

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

RECEIVED SEP 17 2015

Planning Staff Use Only

ENV No. <u>2015-3334-CE</u>	Existing Zone <u>C2-1L</u>	District Map <u>202-SA199</u>
APC <u>North Valley</u>	Community Plan <u>Sunland-Tujunga-LVT</u>	Council District <u>7</u>
Census Tract <u>101210</u>	APN <u>2568-008-018</u>	Case Filed With [DSC Staff] <u>Norma Pinman</u>
		Date <u>9/10/15</u>

DIR 2015-3333

CASE NO. _____

APPLICATION TYPE SPP Foothill Blvd Corridor
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 10043 N. Commerce Ave., Tujunga, Zip Code 91042
 Legal Description: Lot 40 Block None Tract 6021
 Lot Dimensions 25 feet x 135 feet Lot Area (sq. ft.) 3,368.70 Total Project Size (sq. ft.) 2,383.00

2. PROJECT DESCRIPTION

Describe what is to be done: two story new building for commercial use. Street level 1,000 sf for office use
Lower level warehouse accesible from alley.

Present Use: vacant land Proposed Use: Office/ warehouse

Plan Check No. (if available) _____ Date Filed: _____

- Check all that apply:
- | | | | |
|--|--|--------------------------------------|---|
| <input checked="" type="checkbox"/> New Construction | <input 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: | <input type="checkbox"/> Rear | <input type="checkbox"/> Front | <input type="checkbox"/> Height |
| | | <input type="checkbox"/> Side Yard | |
- No. of residential units: Existing _____ To be demolished _____ Adding _____ Total 0

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: 11.5.7C
New Two Story Building. 1,000 sf at street level for office use
and lower level 1,383 sf for warehouse for commercial use, no residential storage nor personal use.

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:

4. OWNER/APPLICANT INFORMATION

Applicant's name Yolanda McCausland Company _____

Address: 11431 Clybourn Ave Telephone: (818) 438.1664 Fax: (818) 899.4697
Lakeview Terrace, Ca Zip: 91342 E-mail: ygmccausland@yahoo.com

Property owner's name (if different from applicant) Alfred & Albert Manvelyan

Address: 3947 Foothill Blvd., Telephone: () _____ Fax: () _____
La Crescenta, Ca Zip: 91214 E-mail: Abomanvelyan@gmail.com

Contact person for project information Yolanda McCausland Company _____

Address: 11431 clybourn Ave Telephone: (818) 438.1664 Fax: (818) 899.4697
Lakeview Terrace, Ca Zip: 91342 E-mail: ygmccausland@yahoo.com

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: *Albert Manvelyan* *Alfred Manvelyan* Print: Albert Manvelyan Alfred Manvelyan
 Albert Manvelyan Alfred Manvelyan

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On Sept. 1st 2015 before me, *Obdulia L. DeBolt*
 (Insert Name of Notary Public and Title)

personally appeared _____, 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
Obdulia L. DeBolt (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 <u>\$ 4707.00</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>0201284711</u>	Deemed Complete by [Project Planner]	Date

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

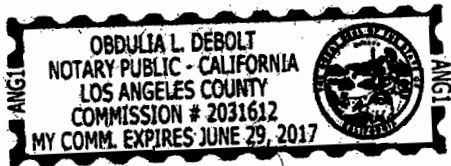
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles
On 09/02/15 before me, Obdulio L DeBolt
Date Here Insert Name and Title of the Officer
personally appeared ALBERT Manvelyan and Alfred Manvelyan
Name(s) of Signer(s)

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 of 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.



Signature Obdulio L DeBolt
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

see actual use of marker and use permit application.

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COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 7
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PROJECT TITLE * SPP Foothill Blvd Corridor	LOG REFERENCE ENV 2015-3334-CE
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PROJECT LOCATION * 10043 N. Commerce Ave, Tujunga

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: * 2 story office/commercial

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: * Volanda McCausland

CONTACT PERSON * Volanda McCausland	AREA CODE * 818	TELEPHONE NUMBER * 438-1664	EXT.
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EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 et seq.	Art. III, Sec. 1

Class 3 Category 17 (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

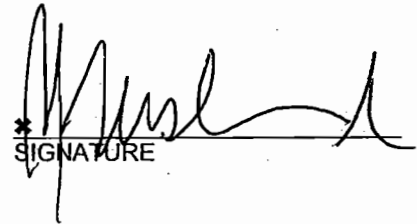
JUSTIFICATION FOR PROJECT EXEMPTION: Projects involving less than 35 dwelling units or 15,000 square feet of commercial, industrial, governmental, or institutional floor space where, as determined by the appropriate City department, the project is not in a designated hillside ("H") area or in an officially mapped area of severe geologic hazard, conforms with or is less intensive than the adopted plan, is a fill-in rather than an initial intrusion into an established pattern of development, is not in an officially designated Paleontological, Historical, Archaeological or Seismic Study Area, and, of residential, is more than 1,000 feet from a freeway, railway, or airport, except where the mitigation of potentially significant noise and air quality impacts to an insignificant level is ensured. If any grading is required in connection with such projects, this Categorical Exemption shall not apply unless the grading is also exempted by Subsection d of Subsection 1 of the City CEQA Guidelines.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE	TITLE	DATE
FEE: 81.00	RECEIPT NO. 0201254711	REC'D BY LADBS Cashier
		DATE 9/10/15

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:
* **Volanda McCausland**
NAME (PRINTED)

* 
SIGNATURE

* **9-10-15**
DATE



Community Planning Referral Form

This form, completed and signed by appropriate Community Planning staff, must accompany any *Master Land Use Application* submitted at the Department of City Planning Public Counters regarding proposed projects located in Specific Plan areas, Historic Preservation Overlay Zones (HPOZs), Design Review Board (DRB) areas, Community Design Overlay (CDO) districts, Pedestrian Oriented Districts (PODs), Neighborhood Oriented Districts (NODs), or Sign Districts (SN).

1. Name of Specific Plan, HPOZ, DRB, CDO, POD, NOD, or SN

If this is a Density Bonus case, please write "Density Bonus" and the name of the Community Plan area

Foothill Blvd Corridor SP.

1a. Sub-Area (if applicable)

2. Address of Proposed Project:

10043 Commerce Ave. 91042

3. Description of Proposed Project:

two-story new construction for commercial use. Storage and office facility.

Project Type: New construction Addition Renovation Sign Change of use Grading

If change of use, what is existing use? _____ Proposed use? _____

4. Note to Applicant: Other Approvals

Applicant is advised to obtain a pre-plan check consultation with the Department of Building & Safety to determine any other necessary approvals from other City departments, including City Planning. Potential City Planning approvals in addition to Director's Determination are listed below. This list includes the most common approvals and is not exhaustive.

Zoning Administration

Adjustment or Variance
Conditional Use Permit (e.g. sale of alcohol)
Coastal Development Permit
Determination

CPC/APC/Director

Site Plan Review
Zone Change/General Plan Amendment
Conditional Use Permit
(e.g. educational institutions)
Density Bonus

Advisory Agency

Tract Map/Parcel Map
Small Lot Subdivision

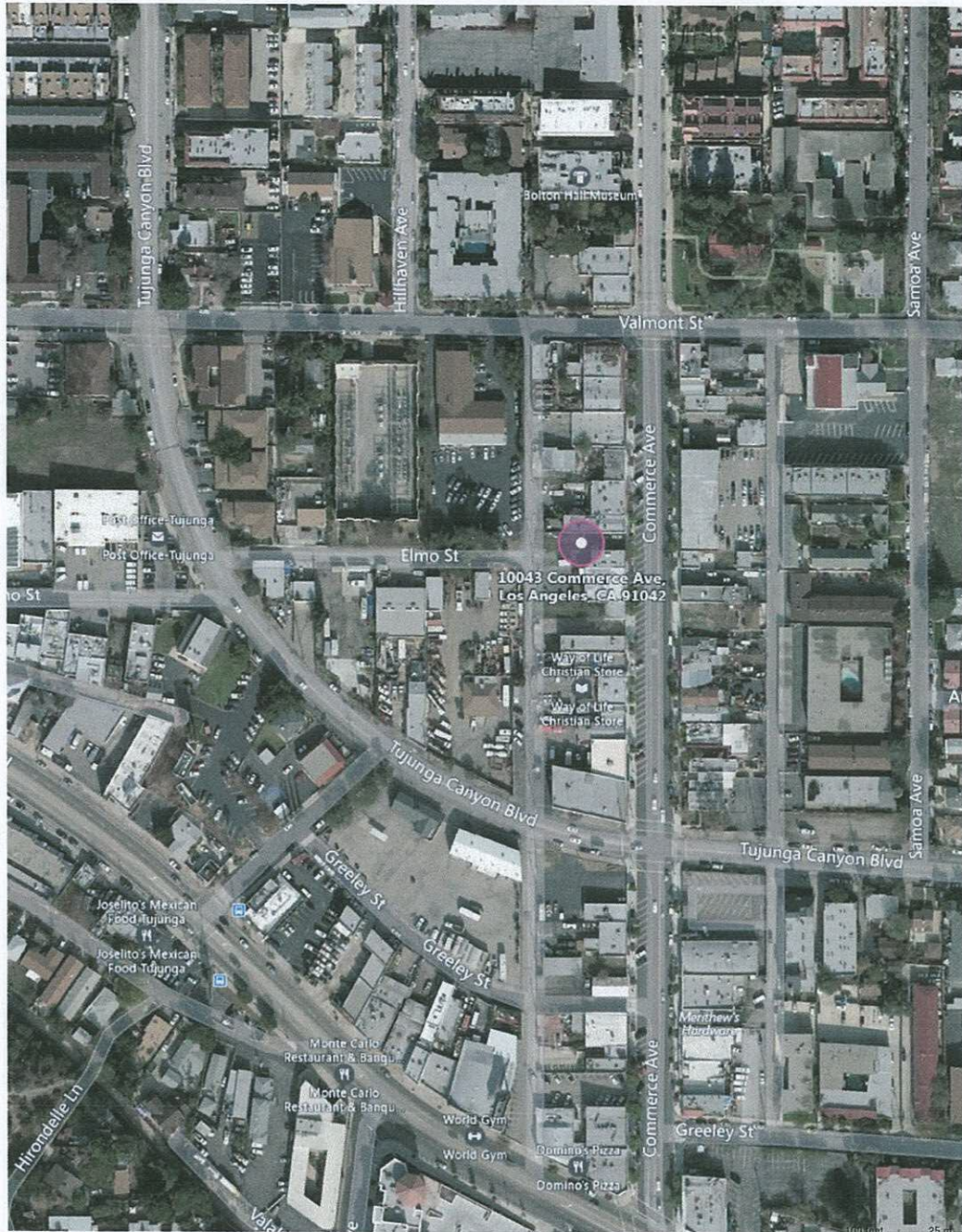
City of Los Angeles Department of City Planning WEBSITE: www.cityplanning.lacity.org

DOWNTOWN OFFICE

City Hall - 200 N Spring St.
Rooms 621 & 667

VALLEY OFFICE

Marvin Braude Construction Center - 6262 Van Nuys Bl.
Rooms 351 & 430



Vicinity Map

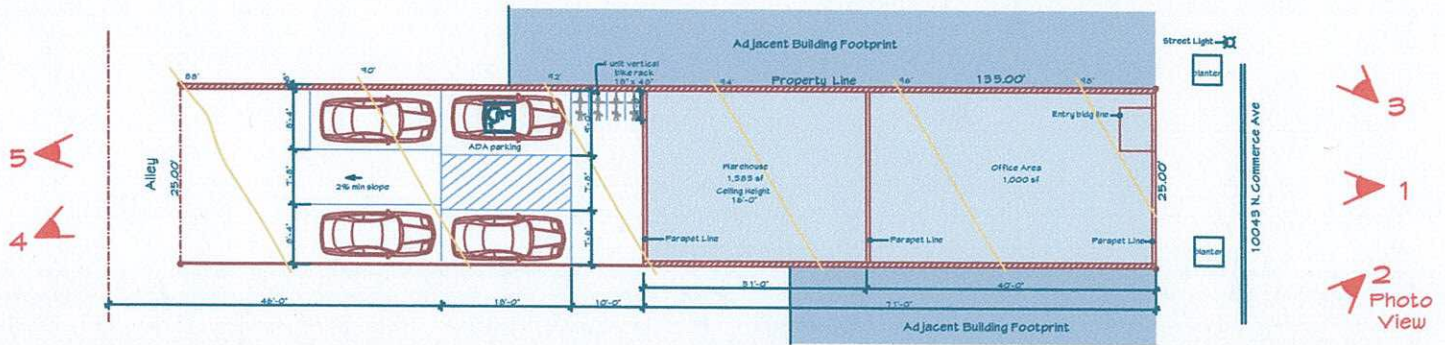


Photo Key map



Street View 1



Street View 3



Street View 2

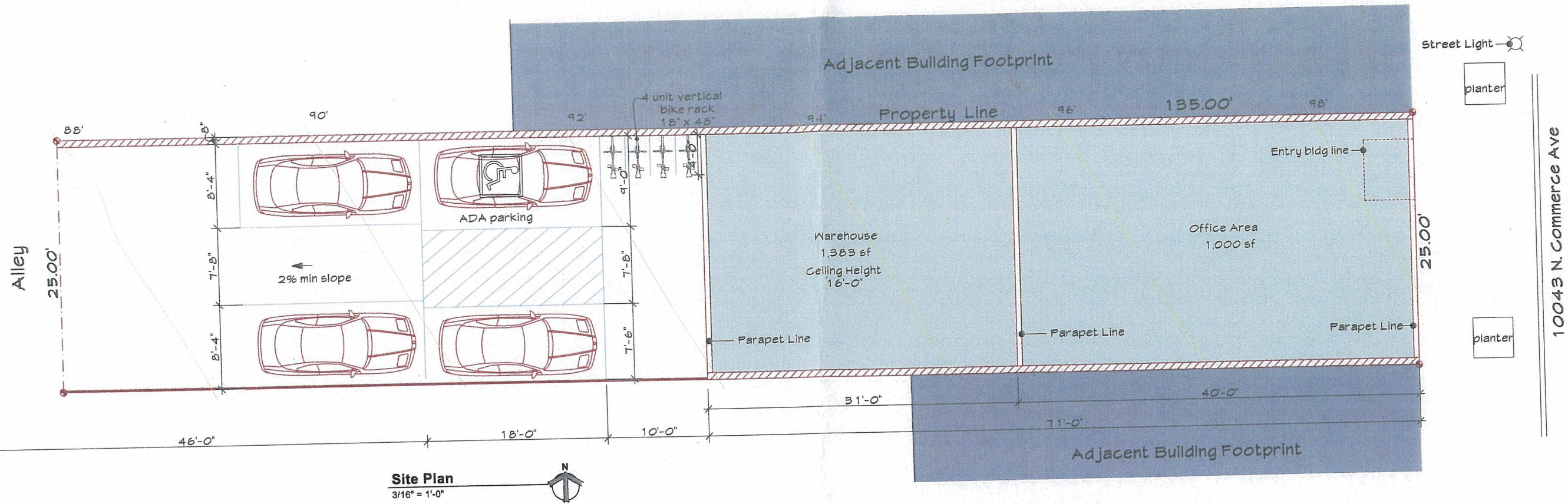


Street View 4

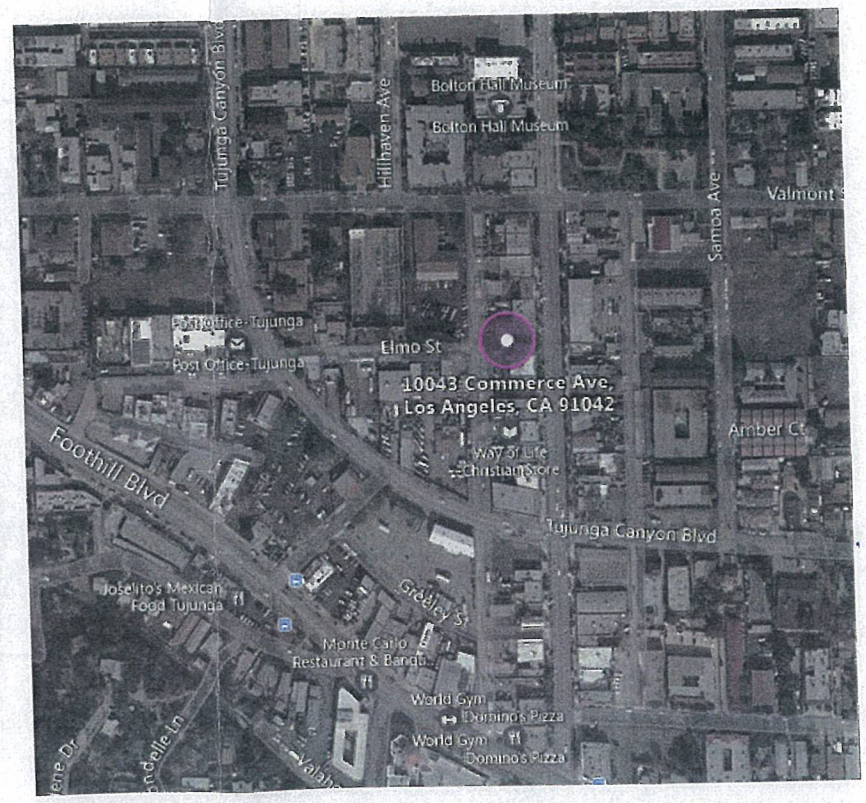
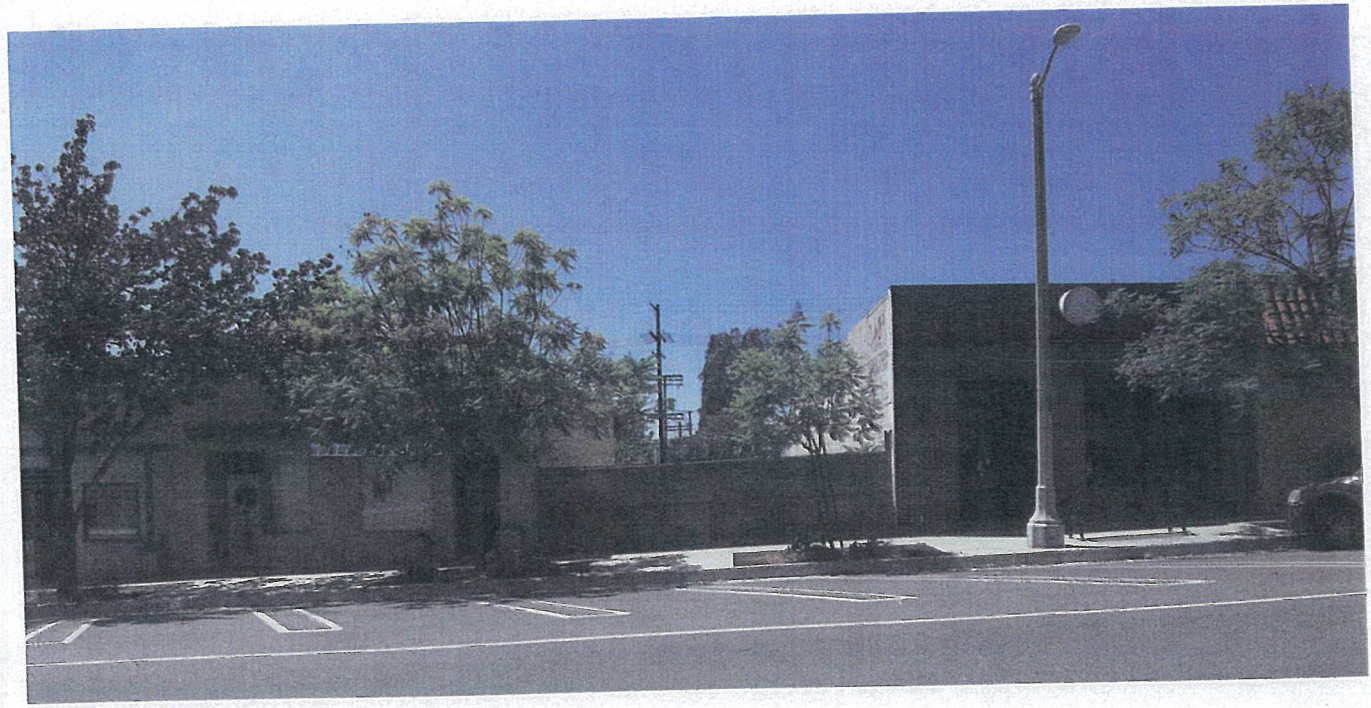


Street View 5

DIR 2015-3333



Site Plan
3/16" = 1'-0"



PROJECT SUMMARY

Project Owners: Mr Alfred & Albert Manvelyan
 Project Address: 10043 N. Commerce Ave., Tujunga, Ca 91042
 Assessor's ID number: 2568-008-018
 Legal Description: Tract No. 6021 lot 40
 Zone: C2-1L
 Construction Type: Type V-B
 Number of Stories: 2
 Building height: 25'-9"
 Lot size: 3,368.7 sf.
 Street Level: 1,000 sf
 Lower Level: 1,383 sf } 2,383 sf
 Parking Requirements: 12.21.A(c)
 1 car per 500 sf
 4 bikes per 500 sf
 required parking: 2,383 sf / 500sf = 4.37 cars
 Provided parking: 4 tandem regular parking
 4 vertical bicycle rack - 1 car space } 5 parking stalls
 Scope of work:
 New Story Commerical Building 2,383 sf
 Street Level 1,000 sf office area
 Lower Level 1,383 sf warehouse
 Note: Warehouse use shall be commercial use not for personal or household use.

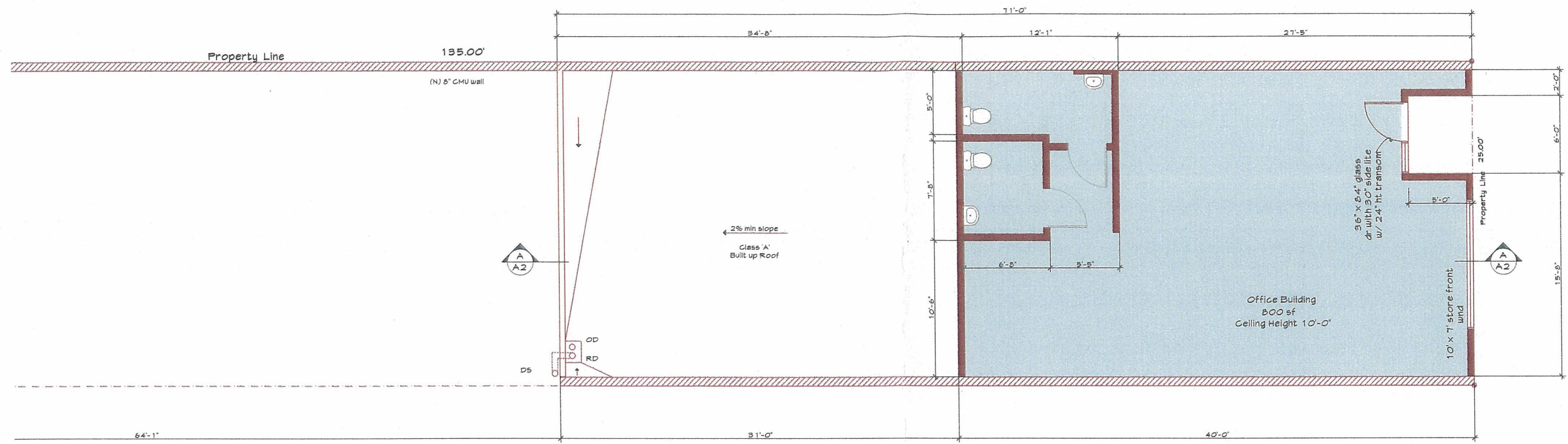
9/10/2015

McCausland Drafting Services
 11431 Clyburn Ave.,
 Lakeview Terrace,
 Ca 91342
 Tel.: (818) 438.1684
 Email: ygmccausland@yahoo.com

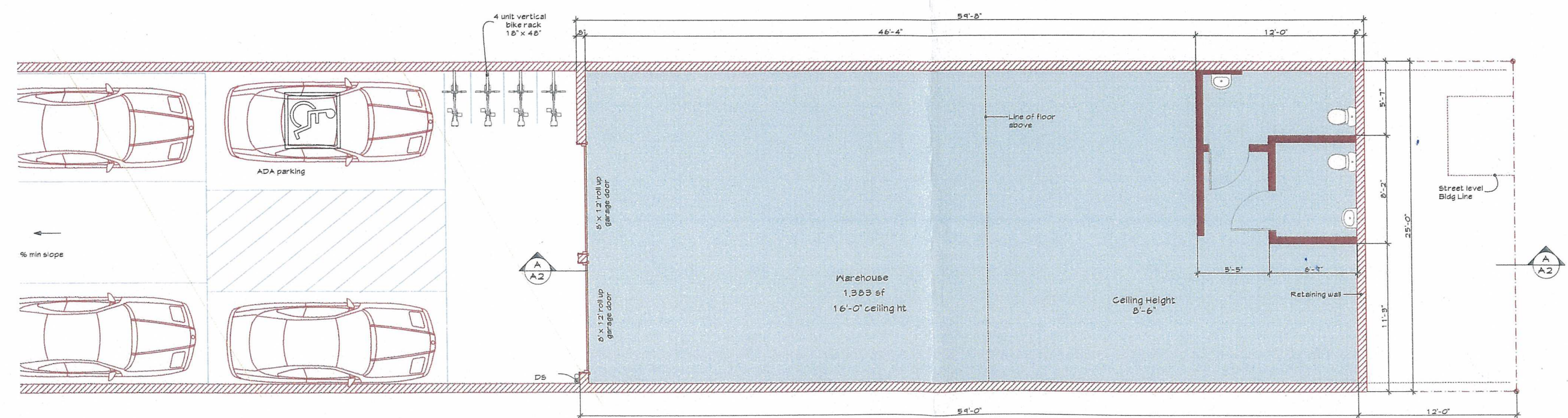
David Li & Associates, Inc
 1000 San Gabriel Blvd.,
 Suite 208
 Rosemead, Ca 91770
 Tel.: (626) 288.1216
 Fax.: (626) 288.5078
 Email: dli1997@sbcglobal.net

Mr Alfred & Albert Manvelyan
 10043 N Commerce Ave.,
 Tujunga, Ca 91042
 (818) 248.0311

Two Story Addition
 Project Summary & Site Plan



Upper Level Floor Plan
1/4" = 1'-0" Street Level



McCausland
Drafting Services
11431 Clybourn Ave.,
Lakeside Terrace,
Ca 91342
Tel.: (818) 438.1664
Email: ygmccausland@yahoo.com

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1000 San Gabriel Blvd.,
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Rosemead, Ca 91770
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10043 N Commerce Ave.,
Tujunga, Ca 91042
(818) 248.0311

Two Story Addition
Proposed
Floor Plans

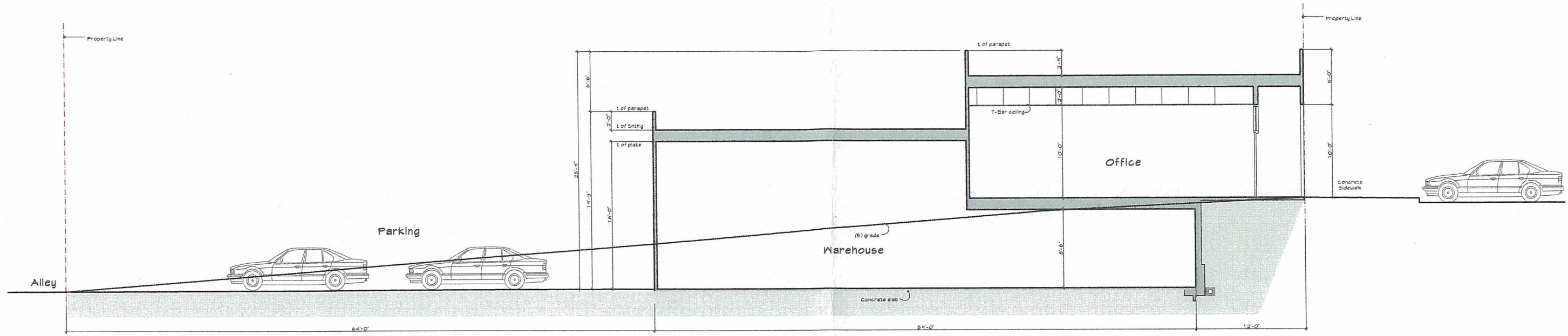
10043 N. Commerce Ave

**McCausland
Drafting Services**
11431 Clybourn Ave.,
Lakeview Terrace,
Ca 91342
Tel.: (818) 438.1664
Email: ymccausland@yahoo.com

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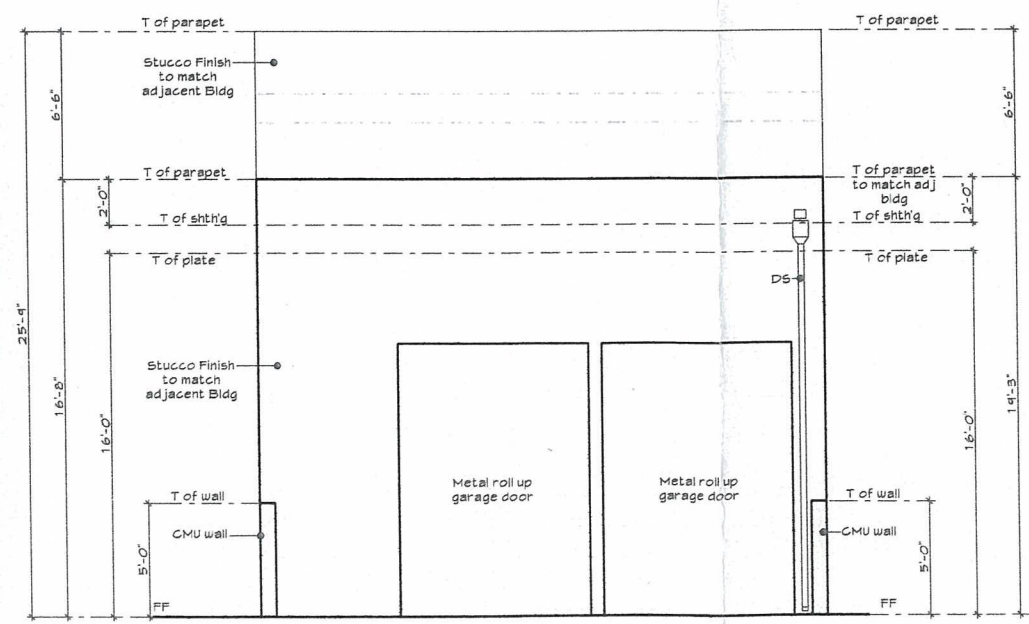
**Two Story Addition
Elevations and Section**



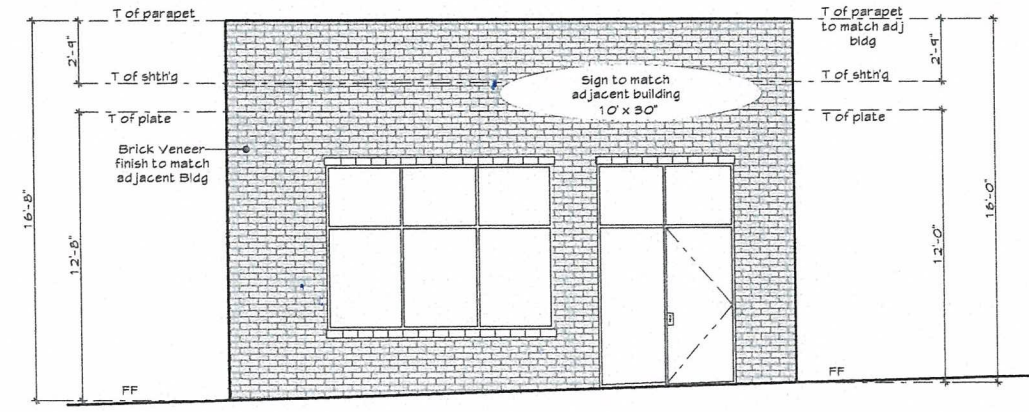
Section
3/16" = 1'-0" **A**



**Street View of 10045 Commerce
Front Facade to match**



West Elevation
1/4" = 1'-0"



East Elevation
1/4" = 1'-0"