

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
And: ☒ Within a 500-Foot Radius
☒ 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.

Hearing: Office of Zoning Administration
Date: Friday, September 23, 2016
Time: 10:30 a.m.
Place: Marvin Braude San Fernando Valley
Constituent Services Center
6262 Van Nuys Boulevard, Room 1B
Van Nuys, CA 91401

Case No.: ZA 2015-3878-CU-SPP
CEQA No.: ENV-2015-3879-MND
Council No.: 2
Plan Area: Sun Valley-La Tuna Canyon
Zone: [Q]C2-1VL-CDO

Applicant: Starbucks Coffee Company

Representative: Terry Matz, Matz Properties, Inc.

Staff Contact: Marianne King
Phone No.: (818) 374-5059
Marianne.king@lacity.org

PROJECT LOCATION: 8258 – 8286 North Sunland Boulevard

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,49 , a Conditional Use, pursuant to the provisions of Section 12.24-W,17 and 12.24-W,27 of the Los Angeles Municipal Code, for the demolition of an existing restaurant building and construction of a new Starbuck's Café with a drive-through, indoor and outdoor seating, and with deviations from LAMC Section 12.22-A,23 (Commercial Corner Development and Operating Standards), to operate 24 hours a day in lieu of 7 a.m. to 11 p.m., to have less than 50 percent window transparency, and to maintain an existing pole sign on the site.
2. A Project Permit Compliance pursuant to the provisions of Los Angeles Municipal Code Sections 13.08 and Section 3 of the Sun Valley Community Design Overlay District (Ordinance 174,398) for compliance with the Design Guidelines and Standards for the above project including signage.

3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (ENV-2015-3879-MND) for the above referenced project; and,
4. Pursuant to Section 21081.6 of the California Public Resources Code and Section 15097 of the CEQA Guidelines, adopt the Mitigation Monitoring Program for ENV-2015-3879-MND.

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, Project Planning Division, 6262 Van Nuys Boulevard, Room 430, Van Nuys, CA 91401 (attention: Marianne King) or emailed to marianne.king@lacity.org

Review Of File: The file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call (818) 374-5059 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 written request submitted a minimum of 7 working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email. Otros servicios, como traducción entre inglés a otros lenguajes, pueden estar disponibles cuando se pide por escrito con un mínimo de siete (7) días hábiles avanzados, por correo electrónico: per.planning@lacity.org. Este seguro de identificar el idioma que usted necesite. Por favor indique si necesita servicios de traducción oral o en escrito. Si es traducción de un documento escrito, por favor de incluir el documento que necesita ser traducido, como un adjunto al correo electrónico.

Agenda:

♦♦ **SIGN LANGUAGE INTERPRETERS, ASSISTED LISTENING DEVICES, OR OTHER AUXILIARY AIDS AND/OR SERVICES MAY BE PROVIDED IF REQUESTED AT LEAST 7 WORKING DAYS PRIOR TO THIS MEETING BY EMAILING PER.PLANNING@LACITY.ORG.**

NOTE: The planner listed for the case can also be called to assist.

♦♦ **PARA INTÉRPRETES DE SEÑAL, APARATOS PARA ESCUCHAR Y OTROS APARATOS AUXILIARES Y SERVICIOS, PUEDEN ESTAR DISPONIBLES SI LO PIDE SIETE (7) DÍAS HÁBILES AVANZADOS POR CORREO ELECTRÓNICO: PER.PLANNING@LACITY.ORG.**