

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING

To Owners: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
☐ Abutting a Proposed Development Site

And Occupants: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
And: ☒ Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project, prior to a decision is rendered.

Hearing By: Associate Zoning Administrator

Date: Wednesday, July 6, 2016
Time: 12:00 P.M.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: Courtney Shum
Phone No.: (213) 978-1916
Courtney.Shum@lacity.org

Case No.: ZA 2016-966(CU)(SPR)
CEQA No.: ENV-2016-967-MND
Incidental Cases: N/A
Related Cases: N/A
Council No.: 15 – Joe Buscaino
Plan Area: Harbor Gateway
Specific Plan: N/A
Certified NC: Harbor Gateway South
GPLU: Highway Oriented
Commercial
Zone: [Q]C2-1
Applicant: Charlie Arbing,
Starbucks Coffee Company
Representative: Matthew Clemente,
GreenbergFarrow

PROJECT LOCATION: 21176 South Western Avenue (21178 & 21180 South Western Avenue; 1681 & 1691 West 212th Street)

PROPOSED PROJECT: The project proposes the demolition of an existing one-story, 3,400 square-foot commercial building, and the new construction, use, and maintenance of an approximately 1,840 square-foot drive-through coffee shop (Starbucks), subject to Commercial Corner regulations. The proposed structure is one-story and approximately 21 feet high. Twenty-eight automobile parking spaces will be provided within an on-site surface parking lot. The Starbucks coffee shop proposes to operate between the hours of 5:00 a.m. and 12:00 a.m. daily. Deliveries incidental to the operation of the coffee shop are proposed to occur between the hours of 3:00 a.m. and 5:00 a.m.

REQUESTED ACTION: The Associate Zoning Administrator will consider:
ENV-2016-967-MND:

1. Pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, adopt the **Mitigated Negative Declaration**, (ENV-2016-967-MND) and **Mitigation Monitoring Program** for the proposed project.

ZA 2016-966(CU)(SPR):

2. Pursuant to Los Angeles Municipal Code Section 12.24-W,17, a **Conditional Use** to allow a drive-through in the [Q]C2-1 Zone located on a lot which adjoins the R1 Zone;
3. Pursuant to Los Angeles Municipal Code Section 12.24-W,27, a **Conditional Use** to allow:
 - a. Hours of operation exceeding the maximum permitted hours of 7:00 a.m. to 11:00 p.m. daily;
 - b. Less than 50 percent transparent windows on exterior walls/doors fronting adjacent streets;
 - c. Deliveries earlier than the permitted hours of 7:00 a.m. Monday through Friday, and earlier than 10:00 a.m. on Saturdays and Sundays;
 - d. A break/void in the otherwise required six-foot solid masonry wall along the lot line abutting the R1 Zone and residential uses, over and across an identified sewer easement; and
4. Pursuant to Los Angeles Municipal Code Section 16.05, a **Site Plan Review** for change of use to a Drive-Through Fast-food Establishment which results in a net increase of 500 or more average daily trips.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

ADVICE TO PUBLIC: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Expedited Processing Section, [200 North Spring Street, Room 763, Los Angeles, CA 90012 \(attention: Courtney Shum\)](#) or e-mailed to Courtney.Shum@lacity.org.

REVIEW OF FILE: Case No. **ZA 2016-966(CU)(SPR)**, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call Courtney Shum at (213) 978-1916 or e-mail to Courtney.Shum@lacity.org several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

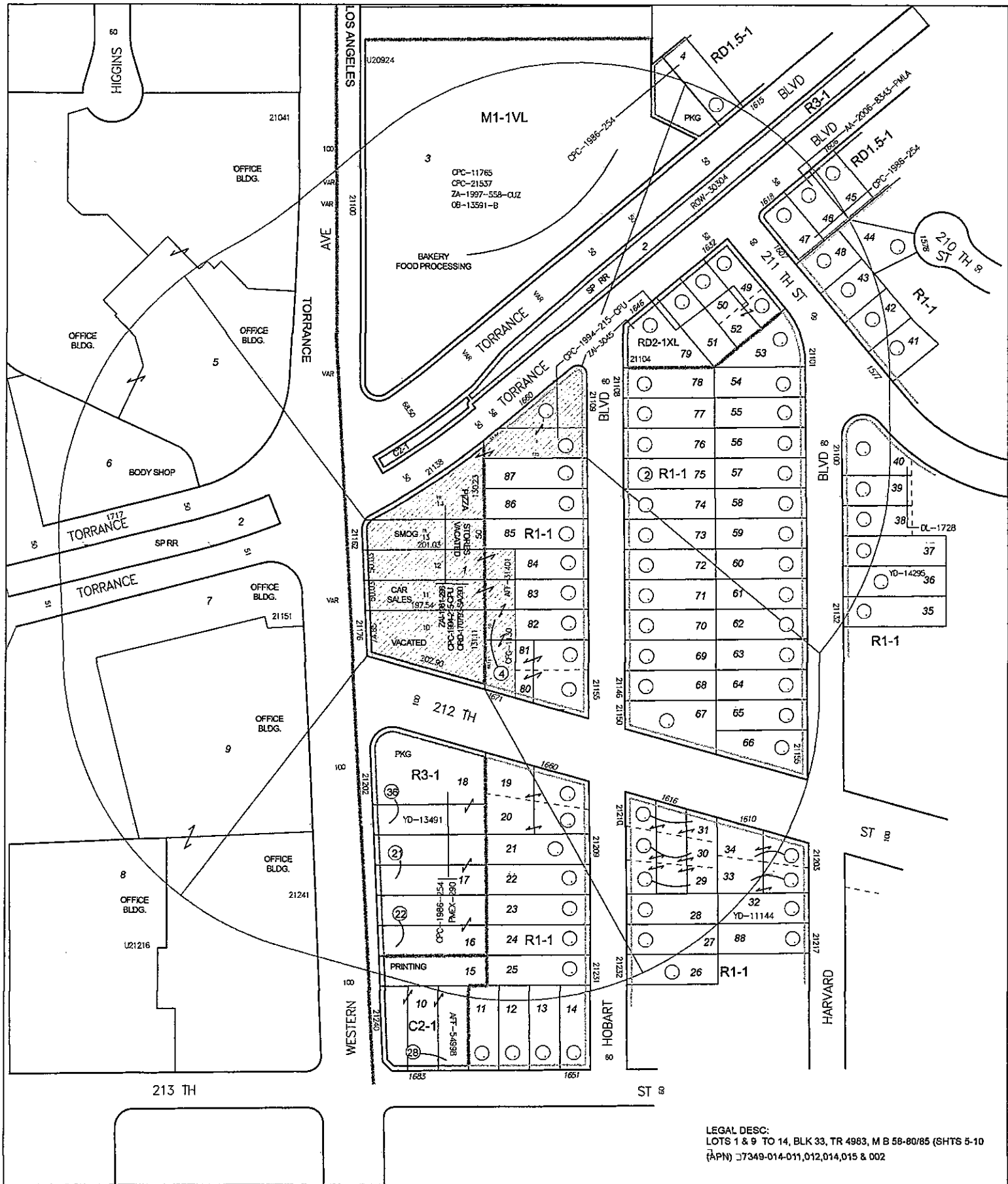
ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair

accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*

Puede obtener información en Español acerca de esta junta llamando al (213) 482-7071



LMG
 Leon Mapping & GIS Services
 15031 Chatsworth St, Ste 17 14541 Sylvan St #101
 Mission Hills, CA 91345 Van Nuys, CA 91411
 818-235-7649
 leonmapping@hotmail.com
 www.laradlusmaps.com

Map Prepared by:
 Thomas Brothers Grid
 PAGE 763 - GRID J5
 Community Plan Area Harbor Gateway
 Area Planning Commission Harbor
 Neighborhood Council Harbor Gateway South
 Council District CD 15 - Joe Buscaino
 Census Tract # 2920.00

Map Sheet L 051B193
 054B193
 CASE #
 USES: FIELD
 SCALE: 1"=100'

CONDITIONAL USE PERMIT
 ACREAGE: 2.09
 DATE: 02/01/2016
 UPDATE:
 CONTACT: KIM CALDWELL
 GREENBERGFARROW
 PHONE : 949.296.0433

