



CITY OF  
LOS ANGELES  
CALIFORNIA



P.O. BOX 4670, WEST HILLS, CA 91308  
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## WEST HILLS NEIGHBORHOOD COUNCIL

### **JOINT BOARD AND ZONING & PLANNING COMMITTEE SPECIAL ONLINE & TELEPHONIC MEETING AGENDA Thursday, September 18, 2025 @ 7:00 p.m.**

In conformity with the October 6, 2023 enactment of California Senate Bill 411 (Portantino) and La City Council Approval on November 1, 2023, the West Hills Neighborhood Council Zoning & Planning Committee meeting will be conducted virtually and telephonically.

- To attend online via Zoom Webinar: Click or paste the following link into your browser: <https://us02web.zoom.us/j/85777145429>
- To call in by phone, dial (669) 900-6833, then punch in this Webinar code when prompted: **8577 714 5429**, then press #.

This meeting is open to the public. Doors open 10 minutes before the meeting starts. Those who wish to speak during the meeting may be asked to complete a Speaker Card. Comments on matters not on the agenda will be heard during the Public Comment period. Those who wish to speak on an agenda item will be heard when the item is considered.

- |    |                                     |  |
|----|-------------------------------------|--|
| 1. | Call to order                       | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |
| 2. | Establish Quorum                    | Mrs. Carolyn Greenwood, Secretary                            |
| 3. | Comments from the Co-Chairs         | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |
| 4. | Public Comments on Non-Agenda Items | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |

#### **Old Business**

- |    |   |  |
|----|---|--|
| 5. | Discussion and possible action regarding the Starbucks proposal located at 23717 Victory Boulevard, West Hills, CA 91307, | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |
| 6. | Adjournment – Next meeting to be held on October 14, 2025   |  |

**SB 411 Updates** - If a Neighborhood Council has a quorum of board members in a physical location, board members who wish to join the meeting via teleconferencing must adhere to AB 2449 rules and regulations. If a Neighborhood Council does not have a quorum of board members in a physical location, they must adhere to SB 411 rules and regulations. In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1. The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time. Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.(i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph, provide public comment until that timed public comment period has elapsed. (ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.(iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

**Public Input** - Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, an issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to two minutes per speaker, unless adjusted by the presiding officer of the committee.

**The Americans With Disabilities Act** - 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, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: [NCsupport@lacity.org](mailto:NCsupport@lacity.org)

**Public Posting of Agendas** - WHNC agendas are posted for public review at Platt Village, on the Southside of Pavilions, closest to Nothing Bundt Cakes at 6534 Platt Avenue, West Hills, CA 91307 or at our website, [www.westhillsnc.org](http://www.westhillsnc.org) You can also receive our agendas via email by subscribing to [L.A. City's Early Notification System \(ENS\)](#)

**Notice to Paid Representatives** -If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at [ethics@lacity.org/lobbying](mailto:ethics@lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org)

**Public Access of Records** - 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 our website: [www.westhillsnc.org](http://www.westhillsnc.org) or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the WHNC's executive director via email at [michelle.ritchie@westhillsnc.org](mailto:michelle.ritchie@westhillsnc.org)

**Reconsideration and Grievance Process** - For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website [www.westhillsnc.org](http://www.westhillsnc.org)

**Servicios De Traducccion:** Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte [Michelle.Ritchie@westhillsnc.org](mailto:Michelle.Ritchie@westhillsnc.org)

## APPLICATIONS



### CITY PLANNING APPLICATION

#### THIS BOX FOR CITY PLANNING STAFF USE ONLY

☐ ED1 Eligible

☐ AB 2097 Eligible

Case Number:

ZA-2024-5222-CU2-ZBA

Env. Case Number:

ENV-2024-5223-CE

Application Type:

Class 2 Conditional Use; Zone Boundary Adj.

Case Filed With (Print Name):

Ruben Vasquez

Date Filed:

8/15/24

Application includes letter requesting:

☐ Waived Hearing

☐ Concurrent hearing

☐ Hearing not to be scheduled on a specific date (e.g. vacation hold)

Related Case Number(s):

#### THIS SECTION TO BE COMPLETED BY THE APPLICANT

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Refer to the City Planning Application Filing Instructions ([CP-7810](#)) for more information.

#### 1. PROJECT LOCATION

Street Address<sup>1</sup>: 23717 Victory Blvd, West Hills, CA 91307

Unit/Space Number: \_\_\_\_\_

Legal Description<sup>2</sup> (Lot, Block, Tract): For complete legal description, see attached

Assessor Parcel Number: 2033010043

Total Lot Area: 23,478.2sq ft

#### 2. PROJECT DESCRIPTION

Present Use: Vacant former Pizza Hut/take out restaurant with leased space to cell tower

Proposed Use: 1,375 interior sq ft Drive Through Coffee Shop (1,479 foot print)

Project Name (if applicable): Victory & Platt

<sup>1</sup> Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>).

<sup>2</sup> Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site).





## DRIVE-THRU COFFEE SHOP VICTORY & PLATT

23717 Victory Blvd.  
Los Angeles, CA 91307



DATE 05/05/2014  
MODS JOB # 35.588.00

DATE REVISIONS

MG ARCHITECTURE 2014 ALL RIGHTS RESERVED  
NOTE: This information is confidential in nature and is subject to  
adjustments pending further verification and Client, Tenant, and  
Governmental Agency approvals. No warranty or guarantee of  
any kind is given or implied by the architect.

### PROJECT DIRECTORY

**APPLICANT:** STARBUCKS  
3801 USH AVENUE SOUTH  
SEATTLE, WA 98148  
Tel No. (206) 477-4846

**ARCHITECT:** MCG ARCHITECTURE  
80 EAST RED SALADO HIGHWAY SUITE 100  
THOUSAND OAKS, CA 91320  
Tel No. (805) 815-4776  
Cell No. (805) 815-4776  
Email: JON@MCGARCHITECTURE.COM

### SITE DATA

ALPA NO. 0000-010-048  
EXISTING ZONING P-10, C01-10  
GENERAL PLAN COMMUNITY COMMERCIAL  
SITE AREA 0.58 ACRES (1.5139 S.F.)  
PROPOSED USE RESTAURANT  
(DRIVE-THRU WITH WALK-UP ORDER WINDOW)  
CONSTRUCTION TYPE V-B  
OCCUPANCY B  
BUILDING AREA 1,389 SF  
PARKING REQUIRED (1,389 GFA) (1,289 + 100 = 8 SPACES  
PROVIDED 17 SPACES  
ACCESSIBLE SPACES REQUIRED 1 SPACE  
ACCESSIBLE SPACES PROVIDED 1 SPACE  
CY CURABLE SPACES REQUIRED 0 SPACES  
CY CURABLE SPACES WITH CHANGING UNITS REQUIRED 0 SPACES

### PROJECT SCOPE OF WORK

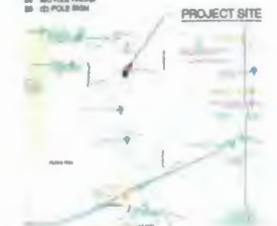
THE PROJECT WILL DEMOLISH AN EXISTING SINGLE-STORY 1,300 SF COMMERCIAL BUILDING AND TRASH ENCLOSURE. THE PROPOSED DEVELOPMENT WILL CONSTRUCT A NEW 1,389 SF SINGLE-STORY DRIVE-THRU RESTAURANT BUILDING WITH A WALK-UP ORDER WINDOW. PROVIDE NEW PARKING, LANDSCAPED SITE LIGHTING AND SITE UPGRADES. NO MAJOR GRADING OR SITE UTILITIES ARE ANTICIPATED FOR THIS DEVELOPMENT. BUILDING MARKAGE BY OTHERS UNDER SEPARATE PERMIT

### LEGEND:

LANDSCAPED AREA

### KEY NOTES

1. A/C PAVED SURFACE
2. CONCRETE DRIVE-THROUGH LANE
3. ACCESSIBLE PARKING STALL
4. ACCESSIBLE BENCH
5. ACCESSIBLE PATH OF TRAVEL
6. ACCESSIBLE RAMP WITH TIRACATED CORNER
7. HANDICAPPED GRAPHIC PAINTED ON PAVED SURFACE
8. DRIVE-THROUGH LANE CLEARANCE SIGN
9. DRIVE-THROUGH DIRECTIONAL SIGN
10. PRE-CRACKED MESH BOARD
11. DIGITAL MENU / ORDER BOARD
12. 5' PAVEMENT BOARD
13. DRIVE-THROUGH LANE EXIT SIGN
14. PESTERTRON CROSSING SIGN
15. TRASH ENCLOSURE WITH LOCKABLE METAL GATE FOR EMPLOYEE ACCESS. ENCLOSURE TO CONTAIN (1) 4'x4' BIN FOR GENERAL TRASH (2) 4'x4' BIN FOR RECYCLABLE MATERIALS AND (3) 4'x4' BIN FOR ORGANIC RECYCLING MATERIALS
16. CONCRETE SIDEWALK
17. LIGHT STANDARD
18. BUILDING SIGNPOST
19. EXISTING PUBLIC SIDEWALK
20. TRANSPARENT
21. DRIVE-THROUGH PICKUP WINDOW
22. CONCRETE APRON IN FRONT OF TRASH ENCLOSURE
23. CUSTOMER WALK-UP ORDER AND PICKUP WINDOW
24. 10' IF HIGH SPLIT FACE MASONRY BLOCKING WALL
25. SCHEDULE 40S
26. 10' POLE SIGN



### VICINITY MAP

SHEET TITLE

SITE PLAN

SHEET NUMBER

SP-1

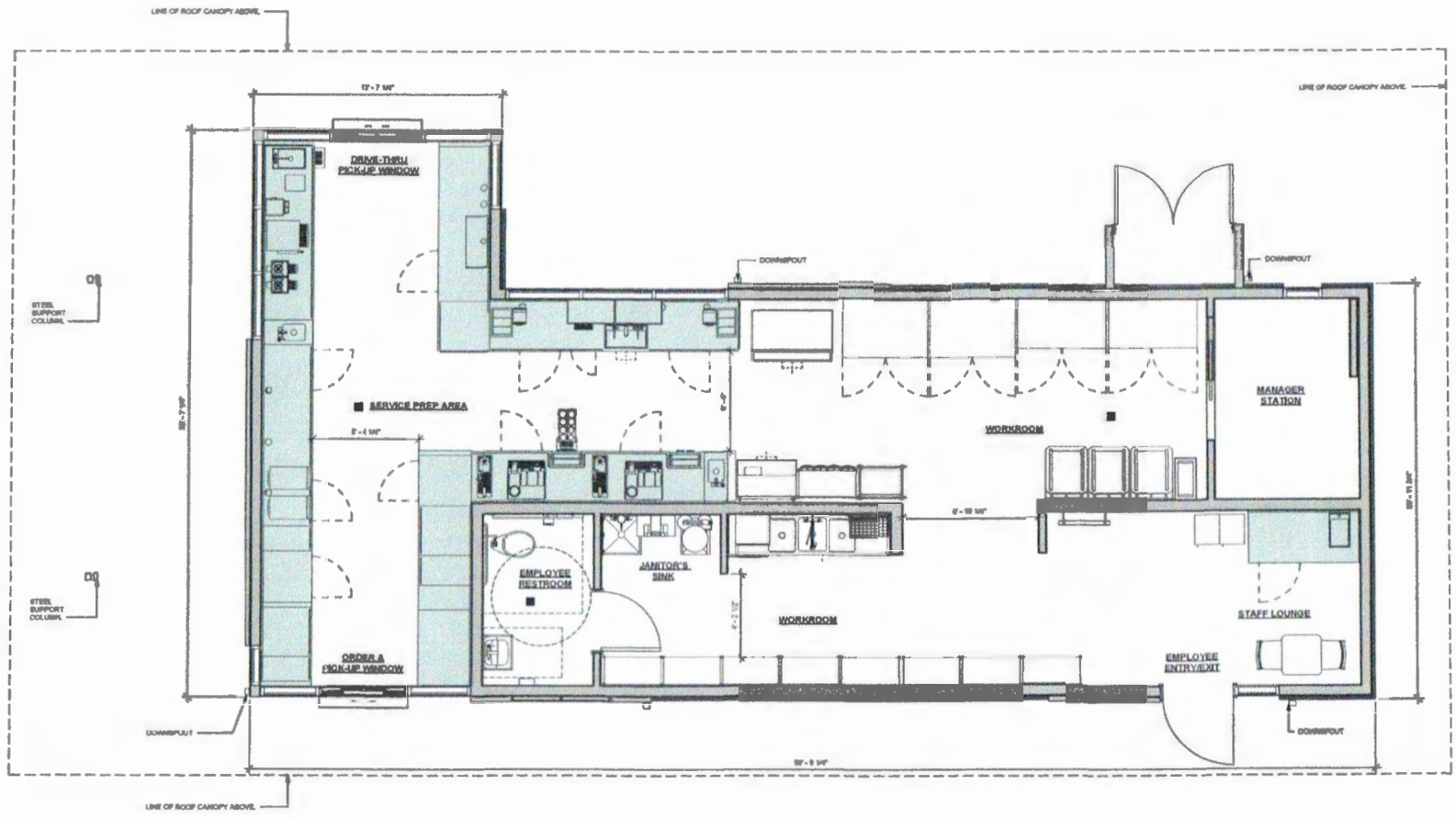


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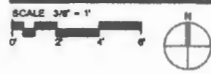
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MCS JOB #:	230308.05
DATE:	REVISIONS

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# DRIVE-THRU COFFEE SHOP AT VICTORY & PRATT

23717 VICTORY BLVD.  
LOS ANGELES, CA 91307



SHEET TITLE:  
**BUILDING FLOOR PLAN**

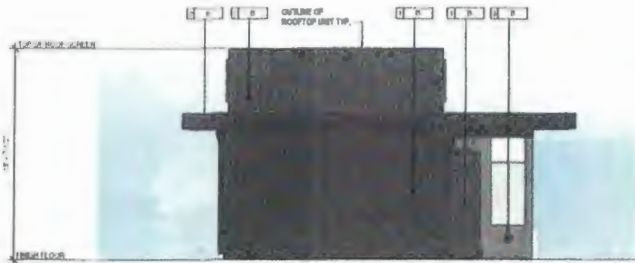
SHEET NUMBER:

**FP1**



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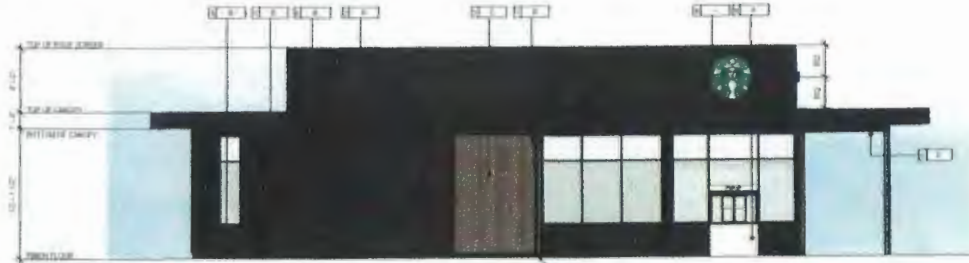
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④ EAST ELEVATION  
Scale: 3/16" = 1'-0"



② WEST ELEVATION  
Scale: 3/16" = 1'-0"



③ NORTH ELEVATION  
Scale: 3/16" = 1'-0"



① SOUTH ELEVATION  
Scale: 3/16" = 1'-0"

#### MATERIAL LEGEND:

##### MATERIALS

1. EXTERIOR METAL PANEL
2. METAL CANOPY
3. ALUMINUM SPOROPACK
4. BRASSING FINISH
5. BRASSING PANELS UNDER CANOPY WINDOW
6. METAL DOOR
7. ROOF SCREEN AND BRASSING PANEL
8. ARTWORK
9. SOLID SURFACE WINDOW SHIELD

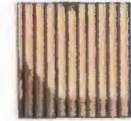
##### COLORS



- A. SOLID SURFACE  
MANUFACTURER: CORIAN  
PRODUCT: SOLID SURFACE  
COLOR: DESIGNER WHITE



- B. METAL PANEL, ROOFSCREEN AND SPOROPACK  
MANUFACTURER: PPG  
PRODUCT: PPG DURABOND XL  
COLOR NAME: DARK BRONZE



- C. SHELL PANEL  
WOOD: BIRCH



- D. SHELL PANEL  
WOOD: CEDAR  
BY: KICKER

## DRIVE-THRU COFFEE SHOP AT VICTORY & PRATT

23717 VICTORY BLVD.  
LOS ANGELES, CA 91307



CLEVELAND  
DENVER  
GLENORA  
IRVINE  
ORLANDO  
PHOENIX  
SAN FRANCISCO

SHEET TITLE:  
EXTERIOR ELEVATIONS

SHEET NUMBER:

EL-1

DATE: 06/05/24  
MOJ JOB #: 33038.05

DATE: REVISIONS

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