

April 16, 2014

Zoning Administrator
Office of Zoning Administration
City of Los Angeles
200 N. Spring St. #763
Los Angeles, CA 90012

Subject: Starbucks
6833 Van Nuys Blvd.
Van Nuys, CA 91405
CUZ Commercial Corner Findings

Via: Hand Delivered

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.

- Starbucks is taking over an existing Arbys Drive-thru Restaurant at 6833 Van Nuys Blvd. Starbucks is proposing a tenant improvement remodel of the space. No increase in area or change of use. By updating the site and building, Starbucks is already improving the built environment with code compliant upgrades. The purpose of the CUZ application is for extended hours of operations. Arbys currently is operating from 7:00am to 11:00pm. Starbucks' request to open from 4:30am to Midnight.

That the project's location, size, height or 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.

- Starbucks' request to open two half hours earlier and close one hour later (4:30am to Midnight rather than 7:00am to 11:00pm) will not adversely affect or degrade adjacent properties, the surrounding neighborhood or the public health and welfare and safety. Arby's has been operating from 7:00am to 11:00pm without any issues in the area. There is a Jack in The Box at the NWC or Hartland and Van Nuys that is currently operation 24/7 without any issues. Starbucks is opening two half hours earlier than the current allowed operating hours of 7:00am to 11:00pm.

- The TI will maintain the location, size and height and will be compatible with the surrounding neighborhood.

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 proposed Starbucks is in an approved commercial site, stand alone Arby's restaurant, that substantially conforms with the purpose, intent and provisions of the General Plan, community plan and specific plan.

That based on data provided by the city Department of Transportation or by license 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.

- The proposed Starbucks site is an existing drive-thru restaurant site in a commercial corner. Arby's has operated under the required hours of operations without significant issues. Starbucks's extended hour should not and will not change the current traffic. The use and circulation will not change. All required DOT requirements have been met.

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 proposed Starbucks site is in an existing commercial corner stand alone Arby's drive-thru.. The CUZ request is for and extended hours of operations for a new tenant, Starbucks, going into an existing, Arby's restaurant.

Are you going to develop any or all of the following:

- 1) A Drive-thru fast food establishment? - *No, existing.*
- 2) A business open any time between 11:00pm and 7:00am? - *Yes, Starbucks request to open at 4:30am to Midnight.*
- 3) A multi-residential use? - *No.*
- 4) An amusement enterprise as enumerated in Sec 12.14A of the LA Municipal Code? - *No.*
- 5) An Automobile laundry or washrack? - *No.*
- 6) A commercial swimming pool? - *No.*

How many parking spaces are being provided?

27 Parking spaces.

What is the Height and number of stories of the project.

-One Story.

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:

-Starbucks is proposing to take over an existing Arby's 6833 Van Nuys Blvd. No change in area or use. CUZ application request to open 4:30am to midnight. Arby's has operated from 7:00am to 11:00pm.

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

-Landlord provided shopping center security guard and CCTV.

NA

EV:ev