of the property (12.22-A,23(a)6).

FINDINGS OF FACT

BACKGROUND

The property is located in the Granada Hills - Knollwood Community Plan. The Plan Map designates the property for Community Commercial land uses.

The subject property is a level, rectangular shaped, 24,586 square-foot, corner lot zoned C2-1VL with approximately 232-feet of frontage on the north side of Lassen Street and 125-feet of frontage on the east side of Balboa Blvd. and is developed with a medical clinic.

The property to the north is developed as a Public Storage facility and is also zoned C2-1VL.

The property to the east is zoned [T]RS-1 being developed with a KinderCare Daycare.

Properties to the south are zoned C2-1VL & RS-1 and developed with and In-N-Out single family homes, respectively.

Properties to the southwest are zoned C2-1VL and are developed with a McDonald's and Taco Bell.

The property to the west is zoned C2-1VL and is developed as a Mobil gas station

Both Balboa Blvd. is a Boulevard II designation and dedicated in width of 110 feet as well as improved with asphalt paved roadway, concrete curb, gutter, sidewalk, street trees, and utility poles. Lassen Street is a Avenue II designation and dedicated in width of 86 feet as well as improved with asphalt paved roadway, concrete curb, gutter, sidewalk, street trees, and utility poles.

Presently, the 24,586 square-foot property is improved with a two one-story buildings at 1,801 square-feet and 6,027 square feet operating as a medical office as well as two billboards. There are two existing driveway entry points that accommodate vehicular access to the site, one on Balboa Blvd and one on Lassen Street. The asphalt parking area also is improved on the east side of the site.

The one-story 1,801 square-feet and 6,027 square feet medical office building will be demolished and replaced with a new one-story 2,240 square-foot building that will be occupied by a coffee shop (Starbucks) use along with a drive-through and a pole sign at the corner of the property. The new coffee shop and drive-through services will have a drive-up window, along with both indoor and outdoor seating areas accommodating 58 seats, (38 indoor and 20 outdoor). There will be 23 on-site parking spaces that will serve the 22 required total parking for this site.

Vehicular ingress/egress to and from the site will be along Balboa Blvd and Lassen Street via two of the existing driveways. The project site will include five feet of street dedication Balboa Blvd and one foot of street dedication on Lassen Street, the construction of new sidewalk areas and curb as necessary.

Other proposed improvements include enclosures for trash/recycle bins, menu canopy and speaker, outdoor patio seating with shade umbrellas along with landscaping including trees and shrubs.

FINDINGS

Following is a delineation of the findings and the application of the relevant facts to same:

- 1. 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 1,801 square-foot and 6,027 square foot medical office building will be demolished and replaced with a new one-story 2,240 square-foot building that will be occupied by a coffee shop (Starbucks) use along with a drive-through, hours of operation from 4:00a.m.to 12a.m.(mid-night) 7 days a week.

The new coffee shop and drive-through services will have a drive-up window, along with both indoor and outdoor seating areas accommodating 58 seats, (38 indoor and 20 outdoor). There will be 23 on-site parking spaces that will serve the 22 required total parking for this site. A pole sign will be constructed at the corner of the property.

This proposed project replaces an existing medical office. The new restaurant along with the drive-thru facility, redevelop the site into a service that will be beneficial to the local community, bring a desired use, along with the improvement of the immediate area and its appearance at this intersection.

Therefore, it can be said the proposed new coffee shop and drive-through services will enhance the built environment in the surrounding neighborhood while performing a function and providing a service that is beneficial to the 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 proposed project is consistent with the existing commercial uses in the surrounding area. This location is primarily developed with community serving commercial uses. The closest neighboring uses to the northeast are not directly adjacent to the site (property lines are not parallel). Directly to the east is a KinderCare daycare with the parking lot for that use separating the building from the site. The other surrounding uses are across the adjoining streets and thus also being separated by that increased distance.

The property to the north is developed as a Public Storage facility.

The property to the east is developed with a KinderCare Daycare.

Properties to the south are developed with and In-N-Out single family homes, respectively.

Properties to the southwest are developed with a McDonald's and Taco Bell.

The property to the west is developed as a Mobil gas station

The noise that is anticipated to be generated by the amplified speakers will be reduced by the concrete masonry wall that will be along the northerly property line. Additionally, the speakers will be equipped with an automatic volume control feature that will reduce the outbound sound based on ambient noise. However, the noise generated by idling vehicles in a queue, may carry beyond the wall and landscaping, however the large distances that surround the use will not impose a disturbance.

Therefore, it can be said that the proposed project will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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

The Granada Hills - Knollwood Community Plan designates the property for Community Commercial land uses.

The site is located at an established commercial intersection. These commercial areas should contain professional offices, department stores, restaurants and entertainment facilities. Therefore, the proposed project complies with the Community Plans purpose and intent

4. **Based on data provided by the Department of Transportation or 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.**

After preliminary review by a licensed traffic engineer, the average cueing related to a drive-through would be seven vehicles and based upon the plot plan, the proposed design will be adequate to accommodate the anticipated volume. Further analysis will be reviewed by the Department of Transportation and an appropriate formal report and any necessary mitigations will be included into the case file at a later date.

5. **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 proposed restaurant and drive-thru is replacing an existing medical office within an existing commercial corner development. There is no proposal to construct a new multi-tenant shopping center or substantially increase commercial square footages leading to a detrimental concentration of such developments.

6. **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.**

One residential use is located northeast of the property and not directly adjacent to the site. Other residential uses to the south are located across Lassen Street and is more than 150ft. away from the proposed drive thru establishment. The noise that is anticipated to be generated by the amplified speakers will be reduced by the great distance residences and the concrete masonry wall along the north property line. Additionally, the speakers will be equipped with an automatic volume control feature that will reduce the outbound sound based on ambient noise.

Any noise that might be generated by idling vehicles in a queue, would not be any more than the current use or by the existing vehicles within the neighboring intersections.

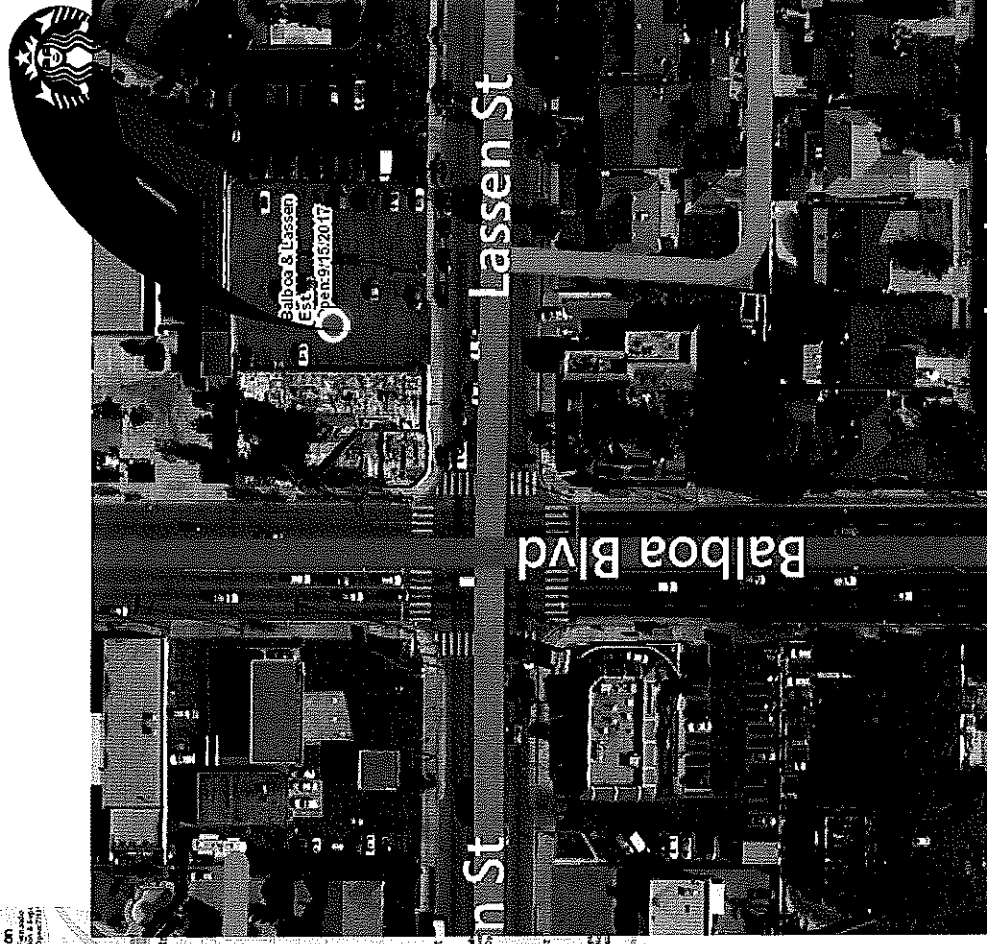
Therefore, the residential uses is said to be adequately protected from any significant noise resulting from outdoor speakers, autos, or other sources of noise associated with the use of lot.

7. **All stationary light generated on the lot is screened to avoid any significant adverse impact on nearby residential uses.**

All lighting will be screened and directed to limit ambient light from residential uses to the northeast of the site. Lighting will be a combination of site lighting poles and wall sconces mounted to the building.

8. **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 is located at the east end of the lot on the south side of the building, and enclosed within a 6-foot CMU enclosure. Landscaping will be added to the area surrounding the enclosure.



DESIGN REVIEW SUBMITTAL

CORE CP# 72899-001

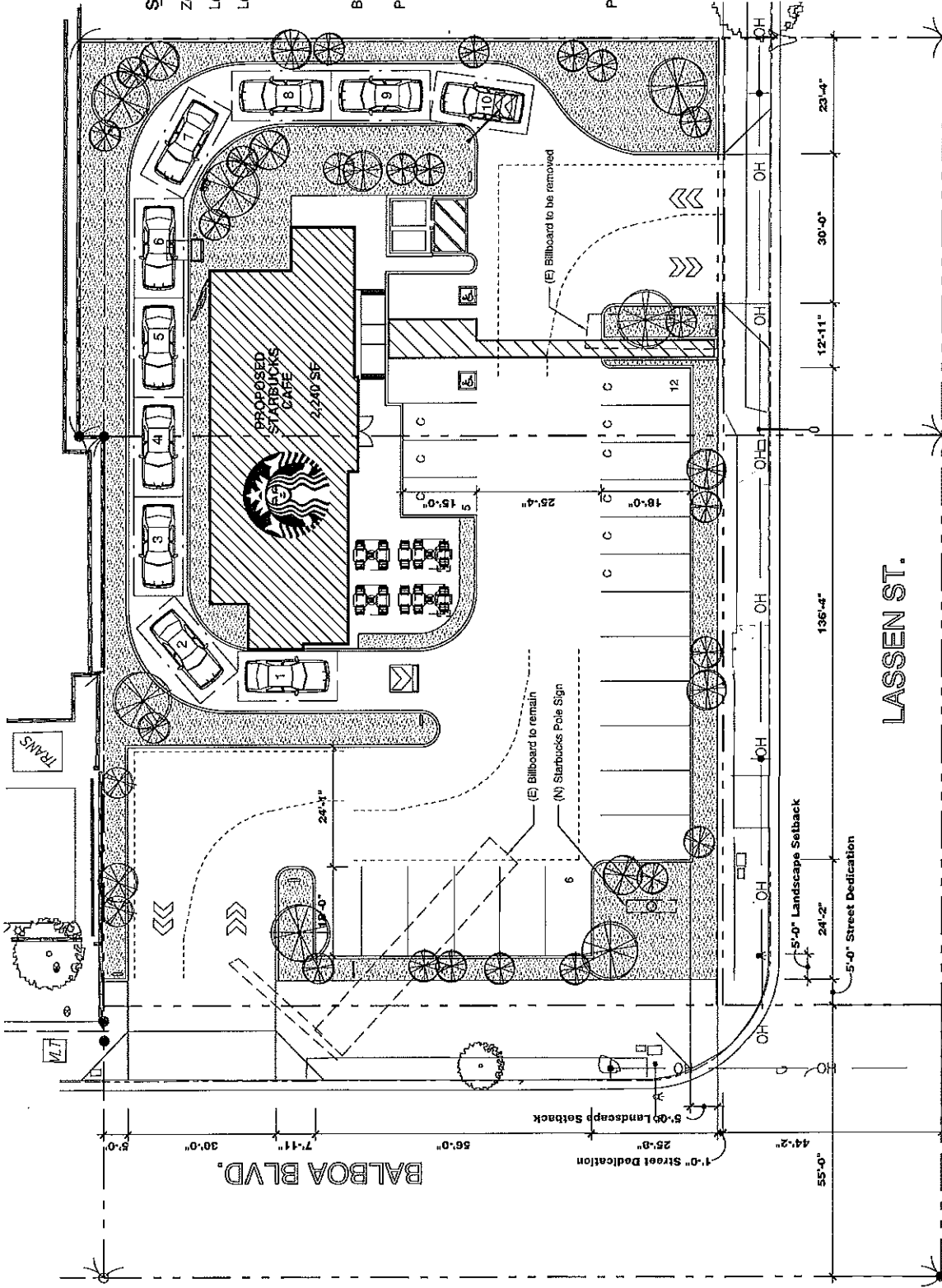
BALBOA AND LASSEN 07-12-16

Project Manager: Elia Gomez

valerio

architect
and interior

MAPS | 1



SITE USE CALCULATION

Zone:	C2-1VL
Lot Size:	24,586 SQ FT
Lot Coverage	Lot Coverage
Hardscape:	21,712 SQ FT
Landscape:	1,086 SQ FT
	5,904 SQ FT
Building Area:	2,240 SQ FT
Parking:	Restaurant: 1/100 SF = 22 spaces
	22 spaces required
	23 spaces provided
	12 standard parking stalls
	09 compact parking stalls
	9 compact parking, min. (40% of required parking spaces)
	1 van accessible parking stall
	1 accessible parking stall
Patio:	± 500 SQ FT

Required (5% of parking lot) Provided



DESIGN REVIEW SUBMITTAL

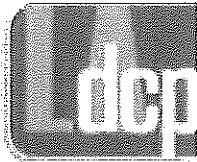
CORE CPN# 72639-001 BALBOA AND LASSEN 07-12-16

PROPOSED SITE PLAN | 4

Project Manager: Efra Gomez

valerio

ANALYST AND DESIGNER



(/pdiscaseinfo/default.aspx)

Department of City Planning

Case Summary & Documents

Case Number	Ordinance	Zoning Information	CPC Cards
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Case Number: ZA-2016-3372-ZV	Search	Format: AA-YYYY-1234	Example: ZA-2011-3269
Advanced Search Help			

0 Case Documents found for Case Number: ZA-2016-3372-ZV			
Type	Scan Date	Signed	
No Documents were found			

Case Number: ZA-2016-3372-ZV
Case Filed On: 09/07/2016
Accepted for review on: 09/29/2016
Assigned Date: 09/29/2016
Staff Assigned: SIAM PEWSAWANG
Hearing Waived / Date Waived : No /
Hearing Location: VAN NUYS
Hearing Date / Time: 12/20/2016 12:00 AM
ZA Action:
ZA Action Date:
End of Appeal Period:
Appealed: No
BOE Reference Number:
Case on Hold?: No

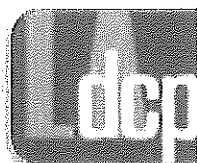
Primary Address

Address	CNC	CD
16052 W CHASE ST 91343	North Hills West	12

[View All Addresses](#)

Project Description: CONSTRUCTION OF A 5,077 S.F., 18-BED CONGREGATE LIVING HEALTH FACILITY WITH 6 PARKING STALLS TO REPLACE A 6-BED CLHF ON A 17,574.4 S.F. LOT IN THE RA-1 ZONE.

Requested Entitlement: A ZONE VARIANCE PURSUANT TO LAMC SECTION 12.27 TO ALLOW THE CONSTRUCTION OF A 5,077 S.F., 18-BED CONGREGATE LIVING HEALTH FACILITY (CLHF) WITH 6 PARKING STALLS TO REPLACE A 6-BED CLHF ON A 17,574.4 S.F. LOT IN THE RA-1 ZONE.



(/pdiscaseinfo/default.aspx)

Department of City Planning

Case Summary &
Documents

Case Number	Ordinance	Zoning Information	CPC Cards
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Case Number: ENV-2016-3373-EAF Search Format: AA-YYYY-1234 Example: ZA-2011-3269 [Advanced Search Help](#)

0 Case Documents found for Case Number: ENV-2016-3373-EAF			
Type	Scan Date	Signed	
No Documents were found			

Case Number: ENV-2016-3373-EAF
Case Filed On: 09/07/2016
Accepted for review on: 09/29/2016
Assigned Date: 09/29/2016
Staff Assigned: SIAM PEWSAWANG
Hearing Waived / Date Waived : /
Hearing Location:
Hearing Date / Time:
ENV Action:
ENV Action Date:
End of Appeal Period:
Appealed: No
BOE Reference Number:
Case on Hold?: No

Primary Address

Address	CNC	CD
16052 W CHASE ST 91343	North Hills West	12

[View All Addresses](#)

Project Description: CONSTRUCTION OF A 5,077 S.F., 18-BED CONGREGATE LIVING HEALTH FACILITY WITH 6 PARKING STALLS TO REPLACE A 6-BED CLHF ON A 17,574.4 S.F. LOT IN THE RA-1 ZONE.

Requested Entitlement: A ZONE VARIANCE PURSUANT TO LAMC SECTION 12.27 TO ALLOW THE CONSTRUCTION OF A 5,077 S.F., 18-BED CONGREGATE LIVING HEALTH FACILITY (CLHF) WITH 6 PARKING STALLS TO REPLACE A 6-BED CLHF ON A 17,574.4 S.F. LOT IN THE RA-1 ZONE.

09/13/2016	ZA-2016-3454-ZV	15607 W ROSCOE BLVD 91343	6	Mission Hills - Panorama City - North Hills	REPLACEMENT AN EXISTING POLE SIGN WITH A HEIGHT OF 45 FT. WITH A NEW DIGITAL SIGN WITH A HEIGHT OF 102 FT. AND AN AREA EXCEEDING THE MAXIMUM ALLOWABLE AREA NOT TO EXCEED 2,200 SQ.FT.	ZV-ZONE VARIANCE	VERONICA BECERRA (213)272-4784
CNC Records: 2							

Certified Neighborhood Council -- North Hills West							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
09/07/2016	ENV-2016-3373-EAF	16052 W CHASE ST 91343	12	Mission Hills - Panorama City - North Hills	CONSTRUCTION OF A 5,077 S.F., 18-BED CONGREGATE LIVING HEALTH FACILITY WITH 6 PARKING STALLS TO REPLACE A 6-BED CLHF ON A 17,574.4 S.F. LOT IN THE RA-1 ZONE.	EAF-ENVIRONMENTAL ASSESSMENT	RAMON BAGIO (310)562-5382
09/07/2016	ZA-2016-3372-ZV	16052 W CHASE ST 91343	12	Mission Hills - Panorama City - North Hills	CONSTRUCTION OF A 5,077 S.F., 18-BED CONGREGATE LIVING HEALTH FACILITY WITH 6 PARKING STALLS TO REPLACE A 6-BED CLHF ON A 17,574.4 S.F. LOT IN THE RA-1 ZONE.	ZV-ZONE VARIANCE	RAMON BAGIO (310)562-5382
CNC Records: 2							

Certified Neighborhood Council -- P.I.C.O.							
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
09/06/2016	DIR-2016-3354-DB-SPR	1056 S LA CIENEGA BLVD 90035	5	Wilshire	PROPOSED 7-STORY, 90-UNIT APARTMENT BUILDING (82 MARKET RATE, 8 VERY LOW INCOME UNITS) UTILIZING AN ON-MENU DENSITY BONUS WITH TWO INCENTIVES	DB-DENSITY BONUS	JONATHAN LONNER (310)802-4261
09/06/2016	ENV-2016-3355-EAF	1056 S LA CIENEGA BLVD 90035	5	Wilshire	PROPOSED 7-STORY, 90-UNIT APARTMENT BUILDING (82 MARKET RATE, 8 VERY LOW INCOME UNITS) UTILIZING AN ON-MENU DENSITY BONUS WITH TWO INCENTIVES	EAF-ENVIRONMENTAL ASSESSMENT	JONATHAN LONNER (310)802-4261
09/14/2016	DIR-2016-3487-DB	5835 W PICO BLVD 90019	10	Wilshire	DENSITY BONUS WITH ONE ON-MENU INCENTIVE	DB-DENSITY BONUS	NAPOLEAN MARANA (323)972-2622
09/14/2016	ENV-2016-3488-EAF	5835 W PICO BLVD 90019	10	Wilshire	DENSITY BONUS WITH ONE ON-MENU INCENTIVE	EAF-ENVIRONMENTAL ASSESSMENT	NAPOLEAN MARANA (323)972-2622
09/16/2016	ENV-2016-3537-EAF	5955 W SATURN ST 90035	10	Wilshire	VESTING TENTATIVE TRACT MAP	EAF-ENVIRONMENTAL ASSESSMENT	REYNALDO T. DE RAMA (424)832-3455
09/16/2016	VTT-72005-CN	5955 W SATURN ST 90035	10	Wilshire	VESTING TENTATIVE TRACT MAP	CN-NEW CONDOMINIUMS	REYNALDO T. DE RAMA (424)832-3455
CNC Records: 6							

Certified Neighborhood Council -- Pacoima						
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Applicant Contact
					Request Type	

HOUSING COMMITTEE REPORT relative to Los Angeles Neighbors in Action v. City of Los Angeles, Los Angeles Superior Court Case BS150559 Second Dwelling Units and 2716 Krim Drive.

Recommendations for Council action:

1. REPEAL the City's Second Unit Ordinance codified at Los Angeles Municipal Code Sections 12.24 W.43 and W.44.
2. DECLARE any building permit for a second unit issued pursuant to the 2003 correspondence issued by the Departments of City Planning and Building and Safety or the 2010 memorandum issued by the Chief Zoning Administrator of the Department of City Planning to be valid and effective if the permit otherwise complies with all State and local laws.
3. DIRECT the Department of City Planning to take any steps necessary to implement this action as soon as possible, and to report on the feasibility of restrictions in single-family zones to preserve neighborhood aesthetics and to require homeowner occupancy of primary residence.
4. DIRECT the Department of Building and Safety to continue to allow inspections and plan checks for second dwelling unit permits issued prior to February 25, 2016, and to advise property owner permit applicants that the Court Order and judgment are still pending.
5. NOTE and FILE City Attorney report to Council dated March 23, 2016 relative to Los Angeles Neighbors in Action v. City of Los Angeles, Los Angeles Superior Court Case BS150559 Second Dwelling Units and 2716 Krim Drive.

Fiscal Impact Statement: None submitted by the City Attorney. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

(The City Council may recess to Closed Session, pursuant to Government Code Section 54956.9(d)(1) to confer with its legal counsel relative to the above matter.)

SUMMARY

At its special meeting held April 6, 2016, the Housing Committee considered the matter of Los Angeles Neighbors in Action v. City of Los Angeles, Los Angeles Superior Court Case BS150559 Second Dwelling Units and 2716 Krim Drive. At that time, Committee recommended that Council repeal the existing City's Second Unit Ordinance, and determine that permits issued in accordance with policies set by the Departments of City Planning and Building and Safety are valid. Committee further recommended that Council direct Planning to take all steps necessary to implement the intent of this action as soon as possible, and to also direct Building and Safety to continue to allow inspections and plan checks for second dwelling unit permits issued prior to February 25, 2016, and to advise property owner permit applicants that the Court Order and

judgment are still pending.

On April 19, 2016, Council referred this matter back to the Housing Committee for further consideration.

At its meeting held May 4, 2016, the Housing Committee recommended that Council note and file the City Attorney report, and approve its previous recommendations as amended to instruct the Department of City Planning to report on the feasibility of restrictions in single-family zones to preserve neighborhood aesthetics and to require homeowner occupancy of primary residence.

Respectfully Submitted,

HOUSING COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
CEDILLO:	YES
FUENTES:	ABSENT
HUIZAR:	ABSENT
PRICE:	YES
HARRIS-DAWSON:	YES

jaw

-NOT OFFICIAL UNTIL COUNCIL ACTS-