

**DRAFT**

(Date)

Councilman Felipe Fuentes  
Council District 7  
200 North Spring Street, Room 455  
Los Angeles, CA 90012

RE: ZA 2014-4369 (ZV, ZAA, ZBA); VTT 73062; 2014-4368 EAF  
(Villa Nova Development at Day Street between Pali and Amanita Avenues in Tujunga)

Honorable Councilman Fuentes:

This is a follow up to our letter to you dated December 10, 2014 regarding the above-mentioned project. Since that letter was written the Land Use Committee (LUC) of the Sunland-Tujunga Neighborhood Council (STNC) has had the opportunity to review more detailed plans of this project, to hear additional concerns raised by neighbors, and to have the developer answer some of the questions posed by the LUC and neighbors. Based on this additional review, we submit this letter outlining our concerns and expressing our recommendations.

The STNC and LUC understand that this proposed development to subdivide an approximate 10.5 acre hillside property into 14 lots (13 single-family residential lots and one open space lot) is a "discretionary" project. The project applicant is also proposing to adjust the zone boundary, to reduce the front yard setback of the proposed residences, and to allow construction of the residences before the recordation of the final tract map. The Assessor Parcel Numbers of the property are: 2569-011-010, 2571-001-026, and 2571-001-027.

The STNC and LUC believe that an environmental impact report (EIR) should be prepared to fully address the potentially significant impacts of the project on the environment including:

- **Hazards:** The site is in a mapped earthquake fault zone, a very high fire hazard area and a high wind velocity area. Parts of the property may be subject to flood hazard.
- **Hydrology and Water Quality:** Two natural drainage areas would be damaged by proposed stormwater facilities which would also prevent on-site water infiltration and aquifer recharge.
- **Geology and Soils:** The property is in an active seismic zone and has areas identified as having landslide potential. Much of the site has steep hillsides which could cause runoff onto the proposed residential lots.
- **Public Services:** Construction of 13 homes in a wildland fire area would put people at risk and adversely impact the Fire Department's ability to protect life and property.

- **Biological Resources and Wildlife Habitat:** Grading of 29,000 cubic yards over 3.8 acres would destroy oak trees and chaparral which provide habitat to many wildlife species.
- **Aesthetics and Visual Quality:** Extensive grading would create numerous cut and fill slopes which would alter natural landforms and destroy existing hillside views.
- **Land Use and Planning:** The project conflicts with policies of the General and Community Plans by ignoring neighborhood character and scale, not limiting residential density in hillsides and not minimizing grading in sensitive habitat areas.
- **Transportation and Circulation:** Fire Department access to the interior of the site would be limited. The additional traffic generated by this development would adversely affect nearby narrow residential streets;
- **Utilities:** The construction of two new stormwater drainage facilities would cause significant environmental effects. Water supplies are limited by the drought.

The STNC and LUC believe that a redesign of the project is necessary for the development to be consistent with the General Plan, including the Community Plan. As currently designed, the project would adversely affect the hillsides and environmentally sensitive areas consisting of numerous oak trees, chaparral, and native wildlife. A redesign of the project could substantially reduce or eliminate the adverse impacts by including the following features:

- **Stormwater:** Move the two houses (Lots 1 and 7) away from the mouth of the two drainage courses and substitute "level spreaders" and/or "dry wells" for the two proposed stormwater drainage facilities.
- **Graded Slopes:** Reduce the height and steepness of the proposed cut and fill slopes; consider using terraces and/or limiting the size of proposed house pads.
- **Lot Design:** Reconfigure the long narrow lots to eliminate areas that are unusable because of proposed easements and steep hillsides. The proposed large lots artificially inflate the allowable size of the houses that can be constructed on them.
- **House Size:** Construct houses that are more in keeping with the scale and character of the existing houses in the neighborhood. The existing houses in the neighborhood are mostly single-story and less than 1,400 square feet in size. The proposed houses are all two-story and about 3,000 square foot in size.
- **Open Space Lot:** Expand the open space lot (Lot 14) so that it has access to Day Street and is not encumbered by stormwater drainage facilities, access road and easements.
- **Retaining Walls:** Reduce the number and height of the retaining walls. Several lots (Lots 2, 11, 12 and 13) exceed the maximum number (1) of retaining walls allowed per lot. Many of the proposed retaining walls exceed six feet in height with the tallest being 12 feet; these walls would be visually obtrusive and out of character with the neighborhood. The height of the retaining walls could be reduced by grading several stepped pads rather than one large pad on each lot.

Thank you for your continuing support of the Sunland-Tujunga community and our desire for reasonable and responsible development.

Sincerely,

Sunland-Tujunga Neighborhood Council

Dean Sherer, Chair  
Land Use Committee

Mark Seigel, President  
Sunland-Tujunga Neighborhood Council

Cc: Susan Wong, Legislative Deputy-7th District  
200 North Spring Street, Room 455, Los Angeles, CA 90012

Marc Woersching, City of Los Angeles Planning Department  
6262 Van Nuys Blvd., Ste. 351, Van Nuys, CA 91401

Nelson Rodriguez, City of Los Angeles Planning Department  
6262 Van Nuys Blvd., Ste. 351, Van Nuys, CA 91401

14-0748

MOTION

PUBLIC WORKS & CONSTRUCTION  
ENERGY & ENVIRONMENT

JUN 6 2014

Streets convey not only automobiles and pedestrians but also water. When it rains, water flows from the street into catch basins and storm drains that then divert the runoff into our local tributaries, rivers and ocean. In the process, street pollution contaminates waterways, and stormwater that could be captured and reused is discharged into the ocean.

This system presents a number of challenges for the City of Los Angeles (City). First, it does not sufficiently address runoff pollution, which the City is mandated to mitigate. The City currently must satisfy 22 Total Maximum Daily Load (TMDL) regulations as part of its Municipal Separate Storm Sewer System (MS4) Permit. Failure to comply with the permit could result in extensive financial penalties.

Second, the current system fails to capitalize on stormwater capture and groundwater infiltration opportunities. Local efforts to bolster our local water supply, particularly in this time of drought, are necessary in order to meet the Mayor's goal of reducing City water imports by half.

Finally, it does not adequately protect against flooding. There are more than 400 known locations that have drainage problems causing localized flooding in our neighborhoods and exposing our residents, motorists, and bicyclists to potential safety hazards. In addition, poor drainage and chronic flooding can damage and undermine street pavement.

Incorporating Best Management Practices and green street infrastructure such as bioswales, curb cuts, and tree wells can mitigate a number of these concerns by infiltrating water where appropriate and removing contaminants from polluted water before discharge.

To achieve this, the Bureau of Street Services, Bureau of Sanitation, Bureau of Engineering, and the Department of Water and Power would need to collaborate and develop green infrastructure projects that provide multi-benefit solutions.

An estimated 2,400 centerline miles are currently failing or near failing. A new approach to capital expenditures should be pursued to maximize the public investment in infrastructure as opposed to today's patch-work approach.

City policy should prioritize multi-benefit solutions that improve transportation and safety, minimize flooding, reduce watershed pollution, and increase stormwater capture and local water supply. A multi-benefit approach also necessitates a review of current departmental performance metrics to better measure the efficiency and effectiveness of such projects.

I THEREFORE MOVE that Council instruct/request the Bureau of Street Services and the Bureau of Sanitation, in conjunction with the Bureau of Engineering, Department of Water and Power, Chief Legislative Analyst and the City Administrative Officer, to work with the City Attorney to develop a draft ordinance that requires all public street construction and reconstruction projects, irrespective of funding source, to incorporate *Stormwater Management Guidelines for Public Street Construction and Reconstruction* (as attached) consisting of the following components:

- Drainage capacity/flood mitigation;
- Stormwater infiltration feasibility;
- Water quality improvement and regulatory standards.

I FURTHER MOVE that the Bureau of Street Services and Bureau of Sanitation report to the Council in 45 days on the status of the working group and draft ordinance development.

JUN 6 2014

PRESENTED BY:

FELIPE FUENTES  
Councilmember, 7<sup>th</sup> District

SECONDED BY:

ORIGINAL

**City of Los Angeles**  
**Stormwater Management Guidelines for Public Street Construction and Reconstruction**

All public street construction and reconstruction projects in the City of Los Angeles will utilize Best Management Practices and accepted green street infrastructure standard plans to assess drainage, stormwater infiltration, and water quality needs. Street resurfacing projects will be coordinated among city departments to ensure efficiencies in implementation and will utilize Best Management Practices when appropriate.

**I. Prioritization of Streets**

The system for prioritizing street construction and reconstruction will give a weighted score to street segments based on criteria that include the following:

- Flooding/drainage deficiencies
- Stormwater infiltration and/or capture feasibility for water supply augmentation
- Water quality deficiencies required to be remediated under the City’s Municipal Separate Storm Sewer System permit or to meet other regulations or community needs.

**II. Green Street Infrastructure Implementation**

The Bureau of Sanitation will review all street construction, reconstruction, and resurfacing projects and work with the Bureau of Street Services, Bureau of Engineering, and the Department of Water and Power to incorporate green street infrastructure as appropriate.

For a construction or reconstruction project on a street segment with low to moderate flooding, staff will analyze the stormwater infiltration feasibility of the location based on its soil permeability, groundwater levels, slope, and contamination. Staff will determine if stormwater should be captured onsite or treated and discharged and identify appropriate green infrastructure elements from the Best Management Practices Tool Box. Treat and discharge practices (Tool Box 2) will only be utilized if infiltration and/or capture are demonstrated as infeasible. All projects will be required to follow infiltration standards as determined by the Bureau of Sanitation, with the performance goal of infiltrating or capturing for use, at a minimum, the 85<sup>th</sup> percentile storm. Infiltration standards will aim to maximize infiltration and ensure protection of groundwater quality.

<b>Best Management Practices Tool Box*</b>	
<b>Volume Capture (Tool Box 1)</b>	<b>Treat and Discharge (Tool Box 2)</b>
<ul style="list-style-type: none"> <li>- Curb/parkway retrofits</li> <li>- Infiltration trenches</li> <li>- Infiltration galleries</li> <li>- Dry wells</li> <li>- Bioinfiltration/bioretention without underdrains</li> <li>- Cisterns</li> <li>- Other Storage BMPs</li> <li>- Trees</li> </ul>	<ul style="list-style-type: none"> <li>- Bioswales</li> <li>- Curb/parkway retrofits</li> <li>- Bioretention with underdrains</li> <li>- Treatment train of BMPs with biofiltration prioritized</li> <li>- Trees</li> </ul>

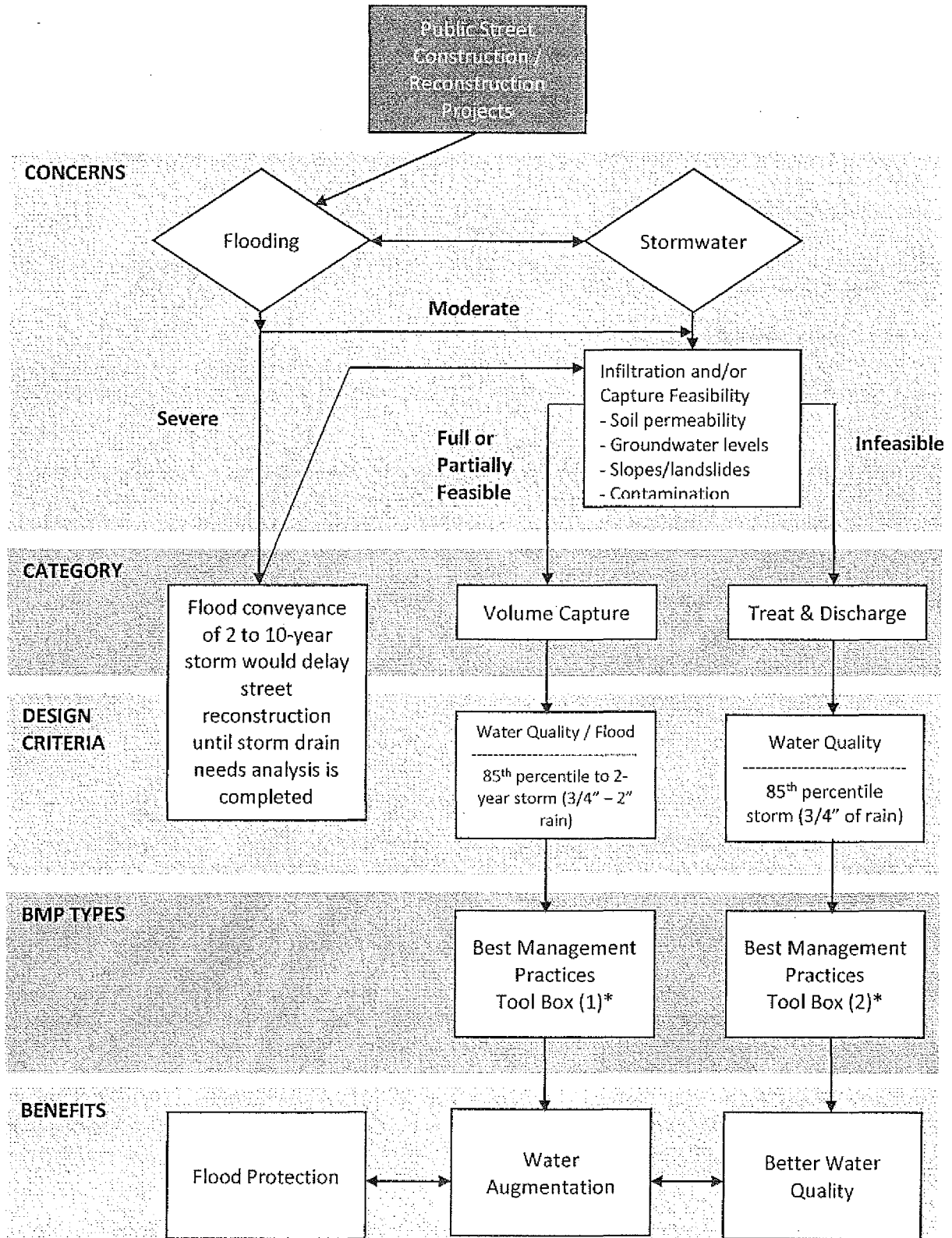
\*The Tool Box is not an exhaustive list and will be updated by Bureau of Sanitation as new standard plans are developed.

For a street segment with severe flooding, staff will first conduct a storm drain analysis prior to construction or reconstruction, and then proceed with the above stormwater infiltration feasibility analysis. The analysis shall include the ability for upstream capture to reduce flooding impacts. When construction or reconstruction begins, the performance goal of infiltrating or capturing for use will be, at a minimum, the 85<sup>th</sup> percentile storm standard.

For street resurfacing projects, departments will coordinate on opportunities to implement parkway Best Management Practices such as bioswales, curb/parkway retrofits, and trees that could be implemented either in conjunction with street resurfacing or on an independent parallel process through contracting or local grants.

This policy will produce multi-benefit projects that protect against floods, replenish local water supplies through groundwater infiltration and capture for use, mitigate water pollutants, and provide community enhancements.

## Green Street Infrastructure Implementation



\*BMP Tool Box  
 (1) Infiltration BMP  
 (2) Biofiltration BMP



1/PH1



2/PH1



3/PH1



4/PH1



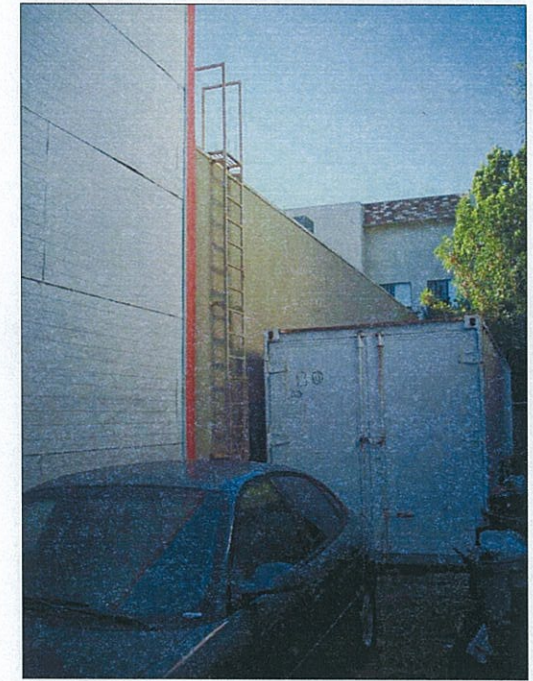
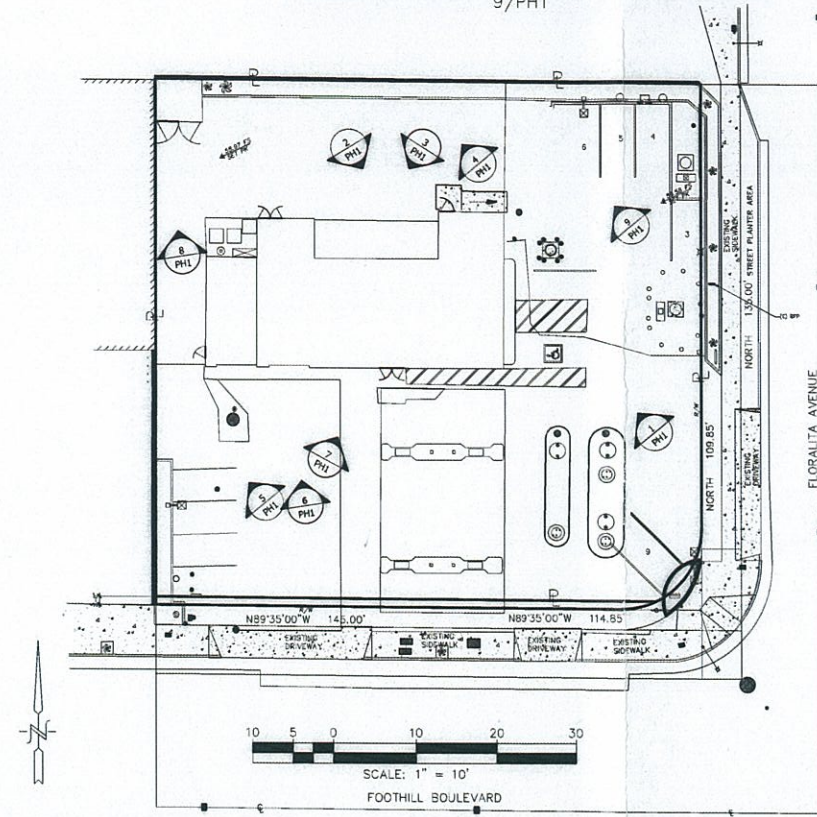
5/PH1



6/PH1



9/PH1



8/PH1



7/PH1

DRAWING ISSUED FOR	DATE	APPROVED	REVISIONS	
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MOBIL ENGINEER			BY	COMMENTS
STEEL FABRICATOR NAME:				
PLANNING				
PERMIT				
BID CONTRACT DOCUMENT NOT FOR CONSTRUCTION				
CONSTRUCTION DO NOT USE FOR CONST. UNLESS BOTH SIG. ARE IN HAND				
RECORD DRAWING				



PLANS PREPARED BY:  
**A & S ENGINEERING**  
 PLANNING ENGINEERING CONSTRUCTION MANAGEMENT  
 207 WEST ALAMEDA AVENUE SUITE 203  
 BURBANK, CALIFORNIA 91502  
 PHONE: 818-842-3644 FAX: 818-842-3780

**MOBIL**

PHOTOS KEYMAP

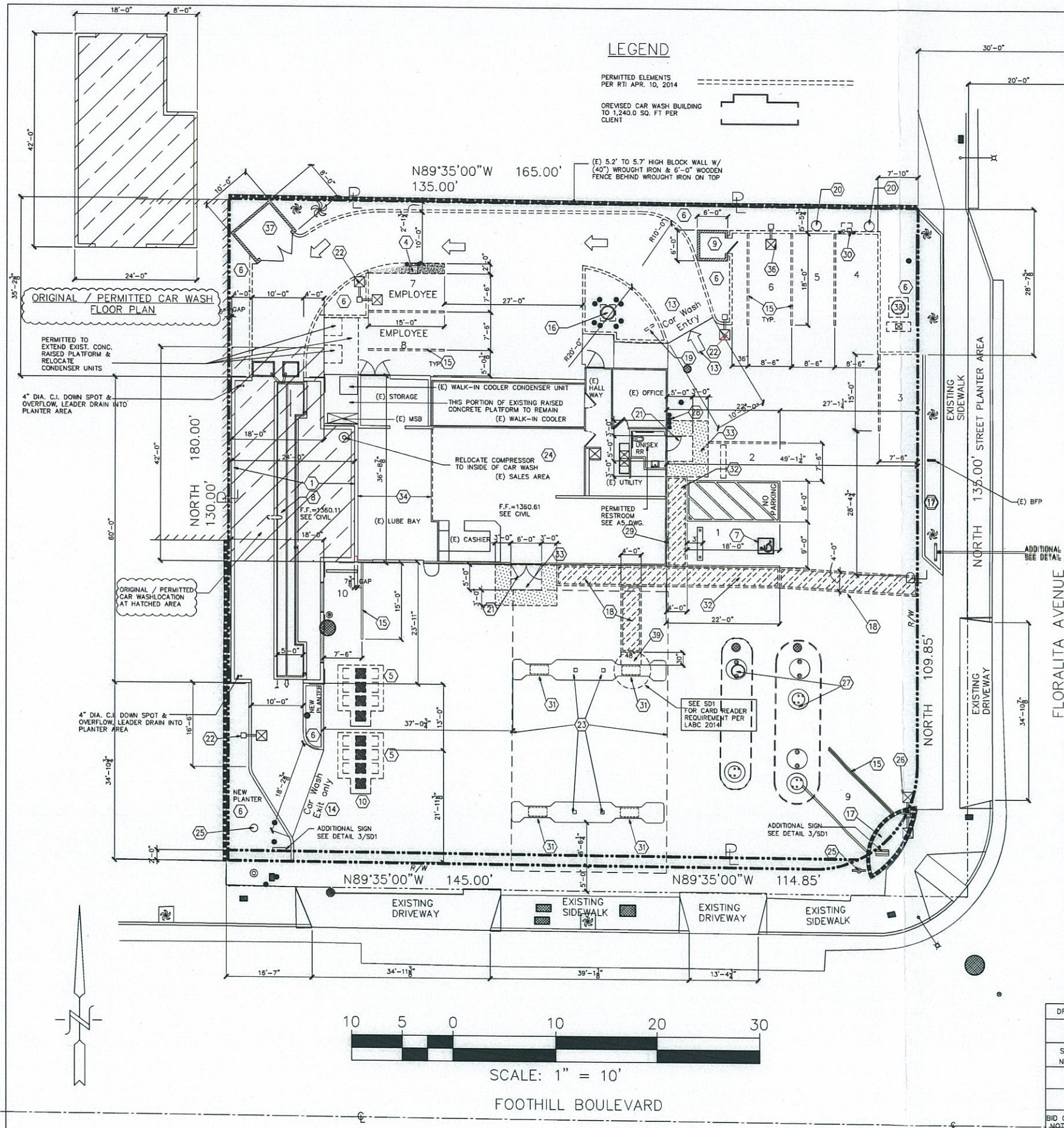
8505 FOOTHILL BOULEVARD  
 SUNLAND, CA 91040

SCALE: N.T.S.	S.S. -
DATE: 01/13/2015	
DWN. BY: LVR	DRAWING # PS1
CHKD. BY:	SHEET OF

H. Mobil

**ZA**

**2010-1330**



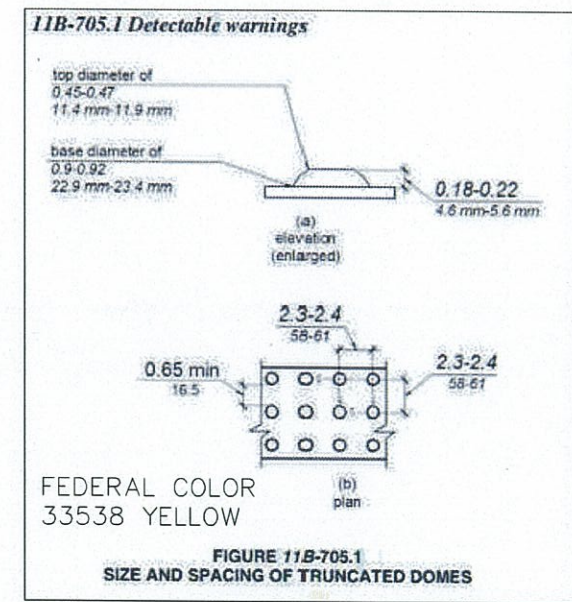
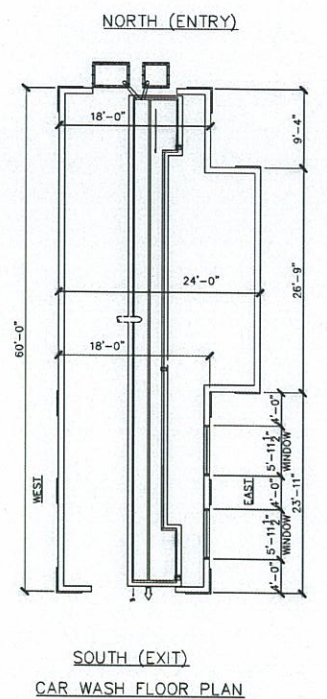
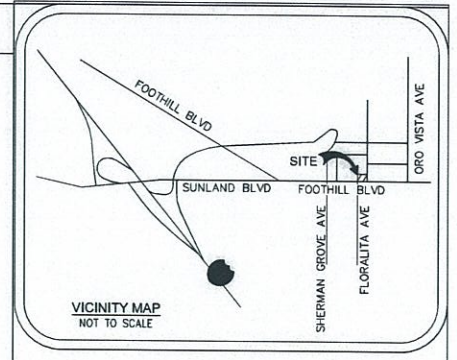
**LEGEND**

PERMITTED ELEMENTS PER R11 APR. 10, 2014

OVERSEEN CAR WASH BUILDING TO 1,240.0 SQ. FT PER CLIENT

**PROJECT CONSTRUCTION SCOPE OF WORK**

- 1 CONSTRUCT REINFORCED & FULLY GROUTED SELF SERVE AUTOMATED CAR WASH PER PLAN AND ELEVATIONS
- 2 DEMOLISH EXISTING FREE STANDING LUBE BAY, WHICH CONSTRUCTED 1992 PER APPROVED PLAN
- 3 NOT USED
- 4 EXISTING / PERMITTED CAR WASH COIN BOX / CONC. PAD WITH 2-GUARD POSTS PER PLAN
- 5 2-1500 GAL UNDER GROUND CLARIFIER WITH SAND AND GREASE INTERCEPTOR PER PLUMBING AND CIVIL DRAWINGS
- 6 PERMITTED CONC. PLANTER CURB TO MATCH EXISTING W/ NEW PLANTS PER LANDSCAPE DRAWINGS
- 7 PERMITTED ACCESSIBILITY PARKING STALL PER PLAN AND DETAIL 1/SD1
- 8 CONVEYER PER CAR WASH MANUFACTURER DRAWINGS
- 9 PERMITTED CMU TRASH ENCLOSURE WITH STUCCO FINISH, PAINT MATCH BUILDING SEE T1
- 10 CONNECT PERMITTED CLARIFIER TO EXISTING SEWER MANHOLE PER CIVIL AND PLUMBING DRAWINGS
- 11 EXISTING FIRE HYDRANT TO REMAIN THE SAME
- 12 NOT APPLICABLE
- 13 PERMITTED STRIPE ARROW AND PAINT THE WORDS "CAR WASH ENTRY" PER PLAN
- 14 PERMITTED, PAINT THE WORDS "CAR WASH EXIT ONLY" PER PLAN
- 15 PERMITTED STRIPE PARKING STALLS PER CITY STANDARD
- 16 RELOCATE EXISTING HEALY TANK WITH GUARD POSTS PER PLAN UNDER SEPARATE PERMIT
- 17 ALL OTHER EXISTING LANDSCAPE AREA TO REMAIN THE SAME
- 18 PERMITTED STRIPE ACCESSIBILITY PATH OF TRAVEL SLOPE NOT TO EXCEED 4% WITH 2% CROSS SLOPE
- 19 PERMITTED CAR WASH PRICE SIGN UNDER SEPARATE REVIEW AND PERMIT
- 20 INSTALL VACUUM PER MANUFACTURER SPEC.
- 21 PERMITTED 5'-0"x6'-0" AND 5'-0"x5'-0" CLEAR AND LEVEL AREA, SLOPE NOT TO EXCEED 2.0% AT AND DIRECTION. FLOOR NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD
- 22 PERMITTED TO INSTALL YARD LIGHTS PER PLAN & ELECTRICAL DRAWINGS TO MATCH EXIST.
- 23 EXISTING 4-COLUMNS STEEL STRUCTURE CANOPY TO REMAIN THE SAME
- 24 EXISTING FOOD MART BUILDING TO REMAIN THE SAME
- 25 EXISTING POLE/ MONUMENT SIGN TO REMAIN THE SAME
- 26 EXISTING YARD LIGHT TO REMAIN THE SAME PER PLAN
- 27 EXISTING UNDERGROUND STORAGE TANKS TO REMAIN THE SAME
- 28 EXISTING VENTS RISER TO REMAIN THE SAME
- 29 PERMITTED TO INSTALL DISABILITY PARKING SIGNS PER PLAN AND DETAIL 2/SD1 DRAWING.
- 30 PERMITTED TO RELOCATE EXISTING AIR AND WATER UNIT PER PLAN SEE SD1 DRAWING
- 31 EXISTING 4 - DISPENSERS AND CONC. ISLAND TO REMAIN THE SAME
- 32 PERMITTED STRIPE 48" MINIMUM PATH OF TRAVEL, SLOPE NOT TO EXCEED 2.0% AT ANY DIRECTION
- 33 PERMITTED TO INSTALL TRUNCATED DOMES PER PLAN & FIGURE 11B-23A DETAIL
- 34 EXISTING LUBE BAY BUILDING TO REMAIN THE SAME
- 35 PERMITTED TO ADJUST TO GRADE ALL EXISTING MANHOLES, COVERED GRATE & MONITORING WELLS AT CONSTRUCTION AREA
- 36 PERMITTED TO RELOCATE EXISTING YARD LIGHT PER PLAN, SEE ELECTRICAL AND PHOTOMETRIC DRAWINGS
- 37 PERMITTED TO CONSTRUCT CMU RECYCLING ENCLOSURE WITH STUCCO FINISH, PAINT MATCH BUILDING SEE T1 UNDER SEPARATE PERMIT
- 38 RELOCATE EXISTING PROPANE TANK AND ALL RELATED MATERIAL PER MANUFACTURER SPEC. BY OTHERS. UNDER SEPARATE PERMIT
- 39 PERMITTED 30"x48" CLEAR AND LEVEL AREA SLOPE NOT TO EXCEED 2.0% AT ANY DIRECTIONS



**SITE INFORMATION**

ITEM	SIZE	LOT %	AREA (SQ.FT.)
TOTAL LOT AREA	N/A	N/A	17,462.0
(E) FOOD MART	AS SHOWN	9.80	1,707.00
(E) LUBE BAY	AS SHOWN	3.11	544.00
(N) CAR WASH	PER PLAN		1,240.00
(E) CANOPY	30'-7" x 55'-4"	7.66	1,690.00
LANDSCAPING	N/A	10.7	1,865.00

PARKING REQUIRED:  
 FOODMART = 1:250 = 1,707:250 = 6.8  
 CAR WASH = 1:500 = 1,240:500 = 2.4  
 BAY = 1/BAY = 1  
 TOTAL REQUIRED PARKING = 10

PARKING PROVIDED:  
 1- 17'X18' DISABILITY PARKING SPACE  
 5- 7'-6" X 15'-0"  
 4- 8'-6"X18'-0"  
 TOTAL PROVIDED PARKING = 10

DRAWING ISSUED FOR	DATE	APPROVED A&S MOBIL	REVISIONS
MOBIL ENGINEER			NO. DATE BY COMMENTS
STEEL FABRICATOR			1 10.01.14 JHF ENLARGE CAR WASH BUILDING PER OWNER
NAME:			2 01.13.15 HF SHOWN ORIGINAL / PERMITTED CAR WASH BUILDING PER PLANNING
PLANNING			
PERMIT			
BID CONTRACT DOCUMENT NOT FOR CONSTRUCTION			
CONSTRUCTION DO NOT USE FOR CONST. UNLESS BOTH SIG. ARE IN HAND			
RECORD DRAWING			

PLANS PREPARED BY:  
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 BURBANK, CALIFORNIA 91502  
 PHONE: 818-842-3644 FAX: 818-842-3760

**MOBIL**

**PROPOSED SITE PLAN**

**8505 FOOTHILL BOULEVARD  
SUNLAND, CA 91040**

SCALE: 1" = 10'-0"  
 DATE: 10-27-2011  
 DWN. BY: HOSS FARZAD  
 CHKD. BY:

S.S. -  
 DRAWING # PS1  
 SHEET OF

**ZA 2010-1330**



**MASTER LAND USE PERMIT APPLICATION**  
**LOS ANGELES CITY PLANNING DEPARTMENT**

RECEIVED JAN 09 2015

*Planning Staff Use Only*

ENV No.	Existing Zone	District Map
APC	Community Plan	Council District
Census Tract	APN	Case Filed With [DSC Staff]
		Date

CASE No. \_\_\_\_\_

APPLICATION TYPE Plan Approval for Alcohol (PAB), Section 12.24. M./L.  
*(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)*

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 6231 Foothill Boulevard, Tujunga CA Zip Code 91042  
 Legal Description: Lot 19-25 Block N/A Tract 19399  
 Lot Dimensions 360' x 170' Lot Area (sq. ft.) 61,200 Total Project Size (sq. ft.) 1,500

**2. PROJECT DESCRIPTION**

Describe what is to be done: Relocation of a convenience store that sells a full line of alcohol for off-site consumption (City Market #22) from its current location at 6247 Foothill Blvd. of 4,000 square feet (Unit A on attached site plan) to 1,800 square feet at 6239 Foothill Boulevard and 1,500 square feet (Unit B on attached site plan).

Present Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Plan Check No. (if available) \_\_\_\_\_ Date Filed: \_\_\_\_\_

- Check all that apply:
- |  |   |                                      |   |
|--|---|--------------------------------------|---|
| <input type="checkbox"/> New Construction      | <input checked="" type="checkbox"/> Change of Use | <input type="checkbox"/> Alterations | <input type="checkbox"/> Demolition           |
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Industrial               | <input type="checkbox"/> Residential | <input type="checkbox"/> Tier 1 LA Green Code |
- Additions to the building:  Rear  Front  Height  Side Yard
- No. of residential units: Existing \_\_\_\_\_ To be demolished \_\_\_\_\_ Adding \_\_\_\_\_ Total \_\_\_\_\_

**3. ACTION(S) REQUESTED**

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: 12.24. M./L.  
Code requires Conditional Use Permit for this use; however the use was approved prior to enactment of current Code requirement and due to relocation to smaller footage in same shopping center with same property ownership; the application if for a Plan Approval.

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

List related or pending case numbers relating to this site:  
ZA 2006-8687 (CUB)

**4. OWNER/APPLICANT INFORMATION**

Applicant's name Parco Tujunga LLC Company Attn: Harry Patel  
 Address: 1032 North Glen Canyon Way Telephone: ( 714 ) 872-0580 Fax: ( )  
Brea, CA Zip: 92821 E-mail: hrgovnd@sbcglobal.net

Property owner's name (if different from applicant) \_\_\_\_\_  
 Address: \_\_\_\_\_ Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_  
 \_\_\_\_\_ Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contact person for project information Wayne Avrashow, Esq. Company Law Offices of Wayne Avrashow  
 Address: 16133 Ventura Blvd. Penthouse Suite A Telephone: ( 818 ) 995-1100 Fax: ( )  
Encino, CA Zip: 91436 E-mail: walaw@sbcglobal.net

**5. APPLICANT'S AFFIDAVIT**

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: [Handwritten Signature] Print: HARGOVIND PATEL

**ALL-PURPOSE ACKNOWLEDGMENT**

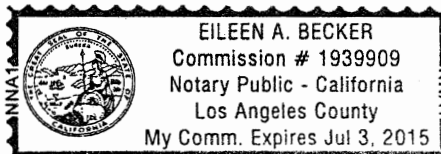
State of California  
 County of Los Angeles  
 On 9-22-2014 before me, Eileen A. Becker, Notary Public

personally appeared Hargovind Patel (Insert Name of Notary Public and Title) who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Eileen A. Becker (Seal)  
 Signature



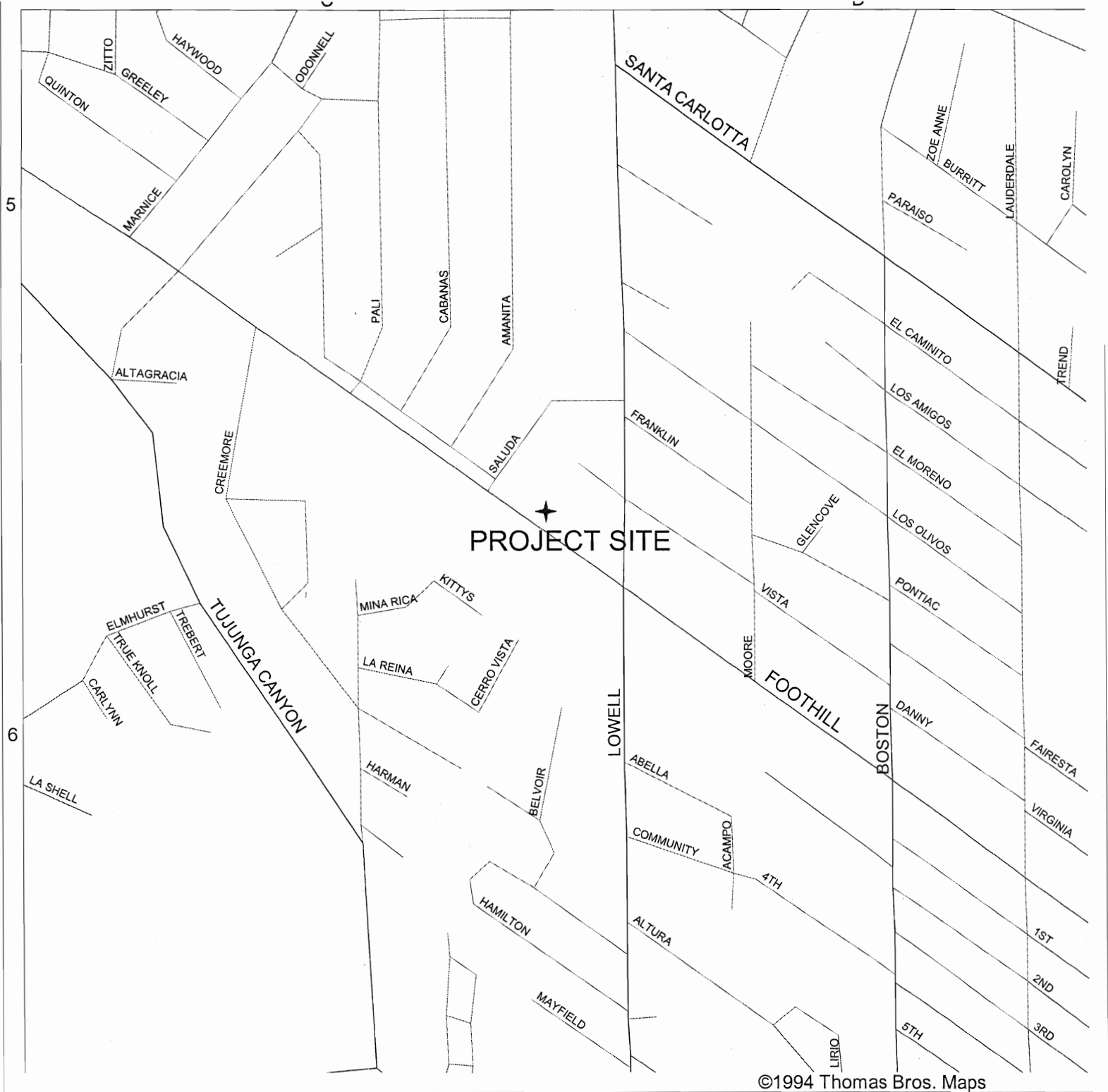
**6. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

*Planning Staff Use Only*

Base Fee	Reviewed and Accepted by [Project Planner]	Date
Receipt No.	Deemed Complete by [Project Planner]	Date



©1994 Thomas Bros. Maps

**VICINITY MAP**

**SITE : 6227-6249 FOOTHILL BLVD.**

**GC MAPPING SERVICE, INC.**





**3055 WEST VALLEY BOULEVARD  
ALHAMBRA CA 91803**

**(626) 441-1080, FAX (626) 441-8850**





**GCMAPPING@RADIUSMAPS.COM**

## ALCOHOL ESTABLISHMENTS WITHIN 600 FT.

### 6227-6249 Foothill Blvd.

1.  **FRESH & EASY NEIGHBORHOOD MARKET**  
6350 FOOTHILL BLVD.
2.  **ALBERTSON'S SUPERMARKET**  
6240 FOOTHILL BLVD.
3.  **CITY MARKET #2**  
6247 FOOTHILL BLVD.
4.  **TORTAS MEXICO**  
6231 FOOTHILL BLVD.

#### LEGEND:

-  **ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES**
-  **ON-SITE CONSUMPTION OF BEER AND OR WINE**
-  **OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES**
-  **OFF-SITE CONSUMPTION OF BEER AND OR WINE**



**EXHIBIT "A"**  
**FINDINGS FOR PLAN APPROVAL FOR ALCOHOL**  
**LAMC §12.24.M.**

6239 Foothill Boulevard, Tujunga, CA 91042

**REQUEST**

Authorization to grant a Plan Approval to allow the continuation of the sale of alcohol for off-site consumption at a convenience store commonly known as "City Market #22" (the "**City Market**") presently located at 6247 Foothill Boulevard, Tujunga and will relocate to a smaller size location at 6239 Foothill Boulevard in the same shopping center (the "**Center**"). LAMC §12.24 M. permits this requested use via a Plan Approval. The Sunland-Tujunga-Shadow Hills-Lakeview Terrace Community Plan (the "**Plan**") designates the site as "General Commercial," thus the proposed use is in accordance with the Plan.

**FINDINGS**

**a. i. Relocation of City Market Provides Benefits to Community**

The City Market seeks to relocate from its present location of 4,000 square feet at 6247 Foothill to occupy 1,500 square feet at 6239 Foothill in the same Center (all square footage are approximate and rounded). The Center occupies 6227-6261 Foothill Boulevard, Tujunga and is a total of 61,200 square feet of property, of which the building or the rentable square footage is 26,700.

This grant will allow the Center's ownership to upgrade the Center by relocating the City Market to a smaller location and leasing that former City Market space plus an adjacent 8,000 square feet, to the national retailer Big 5 Sporting Goods. Big 5 will occupy a total of 10,300 square feet, more than one-third of the Center. This will be an immediate catalyst to upgrade the Center and benefit the Sunland-Tujunga community.

This authorization will allow the City Market to remain in the same shopping center in a smaller location a short walk from its current location to serve its customers a variety of snacks, non-alcoholic and alcoholic beverages.

**ii. City Market's Decades of Operation Confirm No Adverse Impact**

Foothill is a major commercial artery in Tujunga with numerous commercial uses. Across the street on Foothill Boulevard the properties are developed in their C-2 zone.

The City Market has been a good neighbor to the community for decades, occupying the same location since January 13, 1961 when the Certificate of Occupancy was issued for the "Shop Easy Market." (attached). (also attached is

the Application for the Building Permit issued in December 16, 1959). At the time of the issuance of this Certificate, the City of Los Angeles did not require a Conditional Use Permit.

The immediate neighboring uses will not be detrimentally affected by this grant. There is no negative impact since there is off-premises consumption only, there is no dancing, or other uses which can, if not properly regulated, have an adverse impact. Public convenience is served by the sale of a variety of snacks, candies, soft drinks and other non-alcoholic beverages.

The Center has 60 on-site parking spaces. The parking is not assigned or allocated to any sole tenant. The demand for parking will not be affected since the Center's square footage will not change. The City Market's operating hours will remain the same, from 7 a.m. to 10:00 p.m. seven days a week.

**iii. Location of Project Substantially Conforms with Purpose, Intent and Provision of the General Plan, Sunland-Tujunga Community Plan**

The Plan designates this site as "General Commercial." One of the Plan's corresponding zones is the Center's C-2. The Community Plan text does not specifically address the requested grant for the sale of alcoholic beverages. However the LAMC authorizes the Zoning Administrator to grant the requested use in this zone and corresponding land use designation. The General Plan promotes the provision of services throughout the city in locations that are convenient to the public yet do not impact nearby properties. None of the footnotes to the Plan affect this application.

The addition of Big 5 to the Center and the relocation of City Market directly meets the Plan's expressed Issues and Opportunities. First, that there is a, "Lack of continuity of complementary uses and cohesiveness along commercial frontages," and that there is a, "need to support and maintain the existing commercial environment along Foothill Boulevard." The Plan's Opportunities states as a goal to, "Upgrade commercial areas on Foothill Boulevard." (Plan I-3). This grant will be a step forward to accomplish these goals.

The property is also within the Foothill Boulevard Corridor Specific Plan. The relocation of the City Market and the addition of the Big 5 retail use mirror the Purposes of the Specific Plan which first sentence commences with, "The Foothill Boulevard Corridor shall function as a vibrant commercial area. . ." (Purposes Section 2, page 1); and continues, "To create a vibrant commercial environment along Foothill Boulevard. . ." (Purposes Section 2.D.).

## **ADDITIONAL FINDINGS**

**b. i. Proposed Use will not Result in an Undue Concentration of Similar Uses**

The requested grant will not increase the number of locations for the off-site

consumption of alcohol. Since there will be a reduction in City Market's square footage, the sale of alcohol will most likely either be slightly reduced or continue at the same level. The City Market has a proven record of operation without incident as shown by the lack of complaints or disciplinary action by the State of California Department of Alcoholic Beverage Control. Any possible negative ramifications of this application are mitigated by the City Market's numerous volunteered conditions (see attached **Exhibit "B"**).

**b.ii. Proposed Use Will Not Detrimentally Affect Nearby Residential Uses**

There is one strip of residential uses "behind" the Center. This relationship between commercial and residential uses has peacefully co-existed for decades. The Center's ample on-site parking and the lack of access from the street to the Center eliminates any Center patrons from parking on nearby residential streets.

**6. The granting of the application will not result in an undue concentration of premises for the sale or dispensing of alcoholic beverages**

Within a 600' radius of the City Market, there are only four (4) licenses issued for any Alcohol establishments, only two of which are for the off-site consumption of a full-line of alcoholic beverages. Outside the 600' radius and within a 1,000' radius there is only one (1) additional license for off-site consumption of beer and/or wine. There are four sensitive uses with a 600' radius which have operated for decades in the same proximity to City Market's existing location.



## EXHIBIT "B"

### VOLUNTEERED CONDITIONS TO PLAN APPROVAL

6239 Foothill Boulevard, Tujunga, CA 91042

1. All use, height and area regulations of the Municipal Code and all other applicable regulations shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan, floor plan and parking plan as outlined herein and submitted with the application except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective conditions, if such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over within 24 hours of its occurrence.
5. The hours of operation of the convenience store shall be 7:00 a.m. to 10:00 p.m., seven days a week.
6. The applicant shall incorporate any standard security recommendations of the Police Department.
7. The conditions of this authorization shall be retained on the premises at all times and shall be immediately produced upon the request of a officer of the Police Department.
8. Minor clarifications and the resolution of minor conflicts between conditions, if any, shall be to the satisfaction of the Office of Zoning Administration and in consultation with parties deemed appropriate.
9. There shall be no amplified music from live entertainment emitting from the premises.

Conditions Nos. 10 through 13 are alcohol-specific conditions .

10. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee.

11. The sale of alcoholic beverages for on-site consumption shall be strictly prohibited.
12. The subject beverage license shall not be exchanged for any other license to sell alcoholic beverages without authorization from the Office of Zoning Administration.
13. The sale of fortified beer or fortified wine is prohibited.

# PROPOSED CONVENIENCE STORE AT 6239 FOOTHILL BL., LOS ANGELES, CA 91214

**PROJECT INFORMATION**

PROJECT ADDRESS: 6239 FOOTHILL BL.  
LA CRESCENTA, CA 91214

ASSESSOR ID: 2571-006-024  
LEGAL DESCRIPTION: TRACT NO 19399 LOTS 19,  
20, 21, 22, 23, 24 AND LOT 25  
DISTRICT MAP: 198B205

**SITE INFORMATION**

PARKING PROVIDED: 42 STANDARD  
8 COMPACT  
6 ACCESSIBLE  
80 NOT ALLOCATED TO ANY SINGLE TENANT

TOTAL SPACES PROVIDED

TOTAL SITE AREA: 61,200 SQ. FT.  
LANDSCAPE AREA: 732 SQ. FT.

BUILDING 1: 11,550 SQ. FT.  
BUILDING 2: 6,000 SQ. FT.  
BUILDING 3: 9,098 SQ. FT.  
TOTAL FLOOR AREA: 26,648 SQ. FT.

FLOOR AREA RATIO: 0.44  
BLDG. HEIGHT: 27'-9"

NEVILLE PEREIRA, P.E.

1224 Inverness Drive  
La Canada, CA 91011  
(818) 421-1911  
neville@pereira5.com



CONVENIENCE STORE

6239 FOOTHILL BL., LA CRESCENTA, CA 91214

REVISIONS

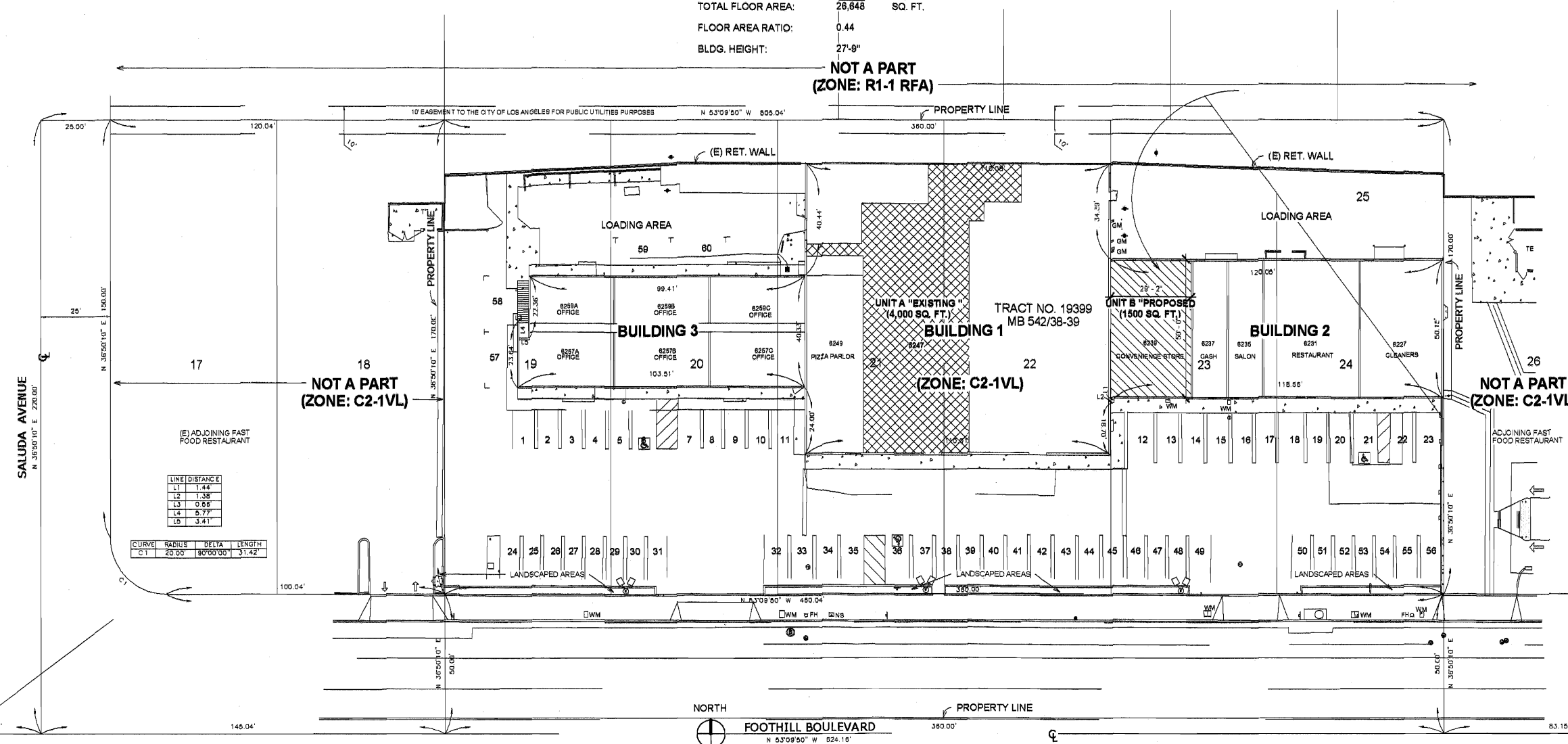
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PROJ. ENGINEER: Checker  
DRAWN BY: Author JOB NO.: Project Number  
DATE PRINTED 12/10/2014 7:16:34 AM  
DRAWING STATUS: Project Status

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Within dimensions on these drawings shall have precedence over scaled dimensions. Complete sets shall be provided to all contractors and conditions on the job shall be those shown on the drawings and specifications and shall be subject to the approval of the design professional before proceeding with construction.

SHEET TITLE  
**SITE PLAN**  
SCALE: 1" = 20'-0"  
SHEET NO.  
**A101**

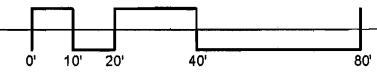
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LINE	DISTANCE	E
L1	1.44	
L2	1.38	
L3	0.88	
L4	5.77	
L5	3.41	

CURVE	RADIUS	DELTA	LENGTH
C1	20.00	90°00'00"	31.42

① SITE PLAN  
1" = 20'-0"



NEVILLE PEREIRA, P.E.

1224 Inverness Drive  
 La Canada, CA 91011  
 (818) 421-1911  
 neville@pereira5.com

6239 FOOTHILL BL. LOS ANGELES, CA 91214

COVENIENCE STORE

REVISIONS

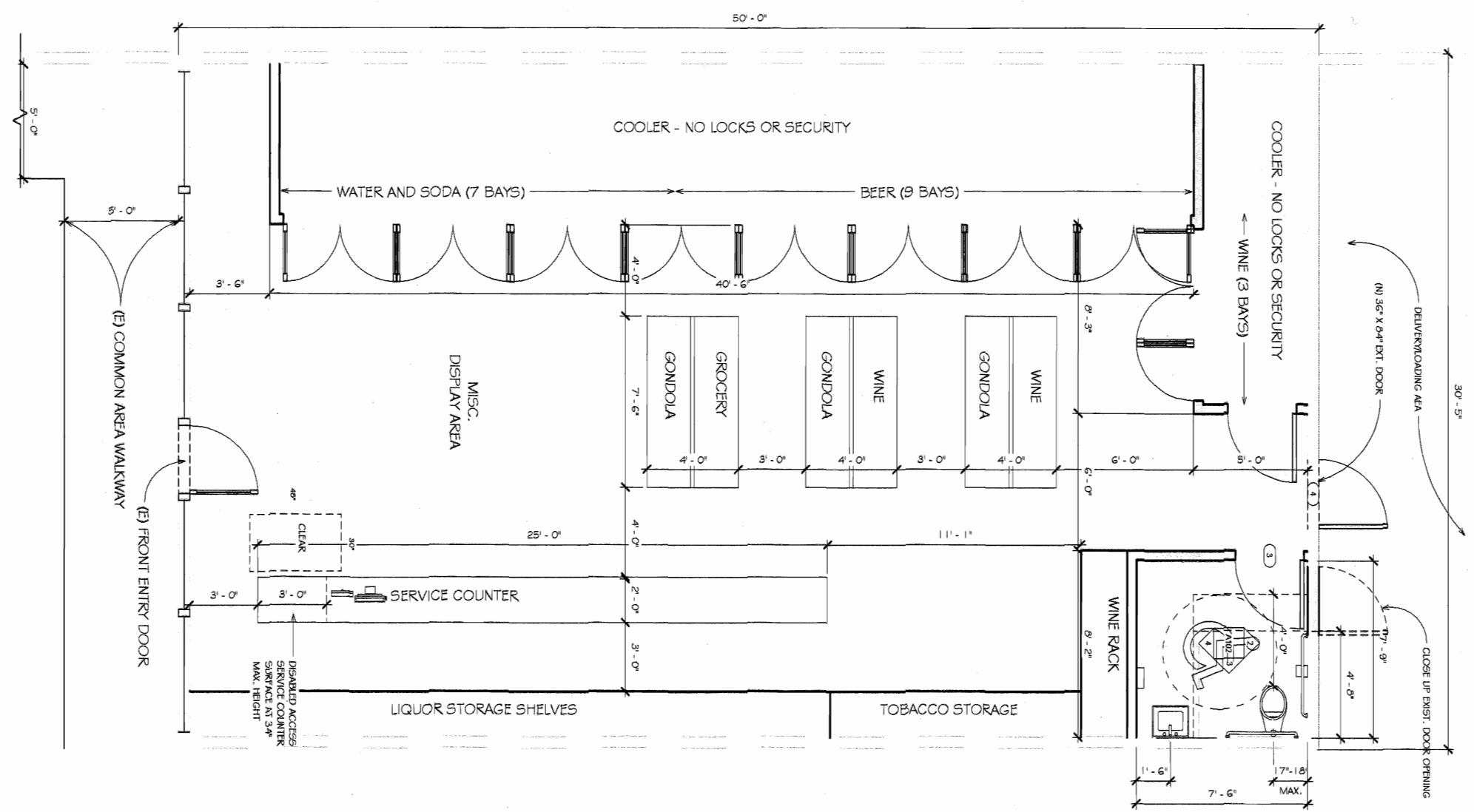
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 PROJ ENGINEER: Checker  
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 DATE PRINTED 12/10/2014 6:56:28 AM  
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SHHEET TITLE  
**FLOOR PLAN**  
 SCALE: 3/8" = 1'-0"  
 SHEET NO.

A104

① FLOOR PLAN  
 3/8" = 1'-0"  
 0 4 8 16



STORE AREA SUMMARY:  
 SALES: 820 SQ. FT.  
 COOLER: 367 SQ. FT.  
 SHELVING: 240 SQ. FT.  
 RESTROOM: 73 SQ. FT.  
 TOTAL: 1500 SQ. FT.

PLOT DATE: 12/10/2014 6:56:28 AM  
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Traffic, Bicycling, Directions



Imagery ©2014 Google, Map data ©2014 Google 50 ft

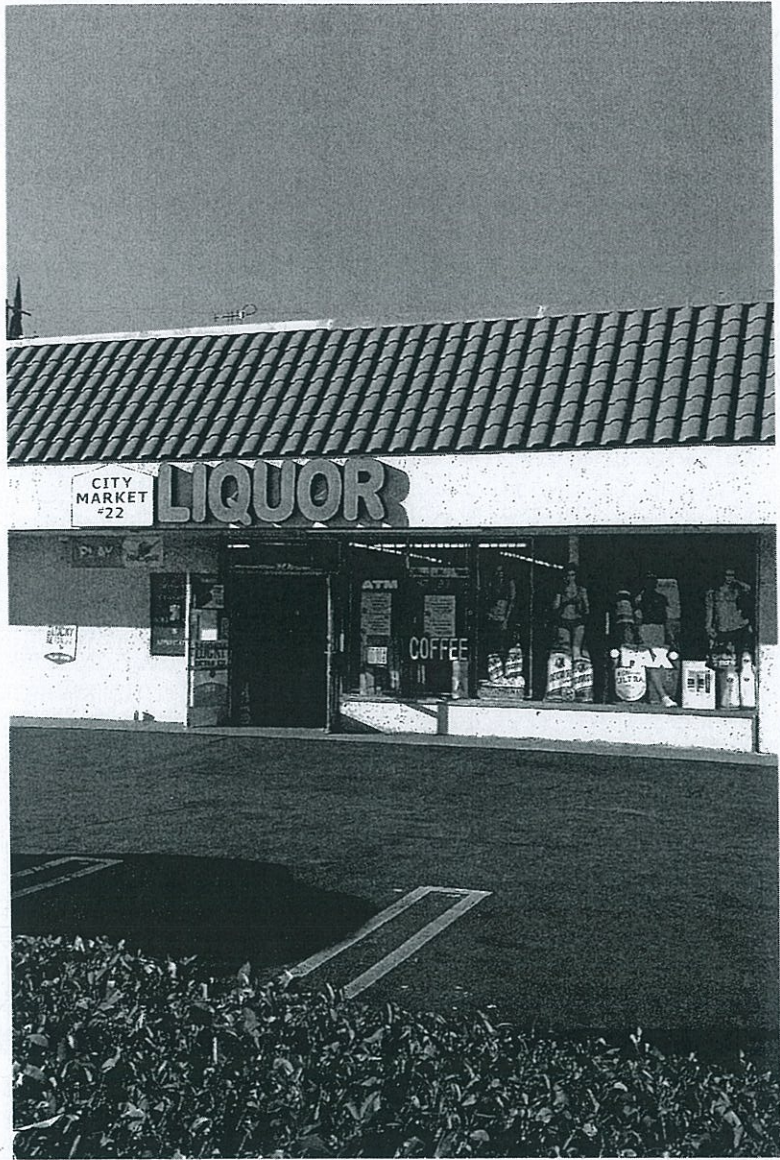
1.



2.



3.



4.



5.



6.





1.



2.



3.



4.



5.



6.



**TORTAS MEXICO**  
MADRID  
**CLEANERS**  
ACUPUNCTURE  
818-341-1045

**MELODY NAILS**  
MANICURE  
PERMANENT  
BEAUTY SALON  
818-341-1045  
NAIL  
REPAIR

818-341-1045

**Big 5**  
SPORTS  
EQUIPMENT

BEAUTY SALON

**TORTAS MEXICO**

