

CITY OF LOS ANGELES

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Vice President Elizabeth Bille	Secretary Mylo Koenig
2 nd Vice President Mike O'Gara	Treasurer Sean Inkelaar-Cruz

CALIFORNIA



Sun Valley Area Neighborhood Council

P.O. Box 457
Sun Valley CA 91353-0457
Telephone 818-767-8262
Fax: 818-767-7510
Email: info@svanc.com

SUN VALLEY AREA NEIGHBORHOOD COUNCIL PLANNING AND LAND USE COMMITTEE MEETING AGENDA

Wednesday, April 13, 2016

from 6:30pm to 8:30pm

Meeting to be held at:

**Villa Scalabruni Retirement Center
10631 Vinedale St. (off Sunland Blvd.)
Sun Valley, CA 91352**

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 9040 Sunland Blvd., Sun Valley, CA 91352 or on our website by clicking on the following link, WWW.SVANC.COM or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agendas, please email info@svanc.com

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, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, or to request translation, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the Neighborhood Council Project Coordinator at (818) 374-9897 or e-mail to Melvin.Canas@LACity.org

ITEM 1: Call to Order, Pledge of Allegiance, Roll Call

ITEM 2: Public Comment: The public may speak on any agenda item by filling out a Speaker's Card. Public comments shall be limited to THREE [3] minutes per speaker.

ITEM 3: Motion/Discussion/ Vote on an application for a "Starbucks" Coffee Shop at 8274 N. Sunland Blvd. Present use at this site is "Bobs Big Boy" Restaurant which would be taken down. This application is Planning Case # ZA-2015-3878. We do not presently have a hearing date.

ITEM 4: Discussion of any and/or all planning projects pending before the committee

ITEM 5: Second Public Comment on matters within the Planning Committee's subject-matter jurisdiction that DO NOT appear on the agenda (THREE [3] minutes per speaker).

ITEM 6: Adjournment

If you have any questions regarding these items please call Mike O'Gara at 818-767-6766

The Sun Valley Area Neighborhood Council (SVANC) holds its regular meetings on the second Tuesday of every month, and committee meetings as scheduled by the committee chairpersons, and may also call any additional required special meetings in accordance with its Bylaws and the Brown Act.

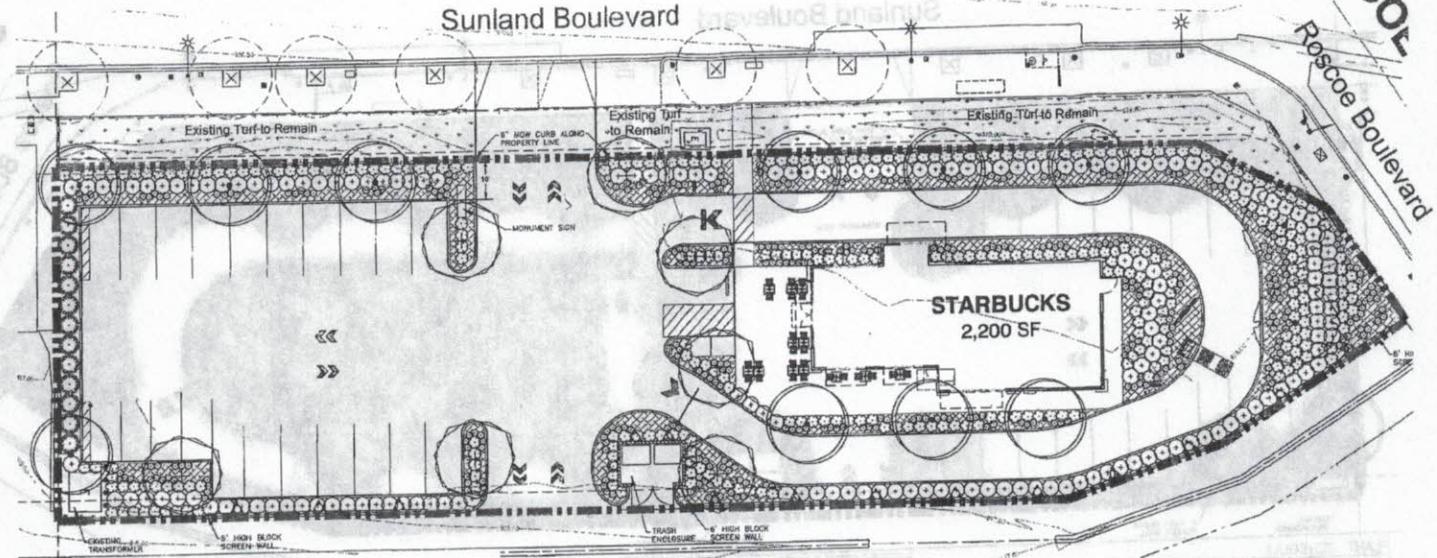
Applicable meeting agendas are posted for public review at the following Sun Valley locations: 7-11, 7604 Vineland Av. (24 hours); Donut Den, 8055 Vineland Av.; Sun Valley Library (LAPL), 7935 Vineland Av.; Sun Valley Park, 8133 Vineland Av.; Fernangeles Park, 8851 Laurel Canyon Bl.; on the internet on the SVANC website and through subscription to the SVANC mailing list at www.svanc.com; and through the Los Angeles City ENS (Early Notification System) at <http://lacity.org/government/Subscriptions/NeighborhoodCouncils/index.htm>

PLEASE CHECK THE SUN VALLEY AREA NEIGHBORHOOD COUNCIL'S WEBSITE

WWW.SVANC.COM

Sunland Boulevard

JOV
Roscoe Boulevard



PLANT SCHEDULE

STOCK	SIZE	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	STOCK
STOCK						
EX1	8	Dalbergia	Teak	10' x 10'		
NO	10	Gymnosporangium	Chinese Plum Tree	24" x 36"	N	
LN	2	Ligustrum ovalifolium "Variegata"	Grape Myrtle	24" x 36"	N	
LC	1	Ligustrum ovalifolium	Bittersweet	24" x 36"	M	
STOCK	222	BOTANICAL NAME	COMMON NAME	SIZE	STOCK	
AR	273	Hypericum x 'Ruby Heart'	Ruby Heart Hypericum	5 gal	M	
EP	18	Ficus pumila	Creeper Fig	5 gal	M	
PW	13	Podocarpus 'Imperial Blue'	Shrubby Yew	5 gal	M	
AR	304	Platycladus orientalis 'Variegata'	Variegated Indian Arborvitae	5 gal	L	
SC	164	Rhododendron 'Coral'.	Coral Rhododendron	5 gal	S	
STOCK	622	BOTANICAL NAME	COMMON NAME	SIZE	STOCK	
SC	425	Coriaria microcarpa 'Green Carpet'	Green Carpet Holly-Plum	1 gal	L	74" x 4
EX	3,430	Existing Turf		Existing		

GreenbergFarrow
19200 Moorpark Blvd, Suite 250
Encino, CA 91313
1 818 395 0900 1 844 290 0479



0% of site is required to be landscaped.
SITE (excluding building): 24,832.80 FT²
LANDSCAPE AREA: 7,435.60 FT²
PERCENTAGE OF LANDSCAPE: 30%

NOTE: The information is contained in this plan is for the use of the City of Los Angeles. It is the responsibility of the designer to make sure that the information is accurate and complete. Landscaping and plantings are given in the plan as a guide only.

NOTE: ALL LANDSCAPE AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. ALL LANDSCAPE INSTALLATION SHALL BE FINISHED WITHIN 12 MONTHS OF CONSTRUCTION.

A LANDSCAPE DOCUMENT PACKAGE AS PER A.S.1981 SHALL BE PROVIDED.

PLANT MATERIAL NOT LISTED MAY BE USED SUBJECT TO APPROVAL OF THE CITY.

ALL LANDSCAPE PLANTS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, COMMON PLANTING PRACTICES, AND STANDARDS OF CARE.

WATERING SYSTEMS SHALL BE LOCATED OUTSIDE OF PLANTING SURFACE, 1200' FROM SHORELINE, DRAIN, SEWERS, METALS, CONCRETE, AND PARKWAY LAMPS. SHALL BE MAINTAINED BY BUSINESS OWNERS.

PROJECT INFORMATION

SITE AREA

PROPOSED	PROVISIONAL	AREA	SPACE REQUIRED	SPACE PROVIDED
STARBUCKS NET SITE AREA	0.64 AC (26,560 SF)			
SUNLAND BLVD FUTURE 7' SIDEWALK	0.01 AC (432 SF)			
STARBUCKS DRIVES SITE AREA	0.64 AC (27,717 SF)			

BUILDING AREA

PROPOSED	PROVISIONAL	AREA	SPACE REQUIRED	SPACE PROVIDED
STARBUCKS BUILDING AREA	2,200 SF			

PARKING SUMMARY

STANDARD	COMPACT	GENERAL	TOTAL
2,079 (80% SF)	5		

COMPACT STANDARDS ALLOWED
COMPACT STANDARDS PROVIDED
48.8% (80% SF)
= 25.1 SF SPACES

PROVIDED SPACES IN EXCESS OF 100% LINE
13 CARS @ 20'

* EXCLUDED DRIVES ARE NOT TO INCLUDE STREET ELEMENTS PREVIOUSLY DESIGNATED AS OWNED OR ALLOCATED

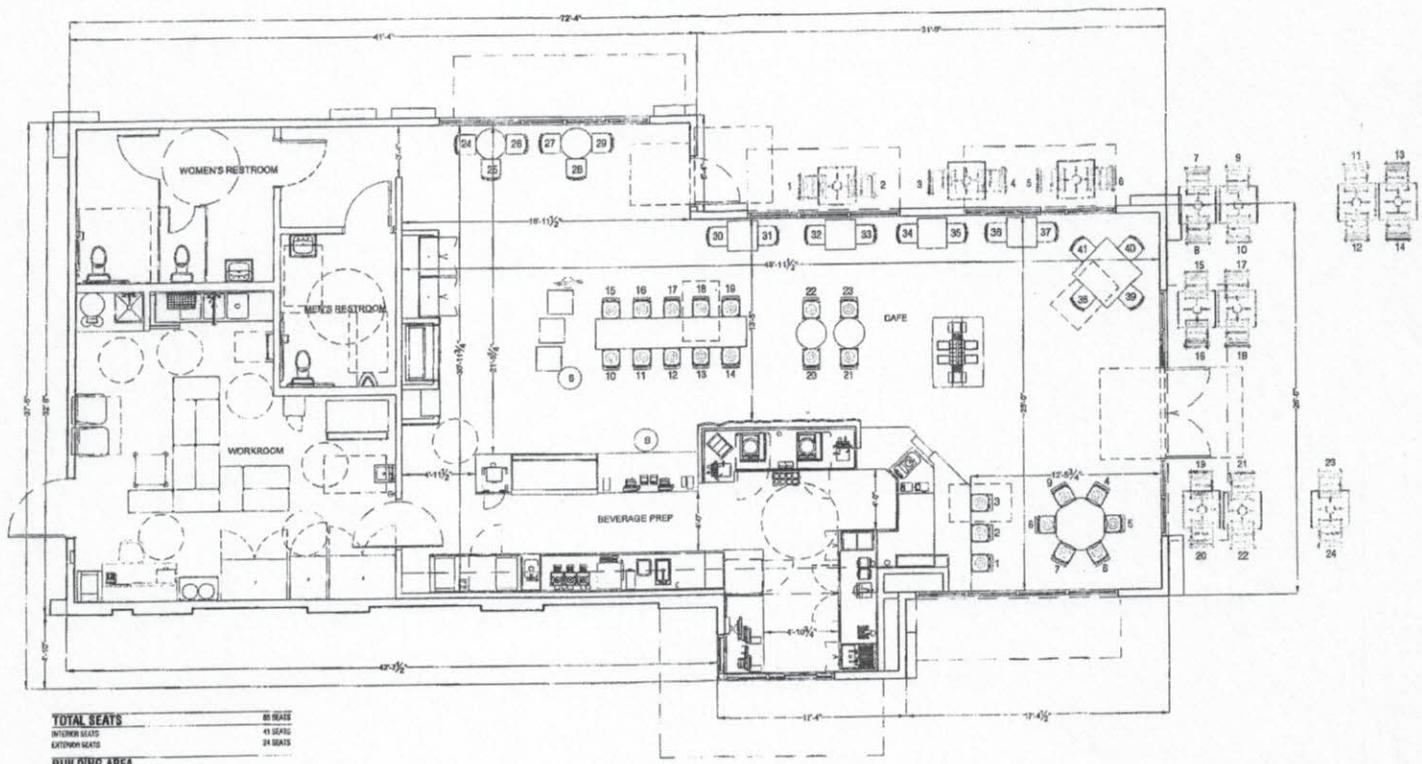
STARBUCKS
800 SUNLAND BLVD & I-5
LOS ANGELES, CA
25150756.0

LCP-1
07.21.2015

LANDSCAPE CONCEPT PLAN

SCALE: 1"=10'0"





TOTAL SEATS	85 SEATS
INTERIOR SEATS	41 SEATS
EXTERIOR SEATS	24 SEATS

BUILDING AREA	
CAFE / CUSTOMER AREA	1,042 SF
BEVERAGE PREP	411 SF
WORKROOM	378 SF
RESTROOM	309 SF
ACCESSIBLE	2,838 SF



A small icon of a house with a diagonal slash through it, indicating a floor plan.

FLOOR PLAN

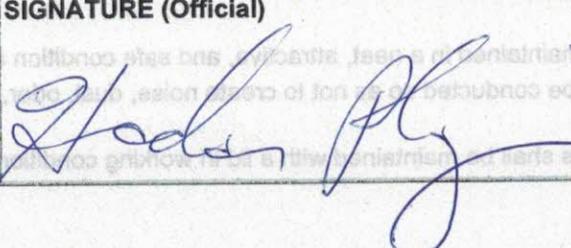
SCALE: 30' x 1:87

STARBUCKS | FLOOR PLAN
700 SUNLAND BLVD & I-5
LOS ANGELES, CA
201502580 07/21/2015

GreenbergFarrow

19000 MacArthur Blvd., Suite 200
Irvine, CA 92612
1.844.285.0450, 1.844.285.0479

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CITY OF LOS ANGELES OFFICE OF THE CITY CLERK ROOM 395, CITY HALL LOS ANGELES, CALIFORNIA 90012		DOCUMENT FILED City Clerk's Office NC-16-133-PL No.: <i>(Signature)</i> Certified by Date: 3-25-16
CALIFORNIA ENVIRONMENTAL QUALITY ACT PROPOSED MITIGATED NEGATIVE DECLARATION		
LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT CD 2 - PAUL KREKORIAN	
PROJECT TITLE ENV-2015-3879-MND	CASE NO. ZA-2015-3878-CU-CDO	
PROJECT LOCATION 8258 - 8286 N SUNLAND BLVD		
PROJECT DESCRIPTION <p>The project is the demolition of a one story, approximate 6,275 square foot restaurant building (formally Bob's Big Boy) built in 1987, and the construction of a new one story 2,200 square foot Starbucks coffee shop building with indoor and outdoor seating areas (41 indoor and 24 outdoor), including a drive-thru that wraps around the building with queing space for 13 cars and 23 on-site parking spaces. The building and drive-thru will be located on the northerly half of the site, closest to Roscoe Blvd. with the parking area on the southerly half (opposite of existing layout). The outdoor patio and building entrance is shown to be on the south side of the building facing the parking lot. The site will be accessed from a two way driveway off of Sunland Boulevard and a two way driveway from the rear through alley (both approximately midpoint of the site). No tree removal is proposed. Existing turf along the Sunland Boulevard frontage will remain. New landscaping (covering 30 percent of the site) will be added, including 19 trees placed around the site. A 6-foot high block screen wall will be constructed along the alley adjoining the site (with exception of driveway access). An existing pole sign will be reused and a new monument sign will be located at the Sunland Boulevard driveway entrance.</p>		
<p>The project will require a Conditional Use permit for a drive-thru abutting a residential use/zone, and to deviate from Commercial Corner Development & Operational standards, operating 24 hours a day, having a façade with less than 50 percent transparent windows along a street frontage, and to maintain an existing pole sign, and a Project Permit Compliance for the Sun Valley Community Design Overlay District.</p>		
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY Steven Poon Starbuck's Company 17700 Newhope Street, Suite 200 Fountain Valley, CA 92708		
FINDING: <p>The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance</p>		
<small>(CONTINUED ON PAGE 2)</small>		
SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.		
Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-make may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.		
THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.		
NAME OF PERSON PREPARING THIS FORM MARIANNE KING		TITLE City Planning Associate
ADDRESS 200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		SIGNATURE (Official) 
		DATE APRIL 20, 2016

I-10. Aesthetics (Landscape Plan)

- Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.

I-50. Aesthetics (Surface Parking)

- Environmental impacts may result from project implementation due to excessive ambient heat gain resulting from the new open-spaced parking lot. However, these impacts will be mitigated to a less than significant level by the following measures:
- A minimum of one 24-inch box tree (minimum trunk diameter of two inches and a height of eight feet at the time of planting) shall be planted for every four new surface parking spaces.
- The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb, and landscape. An automatic irrigation plan shall be approved by the Department of City Planning.
- Palm trees shall not be considered in meeting this requirement.
- The genus or genera of the tree(s) shall provide a minimum crown of 30'- 50'. Please refer to City of Los Angeles Landscape Ordinance (Ord. No.170,978), Guidelines K - Vehicular Use Areas.

I-120. Aesthetics (Light)

- Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

I-130. Aesthetics (Glare)

- Environmental impacts to adjacent residential properties may result from glare from the proposed project. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

I-150. Aesthetics

- The project will result in aesthetic impacts. However, the impact(s) can be reduced to a less than significant level through compliance with the following measure(s):
- The proposed alley wall shall be designed in a way that will deter graffiti, such as incorporating clinging vines, espaliered plants or other vegetative screening, and/or reducing the wall height in some locations, such as along the parking lot area, or using wrought iron and masonry combination walls, to the satisfaction of the Decision Maker.

III-60. Objectionable Odors (Commercial Trash Receptacles)

- Environmental impacts may result from project implementation due to the location of trash receptacles near adjacent residences. However, these impacts will be mitigated to a less than significant level by the following measure:
- Open trash receptacles shall be located a minimum of 50 feet from the property line of any residential zone or use.
- Trash receptacles located within an enclosed building or structure shall not be required to observe this minimum buffer.

VIII-50. Human Health Hazard (Vector Control)

- The property shall be maintained in a neat, attractive, and safe condition at all times.
- On-site activities shall be conducted so as not to create noise, dust, odor, or other nuisances to surrounding properties.
- Trash and garbage bins shall be maintained with a lid in working condition; such lid shall be kept closed at all times.

- Trash and garbage collection bins shall be maintained in good condition and repair such that there are no holes or points of entry through which a rodent could enter.
- Trash and garbage collection containers shall be emptied a minimum of once per week.
- Trash and garbage bin collection areas shall be maintained free from trash, litter, garbage, and debris.

XII-20. Increased Noise Levels (Demolition, Grading, and Construction Activities)

- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

XII-100. Increased Noise Levels (Speaker Boxes/Ordering Systems)

- Environmental impacts of the adjacent residential properties may result due to outdoor public address or paging systems on the site. However, these impacts will be mitigated to a less than significant level by the following measures:
- Noise from the speaker box shall be inaudible beyond the property line.

XIV-20. Public Services (Police – Demolition/Construction Sites)

- Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.

XIV-30. Public Services (Police)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal police services. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK

ROOM 395, CITY HALL

LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY

and CHECKLIST

(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: CD 2 - PAUL KREKORIAN	DATE: 03/24/2016
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2015-3879-MND	RELATED CASES: ZA-2015-3878-CU-CDO	
PREVIOUS ACTIONS CASE NO.: <div style="display: flex; justify-content: space-between; width: 100%;"> <div style="width: 45%;"><input type="checkbox"/> Does have significant changes from previous actions.</div> <div style="width: 45%;"><input type="checkbox"/> Does NOT have significant changes from previous actions</div> </div>		
PROJECT DESCRIPTION: DEMO OF EXISTING RESTAURANT AND NEW CONSTRUCTION OF A STARBUCKS WITH DRIVE-THRU, 24-HOUR SERVICE, AND OUTDOOR SEATING		
ENV PROJECT DESCRIPTION: <p>The project is the demolition of a one story, approximate 6,275 square foot restaurant building (formally Bob's Big Boy) built in 1987, and the construction of a new one story 2,200 square foot Starbucks coffee shop building with indoor and outdoor seating areas (41 indoor and 24 outdoor), including a drive-thru that wraps around the building with queing space for 13 cars and 23 on-site parking spaces. The building and drive-thru will be located on the northerly half of the site, closest to Roscoe Blvd. with the parking area on the southerly half (opposite of existing layout). The outdoor patio and building entrance is shown to be on the south side of the building facing the parking lot. The site will be accessed from a two way driveway off of Sunland Boulevard and a two way driveway from the rear through alley (both approximately midpoint of the site). No tree removal is proposed. Existing turf along the Sunland Boulevard frontage will remain. New landscaping (covering 30 percent of the site) will be added, including 19 trees placed around the site. A 6-foot high block screen wall will be constructed along the alley adjoining the site (with exception of driveway access). An existing pole sign will be reused and a new monument sign will be located at the Sunland Boulevard driveway entrance.</p>		
<p>The project will require a Conditional Use permit for a drive-thru abutting a residential use/zone, and to deviate from Commercial Corner Development & Operational standards, operating 24 hours a day, having a façade with less than 50 percent transparent windows along a street frontage, and to maintain an existing pole sign, and a Project Permit Compliance for the Sun Valley Community Design Overlay District.</p>		
ENVIRONMENTAL SETTINGS: <p>The site is a level, irregular-shaped, 27,717 square foot commercial corner through parcel of land, comprised of 12 tied lots, approximately 330 feet long and 90 feet deep. The site is a peninsular bound by Sunland Boulevard to the west, Roscoe Boulevard to the north, and a rear alley to the east. The property is developed with a one story (vacant) restaurant building located on the southerly half of the site with a surface parking lot on the north half. Access is to the site is via two driveways, one from Sunland Boulevard and one from the alley. There are no walls along the site perimeter. There is approximately one tree on site and approximate 10 foot deep grass area along the property frontage (in the public right of way).</p>		
<p>The property is located in the Sun Valley Community Plan Area designated for Neighborhood Office Commercial Land Uses and zoned [Q]C2-1VL-CDO, and within the following: Sun Valley Community Design Overlay District and Streetscape Plan, Los Angeles State Enterprise Zone, Environmental Justice Improvement Area, within close proximity to Interstate 5 Freeway (Advisory Notice for Sensitive Uses), Transit Priority Area, and 0.17 kilometers from the Verdugo Fault.</p>		
<p>The surrounding area is zoned [Q]C2-1VL-CDO, PF-1XL, and R1-1. North of the site, across Roscoe Boulevard, is the Interstate 5 Freeway with an on-ramp approximately 100 feet to the northeast. Properties along Sunland Boulevard in the immediate area are developed with small scale one story commercial buildings. The street is lined with Jacaranda trees. West abutting uses across Sunland Boulevard include a corner gas station, sit down restaurant with a front patio dining area, small offices and storefronts, and a used car sales lot. The south adjoining property is a real estate office and further south is a chiropractor office. The east abutting properties across the alley are zoned R1. The property directly across the alley is developed with a one story single family dwelling that fronts Roscoe Blvd with an asphalt parking lot at the rear of the site, which is open to the alley (i.e no fence or wall). Another</p>		

dwelling fronts Crockett Street to the south with the rear yard and driveway access from the alley. A stand along surface parking lot (zoned R1) is located on the west side of the single family property, next to the alley and to the rear of the commercial businesses fronting Sunland Blvd.

Sunland Boulevard, adjoining the property to the west, is an Avenue I, dedicated to a width of 100 feet and improved with sidewalk, curb, gutter and partial grass parkway.

Roscoe Boulevard, adjoining the property to the north, is a Local Street, dedicated to a width of 60 feet, and improved with sidewalk, curb and partial grass parkway.

Crockett Street, south of the block, is a Collector Street, dedicated to a width of 66 feet, and improved with sidewalk, curb and partial grass parkway.

Public Alley, adjoining the property to the east, is a 20 foot wide, approximate 424 foot long, through alley, from Crockett Street to Roscoe Boulevard.

PROJECT LOCATION:

8258 - 8286 N SUNLAND BLVD

COMMUNITY PLAN AREA:

SUN VALLEY - LA TUNA CANYON

STATUS:

Does Conform to Plan

Does NOT Conform to Plan

AREA PLANNING COMMISSION:
NORTH VALLEY

CERTIFIED NEIGHBORHOOD COUNCIL:
SUN VALLEY

EXISTING ZONING:

[Q]C2-1VL-CDO

MAX. DENSITY/INTENSITY ALLOWED BY ZONING:
FAR 1.5:1 /max 41,575 sf

GENERAL PLAN LAND USE:

NEIGHBORHOOD OFFICE COMMERCIAL

MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:
n/a

LA River Adjacent:

PROPOSED PROJECT DENSITY:
2,200 sf

ENV-2015-3879-MND

ENV-2015-3879-MND

ENV-2015-3879-MND

ENV-2015-3879-MND

ENV-2015-3879-MND

ENV-2015-3879-MND

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

City Planning Associate

(818) 374-5059

Signature

Title

Phone

Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

SIGNIFICANCE	GENERAL RESOURCES	HABITAT	WILDLIFE	WATER	AIR QUALITY	RESCOURCES
MANUFACTURER FUNDINGS OR SUBSIDIES	LAND USE AND PLANNING	WILDLIFE	WATER	WILDLIFE	WATER	RESCOURCES
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

INITIAL STUDY CHECKLIST (to be completed by the Lead City/Agency)	
PROJECT TEAM NAME:	Background:
Spokane Falls	Spokane Falls, Washington
APPLICATION ADDRESS:	11500 Newhouse Street Suite 500
AGENCY RESPONSIBLE CHECKLIST:	City of Spokane
PROJECT NAME (if Applicable):	Spokane Falls
DATE SUBMITTED:	10/15/2012
PHONE NUMBER:	(509) 982-1850

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> AESTHETICS	<input type="checkbox"/> GREEN HOUSE GAS EMISSIONS	<input type="checkbox"/> POPULATION AND HOUSING
<input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES	<input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input checked="" type="checkbox"/> PUBLIC SERVICES
<input checked="" type="checkbox"/> AIR QUALITY	<input type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input type="checkbox"/> RECREATION
<input type="checkbox"/> BIOLOGICAL RESOURCES	<input type="checkbox"/> LAND USE AND PLANNING	<input type="checkbox"/> TRANSPORTATION/TRAFFIC
<input type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS
<input type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE

INITIAL STUDY CHECKLIST

(To be completed by the Lead City Agency)

Background

PROponent NAME:

Steven Poon

Starbuck's Company

PHONE NUMBER:

(714) 885-1920

APPLICANT ADDRESS:

17700 Newhope Street, Suite 200
Fountain Valley, CA 92708

DATE SUBMITTED:

10/23/2015

AGENCY REQUIRING CHECKLIST:

Department of City Planning

PROPOSAL NAME (if Applicable):

Starbucks Drive Thru

Impact on Off-Site Natural Resources	Impact on Off-Site Cultural Resources	Impact on Off-Site Social and Economic Resources
Direct and Indirect Habitat Loss and Impairment Behavioral Habitat Loss	Direct and Indirect Habitat Loss and Impairment Behavioral Habitat Loss	Direct and Indirect Habitat Loss and Impairment Behavioral Habitat Loss

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS

- a. Have a substantial adverse effect on a scenic vista?
- b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- c. Substantially degrade the existing visual character or quality of the site and its surroundings?
- d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

II. AGRICULTURE AND FOREST RESOURCES

- a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?
- b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?
- d. Result in the loss of forest land or conversion of forest land to non-forest use?
- e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

III. AIR QUALITY

- a. Conflict with or obstruct implementation of the applicable air quality plan?
- b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- d. Expose sensitive receptors to substantial pollutant concentrations?
- e. Create objectionable odors affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

- a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

V. CULTURAL RESOURCES

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				✓
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				✓
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d. Disturb any human remains, including those interred outside of formal cemeteries?				✓
VI. GEOLOGY AND SOILS				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓
b. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?				✓
c. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?				✓
d. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?				✓
e. Result in substantial soil erosion or the loss of topsoil?				✓
f. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				✓
g. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				✓
h. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓
VII. GREEN HOUSE GAS EMISSIONS				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				✓
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				✓
VIII. HAZARDS AND HAZARDOUS MATERIALS				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				✓
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓

Impact off	Impact on	Impact on wildlands	Impact on wildlands other	Impact on wildlands between
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Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

IX. HYDROLOGY AND WATER QUALITY

a. Violate any water quality standards or waste discharge requirements?

b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

f. Otherwise substantially degrade water quality?

g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

j. Inundation by seiche, tsunami, or mudflow?

X. LAND USE AND PLANNING

a. Physically divide an established community?

b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

XI. MINERAL RESOURCES

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

XII. NOISE

a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Project ID	Project Name	Project Description	Project Type	Project Location
ENV-2015-3879-MND	Project Name	Project Description	Project Type	Project Location

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?					<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?					<input checked="" type="checkbox"/>

XIII. POPULATION AND HOUSING

a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?					<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?					<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?					<input checked="" type="checkbox"/>

XIV. PUBLIC SERVICES

a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?					<input checked="" type="checkbox"/>
b. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?					<input checked="" type="checkbox"/>
c. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?					<input checked="" type="checkbox"/>
d. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?					<input checked="" type="checkbox"/>
e. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?					<input checked="" type="checkbox"/>

XV. RECREATION

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?					<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?					<input checked="" type="checkbox"/>

XVI. TRANSPORTATION/TRAFFIC

a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?					<input checked="" type="checkbox"/>
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Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?		✓	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			✓
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		✓	
e. Result in inadequate emergency access?		✓	
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?		✓	

XVII. UTILITIES AND SERVICE SYSTEMS

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		✓	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓	
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		✓	
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?		✓	
g. Comply with federal, state, and local statutes and regulations related to solid waste?		✓	

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **ENV-2015-3879-MND** and the associated case(s), **ZA-2015-3878-CU-CDO**. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not**:

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/> Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
MARIANNE KING	City Planning Associate	(818) 374-5059	03/24/2016

Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS

a.	NO IMPACT	The project is not located on or near any scenic vista. No impact would occur.	
b.	NO IMPACT	The project is not located on or near any scenic resource. No impact would occur.	
c.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>The proposed commercial corner development will be required to comply with the Sun Valley Community Design Overlay which requires certain building design elements, pedestrian friendly features, signage design, and landscaping to be incorporated. The street trees and lawn along the Sunland Blvd. frontage will remain. The project seeks to deviate from LAMC commercial corner development standards by having less than 50 percent window transparency along the west and north façades facing Sunland Boulevard and Roscoe Boulevard and to reuse an existing a pole sign along the Sunland Boulevard frontage. Also, a 6-foot high block wall is proposed along the subject alley where none currently exists which could attract graffiti.</p>	I-10, I-50, I-130, I-150
d.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>The project will include outdoor lighting on the site and will operate 24 hours a day, thus such lighting could adversely impact adjacent residential properties if not properly shielded.</p>	I-120

II. AGRICULTURE AND FOREST RESOURCES

a.	NO IMPACT	There are no agricultural or forest resources in the subject area. The project is an infill commercial corner development on a commercially zoned lot in a built up commercial/urban area. No impact would occur.	
b.	NO IMPACT	see above comment	
c.	NO IMPACT	see above comment	
d.	NO IMPACT	see above comment	
e.	NO IMPACT	see above comment	

III. AIR QUALITY

Impact?		Explanation	Mitigation Measures
a.	NO IMPACT	<p>The project does not propose to deviate from any requirements of the Air Quality Management Program ("AQMP"), which is the applicable air quality plan, prepared by the South Coast Air Quality Management District ("SCAQMD"). The site is zoned for commercial uses, thus the commercial project does not deviate from the land use designation which is considered under the air quality plan. No impact would occur.</p>	<p>APPENDIX A ENVIRONMENTAL IMPACT STATEMENT</p> <p>II. AESTHETICS</p> <p>b. NO IMPACT</p>
b.	LESS THAN SIGNIFICANT IMPACT	<p>The project involves some grading (approximately 450 cubic yards- no excavation), demolition of a one story, 6,275 sf restaurant building, and construction of a 2,200 sf coffee shop on a 27,717 sf lot in the commercial zone. Construction of the proposed project would contribute to air quality emissions through the use of heavy-duty construction equipment, truck deliveries and haul trips, and vehicle trips generated by construction workers traveling to and from the project site. However, the project would be required to comply with SCAQMD Rule 403 for Fugitive Dust. Specific Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site, and maintaining effective cover over exposed areas. Compliance with Rule 403 would reduce regional particulate matter emissions associated with construction activities and the impacts would be less-than-significant.</p>	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>MITIGATION INCORPORATED WITH</p> <p>III. AGRICULTURE AND FOREST</p> <p>b. NO IMPACT</p>
c.	LESS THAN SIGNIFICANT IMPACT	<p>The proposed use, coffee shop and drive through, is an allowed use in the C2 zone thus does not introduce a use not anticipated for a commercial site. The project will produce fugitive dust and mobile sources emissions as a result of construction activity, however, an individual project can emit pollutants without significantly contributing to this cumulative impact depending on the magnitude of emissions. Operational and construction regional emissions would not likely exceed the project-level SCAQMD localized significance thresholds for</p>	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>MITIGATION INCORPORATED WITH</p> <p>III. AGRICULTURE AND FOREST</p> <p>b. NO IMPACT</p>

Impact?	Explanation	Mitigation Measures
	<p>criteria air pollutants. Also, per DOT traffic review dated 8/27/15, there will be a net decrease of 2,692 daily trips to the site when comparing the previous use to the proposed use.</p>	
d. LESS THAN SIGNIFICANT IMPACT	<p>The project construction is not anticipated to result in substantial pollution concentrations as no excavation will occur and the grading involved is less than 500 cubic yards. All demolition, grading and construction activity will be required to comply with Regulatory Compliance provisions of the SCAQMD District Rule 403 which requires fugitive dust emissions be controlled/reduced by wetting the site, no grading during high winds (i.e. over 15 mph), covering dirt piles, etc., and to minimize exhaust emissions from construction activity or idling trucks. The closest sensitive receptors are three single family properties, across from the alley, approximately 20, 40 and 77 feet away from the site. The project includes building a wall along the alley to buffer the uses and to include landscaping and trees along the site perimeter which will help to absorb vehicle emissions from the site.</p>	
e. LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>The proposed Starbucks drive-thru could result in objectionable odors for the closest residential properties if the trash enclosure is too close to residential uses or not fully enclosed (including roof). The proposed plans show the trash enclosure will be approximately 50 feet away from the closest dwelling.</p>	III-60
IV. BIOLOGICAL RESOURCES		
a. NO IMPACT	No species identified as a candidate, sensitive, or special status species is known to be present on or near the proposed project. No impact would occur.	
b. NO IMPACT	The project is not located on or near any riparian habitat or other sensitive natural community. No impact would occur.	
c. NO IMPACT	The project is not located on or near any federally protected wetlands. No impact would occur.	
d. NO IMPACT	No native wildlife corridor or native wildlife nursery site is known to be present on or near the project. No impact would occur.	

Impact?		Explanation	Mitigation Measures
e.	NO IMPACT	No local policy or ordinance protecting biological resources is affected by the project. No trees are proposed to be removed, including street trees. No impact would occur.	
f.	NO IMPACT	The project is not located on or near any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impact would occur.	
V. CULTURAL RESOURCES			
a.	NO IMPACT	The project will include the demolition of a 1987 restaurant building, which includes removal of the restaurant statute (Bob's Big Boy) however no historic resource exists on site. No impact would occur.	
b.	NO IMPACT	No archaeological resource is known to be present on site. The site is a commercially developed site. The project does not entail significant grading or deep excavation. No impact would occur.	
c.	NO IMPACT	No unique paleontological resource or site or unique geologic feature is known to be present on site. No impact would occur.	
d.	NO IMPACT	No human remains are known to be present on site. No deep excavation or significant grading is proposed. No impact would occur.	
VI. GEOLOGY AND SOILS			
a.	NO IMPACT	The project is not located within an Alquist-Priolo Earthquake Fault Zone. No impact would occur.	
b.	LESS THAN SIGNIFICANT IMPACT	The project is located in an area known to have seismic activity, however will be required to comply with all applicable Los Angeles and California Building Codes. Project impacts would be less than significant.	
c.	NO IMPACT	The project is not located within a Liquefaction Zone. No impact would occur.	
d.	NO IMPACT	The project is not located within a Landslide Area. No impact would occur.	
e.	NO IMPACT	The project does not require any significant grading or excavation activities. No impact would occur.	
f.	NO IMPACT	The project is not located in an area susceptible to unusual geologic hazards. No impact would occur.	

Impact?		Explanation	Mitigation Measures
g.	NO IMPACT	The project is not located in an area known to have expansive soil. No impact would occur.	
h.	NO IMPACT	The project does not include the use of septic tanks or alternative waste water disposal systems. No impact would occur.	
VII. GREEN HOUSE GAS EMISSIONS			
a.	LESS THAN SIGNIFICANT IMPACT	Construction and improvements will be limited by the State of California Green Building Code which requires low VOC containing sealants, adhesives, and solvents in the construction process. Therefore impacts will be less-than-significant. The project does include a drive thru Starbucks where cars will be idling. Decision Maker and/or Applicant may consider methods to ensure wait times in the drive thru are reduced, thereby helping to further reduce car CO2 emissions, such as having a sufficient amount of staff employed during peak times, sufficient number of coffee machines, double service windows at the drive thru pick, and staff stationed at driveway area during peak times to take orders.	
b.	LESS THAN SIGNIFICANT IMPACT	The City of Los Angeles has not yet established CEQA thresholds to determine what amount of greenhouse gas emissions would have a significant impact on the environment. Therefore, impacts are assumed to be less than significant.	
VIII. HAZARDS AND HAZARDOUS MATERIALS			
a.	NO IMPACT	The project would not include the routine transport, use or disposal of hazardous materials. No impact would occur.	
b.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	Trash/debris at the site will need to be contained and disposed of regularly to prevent any potential health hazard.	VIII-50
c.	NO IMPACT	The project is not located within one-quarter mile of an existing or proposed school. No impact would occur.	
d.	NO IMPACT	The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact would occur.	
e.	NO IMPACT	The project is located approximately .66 mile from Bob Hope Airport however will have no impact on an airport land use plan.	

Impact?	Explanation	Mitigation Measures
f. NO IMPACT	The project is not located within the vicinity of a private airstrip. No impact would occur.	NO IMPACT
g. LESS THAN SIGNIFICANT IMPACT	The project will provide additional parking on site in addition to the drive-thru area, and has two ingress/egress points, thus impact to any emergency response or evacuation plan would be less than significant.	NO IMPACT
h. NO IMPACT	The project is not located where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. No impact would occur.	NO IMPACT
IX. HYDROLOGY AND WATER QUALITY		
a. NO IMPACT	The project does not propose to deviate from any requirements of the Bureau of Sanitation, which establishes the water quality standards or waste discharge requirements for the City of Los Angeles. No impact would occur.	NO IMPACT
b. LESS THAN SIGNIFICANT IMPACT	The project does not propose to deviate from any requirements of the Bureau of Sanitation and Section 64.70 (LID - Low Impact Development) of the Los Angeles Municipal code. Project impacts would be less than significant.	NO IMPACT
c. LESS THAN SIGNIFICANT IMPACT	The project does not propose to deviate from any requirements of the Bureau of Sanitation and Section 64.70 (LID - Low Impact Development) of the Los Angeles Municipal code. Project impacts would be less than significant.	NO IMPACT
d. LESS THAN SIGNIFICANT IMPACT	The project does not propose to deviate from any requirements of the Bureau of Sanitation and Section 64.70 (LID - Low Impact Development) of the Los Angeles Municipal code. Project impacts would be less than significant.	NO IMPACT
e. LESS THAN SIGNIFICANT IMPACT	The project does not propose to deviate from any requirements of the Bureau of Sanitation and Section 64.70 (LID - Low Impact Development) of the Los Angeles Municipal code. Project impacts would be less than significant.	NO IMPACT
f. LESS THAN SIGNIFICANT IMPACT	The project does not propose to deviate from any requirements of the Bureau of Sanitation and Section 64.70 (LID - Low Impact Development) of the Los Angeles Municipal code. Project impacts would be less than significant.	NO IMPACT
g. NO IMPACT	The project does not include any housing. No impact would occur.	NO IMPACT

Impact?	Explanation	Mitigation Measures
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h.	NO IMPACT	The project is not located within a 100-year flood plain. No impact would occur.	TOARMI THAOI PRIMED MAHT 333.1
i.	NO IMPACT	The project is not located in an area susceptible to adverse effects from any levee or dam failure. No impact would occur.	
j.	NO IMPACT	The project is not located in an area susceptible to adverse effects from any tsunami, mudflow or seiche. No impact would occur.	

X. LAND USE AND PLANNING

a.	NO IMPACT	The project is an infill commercial corner development on a commercially zoned lot, thus it will not physically divide an established community.	HTTPEE THAN SIGNIFICANT IMPACT
b.	LESS THAN SIGNIFICANT IMPACT	The project requires discretionary approval from the Department of City Planning in order to operate beyond commercial corner hours of 7 a.m. to 11 p.m. and to have less than 50 percent window transparency on certain façade walls. In granting of the subject request the project would be determined to have a less than significant impact to applicable local land use plans.	
c.	NO IMPACT	The project is not located on or near any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impact would occur.	

XI. MINERAL RESOURCES

a.	NO IMPACT	No mineral resource that is valuable to the region of the residents of California is known to be present on site. No impact would occur.	NO IMPACT
b.	NO IMPACT	No mineral resource that is of local importance is known to be present on site. No impact would occur.	

XII. NOISE

a.	NO IMPACT	The project does not propose to deviate from any requirements of the Noise Element of the General Plan, Section 111 of the L.A.M.C., or any other applicable noise standard. No impact would occur.	NO IMPACT
b.	LESS THAN SIGNIFICANT IMPACT	The construction of the commercial corner development may result in some groundborne vibration and noise however it is not anticipated to be excessive as there is no proposed excavation and grading would be limited to under 500 cubic yards, therefore impacts would be	NO IMPACT

Impact?	Explanation	Mitigation Measures
c. LESS THAN SIGNIFICANT IMPACT	less than significant overall. The project includes a request for a Starbucks with a 24-hour drive thru which will include an outside order board and outside patio, however the project includes a 6-foot high solid masonry wall along the alley which will help to muffle sounds from the single family properties across the alley to the east. The property is located at a heavily traveled intersection (Sunland & Roscoe) and across the street from Interstate 5 Freeway, therefore the proposed use is not anticipated to result in a substantial permanent increase over the current ambient noise level.	
d. LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	Demolition and construction activities as well the speaker board for the proposed Starbucks drive thru may result in temporary and periodic noise impacts beyond existing ambient levels. The speaker board will be located approximately 40 feet away from the adjacent single family dwelling. Although a 6-foot high masonry wall will be added along the alley which will help to reduce noise impacts, further noise mitigating features may be needed if not already incorporated in the menu board product, such as automatic volume adjustment based on changing ambient noise level (i.e. generally quieter at night), implementing a sound shelter (akin to bus shelter) on the south side of the drive thru that would deflect sound away from the adjacent residential, etc.	XII-20, XII-100
e. NO IMPACT	The project is located approximately .66 mile from the Bob Hope Airport however is far enough away that no adverse noise impact to workers/employees is anticipated.	
f. NO IMPACT	The project is not located within the vicinity of a private airstrip. No impact would occur.	
XIII. POPULATION AND HOUSING		
a. NO IMPACT	The project does not include the construction of a structure or a use which would induce any population growth. No impact would occur.	
b. NO IMPACT	The project does not include the demolition of any residential units or a use which would displace any housing. No impact would occur.	

Impact?	Explanation	Mitigation Measures
c. NO IMPACT	The project does not include the demolition of any residential units or a use which would displace any people. No impact would occur.	NO IMPACT
XIV. PUBLIC SERVICES		
a. NO IMPACT	The project does not include a use which would require fire services beyond the existing demand. No impact would occur.	
b. LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	Hours of operation will be 24 hours for the proposed Starbucks which could result in unwanted activity at the site, such as loitering in the parking lot, etc.	XIV-20, XIV-30
c. NO IMPACT	The commercial corner development will have no impact on school services.	
d. NO IMPACT	The commercial corner development will have no impact on park services.	
e. NO IMPACT	The commercial corner development will have no impact on government services.	
XV. RECREATION		
a. NO IMPACT	The project does not include a use which would increase the use of recreational facilities beyond the existing demand. No impact would occur.	
b. NO IMPACT	The project does not include or require the construction of any recreational facilities. No impact would occur.	
XVI. TRANSPORTATION/TRAFFIC		
a. NO IMPACT	Per DOT review/referral form dated 8/27/15, the project would not conflict with an applicable plan, ordinance or policy with respect to performance of circulation systems including all modes of transportation.	
b. LESS THAN SIGNIFICANT IMPACT	Per DOT review/referral form dated 8/27/15, the project would generate 2,692 less daily vehicle trips than the previous use as well as 54 less a.m. and 70 less p.m. peak trips. A total of 23 parking spaces will be provided on site which exceeds the required 5 spaces for the use. Although there is no street parking along street front north of the main driveway (all red curb for bus stop, etc, and alley on opposite side) and no parking between 4 pm and 6 pm south of the driveway, the additional parking on site as well as queing space for 13 cars will help to prevent obstruction to the flow of traffic in the area. Lastly, the main driveway will be widened to 30 feet and alley driveway will be located towards the midpoint of the site which will help to improve access and on site circulation	

Impact?	Explanation	Mitigation Measures
c. NO IMPACT	with the drive thru.	
d. LESS THAN SIGNIFICANT IMPACT	The project does not include any construction or a use which would affect air traffic patterns. No impact would occur.	
e. LESS THAN SIGNIFICANT IMPACT	Site access will be relatively unchanged except for re-location of the alley driveway further down towards the middle of the site (verses at corner near Roscoe and alley) and per BOE Planning Case Referral Form No. 201500148 dated 9/25/15, street improvements will be required. BOE review and approval will help to ensure there is no increased potential safety hazard. Additionally, a pedestrian path will be provided from the Sunland Blvd. sidewalk to the main entrance and patio area which will help to reduce vehicle-pedestrian conflict on site.	
f. LESS THAN SIGNIFICANT IMPACT	The project will not significantly change site access. As noted above, BOE review will be required to ensure emergency access is not affected.	
a. NO IMPACT	There are approximately three bicycle racks along the public right of way in front of the site (i.e. on sidewalk). Although the plans do not show bicycle parking on site, there is no request to deviate from any on-site bicycle requirement. A bus stop with bench is located along the Sunland Blvd. frontage, north of the driveway. No changes are anticipated from the project that would adversely impact bus service at that location.	
b. NO IMPACT	The project does not propose to deviate from any requirements of the Los Angeles Regional Water Quality Control Board. No impact would occur.	
c. NO IMPACT	The project does not include or require the construction of any new water or waste water treatment facilities. No impact would occur.	
d. LESS THAN SIGNIFICANT IMPACT	The project does not include or require the construction of any new stormwater drainage facilities. No impact would occur.	
	The project is an infill commercial corner development totaling 2,200 sf on a commercially zoned lot. The project will have a less than significant impact on water supply given the limited size and allowed use in the C2 zone.	

XVII. UTILITIES AND SERVICE SYSTEMS

a. NO IMPACT	The project does not propose to deviate from any requirements of the Los Angeles Regional Water Quality Control Board. No impact would occur.	
b. NO IMPACT	The project does not include or require the construction of any new water or waste water treatment facilities. No impact would occur.	
c. NO IMPACT	The project does not include or require the construction of any new stormwater drainage facilities. No impact would occur.	
d. LESS THAN SIGNIFICANT IMPACT	The project is an infill commercial corner development totaling 2,200 sf on a commercially zoned lot. The project will have a less than significant impact on water supply given the limited size and allowed use in the C2 zone.	

Impact?	Explanation	Mitigation Measures
e. NO IMPACT	The project does not propose to deviate from any requirements of the Bureau of Sanitation, which manages the wastewater treatment system. No impact would occur.	
f. LESS THAN SIGNIFICANT IMPACT	Solid waste generated from the proposed project is anticipated to have a less than significant impact on landfill capacity. Most of Starbuck's cups are recyclable or patrons bring reusable cups.	
g. LESS THAN SIGNIFICANT IMPACT	The project does not proposed to deviate from any Federal, State or Local solid waste requirements.	

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a. NO IMPACT	The project will have no impact on wildlife, fish, or other natural or cultural resources.	
b. LESS THAN SIGNIFICANT IMPACT	Mitigation measures herein will reduce potential individual and cumulative project impacts to a less than significant impact.	
c. LESS THAN SIGNIFICANT IMPACT	Mitigation measures herein will reduce potential impacts to humans, directly or indirectly, to a less than significant impact.	

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: ENV-2015-387-CAP ZA Case No.: ZA 2015-3878 CPC Case No.: CDU-CDD
Council District No.: 2 Community Plan Area: Sun Valley - La Tuna Canyon
PROJECT ADDRESS: 8274 N. Sunland Boulevard

Major Cross Streets: N. Sunland Boulevard and Roscoe

Name of Applicant: STARBUCKS COFFEE COMPANY

Address: 17700 NEWHOPE STREET, #200, FOUNTAIN VALLEY 92708

Telephone No.: (714) 424-1900

Fax No.: (714) 424-1920

E-mail: spoon@starbucks.com

OWNER

Name: Michael J. Koutsoukos and Eleni J. Koutsoukos

Address: 3605 Viewcrest Drive, Burbank, CA 91504

Telephone No.: (818) 842-4093

Signature: Eleni Koutsoukos
Michael

APPLICANT'S REPRESENTATIVE
(Other than Owner)

Name: TERRY MATZ, MATZ PROPERTIES, INC.
(Contact Person)

Address: 600 N. TUSTIN AVE., SUITE 150, SANTA ANA, CA 92705

Telephone No.: (714) 473-5742

Signature: Terry Matz
(Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures:** two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee:** an UNDATED check in the amount of \$75 made out to the Los Angeles County Clerk for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.
- G. **Hillside Grading Areas/Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to <http://www.lacity.org/LADBS/forms/forms.htm>).

APPLICATION ACCEPTED
BY: Justin B. Bown

DATE: 10/23/15

ENVIRONMENTAL ASSESSMENT
APPROVED BY: _____

DATE: _____

RECEIPT NO.: 26473

I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

CONDITIONAL USE PERMIT TO ALLOW CONSTRUCTION OF 2,200 SQUARE FOOT STARBUCKS CAFE WITH DRIVE-THROUGH, 24 HOUR OPERATION,
INDOOR AND OUTDOOR SEATING, PARKING AND LANDSCAPING AND COMPLIANCE WITH SUN VALLEY CDO

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

AQMD: NOTIFICATION FOR DEMOLITION, LOS ANGELES COUNTY ENVIRONMENTAL HEALTH DIVISION

II. Existing Conditions:

A. Project Site Area 0.62
Net and 0.64 Gross Acres n/a

B. Existing Zoning [Q]C-2-1VL-CDO

C. Existing Use of Land BOB'S BIG BOY RESTAURANT WITH PARKING

Existing General Plan Designation NEIGHBORHOOD OFFICE COMMERCIAL

D. Requested General Plan Designation NEIGHBORHOOD OFFICE COMMERCIAL

E. Number 1 type COMMERCIAL and age \pm 28 YEARS of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units: n/a and average rent: n/a

Is there any similar housing at this price range available in the area? If yes, where?

n/a

F. Number 0 Trunk Diameter n/a and type n/a
of existing trees.

G. Number 0 Trunk Diameter n/a and type n/a
of trees being removed (identify on plot plan.)

H. Slope: State percent of property which is:

100% Less than 10% slope n/a 10-15% slope n/a over 15% slope n/a

If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.

I. Check the applicable boxes and indicate the condition on the Plot Plan. There are natural or man-made drainage channels, rights of way and/or hazardous pipelines crossing or immediately adjacent to the property, or none of the above.

J. Grading: (specify the total amount of dirt being moved)

450 0-500 cubic yards.

n/a

if over 500 cubic yards. indicate amount of cubic yards.

K. Import/Export: Indicate the amount of dirt being imported or exported +330.

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

III. Residential project (if not residential, do not answer)

A. Number of Dwelling Units- n/a Single Family n/a Apartment n/a or Condominium n/a

B. Number of Dwelling Units with:
One bedroom n/a Two bedrooms n/a
Three bedrooms n/a Four or more bedrooms n/a

C. Total number of parking spaces provided n/a

D. List recreational facilities of project n/a

E. Approximate price range of units \$ n/a to \$ n/a

F. Number of stories n/a, height n/a feet.

G. Type of appliances and heating (gas, electric, gas/electric, solar) n/a
Gas heated swimming pool? n/a

H. Describe night lighting of the project n/a
(include plan for shielding light from adjacent uses, if available)

I. Percent of total project proposed for:
Building n/a
Paving n/a
Landscaping n/a

J. Total Number of square feet of floor area n/a

IV. Commercial, Industrial or Other Project (If project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.

A. Type of use STARBUCKS WITH DRIVE-THROUGH

B. Total number of square feet of floor area +-2,200

C. Number of units if hotel/motel n/a

D. Number of stories 1 height 23.0 feet.

E. Total number of parking spaces provided: 23

F. Hours of operation 24 HOURS Days of operation 7 DAYS

G. If fixed seats or beds involved, number 65(41in/24out)

H. Describe night lighting of the project SHIELDED LED FIXTURES ON 18' POLES/ACCENT WALL LIGHTING/AFTER HOURS SECURITY LIGHTING
(Include plan for shielding light from adjacent uses, if available)

I. Number of employees per shift 4

J. Number of students/patients/patrons 532 DR/354 WK

K. Describe security provisions for project ALARM SYSTEM AND EMERGENCY LIGHTING

L. Percent of total project proposed for:
Building 8.16%
Paving 64.26%
Landscaping 27.58%

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

National Register of Historic Places n/a

California Register of Historic Resources n/a

City of Los Angeles Cultural Historic Monument. n/a

Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) n/a

V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. NO

A. Regulatory Identification Number (if known) ✓

B. Licensing Agency ✓

C. Quantity of daily discharge ✓

VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

VII. Selected Information:

A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):
5 FREEWAY, N. SUNLAND BOULEVARD (ADJACENT), ROSCOE BOULEVARD (ADJACENT)

B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. NO SIGNIFICANT ADVERSE IMPACT WILL OCCUR.

* Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

ENV No.		Planning Staff Use Only		District Map	
ENV-2015-3878-CU		Existing Zone	C2-1VL-CDO	192B173	
APC	North Valley	Community Plan		Council District	
Census Tract	1222.00	APN	2407024039	Case Filed With	Justin Bilow
				Date	10/23/15

CASE NO. ZA 2015-3878-CU-CDO

APPLICATION TYPE Conditional Use, CDO

(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project	8274 N. Sunland Boulevard	Zip Code	91352	
Legal Description: Lot	FR 5-16	Block	3	
Lot Dimensions	+88' x 249'	Lot Area (sq. ft.)	+28,964	
			Total Project Size (sq. ft.)	+27,717

2. PROJECT DESCRIPTION

Describe what is to be done: New construction of +- 2,200 square foot Starbucks Cafe with drive-through, 24-hour operation, indoor and outdoor seating, with associated parking and landscaping and compliance with Sun Valley CDO.

Present Use:	Bob's Big Boy Restaurant with parking	Proposed Use:	Starbucks Cafe with drive-through	
Plan Check No. (if available)		Date Filed:		
Check all that apply:	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input checked="" type="checkbox"/> Demolition
	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code
Additions to the building:	<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
No. of residential units:	Existing 0	To be demolished 0	Adding 0	Total 0

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions **OR** grants a variance:

Code Section from which relief is requested: 12.14A Code Section which authorizes relief: 12.24-W, 17
Conditional Use Permit to allow a drive through fast food establishment in the C2-1 Zone

Code Section from which relief is requested: 12.22A.23 Code Section which authorizes relief: 12.24-W, 27
CUP to allow deviations from the Commercial Corner regulations regarding hours of operation and window transparency.

Code Section from which relief is requested: _____ Code Section which authorizes relief: 13.08
CDO

List related or pending case numbers relating to this site:

4. OWNER/APPLICANT INFORMATION

Applicant's name Steven Poon Company Starbucks Coffee Company
 Address: 17700 Newhope Street, Suite 200 Telephone: (714) 885-3939 Fax: (714) 424-1920
Fountain Valley, CA Zip: 92708 E-mail: spoon@starbucks.com

Property owner's name (if different from applicant) Michael J. Koutsoukos and Eleni J. Koutsoukos
 Address: 3605 Viewcrest Drive Telephone: (818) 842-4093 Fax: (818) 842-4093
Burbank, CA Zip: 91504 E-mail: elenikoutsoukos@yahoo.com

Contact person for project information Terry Matz, Vice President Company Matz Properties, Inc.
 Address: 600 N. Tustin Avenue, Suite 150 Telephone: (714) 473-5742 Fax: (714) 835-3323
Santa Ana, CA Zip: 92705 E-mail: Terry@Matzproperties.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: Michael Koutsoukos
Eleni Koutsoukos

Print: Michael Koutsoukos
Eleni Koutsoukos

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of _____

On _____ before me, _____ (Insert Name of Notary Public and Title)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Signature _____

6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee <u>\$7,751.50</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>26473</u>	Deemed Complete by [Project Planner]	Date

PLANNING CASE REFERRAL FORM (PCRF)

City of Los Angeles, Bureau of Engineering (BOE) / Department of City Planning (DCP)

Reference Number: 201500148

Part I. To be Completed by Applicant

DCP
Case
Number

Applicant	TERRY MATZ	address	600 N TUSTIN AVE #150 SANTA ANNA, CA 92705
Phone	714 473 5742	email	TERRY@MATZPROPERTIES.COM
Owner	Michael and Eleni Koutsoukos	address	3605 Viewcrest Dr Burbank, CA 91504
Project Address Engineering District	8274 N Sunland Blvd Valley	APN	2407024039, lots 5-16

Project description (attach ZIMAS map with highlighted parcel(s))

Is there a tract or parcel map being filed in conjunction
with this: Yes No

If yes, Tract Map No. _____ Parcel
Map
No. _____

Has the Tract/Parcel report been prepared and submitted to Yes No
DCP by BOE

If yes, please refer to the Tract or Parcel map conditions, if not, then

Is any part of this project on a corner lot? Yes No

Part II. To be Completed by BOE Staff

What is/are the street classification(s) for the adjacent streets (list all)?

Sunland Blvd: Avenue I Alley

Does the project front an intersection of two major or secondary highways?

[] Yes

[] No

If yes, additional dedication may be required for dual left-turn pockets. If no, how far is the project from the nearest major/secondary intersection? Additional dedication may be required if within the standard flare section. Dedication and improvements are to be consistent with Standard Street Dimensions. See Standard Plan S-470-0.

Apparent width of existing half right of way (street centerline to property line): Sunland Blvd: 50'
Alley: 10' ft

Standard dimension for half right of way (from S-470-0), (street centerline to property line): Sunland Blvd: 50'
Alley: 20' ft

Apparent width of existing half roadway (street centerline to curb face): Sunland Blvd: 28'
Alley: 20' ft

Standard street dimension for half roadway (street centerline to curb face): Sunland Blvd: 35'
Alley: 20' ft

Is the lot connected to the sewer? [X] Yes [] No

Distance from subject lot to nearest main line sewer 33 ft

Is the subject lot(s) within the hillside ordinance boundary? [] Yes [X] No

Preliminary Required Improvements:

Planning Case Referral Form Recommendation:

Dedication Required: [] Yes [X] No

Street Widening Required: [X] Yes [] No

Other Improvements Required: [X] Yes [] No

If yes, please list preliminary required improvements:

POTENTIAL TRANSPORTATION & CIRCULATION IMPACTS

(to be completed only for projects with new floor area or a change of use that requires the filing of an Environmental Assessment Form (EAF))

Pursuant to CEQA Appendix G, part XVI – Transportation/Traffic, would the project:

- a) conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
- b) conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
- c) substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- d) conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

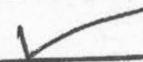
(the following two items are for informational purposes only and are not applicable to DOT;
they pertain to the Los Angeles World Airports (LAWA))

- e) result in a change in air traffic patterns?
- f) result in inadequate emergency access?

Peak Hour Trips: A.M. : 221 - 275 = - 54 P.M. : 94 - 164 = - 70

DOT Comments: This determination doesn't include approval of site access & internal circulation. widening & dedication may be required. W=30' for all two way driveways & W=16' for all one-way driveways. Minimum reservoir space between the new property line after dedication and any security gate or the first parking stall shall meet the DOT's requirements depending on the total # of parkings. A final site plan should be submitted to L.A DOT's Valley Development Review @ 6262 Van Nuys Blvd, Rm.320 for approval of driveways and internal circulation.

Traffic Study Required?

Yes: _____ No: _____ 

Prepared By:
(DOT Staff Name Printed)

Durre Shamsi

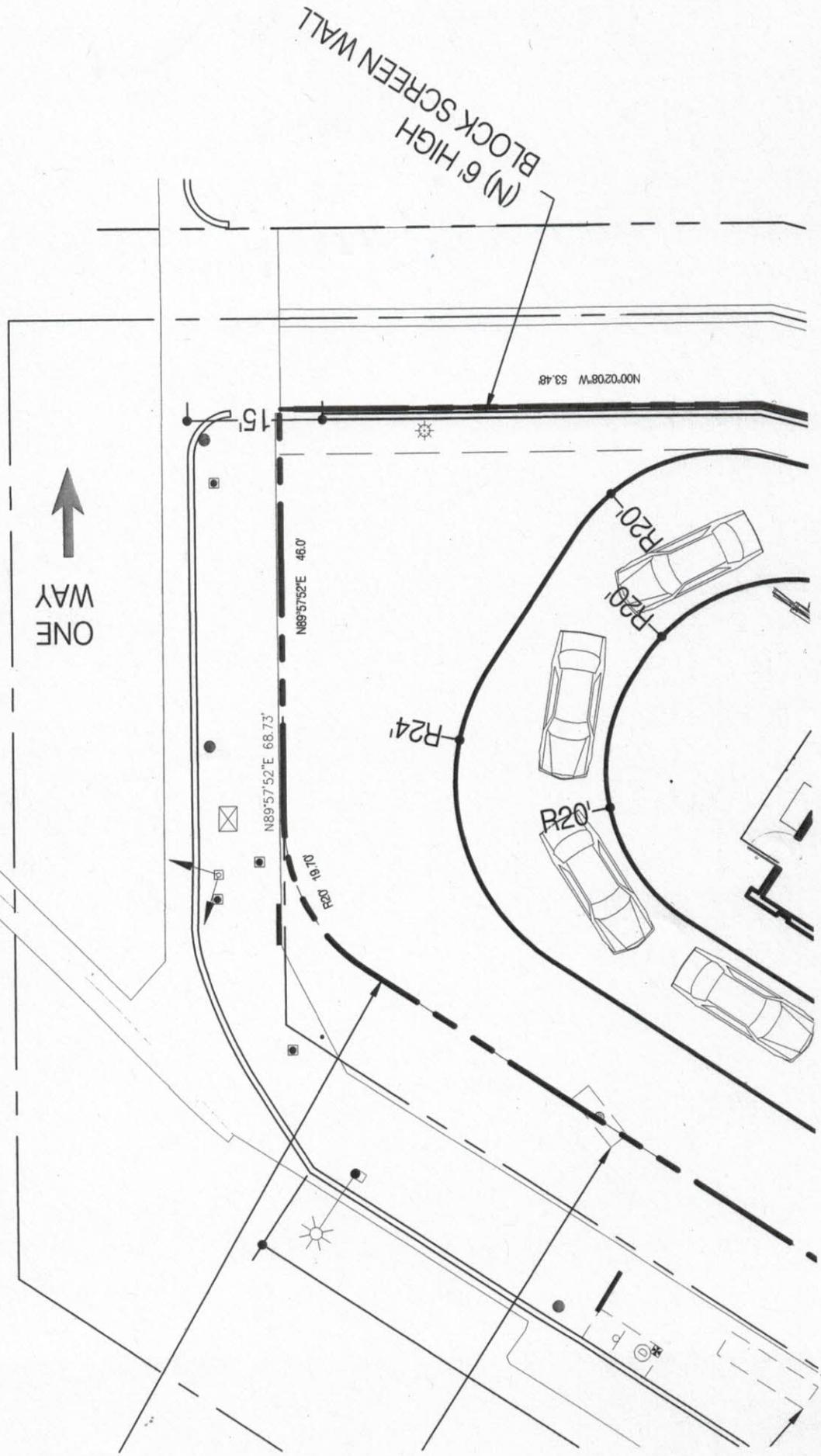
Phone: 818-374-4699

Signature:

Durre Shamsi

Date: 8/27/15

ROSSCOE BOULEVARD





Marianne King <marianne.king@lacity.org>

Fwd: ZA 2015-3878 (CU/CDO): 8274 W. Sunland Blvd.

Arely Monarez <arely.monarez@lacity.org>
To: Marianne King <marianne.king@lacity.org>

Fri, Feb 19, 2016 at 3:07 PM

Hi Marianne,

I hope all is well. Please see the email/attachment from BOE.

Thanks,

Arely

----- Forwarded message -----

From: **Quyen Phan** <quyen.phan@lacity.org>
Date: Thu, Feb 18, 2016 at 2:24 PM
Subject: ZA 2015-3878 (CU/CDO): 8274 W. Sunland Blvd.
To: Arely Monarez <arely.monarez@lacity.org>

Hi Arely,

Attached is BOE's fee letter. We are recommending street improvements and will prepare our report to City Planning Dept. within 30 days upon receipt of payment. Please let me know if you have any questions.

Quyen Phan
Bureau of Engineering
Land Development and GIS Division
T: 213-202-3488
201 N. Figueroa St., 2nd Floor
Los Angeles, CA 90012



Arely Monarez, Project Planner
City of Los Angeles
Department of City Planning
Office of Zoning Administration
200 N. Spring Street, Room 763
Los Angeles, CA 90012

**Proposed Starbucks Project
8274 N. Sunland Boulevard**

**CONDITIONAL USE PERMIT (CU)
FINDINGS FOR APPROVAL**

- 1. That 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 proposed project will remove existing older building and use on the site and replace it with an attractive, neighborhood –serving use that will provide a service to driving customers, walk-in customers and offer attractive indoor and outdoor seating with substantial landscaping and parking that is compatible with surrounding development.

- 2. That 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, surrounding neighborhood or the public health, welfare, and safety.**

Surrounding development is comprised of a mix of, commercial uses, with some residential uses which are separated by an alley. Uses have varying building heights and architecture without any particular predominant style.

The project consists of an attractive 2,200 square foot single story, café with drive-through, indoor and outdoor seating, parking and landscaping. The architecture is designed to blend and be compatible with different architectural styles.

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

The project is located in the [Q] C-2-1VL-CDO Zone with a Neighborhood Office Commercial General Plan designation. The proposed use is permitted in the zone with the granting of a Conditional Use Permit and, as a result, conforms with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.

**Proposed Starbucks Project
8274 N. Sunland Boulevard**

Drive-Through Fast Food Establishments Findings

- (a) that 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;**

The order point for drive-through and the vehicle queuing lane will be located at the optimum point to avoid impact to adjacent land uses. Further, a 6 ft. block screen wall will be constructed along the alley, thereby protecting adjacent land uses from noise from outdoor speakers and autos.

- (b) that all stationary light generated on the lot is screened to avoid any significant adverse impact on nearby residential uses; and**

The outdoor lighting will be shielded and located and designed to avoid any adverse impact to surrounding uses.

- (c) that 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.**

A 6 ft. block screen wall will be constructed along the alley to shield adjacent land uses from any impact. A trash enclosure will be constructed and accessed from the alley and will shield the containers from view. Parking locations are appropriately designed with landscaping.

Proposed Starbucks Project
8274 N. Sunland Boulevard

CONDITIONAL USE PERMIT (CUZ)
COMMERCIAL CORNER DEVELOPMENTS and MINI SHOPPING CENTER

ADDITIONAL INFORMATION/FINDINGS: In order to grant your request the following findings/questions must be addressed by the Zoning Administrator. Please try to explain as best as possible how your request conforms to the following requirements:

a. That 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 project will provide an architecturally pleasing design with extensive landscaping that will enhance the neighborhood and add a needed convenient and community-serving establishment for the City.

This will not cause harm or detriment to the existing area but will be a significant improvement and beautification project in the Community.

b. That 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.

Surrounding development is comprised of a mix of commercial and some residential uses of varying building heights and architecture without any particular predominant style.

The project consists of an attractive 2,200 square foot single story, café with drive-through, indoor and outdoor seating, parking and landscaping. A 6 foot screen wall will be constructed along the alley to buffer residential uses. The architecture is designed to blend and be compatible with different architectural styles.

c. That the project substantially conforms to the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The project is located in the [Q] C-2-1VL-CDO Zone with a Neighborhood Office Commercial General Plan designation. The proposed use is permitted in the zone with the granting of a Conditional Use Permit and, as a result, conforms to the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.

d. That based on data provided by the City Department of Transportation or by 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.

Based upon the results of the Transportation Department Referral Form analysis, the project will not result in an increase in vehicle trips into the site as compared to existing use on the property.

The project will attract customers from existing traffic flows primarily along N. Sunland Boulevard. The proposed project is a retail use that a customer typically would stop at either on their way to or from a destination oriented stop.

The parking and queuing areas are adequate in size and designed for maximum safety and efficiency to avoid any negative impact to customers or surrounding land uses.

As a result, there will be no increase in existing trips due to our use and the site will not cause an undue burden upon the roads designed and constructed to handle traffic in the area.

e. That 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 project is proposed to replace an existing older Commercial Corner Development that will be removed and replaced with an attractive, neighborhood-serving Commercial Corner Development. As a result, there will not be any increase in the concentration of Commercial Corner developments in the vicinity of the proposed project.

Special Instructions for:

CONDITIONAL USE PERMIT (CUZ)
COMMERCIAL CORNER DEVELOPMENTS and MINI SHOPPING CENTER

The **MASTER LAND USE APPLICATION INSTRUCTION SHEET-500' RADIUS** should also be followed.

ZONING CODE SECTIONS: Development standards in 12.22 A 23 and Conditional Use in 12.24 W 27

1. The **MASTER LAND USE APPLICATION FORM CP-7771** must be filled out completely, typed or printed in black ink, with full answers to every statement and question. The application must be signed by the property owner or owners, lessee (only if the entire site is leased), authorized agent of the owner with power of attorney, or officers of a corporation (submit proof). A single application can be used for most projects that have multiple requests.
2. **ADDITIONAL INFORMATION/FINDINGS:** In order to grant your request the following findings/questions must be addressed by the Zoning Administrator. Please try to explain as best as possible how your request conforms to the following requirements:
 - a. That 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.
 - b. That 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.
 - c. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.
 - d. That based on data provided by the City Department of Transportation or by 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
 - e. That 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.

f. Are you going to develop any or all of the following	Yes/No
1) A drive-thru fast food establishment?	<u>Yes</u>
2) A business open any time between 11 p.m. and 7 a.m.?	<u>Yes</u>
3) A multi-residential use?	<u>No</u>
4) An amusement enterprise as enumerated in Sec. 12.14 A of the Los Angeles Municipal Code?	<u>No</u>
5) An automobile laundry or washrack?	<u>No</u>
6) A commercial swimming pool	<u>No</u>
g. How many parking spaces are being provided? <u>23</u> Standard? <u>17</u> Compact? <u>6</u>	
h. What is the Height <u>23</u> and number of stories <u>1</u> of the Project?	

ZA 2015-3878-CU-CPO

i. List all the uses to be included in the development their hours of operation, square footage and the percentage of the total development to be occupied by each:

<u>Use</u>	<u>Hours of Operation</u>	<u>Square Ft.</u>	<u>Percentage</u>
1) Starbucks	24 Hours	2,200	100%
2)			
3)			
4)			
5)			
6)			
7)			
8)			

j. Describe any security measures that will be taken to prevent loitering, theft, vandalism, etc.

k. For drive-through fast food establishments submit plans showing points of ingress and egress, the location of speakers, driveways and queuing lanes.

a. For drive-through fast food establishments submit plans showing points of ingress and egress, the location of speakers, driveways and queuing lanes.

b. For all applications the following items shall be delineated on plans in accordance with the applicable Zoning Code Section:

- 1) Exterior walls.
- 2) Lighting plans.
- 3) Landscaped and irrigated areas in the parking area.
- 4) Location of trash storage area(s).
- 5) Location of other storage area(s).
- 6) Parking layout indicating striping, landscaping, and driveways.

3. In addition, specify each and every requirement of Section 12.22 A 23 LAMC that you cannot or do not comply with, and explain (attach form CP-7755).

Section 2. Pursuant to Section 12.32 g of the Los Angeles Municipal Code, and any amendment thereto, the following limitations are hereby imposed upon the use of that property described in Section 1 hereof which are subject to the Permanent "Q" Qualified Classification are set forth as follows.

Where the zone symbols of the new zoning designation as shown in the table for Section 1, are preceded by the symbol "Q" in brackets, the conditions and limitations imposed by the new "Q" Qualified Classification are set forth as follows:

[Q] Conditions:

1. **Facade Articulation.** All ground floor storefronts measuring more than 30 feet in horizontal length shall provide a minimum of one architectural break every 25 feet along the building facade. Architectural breaks shall extend for a minimum of five horizontal feet along the facade, with the break having a minimum depth of eight inches.
2. **Signs**
 - a. Cabinet/Box/Can Signs shall be prohibited

For the purposes of this "Q" condition, "Cabinet/Box/Can Sign" shall mean: A sign with text, logos and/or symbols that is placed on the face of an enclosed cabinet attached to a building, structure, pole or freestanding. The face may or may not be illuminated.
 - b. Off-site signs, including billboards, shall be prohibited.
3. **Frontage.** If a shopping center project has more than 10,000 square feet in floor area, then the building of the project shall abut either the front lot line or landscape buffer which adjoins the front lot line for 20% of the horizontal frontage.
4. **Uses.** All auto related uses shall be prohibited.

Additional [Q] Condition for Sub-Area 'A':

1. [Q] Condition in Section 2, Sub-Area No. 2940 of Ordinance 165,141 (Case No. CPC-1986-822-GPC, General Plan Consistency) is incorporated herein by this reference.

Additional [Q] Condition for Sub-Area 'B':

1. [Q] Condition in Section 2, Sub-Area No. 2990 of Ordinance 165,141 (Case No. CPC-1986-822-GPC, General Plan Consistency) is incorporated herein by this reference.

Section 3. The City Clerk shall certify to the passage of this ordinance and have it published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that this ordinance was introduced at the meeting of the Council of the City of Los Angeles December 19, 2001 and was passed at its meeting of January 8, 2002.

Approved: January 17, 2002

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CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: ENV-2015-387-CAP ZA Case No.: ZA 2015-3878 CPC Case No.: CU-CDD
Council District No.: 2 Community Plan Area: Sun Valley-La Tuna Canyon
PROJECT ADDRESS: 8274 N. Sunland Boulevard

Major Cross Streets: N. Sunland Boulevard and Roscoe

Name of Applicant: STARBUCKS COFFEE COMPANY

Address: 17700 NEWHOPE STREET, #200, FOUNTAIN VALLEY 92708

Telephone No.: (714) 424-1900

Fax No.: (714) 424-1920

E-mail: spoon@starbucks.com

OWNER

Name: Michael J. Koutsoukos and Eleni J. Koutsoukos

Address: 3605 Viewcrest Drive, Burbank, CA 91504

Telephone No.: (818) 842-4093

Signature: Elén. Koutsoukos
Michael

APPLICANT'S REPRESENTATIVE
(Other than Owner)

Name: TERRY MATZ, MATZ PROPERTIES, INC.
(Contact Person)

Address: 600 N. TUSTIN AVE., SUITE 150, SANTA ANA, CA 92705

Telephone No.: (714) 473-5742

Signature: Terry Matz
(Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures:** two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee:** an UNDATED check in the amount of \$75 made out to the Los Angeles County Clerk for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.
- G. **Hillside Grading Areas/Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to <http://www.lacity.org/LADBS/forms/forms.htm>).

APPLICATION ACCEPTED
BY: Justin B. Bown

DATE: 10/23/15

ENVIRONMENTAL ASSESSMENT
APPROVED BY: _____

DATE: _____

RECEIPT NO.: 26473

I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

CONDITIONAL USE PERMIT TO ALLOW CONSTRUCTION OF 2,200 SQUARE FOOT STARBUCKS CAFE WITH DRIVE-THROUGH, 24 HOUR OPERATION.
INDOOR AND OUTDOOR SEATING, PARKING AND LANDSCAPING AND COMPLIANCE WITH SUN VALLEY CDO

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

AQMD: NOTIFICATION FOR DEMOLITION, LOS ANGELES COUNTY ENVIRONMENTAL HEALTH DIVISION

II. Existing Conditions:

A. Project Site Area 0.62
Net and 0.64 Gross Acres n/a

B. Existing Zoning [Q]C-2-1VL-CDO

C. Existing Use of Land BOB'S BIG BOY RESTAURANT WITH PARKING
Existing General Plan Designation NEIGHBORHOOD OFFICE COMMERCIAL

D. Requested General Plan Designation NEIGHBORHOOD OFFICE COMMERCIAL

E. Number 1 type COMMERCIAL and age \pm 28 YEARS of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units: n/a and average rent: n/p

Is there any similar housing at this price range available in the area? If yes, where?

n/a

F. Number 0 Trunk Diameter n/p and type n/p
of existing trees.

G. Number 0 Trunk Diameter n/p and type n/p
of trees being removed (identify on plot plan.)

H. Slope: State percent of property which is:
100% Less than 10% slope n/a 10-15% slope n/p over 15% slope n/p

If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.

I. Check the applicable boxes and indicate the condition on the Plot Plan. There are natural or man-made drainage channels, rights of way and/or hazardous pipelines crossing or immediately adjacent to the property, or none of the above.

J. Grading: (specify the total amount of dirt being moved)

450 0-500 cubic yards.

n/p if over 500 cubic yards. indicate amount of cubic yards.

K. Import/Export: Indicate the amount of dirt being imported or exported +330.

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

III. Residential project (if not residential, do not answer)

A. Number of Dwelling Units- n/a Apartment n/p or Condominium n/p
 Single Family n/a Apartment n/p or Condominium n/p

B. Number of Dwelling Units with:
 One bedroom n/p Two bedrooms n/p
 Three bedrooms n/p Four or more bedrooms n/p

C. Total number of parking spaces provided n/p

D. List recreational facilities of project n/p

E. Approximate price range of units \$ n/p to \$ n/p

F. Number of stories n/p, height n/p feet.

G. Type of appliances and heating (gas, electric, gas/electric, solar) n/p
 Gas heated swimming pool? n/a

H. Describe night lighting of the project n/p
 (include plan for shielding light from adjacent uses, if available)

I. Percent of total project proposed for:
 Building n/p
 Paving n/p
 Landscaping n/p

J. Total Number of square feet of floor area n/p

**IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section).
 Describe entire project, not just area in need of zone change, variance, or other entitlement.**

A. Type of use STARBUCKS WITH DRIVE-THROUGH

B. Total number of square feet of floor area +-2,200

C. Number of units if hotel/motel n/a

D. Number of stories 1 height 23.0 feet.

E. Total number of parking spaces provided: 23

F. Hours of operation 24 HOURS Days of operation 7 DAYS

G. If fixed seats or beds involved, number 65(41in/24out)

H. Describe night lighting of the project SHIELDED LED FIXTURES ON 18' POLES/ACCENT WALL LIGHTING/AFTER HOURS SECURITY LIGHTING
 (Include plan for shielding light from adjacent uses, if available)

I. Number of employees per shift 4

J. Number of students/patients/patrons 532 DR/354 WK

K. Describe security provisions for project ALARM SYSTEM AND EMERGENCY LIGHTING

L. Percent of total project proposed for:
 Building 8.16%
 Paving 64.26%
 Landscaping 27.58%

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

National Register of Historic Places n/p

California Register of Historic Resources n/p

City of Los Angeles Cultural Historic Monument. n/p

Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) n/p

V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. NO

A. Regulatory Identification Number (if known) 12345

B. Licensing Agency 12345

C. Quantity of daily discharge 12345

VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

VII. Selected Information:

A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):
5 FREEWAY, N. SUNLAND BOULEVARD (ADJACENT), ROSCOE BOULEVARD (ADJACENT)

B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. NO SIGNIFICANT ADVERSE IMPACT WILL OCCUR.

* Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only			
ENV No.	Existing Zone	C2-TVL-CDO	District Map 192B173
APC	Community Plan	Sun Valley - La Tuna Canyon	Council District 2
Census Tract 1222.00	APN 2407024039	Case Filed With [DSC Staff] Justin Bilow	Date 10/23/15

CASE NO. ZA 2015-3878-CU-CDO

APPLICATION TYPE Conditional Use, CDO

(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project	8274 N. Sunland Boulevard	Zip Code	91352	
Legal Description: Lot	FR 5-16	Block	3	
Lot Dimensions	+88' x 249'	Lot Area (sq. ft.)	+28,964	
			Total Project Size (sq. ft.)	+27,717

2. PROJECT DESCRIPTION

Describe what is to be done: New construction of +2,200 square foot Starbucks Cafe with drive-through, 24-hour operation, indoor and outdoor seating, with associated parking and landscaping and compliance with Sun Valley CDO.

Present Use: Bob's Big Boy Restaurant with parking Proposed Use: Starbucks Cafe with drive-through

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply: New Construction Change of Use Alterations Demolition
 Commercial Industrial Residential Tier 1 LA Green Code

Additions to the building: Rear Front Height Side Yard

No. of residential units: Existing 0 To be demolished 0 Adding 0 Total 0

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: 12.24A Code Section which authorizes relief: 12.24-W, 17
Conditional Use Permit to allow a drive through fast food establishment in the C2-1 Zone

Code Section from which relief is requested: 12.22A.23 Code Section which authorizes relief: 12.24-W, 27
CUP to allow deviations from the Commercial Corner regulations regarding hours of operation and window transparency.

Code Section from which relief is requested: _____ Code Section which authorizes relief: 13.08
CDO

List related or pending case numbers relating to this site:

4. OWNER/APPLICANT INFORMATION

Applicant's name Steven Poon Company Starbucks Coffee Company
 Address: 17700 Newhope Street, Suite 200 Telephone: (714) 885-3939 Fax: (714) 424-1920
Fountain Valley, CA Zip: 92708 E-mail: spoon@starbucks.com

Property owner's name (if different from applicant) Michael J. Koutsoukos and Eleni J. Koutsoukos
 Address: 3605 Viewcrest Drive Telephone: (818) 842-4093 Fax: (818) 842-4093
Burbank, CA Zip: 91504 E-mail: elenikoutsoukos@yahoo.com

Contact person for project information Terry Matz, Vice President Company Matz Properties, Inc.
 Address: 600 N. Tustin Avenue, Suite 150 Telephone: (714) 473-5742 Fax: (714) 835-3323
Santa Ana, CA Zip: 92705 E-mail: Terry@Matzproperties.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: Michael Koutsoukos
Eleni Koutsoukos

Print: Michael Koutsoukos
Eleni Koutsoukos

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of _____

On _____ before me, _____ (Insert Name of Notary Public and Title)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Signature _____

6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee <u>\$7,751.50</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>26473</u>	Deemed Complete by [Project Planner]	Date

PLANNING CASE REFERRAL FORM (PCRF)

City of Los Angeles, Bureau of Engineering (BOE) / Department of City Planning (DCP)

Reference Number: 201500148

Part I. To be Completed by Applicant

DCP
Case
Number

Applicant	TERRY MATZ	address	600 N TUSTIN AVE #150 SANTA ANNA, CA 92705
Phone	714 473 5742	email	TERRY@MATZPROPERTIES.COM
Owner	Michael and Eleni Koutsoukos	address	3605 Viewcrest Dr Burbank, CA 91504
Project Address	8274 N Sunland Blvd	APN	2407024039, lots 5-16
Engineering District	Valley		

Project description (attach ZIMAS map with highlighted parcel(s))

Is there a tract or parcel map being filed in conjunction with this: Yes No

If yes, Tract Map No. _____ Parcel Map No. _____

Has the Tract/Parcel report been prepared and submitted to Yes No
DCP by BOE

If yes, please refer to the Tract or Parcel map conditions, if not, then

Is any part of this project on a corner lot? Yes No

Part II. To be Completed by BOE Staff

What is/are the street classification(s) for the adjacent streets (list all)?

Sunland Blvd: Avenue I Alley

Does the project front an intersection of two major or secondary highways? Yes No

If yes, additional dedication may be required for dual left-turn pockets. If no, how far is the project from the nearest major/secondary intersection? Additional dedication may be required if within the standard flare section. Dedication and improvements are to be consistent with Standard Street Dimensions. See Standard Plan S-470-0.

Apparent width of existing half right of way (street centerline to property line): Sunland Blvd: 50'
Alley: 10' ft

Standard dimension for half right of way (from S-470-0), (street centerline to property line): Sunland Blvd: 50'
Alley: 20' ft

Apparent width of existing half roadway (street centerline to curb face): Sunland Blvd: 28'
Alley: 20' ft

Standard street dimension for half roadway (street centerline to curb face): Sunland Blvd: 35'
Alley: 20' ft

Is the lot connected to the sewer? Yes No

Distance from subject lot to nearest main line sewer 33 ft

Is the subject lot(s) within the hillside ordinance boundary? Yes No

Preliminary Required Improvements:

Planning Case Referral Form Recommendation:

Dedication Required: Yes No

Street Widening Required: Yes No

Other Improvements Required: Yes No

If yes, please list preliminary required improvements:

POTENTIAL TRANSPORTATION & CIRCULATION IMPACTS

(to be completed only for projects with new floor area or a change of use that requires the filing of an Environmental Assessment Form (EAF))

Pursuant to CEQA Appendix G, part XVI – Transportation/Traffic, would the project:

- a) conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
- b) conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
- c) substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- d) conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

(the following two items are for informational purposes only and are not applicable to DOT;
they pertain to the Los Angeles World Airports (LAWA))

- e) result in a change in air traffic patterns?
- f) result in inadequate emergency access?

Peak Hour Trips: A.M. : 221 - 275 = - 54 P.M. : 94 - 164 = - 70

DOT Comments: This determination doesn't include approval of site access & internal circulation, widening & dedication may be required. W=30' for all two way driveways & W=16' for all one-way driveways. Minimum reservoir space between the new property line after dedication and any security gate or the first parking stall shall meet the DOT's requirements depending on the total # of parkings. A final site plan should be submitted to L.A DOT's Valley Development Review @ 6262 Van Nuys Blvd, Rm.320 for approval of driveways and internal circulation.

Traffic Study Required?

Yes: _____ No: _____ 

Prepared By:
(DOT Staff Name Printed)

Durre Shamsi

Phone: 818-374-4699

Signature:

Durre Shamsi

Date: 8/27/15



Marianne King <marianne.king@lacity.org>

Fwd: ZA 2015-3878 (CU/CDO): 8274 W. Sunland Blvd.

Arely Monarez <arely.monarez@lacity.org>
To: Marianne King <marianne.king@lacity.org>

Fri, Feb 19, 2016 at 3:07 PM

Hi Marianne,

I hope all is well. Please see the email/attachment from BOE.

Thanks,

Arely

----- Forwarded message -----

From: Quyen Phan <quyen.phan@lacity.org>
Date: Thu, Feb 18, 2016 at 2:24 PM
Subject: ZA 2015-3878 (CU/CDO): 8274 W. Sunland Blvd.
To: Arely Monarez <arely.monarez@lacity.org>

Hi Arely,

Attached is BOE's fee letter. We are recommending street improvements and will prepare our report to City Planning Dept. within 30 days upon receipt of payment. Please let me know if you have any questions.

Quyen Phan
Bureau of Engineering
Land Development and GIS Division
T: 213-202-3488
201 N. Figueroa St., 2nd Floor
Los Angeles, CA 90012



Arely Monarez, Project Planner
City of Los Angeles
Department of City Planning
Office of Zoning Administration
200 N. Spring Street, Room 763
Los Angeles, CA 90012

**Proposed Starbucks Project
8274 N. Sunland Boulevard**

**CONDITIONAL USE PERMIT (CU)
FINDINGS FOR APPROVAL**

- 1. That 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 proposed project will remove existing older building and use on the site and replace it with an attractive, neighborhood –serving use that will provide a service to driving customers, walk-in customers and offer attractive indoor and outdoor seating with substantial landscaping and parking that is compatible with surrounding development.

- 2. That 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, surrounding neighborhood or the public health, welfare, and safety.**

Surrounding development is comprised of a mix of, commercial uses, with some residential uses which are separated by an alley. Uses have varying building heights and architecture without any particular predominant style.

The project consists of an attractive 2,200 square foot single story, café with drive-through, indoor and outdoor seating, parking and landscaping. The architecture is designed to blend and be compatible with different architectural styles.

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

The project is located in the [Q] C-2-1VL-CDO Zone with a Neighborhood Office Commercial General Plan designation. The proposed use is permitted in the zone with the granting of a Conditional Use Permit and, as a result, conforms with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.

**Proposed Starbucks Project
8274 N. Sunland Boulevard**

Drive-Through Fast Food Establishments Findings

- (a) that 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;**

The order point for drive-through and the vehicle queuing lane will be located at the optimum point to avoid impact to adjacent land uses. Further, a 6 ft. block screen wall will be constructed along the alley, thereby protecting adjacent land uses from noise from outdoor speakers and autos.

- (b) that all stationary light generated on the lot is screened to avoid any significant adverse impact on nearby residential uses; and**

The outdoor lighting will be shielded and located and designed to avoid any adverse impact to surrounding uses.

- (c) that 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.**

A 6 ft. block screen wall will be constructed along the alley to shield adjacent land uses from any impact. A trash enclosure will be constructed and accessed from the alley and will shield the containers from view. Parking locations are appropriately designed with landscaping.

**Proposed Starbucks Project
8274 N. Sunland Boulevard**

**CONDITIONAL USE PERMIT (CUZ)
COMMERCIAL CORNER DEVELOPMENTS and MINI SHOPPING CENTER**

ADDITIONAL INFORMATION/FINDINGS: In order to grant your request the following findings/questions must be addressed by the Zoning Administrator. Please try to explain as best as possible how your request conforms to the following requirements:

a. That 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 project will provide an architecturally pleasing design with extensive landscaping that will enhance the neighborhood and add a needed convenient and community-serving establishment for the City.

This will not cause harm or detriment to the existing area but will be a significant improvement and beautification project in the Community.

b. That 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.

Surrounding development is comprised of a mix of commercial and some residential uses of varying building heights and architecture without any particular predominant style.

The project consists of an attractive 2,200 square foot single story, café with drive-through, indoor and outdoor seating, parking and landscaping. A 6 foot screen wall will be constructed along the alley to buffer residential uses. The architecture is designed to blend and be compatible with different architectural styles.

c. That the project substantially conforms to the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The project is located in the [Q] C-2-1VL-CDO Zone with a Neighborhood Office Commercial General Plan designation. The proposed use is permitted in the zone with the granting of a Conditional Use Permit and, as a result, conforms to the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.

d. That based on data provided by the City Department of Transportation or by 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.

Based upon the results of the Transportation Department Referral Form analysis, the project will not result in an increase in vehicle trips into the site as compared to existing use on the property.

The project will attract customers from existing traffic flows primarily along N. Sunland Boulevard. The proposed project is a retail use that a customer typically would stop at either on their way to or from a destination oriented stop.

The parking and queuing areas are adequate in size and designed for maximum safety and efficiency to avoid any negative impact to customers or surrounding land uses.

As a result, there will be no increase in existing trips due to our use and the site will not cause an undue burden upon the roads designed and constructed to handle traffic in the area.

e. That 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 project is proposed to replace an existing older Commercial Corner Development that will be removed and replaced with an attractive, neighborhood-serving Commercial Corner Development. As a result, there will not be any increase in the concentration of Commercial Corner developments in the vicinity of the proposed project.

Special Instructions for:

CONDITIONAL USE PERMIT (CUZ)
COMMERCIAL CORNER DEVELOPMENTS and MINI SHOPPING CENTER

The **MASTER LAND USE APPLICATION INSTRUCTION SHEET-500' RADIUS** should also be followed.

ZONING CODE SECTIONS: Development standards in 12.22 A 23 and Conditional Use in 12,24 W 27

1. The **MASTER LAND USE APPLICATION FORM CP-7771** must be filled out completely, typed or printed in black ink, with full answers to every statement and question. The application must be signed by the property owner or owners, lessee (only if the entire site is leased), authorized agent of the owner with power of attorney, or officers of a corporation (submit proof). A single application can be used for most projects that have multiple requests.
2. **ADDITIONAL INFORMATION/FINDINGS:** In order to grant your request the following findings/questions must be addressed by the Zoning Administrator. Please try to explain as best as possible how your request conforms to the following requirements:
 - a. That 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.
 - b. That 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.
 - c. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.
 - d. That based on data provided by the City Department of Transportation or by 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
 - e. That 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.

f. Are you going to develop any or all of the following Yes/No

1)	A drive-thru fast food establishment?	Yes
2)	A business open any time between 11 p.m. and 7 a.m.?	Yes
3)	A multi-residential use?	No
4)	An amusement enterprise as enumerated in Sec. 12.14 A of the Los Angeles Municipal Code?	No
5)	An automobile laundry or washrack?	No
6)	A commercial swimming pool	No

g. How many parking spaces are being provided? 23 Standard? 17 Compact? 6

h. What is the Height 23 and number of stories 1 of the Project?

ZA 2015-3878-CU-CPO

i. List all the uses to be included in the development their hours of operation, square footage and the percentage of the total development to be occupied by each:

<u>Use</u>	<u>Hours of Operation</u>	<u>Square Ft.</u>	<u>Percentage</u>
1) Starbucks	24 Hours	2,200	100%
2)			
3)			
4)			
5)			
6)			
7)			
8)			

j. Describe any security measures that will be taken to prevent loitering, theft, vandalism, etc.

k. For drive-through fast food establishments submit plans showing points of ingress and egress, the location of speakers, driveways and queuing lanes.

- For drive-through fast food establishments submit plans showing points of ingress and egress, the location of speakers, driveways and queuing lanes.
- For all applications the following items shall be delineated on plans in accordance with the applicable Zoning Code Section:
 - Exterior walls.
 - Lighting plans.
 - Landscaped and irrigated areas in the parking area.
 - Location of trash storage area(s).
 - Location of other storage area(s).
 - Parking layout indicating striping, landscaping, and driveways.

3. In addition, specify each and every requirement of Section 12.22 A 23 LAMC that you cannot or do not comply with, and explain (attach form CP-7755).

Section 2. Pursuant to Section 12.32 g of the Los Angeles Municipal Code, and any amendment thereto, the following limitations are hereby imposed upon the use of that property described in Section 1 hereof which are subject to the Permanent "Q" Qualified Classification are set forth as follows.

Where the zone symbols of the new zoning designation as shown in the table for Section 1, are preceded by the symbol "Q" in brackets, the conditions and limitations imposed by the new "Q" Qualified Classification are set forth as follows:

[Q] Conditions:

1. **Facade Articulation.** All ground floor storefronts measuring more than 30 feet in horizontal length shall provide a minimum of one architectural break every 25 feet along the building facade. Architectural breaks shall extend for a minimum of five horizontal feet along the facade, with the break having a minimum depth of eight inches.
2. **Signs**
 - a. Cabinet/Box/Can Signs shall be prohibited
For the purposes of this "Q" condition, "Cabinet/Box/Can Sign" shall mean: A sign with text, logos and/or symbols that is placed on the face of an enclosed cabinet attached to a building, structure, pole or freestanding. The face may or may not be illuminated.
 - b. Off-site signs, including billboards, shall be prohibited.
3. **Frontage.** If a shopping center project has more than 10,000 square feet in floor area, then the building of the project shall abut either the front lot line or landscape buffer which adjoins the front lot line for 20% of the horizontal frontage.
4. **Uses.** All auto related uses shall be prohibited.

Additional [Q] Condition for Sub-Area 'A':

1. [Q] Condition in Section 2, Sub-Area No. 2940 of Ordinance 165,141 (Case No. CPC-1986-822-GPC, General Plan Consistency) is incorporated herein by this reference.

Additional [Q] Condition for Sub-Area 'B':

1. [Q] Condition in Section 2, Sub-Area No. 2990 of Ordinance 165,141 (Case No. CPC-1986-822-GPC, General Plan Consistency) is incorporated herein by this reference.

Section 3. The City Clerk shall certify to the passage of this ordinance and have it published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that this ordinance was introduced at the meeting of the Council of the City of Los Angeles December 19, 2001 and was passed at its meeting of January 8, 2002.

Approved: January 17, 2002