

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: _____ ZA Case No.: _____ CPC Case No.: _____
 Council District No.: 3 Community Plan Area: Reseda-West Van Nuys
 PROJECT ADDRESS: 6360 Reseda Boulevard

Major Cross Streets: Victory Boulevard and Reseda Boulevard
 Name of Applicant: Starbucks Coffee Company
 Address: 17700 Newhope St., Fountain Valley, CA 92708
 Telephone No.: 714-885-3939 Fax No.: 714-424-1920 E-mail: spoon@starbucks.com

<p>OWNER</p> <p>Name: <u>NSR, LLC</u></p> <p>Address: <u>6502 Van Nuys Blvd, Van Nuys, CA 91401</u></p> <p>Telephone No.: <u>(818) 201-1372</u></p> <p>Signature: _____</p>	<p>APPLICANT'S REPRESENTATIVE (Other than Owner)</p> <p>Name: <u>Terry Matz</u> (Contact Person)</p> <p>Address: <u>600 N. Tustin Avenue, Suite 150, Santa Ana 92705</u></p> <p>Telephone No.: <u>(714) 473-5742</u></p> <p>Signature: _____ (Applicant's Representative)</p>
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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: _____	DATE: _____
ENVIRONMENTAL ASSESSMENT APPROVED BY: _____	DATE: _____
RECEIPT NO.: _____	

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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 to permit new construction of a +-1840 Square Foot Starbucks Cafe with drive-through, 24 hour operation, indoor and outdoor seating with associated parking and landscaping.

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 of Demolition, Los Angeles County Environmental Health Division

II. Existing Conditions:

- A. Project Site Area 19,414 square feet
Net and 18,039 square feet Gross Acres 0.446
- B. Existing Zoning C4-1VL-RIO
- C. Existing Use of Land Used Car Lot
Existing General Plan Designation General Commercial
- D. Requested General Plan Designation General Commercial
- E. Number 1 type Metal and age ± 30 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 _____ and type _____ of existing trees.
- G. Number 0 Trunk Diameter _____ and type _____ of trees being removed (identify on plot plan.)
- H. Slope: State percent of property which is:
98.2 Less than 10% slope 1.8 10–15% slope _____ over 15% slope
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)

1,588 0-500 cubic yards.
_____ if over 500 cubic yards. indicate amount of cubic yards.
- K. Import/Export: Indicate the amount of dirt being imported or exported 80 (IMPORT)

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-
Single Family _____ Apartment _____ or Condominium _____
- B. Number of Dwelling Units with:
One bedroom _____ Two bedrooms _____
Three bedrooms _____ Four or more bedrooms _____
- C. Total number of parking spaces provided _____
- D. List recreational facilities of project _____
- E. Approximate price range of units \$ _____ to \$ _____
- F. Number of stories _____, height _____ feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) _____
Gas heated swimming pool? _____
- H. Describe night lighting of the project _____
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for: Building _____
Paving _____
Landscaping _____
- J. Total Number of square feet of floor area _____

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 Commercial
- B. Total number of square feet of floor area 1,840
- C. Number of units if hotel/motel _____
- D. Number of stories 1 height 21 feet.
- E. Total number of parking spaces provided: 18
- F. Hours of operation 24 hours Days of operation 7
- G. If fixed seats or beds involved, number 50
- 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 TBD
- K. Describe security provisions for project Alarm System and Security Lighting
- L. Percent of total project proposed for: Building 9.5%
Paving 59.5%
Landscaping 31%

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 _____
- California Register of Historic Resources _____
- City of Los Angeles Cultural Historic Monument. _____
- Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) _____

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):
Victory Blvd - Adjacent Reseda Blvd. - 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.

**Proposed Starbucks Project
6360 Reseda 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 1,840 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 southern project boundary 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 C4-1VL-RIO Zone with a General 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.

The project will attract customers from existing traffic flows primarily along Reseda and Victory Boulevards. The proposed project is a retail use that a customer typically would stop at either on their way to or from a destination oriented stops.

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, 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.

**Proposed Starbucks Project
6360 Reseda 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 southern boundary of the project, 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 southern boundary of the project to shield adjacent land uses from any impact. A new trash enclosure covered with a trellis will be constructed and will shield the containers from view. Parking locations are appropriately designed with landscaping.

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