

OFFICE OF ZONING ADMINISTRATION  
200 N. SPRING STREET, ROOM 763  
LOS ANGELES, CA 90012-4801  
(213) 978-1318

ESTINEH MAILIAN  
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG  
HENRY CHU  
TIM FARGO  
JONATHAN A. HERSHEY, AICP  
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CHARLES J. RAUSCH JR.  
CHRISTINE SAPONARA  
COURTNEY SHUM  
CHRISTINA TOY LEE  
JORDANN TURNER

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LOS ANGELES DEPARTMENT  
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DEPUTY DIRECTOR  
planning.lacity.org

February 21, 2023

JV West East Investments, LLC (O)(A)  
Vague Grigoryan  
10315 Arminta Street  
Sun Valley, CA 91352

JV West East Investments, LLC (R)  
Michelle Shamamian  
10315 Arminta Street  
Sun Valley, CA 91352

CASE NO. ZA-2021-10673-CU-SPR-SPP-  
SPPA  
CONDITIONAL USE, SITE PLAN  
REVIEW, SPECIFIC PLAN PROJECT  
PERMIT COMPLIANCE, SPECIFIC  
PLAN ADJUSTMENT  
6724-6736 West Foothill Boulevard  
Sunland-Tujunga-Lake View Terrace-  
Shadow Hills-East La Tuna Canyon  
Community Plan  
Zone: C2-1VL  
C.D: 7  
D.M.: 201A203  
CEQA: ENV-2021-10674-CE  
Legal Description: Lots 1-3, Tract 9637

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303, Class 3 (New Construction or Conversion of Small Structures), and Section 15332, Class 32 (In-Fill Development), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

Pursuant to Los Angeles Municipal Code Section 12.24W.17, I hereby APPROVE:

a conditional use to allow the construction, use, and maintenance of a drive-through coffee shop on property that adjoins a residential zone, in the C2-1VL Zone;

Pursuant to Los Angeles Municipal Code Section 12.24W.27, I hereby APPROVE:

a conditional use to allow hours of operation beyond 7 a.m. to 11 p.m. and the use and maintenance of a new pole sign, both as otherwise prohibited in a Commercial Corner Development pursuant to LAMC Section 12.22 A.23, in the C2-1VL Zone;

Pursuant to Los Angeles Municipal Code Section 16.05, I hereby APPROVE:

a Site Plan Review for a project that includes a change of use to a Drive-Through Fast-food Establishment which results in a net increase of 500 or more average daily trips;

Pursuant to Los Angeles Municipal Code Section 11.5.7C, I hereby APPROVE:

a Project Permit Compliance Review for the construction of a new building in the Foothill Boulevard Corridor Specific Plan; and,

Pursuant to Los Angeles Municipal Code Section 11.5.7E.2, I hereby APPROVE:

a Project Permit Adjustment to allow an approximately 79-square-foot in area pole sign in lieu of the maximum 66 square feet otherwise permitted by Section 9.G.1 of the Foothill Boulevard Corridor Specific Plan,

Upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies 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 and floor plan submitted with the application and marked Exhibit "A", 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, in the Administrator's opinion, 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 to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the

Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.

6. Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for inclusion in the case file.
7. **Authorization.** Approved herein is the construction, use, and maintenance of a one-story approximately 2,000 square-foot drive-through coffee shop and one replacement pole sign upon the following:
  - a. Hours of operation are limited to 5:00 a.m. to 11:00 p.m. daily.
  - b. Outdoor seating use shall be limited to 7:00 a.m. to 11:00 p.m. daily.
  - c. One new pole sign, to replace the existing pole sign, having a maximum height of 25 feet and a maximum signage area of approximately 79 square feet is authorized.
8. A camera surveillance system shall be maintained, which covers all outdoor common areas, including entrances and exits and the parking lot and perimeter and high-risk areas. Footage shall be maintained for 30 days and shall be made available to the Police Department or other enforcement agency upon request.
9. Trash receptacles shall be located throughout the open areas of the subject property.
10. No live entertainment is permitted on the premises.
11. No vehicle storage or overnight parking shall be permitted on the site.
12. The property, including the parking lot and abutting sidewalks, shall be maintained in a neat and attractive conditions at all times and shall be kept free of trash and debris on a daily basis.
13. Peak drive-through queues should be contained onsite, without impeding any parking spaces or driveways or public right-of-way.
14. The Applicant shall post signs on the property, including in the parking lot prohibiting loitering and excessive noise reminding patrons to be considerate of the neighbors.
15. No outside speakers or public address systems are allowed; this does not preclude the installation, use, and maintenance of one speaker box for taking/receiving customer orders from the drive-through lane.

16. The speaker box shall be installed with an automatic volume control feature that will adjust the speaker volume based on ambient noise.
17. A minimum 8-foot in height, solid, noise attenuating wall or fence shall be constructed opposite the outdoor speaker box to diminish the sounds associated with patrons and employees giving/receiving orders.
18. The landscaping along the perimeter of the property shall be provided and maintained in a manner that provides an additional buffer to further diminish potential noise impacts on residential neighbors and always maintained in a healthy condition.
19. Landscaping along the southern perimeter shall be enhanced to include native, drought-tolerant shrubs and hedges to enhance the privacy of the adjacent residential uses.
20. Parking shall be provided in accordance with the requirements of the Los Angeles Municipal Code as determined by the Department of Building and Safety. No variance from said requirement has been requested or granted herein.
21. The applicant shall take reasonable care not to disturb the integrity of adjacent off-site garden walls; if construction activity results in damage to off-site improvements, the applicant shall be responsible for suitable repair or replacement of the damaged improvement.
22. **Protected Tree Preservation.** Prior to the issuance of any permit, the applicant shall submit a Tree Report to the Development Services Center characterizing the potential protected tree located at the rear of 6733 Shadygrove Street. If protected trees or shrubs are found to be impacted by the project, the Report shall include measures to ensure that the tree(s) and/or shrub(s) is/are preserved. The Report shall be submitted to the Urban Forestry Division for review and approval; the measures recommended in the Report, and as they may be revised by the Urban Forestry Division, shall be considered as conditions of approval, as if stated herein. A copy of the Tree Report shall be included in the case file of this action for reference.
23. Prior to the any issuance of permits, the project shall be submitted to the Department of Transportation for final approval of driveway, access, and circulation plan and for a determination that the project's ingress and egress will not create a traffic hazard, cause traffic congestion or disruption of vehicular circulation on adjacent streets. To the satisfaction of LADOT, new driveways should be Case-2, designed with a recommended width of 30 feet for two-way operations, or 16 feet for one-way operations. The applicant shall also consult with the LADOT East Valley District Office for consideration of left-turn restriction signage at the driveways.
24. The outer edge of the drive-through lane, along the western and southern sides, shall be maintained with a minimum 42-inch in height, solid and opaque wall to minimize nuisance vehicle headlight impacts.

25. **Worksite Traffic Control.** Prior to the start of any construction work, a construction work site traffic control plan shall be submitted to the Department of Transportation for review and approval. The plan shall show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties.
  - a. Construction related traffic shall be restricted to off-peak hours.
  - b. All truck loading and unloading shall take place onsite with no vehicles having to back into the street.
26. Existing curb cuts and driveway aprons that are no longer utilized shall be closed and replaced by suitable concrete gutters, curbs, sidewalk, and parkway or tree wells to the satisfaction of the Bureau of Engineering.
27. Any broken or off-alignment sidewalk immediately adjacent to the property shall be repaired or replaced to the satisfaction of the Bureau of Engineering.
28. **Underground Storage Tank.** Prior to the issuance of any construction permits, the applicant shall coordinate with the Fire Department and resolve whether or not an underground storage tank is associated with the gasoline service station use in existence prior to 1955. If such a tank is present, the applicant shall take all appropriate steps, at the discretion of the Fire Department, to either remove the tank or stabilize it in place.

#### **Commercial Corner Development**

29. **Lighting.** All public areas of the lot or lots not covered by a building shall have night lighting for safety and security. All other open exterior areas, such as walkways and trash areas, shall have low-level, security-type lighting. All exterior lighting shall be directed onto the lot or lots, and all flood lighting shall be designed to eliminate glare to adjoining properties. All parking areas shall have a minimum of 3/4 foot-candle of flood lighting measured at the pavement.
30. **Utilities.** All new utility lines which directly service the lot or lots shall be installed underground. If underground service is not currently available, then provisions shall be made for future underground service.
31. **Walls and Trash Storage.** A solid masonry wall at least six feet in height shall be erected along the lot lines of the lot or lots where the lot or lots abut or are across an alley from any residential zone or use, except for that portion of the lot line where an access driveway is required by the City. Trash storage bins shall be located within a gated, covered enclosure constructed of materials identical to the exterior wall materials of the building.
32. **Landscape Plan.** Prior to the issuance of any permit, the applicant shall submit a Landscape Plan, including an irrigation plan, to the Development Services Center for review and approval pursuant to LAMC Section 12.40 E. All proposed trees and shrubs shall be native, drought-tolerant species.

33. **Irrigation System.** Prior to the issuance of any certificate of occupancy, an automatic irrigation system shall be provided for all landscaped areas and installed.
34. **Maintenance.** The condition of the lot or lots, including but not limited to parking areas, exterior walls, required lighting, and landscaped areas, shall at all times be maintained in a safe and sanitary condition and in a state of good repair. Exterior wall surfaces shall at all times be kept free from graffiti and any marks of vandalism.
35. **Debris Removal.** The lot or lots shall at all times be kept clear of weeds, rubbish, and all types of litter and combustible materials. Trash receptacles shall be located throughout the open areas of the lot or lots.
36. Parking lot cleaning and sweeping, and trash collections from and deliveries shall occur no earlier than 7:00 a.m., nor later than 8:00 p.m., Monday through Friday, and no earlier than 10:00 a.m., nor later than 4:00 p.m., on Saturdays and Sundays.
37. **Landscape Maintenance.** Maintenance of landscaped areas shall include continuous operations of watering, removal of weeds, mowing, trimming, edging, cultivation, reseeding, plant replacement, fertilization, spraying, control of pests, insects, and rodents, or other operations necessary to assure normal plant growth. All trees, shrubs and ground cover shall be maintained as healthy and vigorous at all times. Irrigation systems, installed pursuant to Condition No. 33 shall be continuously maintained in accordance with Section 12.41 B.5. of this Code.

#### **Foothill Boulevard Corridor Specific Plan**

38. **Use.** The project is approved for the construction, use, and maintenance of a one-story 2,000 square drive-through coffee shop on a 20,446 square foot lot within a C2-1VL Zone.
39. **Height.** The project is approved for one-story with a maximum height of 21 feet per Exhibit "A".
40. **Roof Equipment.** All roof mechanical equipment and duct work shall be screened from view in accordance with Section 6.A.1 of the Foothill Boulevard Corridor Specific Plan.
41. **Lighting.** Pursuant to 6.A.2 of the Foothill Boulevard Corridor Specific Plan, night lighting shall be shielded and directed onto the site and no floodlighting shall be located so as to be seen directly by adjacent properties. Blinking lights are also prohibited. This provision shall not preclude the installation of low-level security lighting.
42. **Trash Enclosures.** Trash or garbage areas shall be screened by a wall enclosure and/or landscape materials, pursuant to Section 6.A.3 of the Foothill Boulevard Corridor Specific Plan.
43. **Bicycle Parking.** In accordance with Section 8.B.3 of the Foothill Boulevard Corridor Specific Plan, one half additional bicycle parking stalls shall be provided for every 10

vehicle parking space required. Bicycle parking shall be located as close to the entrance of the facility as feasible, but not in the right-of-way.

44. **Street Trees.** Street Trees shall be planted in the public right-of-way to the specifications established by the Urban Forestry Division of the Department of Public Works at a ratio of at least one tree per 30 lineal feet of street frontage, pursuant to Section 8.B.4. of the Foothill Boulevard Corridor Specific Plan.
45. Exterior bars on windows are prohibited, pursuant to Section 8.C.1.b. of the Foothill Boulevard Corridor Specific Plan.
46. **Pedestrian Walkways.** Pedestrian walkways shall include decorative paving that enhances and reinforces pedestrian scale, such as paving where vehicles cross pedestrian walkways, the use of bollards and landscaping, pursuant to Section 8.C.2. of the Foothill Boulevard Corridor Specific Plan.
47. **Signage.**
  - a. The **pole sign** shall not exceed a maximum height of 25 feet nor a maximum of approximately 79 square feet in signage area.
  - b. The total sign area of **wall signs** facing a street shall not exceed two square feet for each linear foot of building frontage. A wall sign shall be erected or constructed so that it is either integrated into the wall, flat against the wall to which it is attached, or projecting not more than 10 inches from the wall to which it is attached.
  - c. The area of an illuminated **window sign** shall not exceed five percent of the window area. Signs constructed of stained glass shall be permitted to cover the entire area of any window. Signs constructed of any other permitted material which are not illuminated shall be permitted only on the interior surface of the window glass, provided that no combination of such window signs cover more than 10 percent of the area of any window.
  - d. Notwithstanding Section 91.6220(b)4 of the Code, no more than three of any type of sign may be placed on the property, pursuant to Section 9.D. of the Foothill Boulevard Corridor Specific Plan.
48. **Landscaping.** Landscaping shall be provided per Exhibit "A" and in accordance with the Los Angeles Municipal Code Sections 12.40 – 12.43.
49. **Pedestrian Access.** Pedestrian access and a pathway shall be located to the north of the proposed coffee shop to Foothill Boulevard. Pursuant to the Foothill Boulevard Specific Plan Guidelines and Standards Manual, Section 2.C, direct pedestrian access shall be provided.



## **Administration**

50. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (upon their own initiative, or upon written request by LAPD) reserves the right to call for a public hearing, the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall file for a plan approval application together with associated fees, prepare a radius map, and cause notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office, the Los Angeles Police Department's corresponding division, and the local Neighborhood Council. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

51. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice



or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

### **OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES**

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

### **TRANSFERABILITY**

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

## **VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR**

Section 12.29 of the Los Angeles Municipal Code provides:

“A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code.”

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

## **APPEAL PERIOD - EFFECTIVE DATE**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after **MARCH 8, 2023**, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>.** Public offices are located at:

**Downtown**  
Figueroa Plaza  
201 North Figueroa Street,  
4th Floor  
Los Angeles, CA 90012  
**(213) 482-7077**

**San Fernando Valley**  
Marvin Braude San Fernando  
Valley Constituent Service Center  
6262 Van Nuys Boulevard,  
Room 251  
Van Nuys, CA 91401  
**(818) 374-5050**

**West Los Angeles**  
West Los Angeles  
Development Services Center  
1828 Sawtelle Boulevard,  
2nd Floor  
Los Angeles, CA 90025  
**(310) 231-2598**

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

### NOTICE

The applicant is further advised that subsequent contact regarding this determination must be with the staff assigned to this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

### FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on December 15, 2022, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use, Site Plan Review, Specific Plan Project Permit, and Specific Plan Project Permit Adjustment under the provisions of Sections 11.5.7, 12.24, and 16.05 have been established by the following facts:

#### **BACKGROUND**

The subject property, consisting of three adjoining parcels, is a downward-sloping, irregular-shaped, corner, approximately 20,446 square-foot parcel of land with an approximately 142-foot frontage on the south side of Foothill Boulevard and an approximately 96-foot frontage on the east side of Haines Canyon Avenue.

The property is developed with an 1,832 square-foot restaurant with a drive-through, constructed circa 1966, on a leveled building pad which occupies 8,300 square feet of the northwestern portion of the property; the eastern and southwestern portions of the property are unimproved. Vehicle access to the property is through two driveway and curb cuts onto Foothill Boulevard.

The property is located within the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan, and its associated General Plan Land Use Plan Map designates the property for General Commercial land uses, with corresponding zones of C1.5, C2, C4, and RAS3, with Height District Nos. 1L and 1VL. The property is zoned C2-1VL. The property is further located within the Foothill Boulevard Corridor Specific Plan (ZI-2172), the Housing Element Inventory of Sites (ZI-2512), an Urban Agriculture Incentive Zone, Very High Fire Hazard Severity Zone, High Wind Velocity Area, Special Grading Area (BOE Basic Grid Map A-13372), and within the Fault Zone of the Verdugo fault.

The applicant proposes to demolish the existing vacant building, expand the building pad, and construct a new approximately 2,000 square-foot coffee shop with a drive-through, associated 18-space parking lot, landscaping, and a pole sign, with 24-hour daily operation. As proposed, the project requires conditional use approvals to allow a drive-through establishment adjacent to a residential zone and use, 24-hour daily operation, and the construction and maintenance of a pole sign; a Specific Plan Adjustment to allow an approximately 79-square-foot sign in lieu of the maximum 66 square feet otherwise allowed

within the Foothill Boulevard Corridor Specific Plan; a Specific Plan Compliance review for compliance with the regulations of the Foothill Boulevard Corridor Specific Plan; and a Site Plan Review for the construction of a Drive-Through Fast-food Establishment which results in a net increase of 500 or more average daily trips.

According to information submitted by the applicant:

The Project would replace the existing commercial building, surface parking, and undeveloped land with (i) an approximately 2,000-sf, one-story commercial building for a coffee shop/restaurant use with a drive-thru, (ii) approximately 18 surface level vehicle parking spaces, and (iii) eight (8) long-term and short-term bicycle parking spaces. The Project would have an approximate floor area ratio ("FAR") of 0.1:1 and a height of 25 feet. Moreover, the Project would replace the existing pole sign on the Property with a new 79-sf tenant identification pole sign.

The Project would also provide approximately 2,034 sf of landscaped area surrounding the proposed commercial building and the surface parking and provide 28 trees within the Project Site and adjacent street frontages.

The Project would revitalize an otherwise-underutilized site with a drive-thru coffee shop restaurant, surface parking, and landscaping. The proposed building would be located towards the eastern portion of the Project Site with the surface parking directly to the west of the building. The building would also include an outdoor eating patio area along the Foothill Boulevard frontage.

Vehicular ingress/egress to the Project would be provided via two driveways along Foothill Boulevard – one ingress/egress driveway and one egress driveway to exclusively serve the vehicles exiting the drive-thru.

Landscaping via trees and shrubs would also be provided throughout the Project Site, including trees along the Foothill Boulevard and Haines Canyon frontages. The balance of the Project Site would include areas for bicycle parking, trash, and mechanical equipment.

As noted above, the Project is required to, and would provide, 18 parking spaces for the proposed commercial restaurant/coffee shop use within the surface-level parking lot. Vehicular ingress/egress to the Project would be provided via two driveways along Foothill Boulevard – one ingress/egress driveway and one right-turn only egress driveway to exclusively serve the vehicles exiting the drive-thru. The Project would maintain the same number of curb cuts along the Foothill Boulevard frontage and would have no curb cuts along the Haines Canyon Avenue frontage. The Project would also move the Foothill Boulevard curb cuts away from the Haines Canyon intersection to minimize the interaction between pedestrians and vehicles. Vehicles utilizing the proposed drive-thru would enter via the western driveway, make a right and follow along the edge of the Project Site and exit via the dedicated right-turn only driveway situated towards the eastern end of the Project Site.

The Project would provide 8 bicycle parking spaces, of which 4 would be long-term spaces and 4 would be short-term spaces to meet the Project's commercial bicycle parking requirement, including additional vehicle parking replacement spaces, consistent with the City's Bicycle Parking Ordinance. These spaces would be located adjacent to the proposed building to provide safe and convenient bicycle parking for cyclists.

The Project would provide 28 trees within the Project Site and along the adjacent street frontages to exceed the 26-tree requirement per the City's Landscape Ordinance No. 170,978. The provided trees would be located along the Foothill Boulevard and Haines Canyon Avenue frontages, within the surface parking areas, and along the vehicular circulation areas within the Project Site. The Project would also provide approximately 2,034 sf of landscaping to exceed the City's Landscape Ordinance landscaping requirement of 680 sf for vehicular use areas.

The Project's architectural concept is composed of several straightforward gestures, meant to highlight the attractive proportions of the Project's massing while organizing the architectural elements into a clean and legible composition. Designed with regional/contextual adaptability in mind, the building massing has a clear, modern logic. Purposeful material application on primary customer facing elevations would be consistent and balanced, including materials such as stucco, wood, fiber cement, metal panels, and masonry. Large floor-to-ceiling glass windows would also be incorporated along the customer and street facing elevations to create an inviting and coherent aesthetic experience for visitors.

Through the use of a standard structural frame, a singular, long horizontal canopy would also tie together exterior user touch points at the outdoor patio eating area. The patio would be constructed with varying elements to be adaptable to changing climates conditions, allowing for cover during rain, or allowing for lighting when sunshine.

The Project would promote sustainable development by utilizing building materials and methods that would promote a more efficient operation of the Project, which would in turn minimize the Project's carbon footprint. Moreover, through the provision of bicycle parking consistent with the City's Bicycle Ordinance and a streetscape plan with landscaping and shade-producing trees, the Project would promote bicycling and walking instead of single-occupancy vehicles. In turn, this would help reduce greenhouse gas emissions. Furthermore, the Project landscaping and shade-producing trees would provide cooling at the Project Site, reducing the heat island effect. Lastly, the Project also includes infrastructure that would allow for the installation of solar panels.

According to the submitted plans, a 5-foot to 6-foot landscaped buffer is proposed along the property perimeter along the Foothill Boulevard (6 feet), Haines Canyon Avenue (5 feet 8 inches), and southern sides (5 feet) of the property. Along Haines Canyon Avenue and the easterly property line, the buffer area will be contained behind retaining walls constructed at the property line. Along the southerly property line, the retaining wall will be approximately

5 feet in height, with a 4-foot planting area, followed by another retaining wall topped by a minimum 42-inch in height fence. Trees are proposed to be planted and maintained within this buffer.

The applicant has submitted a Noise Technical Report, prepared by Impact Sciences, dated August 2022. In summary, the report concludes that the project will not result in any significant environmental impacts during either construction or regular operation.

The applicant has submitted an Air Quality Technical Report, prepared by Impact Sciences, dated August 2022. In summary, the report concludes that the project will not result in any significant environmental impacts during either construction or regular operation.

The applicant has additionally submitted a Phase I Environmental Site Assessment, conducted by Citadel EHS, dated July 30, 2021. In summary, the Assessment concluded that it was unknown if underground storage tanks associated with a gasoline service station use prior to 1955 had been removed or not.

### **Surrounding properties**

The north adjoining properties, across Foothill Boulevard, are zoned C2-1VL and developed with a gasoline station and a banquet hall. The east adjoining property is zoned C2-1VL and developed with a two-story commercial office building. The south adjoining properties, fronting on Shady Grove Street, are zoned R1-1 and developed with one-story single-family dwellings. The west adjoining properties, across Haines Canyon Avenue, are zoned C2-1VL and R1-1 and developed with a two-story multi-family residential building and single-family dwellings, respectively. The northwestern adjoining property, across the intersection of Foothill Boulevard and Haines Canyon Avenue, is zoned C2-1VL and developed with a one-story commercial office use.

### **Streets**

Foothill Boulevard, adjoining the property on the north, is designated as an Avenue I, dedicated to a right-of-way width of 100 feet and improved with asphalt roadway, concrete gutter, curb, sidewalk, and tree well.

Haines Canyon Avenue, adjoining the property on the west, is designated as a Local Street, dedicated to a right-of-way width of 60 feet and improved with asphalt roadway, concrete gutter, stormwater catchment, sidewalk, and landscape parkway.

### **Previous Cases, Affidavits, and Orders**

City Planning staff, utilizing the Department's Zoning Information and Map Access System (ZIMAS) and the Planning Case Tracking System (PCTS), reviewed current and prior actions associated with the subject property and those within a 500-foot radius of the subject property and found the following:

#### **Subject Property:**

Case No. DIR-2007-5711-SPP – On March 9, 2010, this case was terminated.



Case No. CPC-1989-180-SP – On October 27, 1995, Ordinance No. 170,694 became effective, establishing the Foothill Boulevard Corridor Specific Plan.

Case No. CPC-1986-608-GPC – On February 20, 1989, Ordinance No. 164,330-SA2710 became effective, resulting in a change of Height District from No. 1 to No. 1-VL.

Ordinance No. 129,279 – On January 12, 1965, City Council approved this Ordinance amending the definition of “Hillside Areas”.

Ordinance No. 72,724 – On June 14, 1933, City Council approved the repeal of a 20-foot building setback line along the northeasterly side of Foothill Boulevard, established by Ordinance No. 67,715.

Ordinance No. 67,715 – On September 12, 1930, City Council approved the establishment of a building setback line along Foothill Boulevard.

Surrounding Properties:

No relevant cases were found.

**Correspondence**

Maryellen Eltgroth – In a letter dated January 17, 2023, Ms. Eltgroth expressed her concerns regarding the project’s traffic impacts on the surrounding neighborhood.

Brian Borland – In an email dated December 14, 2022, Mr. Borland expressed his support for the project.

Lydia Grant, President, Sunland-Tujunga Neighborhood Council – In a letter dated January 13, 2023, the Neighborhood Council expressed their conditional support for the project, with reduced hours of operation to 5 a.m. to 10 p.m.; conditions to protect an off-site oak from on-site construction activities; and removal of possible underground storage tank.

Maryellen Eltgroth – In a letter dated December 13, 2022, Ms. Eltgroth expressed concerns regarding the project, stating problems with the maintenance of the stormwater catch basin adjacent to the property; questions regarding the removal of an underground storage tank and contaminated soils; potential impacts to an adjacent protected oak tree; concerns about the soil stability of the property; and request to minimize the height of the project.

Anonymous – In an email dated December 8, 2022, a community member expressed their opposition to the project, citing the traffic impact that would result.

Janice Nesmith – In an email dated December 6, 2022, Ms. Nesmith expressed her concerns about the traffic resulting from the project, requesting a traffic signal at the intersection of Haines Canyon Boulevard and Foothill Boulevard.

Aram Kaloustian – In an email dated December 7, 2022, Mr. Kaloustian expressed his support for the project.



James Messersmith – In an email dated December 6, 2022, Mr. Messersmith expressed his support for the project.

Jessica Mayer – In an email dated December 5, 2022, Ms. Mayer expressed her support for the project, but is opposed to 24-hour operations.

Helen Lopez – In an email dated December 5, 2023, Ms. Lopez asked if this project will result in the closure of a Starbucks farther west on Foothill Boulevard, and asked if there would be some kind of median that would be constructed to prevent left turns from the proposed Starbucks.

Biayna Eisagholian – In an email dated December 5, 2022, Ms. Eisagholian expressed her support for the project.

Eric Megertoumian – In an email dated December 5, 2023, Mr. Megertoumian expressed his support for the project, and suggested that the drive through not begin on Foothill Boulevard, that the site have better signage, painted curbs, and better street lighting.

Laura Altmann – In an email dated December 5, 2023, Ms. Altmann expressed her support for the project.

Meri Moghrovyan – In an email dated December 5, 2022, Ms. Moghrovyan expressed her support for the project.

Debbie Kane – In an email dated December 4, 2022, Ms. Kane expressed her support for the project.

Hayk Komandyan – In an email dated December 1, 2023, Mr. Komandyan expressed his support for the project.

Amalya Moghrovyan – In an email dated December 1, 2022, Ms. Moghrovyan expressed her support for the project.

Sonia Tatulian, President, Sunland Tujunga Chamber of Commerce – In a letter dated November 29, 2022, the Chamber expressed their support for the project.

Julie Ward, President, Sunland Tujunga Business Association – In a letter dated November 29, 2022, the Business Association expressed their support for the project.

Hovhannes Arakelyan – In an email dated November 28, 2022, Mr. Arakelyan expressed his support for the project.

Vincent Cordero, Transportation Engineer, Department of Transportation – In a letter dated August 9, 2022, the Department of Transportation discussed the traffic impact analysis of the proposed project and concluded that there would not be a Vehicle Miles Traveled (VMT) impact associated with the project and that impacts to LOS would not be significant; and recommended a number of construction review and design considerations.

## **PUBLIC HEARING**

A Notice of Public Hearing was sent to abutting property owners and/or occupants residing near the subject site for which an application was filed with the Department of City Planning. All interested persons were invited to attend the public hearing where they could listen, ask questions or present testimony regarding the project. Interested parties were also invited to submit written comments regarding the request prior to the public hearing. A public hearing was held before the Zoning Administrator on December 15, 2022 at 9:47 a.m. Due to concerns over COVID-19, the hearing was conducted entirely telephonically. Eight individuals participated in the meeting. The purpose of the hearing was to obtain public testimony from affected and/or interested persons regarding the application.

Albert Grigoryan, the property owner, summarized the project and request as follows:

- Showed a presentation, a copy of which has been included in the file.
- The project is located at the corner of Foothill Boulevard and Haines Canyon Avenue.
- The property is developed with an existing vacant building and pole sign.
- The project would re-develop the site.
- Will have an outdoor area.
- Will include 28 trees, new landscaping.
- The proposed pole sign will replace an existing pole sign.
- The proposed driveways will increase separation from the intersection, with right-turn only egress.
- The project complies with the development standards for the zone.
- The proposed design is more pedestrian-friendly.

In response to questions posed by the Zoning Administrator, the owner clarified that they have met with the local Neighborhood Council, City Council District Office; the increased landscaping was in response to neighbor concerns.

The hearing was then opened to receive testimony from the general public:

Patti Potter

- I represent the local Neighborhood Council.
- We ask that the matter be taken under advisement until after the full Board meeting on January 11, 2023.

Cindy Cleghorn

- The project is located within the Foothill Boulevard Corridor Specific Plan.
- Has anyone walked the site?
- The proposed sign height and area are acceptable.
- Buffering between the use and surrounding residential uses is important.
- What is the actual final use of the property?
- Please clarify the ownership of the property.
- It is important to ensure that on-site lighting is compliant.

- I am not in support of 24-hour operations.

Jim Delahoy

- I am a real estate manager for Starbucks.
- Starbucks would be a tenant here.
- The property is located at a higher elevation compared to adjacent residential uses, which adds to sound/noise mitigation.
- The project provides an extended vehicle queue for vehicles.
- The menu board is positioned in line with timing for product delivery.
- Would be okay with hours from 4:30 a.m. to 11 p.m.

Susanna Sukiasyan

- I have lived in the area for quite some time.
- I am excited for the project.

Maryellen Eltgroth

- I live directly behind the project.
- I want to confirm that you have received the comment letter I have sent in.

Ben Cohen

- The proposed use of the property would be a vast improvement.
- Early hours are very important.

Following public comments, the applicant was given an opportunity to respond to the testimony given:

Albert Grigoryan

- The proposed sign would be 25 feet in height – this is approximately the same as the existing sign.
- The existing sign is a little over 60 square feet in area.

Vahe Grigoryan

- The proposed 25-foot height sign is consistent with the Specific Plan.
- The proposed sign area would be approximately the same as the existing sign area.

At the conclusion of the hearing, the Zoning Administrator announced that the matter would be taken under advisement, and the record held open to receive additional public comment, until the close of the business day on Friday, January 20, 2023, after which time the Zoning Administrator would review the entirety of the administrative record and issue a determination.

## **BASIS FOR CONDITIONAL USE PERMITS**

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a Conditional Use Permit from the Zoning Administrator are located within Section 12.24 of the Los Angeles Municipal Code. In order for a new drive-through establishment and extended hours of operation can be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

1. **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 subject property, consisting of three adjoining parcels, is a downward-sloping, irregular-shaped, corner, approximately 20,446 square-foot parcel of land with an approximately 142-foot frontage on the south side of Foothill Boulevard and an approximately 96-foot frontage on the east side of Haines Canyon Avenue.

The property is developed with an 1,832 square-foot restaurant with a drive-through, constructed circa 1966, on a leveled building pad which occupies 8,300 square feet of the northwestern portion of the property; the eastern and southern portions of the property are unimproved. Vehicle access to the property is through two driveway and curb cuts onto Foothill Boulevard.

The north adjoining properties, across Foothill Boulevard, are zoned C2-1VL and developed with a gasoline station and a banquet hall. The east adjoining property is zoned C2-1VL and developed with a two-story commercial office building. The south adjoining properties, fronting on Shady Grove Street, are zoned R1-1 and developed with one-story single-family dwellings. The west adjoining properties, across Haines Canyon Avenue, are zoned C2-1VL and R1-1 and developed with a two-story multi-family residential building and single-family dwellings, respectively. The northwestern adjoining property, across the intersection of Foothill Boulevard and Haines Canyon Avenue, is zoned C2-1VL and developed with a one-story commercial office use.

The applicant proposes to demolish the existing vacant building, expand the building pad, and construct a new approximately 2,000 square-foot coffee shop with a drive-through, associated 18-space parking lot, landscaping, and a pole sign, with 24-hour daily operation. As proposed, the project requires conditional use approvals to allow a drive-through establishment adjacent to a residential zone and use, 24-hour daily operation, and the construction and maintenance of a pole sign. In addition, the project requires a Specific Plan Adjustment to allow an approximately 79-square-foot sign in lieu of the maximum 66 square feet otherwise allowed within the Foothill Boulevard Corridor Specific Plan; a Specific Plan Compliance review for compliance with the regulations of the Foothill Boulevard Corridor Specific Plan; and a Site Plan Review for the construction of a Drive-Through Fast-food Establishment which results in a net increase of 500 or more average daily trips.

According to information submitted by the applicant:

The Project would replace the existing commercial building, surface parking, and undeveloped land with (i) an approximately 2,000-sf, one-story commercial building for a coffee shop/restaurant use with a drive-thru, (ii) approximately 18 surface level vehicle parking spaces, and (iii) eight (8) long-term and short-term bicycle parking spaces. The Project would have an approximate floor area ratio ("FAR") of 0.1:1 and a height of 25 feet. Moreover, the Project would replace the existing pole sign on the Property with a new 79-sf tenant identification pole sign.

The Project would also provide approximately 2,034 sf of landscaped area surrounding the proposed commercial building and the surface parking and provide 28 trees within the Project Site and adjacent street frontages.

The Project would revitalize an otherwise-underutilized site with a drive-thru coffee shop restaurant, surface parking, and landscaping. The proposed building would be located towards the eastern portion of the Project Site with the surface parking directly to the west of the building. The building would also include an outdoor eating patio area along the Foothill Boulevard frontage.

Vehicular ingress/egress to the Project would be provided via two driveways along Foothill Boulevard – one ingress/egress driveway and one egress driveway to exclusively serve the vehicles exiting the drive-thru.

Landscaping via trees and shrubs would also be provided throughout the Project Site, including trees along the Foothill Boulevard and Haines Canyon frontages. The balance of the Project Site would include areas for bicycle parking, trash, and mechanical equipment.

As noted above, the Project is required to, and would provide, 18 parking spaces for the proposed commercial restaurant/coffee shop use within the surface-level parking lot. Vehicular ingress/egress to the Project would be provided via two driveways along Foothill Boulevard – one ingress/egress driveway and one right-turn only egress driveway to exclusively serve the vehicles exiting the drive-thru. The Project would maintain the same number of curb cuts along the Foothill Boulevard frontage and would have no curb cuts along the Haines Canyon Avenue frontage. The Project would also move the Foothill Boulevard curb cuts away from the Haines Canyon intersection to minimize the interaction between pedestrians and vehicles. Vehicles utilizing the proposed drive-thru would enter via the western driveway, make a right and follow along the edge of the Project Site and exit via the dedicated right-turn only driveway situated towards the eastern end of the Project Site.

The Project would provide 8 bicycle parking spaces, of which 4 would be long-term spaces and 4 would be short-term spaces to meet the Project's commercial bicycle parking requirement, including additional vehicle parking replacement spaces, consistent with the City's Bicycle Parking Ordinance.

These spaces would be located adjacent to the proposed building to provide safe and convenient bicycle parking for cyclists.

The Project would provide 28 trees within the Project Site and along the adjacent street frontages to exceed the 26-tree requirement per the City's Landscape Ordinance No. 170,978. The provided trees would be located along the Foothill Boulevard and Haines Canyon Avenue frontages, within the surface parking areas, and along the vehicular circulation areas within the Project Site. The Project would also provide approximately 2,034 sf of landscaping to exceed the City's Landscape Ordinance landscaping requirement of 680 sf for vehicular use areas.

The Project's architectural concept is composed of several straightforward gestures, meant to highlight the attractive proportions of the Project's massing while organizing the architectural elements into a clean and legible composition. Designed with regional/contextual adaptability in mind, the building massing has a clear, modern logic. Purposeful material application on primary customer facing elevations would be consistent and balanced, including materials such as stucco, wood, fiber cement, metal panels, and masonry. Large floor-to-ceiling glass windows would also be incorporated along the customer and street facing elevations to create an inviting and coherent aesthetic experience for visitors.

Through the use of a standard structural frame, a singular, long horizontal canopy would also tie together exterior user touch points at the outdoor patio eating area. The patio would be constructed with varying elements to be adaptable to changing climates conditions, allowing for cover during rain, or allowing for lighting when sunshine.

The Project would promote sustainable development by utilizing building materials and methods that would promote a more efficient operation of the Project, which would in turn minimize the Project's carbon footprint. Moreover, through the provision of bicycle parking consistent with the City's Bicycle Ordinance and a streetscape plan with landscaping and shade-producing trees, the Project would promote bicycling and walking instead of single-occupancy vehicles. In turn, this would help reduce greenhouse gas emissions. Furthermore, the Project landscaping and shade-producing trees would provide cooling at the Project Site, reducing the heat island effect. Lastly, the Project also includes infrastructure that would allow for the installation of solar panels.

The Department of Transportation submitted a letter indicating that the project would not result in any significant traffic impacts and recommended a number of construction review and design considerations.

The project enjoys the support of the Sunland Tujunga Chamber of Commerce, the Sunland Tujunga Business Association, and local community members. The Sunland-Tujunga Neighborhood Council conditionally supports the project but does

not support the proposed 24-hour operations. Some community members have expressed opposition to the project.

The property is currently occupied by a vacant drive-through fast-food restaurant and an undeveloped lot. The proposed new drive-through coffee shop will substantially redevelop the site, utilizing a fuller extent of the property. Technical reports have assessed the potential for negative impacts associated with the construction and operation of the use and have concluded that it would result in minimal impacts.

The project has been proposed as substantially compliant with applicable zoning regulations, and will incorporate a pedestrian-friendly design, new landscaping, and trees. The project replaces a long-vacant drive-through use with a new one and replaces an existing pole sign with one that will be substantially similar.

Given the project's proximity to residential uses and lack of operational experience at this location, the request for 24-hour daily operations is premature. However, hours which exceed the 7 a.m. to 11 p.m. limitation associated with Commercial Corner Developments are warranted. Based on recommendation by the local Neighborhood Council and comments received, an early start time of 5 a.m. would seem more appropriate, with a closing time of 11 p.m. which is otherwise allowed.

Redevelopment of the site with a new commercial use will make the land productive and remove a blight within the community. Therefore, as conditioned, the Zoning Administrator finds 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.

2. **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.**

The subject property, consisting of three adjoining parcels, is a downward-sloping, irregular-shaped, corner, approximately 20,446 square-foot parcel of land with an approximately 142-foot frontage on the south side of Foothill Boulevard and an approximately 96-foot frontage on the east side of Haines Canyon Avenue.

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Canyon Avenue, are zoned C2-1VL and R1-1 and developed with a two-story multi-family residential building and single-family dwellings, respectively. The northwestern adjoining property, across the intersection of Foothill Boulevard and Haines Canyon Avenue, is zoned C2-1VL and developed with a one-story commercial office use.

The applicant proposes to demolish the existing vacant building, expand the building pad, and construct a new approximately 2,000 square-foot coffee shop with a drive-through, associated 18-space parking lot, landscaping, and a pole sign, with 24-hour daily operation. As proposed, the project requires conditional use approvals to allow a drive-through establishment adjacent to a residential zone and use, 24-hour daily operation, and the construction and maintenance of a pole sign. In addition, the project requires a Specific Plan Adjustment to allow an approximately 79-square-foot sign in lieu of the maximum 66 square feet otherwise allowed within the Foothill Boulevard Corridor Specific Plan; a Specific Plan Compliance review for compliance with the regulations of the Foothill Boulevard Corridor Specific Plan; and a Site Plan Review for the construction of a Drive-Through Fast-food Establishment which results in a net increase of 500 or more average daily trips.

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The Project would also provide approximately 2,034 sf of landscaped area surrounding the proposed commercial building and the surface parking and provide 28 trees within the Project Site and adjacent street frontages.

The Project would revitalize an otherwise-underutilized site with a drive-thru coffee shop restaurant, surface parking, and landscaping. The proposed building would be located towards the eastern portion of the Project Site with the surface parking directly to the west of the building. The building would also include an outdoor eating patio area along the Foothill Boulevard frontage.

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As noted above, the Project is required to, and would provide, 18 parking spaces for the proposed commercial restaurant/coffee shop use within the surface-level parking lot. Vehicular ingress/egress to the Project would be provided via two driveways along Foothill Boulevard – one ingress/egress driveway and one right-turn only egress driveway to exclusively serve the vehicles exiting the drive-thru. The Project would maintain the same number of curb cuts along the Foothill Boulevard frontage and would have no curb cuts along the Haines Canyon Avenue frontage. The Project would also move the Foothill Boulevard curb cuts away from the Haines Canyon intersection to minimize the interaction between pedestrians and vehicles. Vehicles utilizing the proposed drive-thru would enter via the western driveway, make a right and follow along the edge of the Project Site and exit via the dedicated right-turn only driveway situated towards the eastern end of the Project Site.

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The Project would provide 28 trees within the Project Site and along the adjacent street frontages to exceed the 26-tree requirement per the City's Landscape Ordinance No. 170,978. The provided trees would be located along the Foothill Boulevard and Haines Canyon Avenue frontages, within the surface parking areas, and along the vehicular circulation areas within the Project Site. The Project would also provide approximately 2,034 sf of landscaping to exceed the City's Landscape Ordinance landscaping requirement of 680 sf for vehicular use areas.

The Project's architectural concept is composed of several straightforward gestures, meant to highlight the attractive proportions of the Project's massing while organizing the architectural elements into a clean and legible composition. Designed with regional/contextual adaptability in mind, the building massing has a clear, modern logic. Purposeful material application on primary customer facing elevations would be consistent and balanced, including materials such as stucco, wood, fiber cement, metal panels, and masonry. Large floor-to-ceiling glass windows would also be incorporated along the customer and street facing elevations to create an inviting and coherent aesthetic experience for visitors.

Through the use of a standard structural frame, a singular, long horizontal canopy would also tie together exterior user touch points at the outdoor patio eating area. The patio would be constructed with varying elements to be adaptable to changing climates conditions, allowing for cover during rain, or allowing for lighting when sunshine.

The Project would promote sustainable development by utilizing building materials and methods that would promote a more efficient operation of the Project, which would in turn minimize the Project's carbon footprint. Moreover, through the provision of bicycle parking consistent with the City's Bicycle Ordinance and a streetscape plan with landscaping and shade-producing trees, the Project would promote bicycling and walking instead of single-occupancy vehicles. In turn, this would help reduce greenhouse gas emissions. Furthermore, the Project landscaping and shade-producing trees would provide cooling at the Project Site, reducing the heat island effect. Lastly, the Project also includes infrastructure that would allow for the installation of solar panels.

The project enjoys the support of the Sunland Tujunga Chamber of Commerce, the Sunland Tujunga Business Association, and local community members. The Sunland-Tujunga Neighborhood Council conditionally supports the project but does not support the proposed 24-hour operations. Some community members have expressed opposition to the project.

The property is currently occupied by a vacant drive-through fast-food restaurant and an undeveloped lot. The proposed new drive-through coffee shop will redevelop the site, utilizing a fuller extent of the property. The project has been proposed as substantially compliant with applicable zoning regulations, replaces an existing pole sign with one that will be substantially similar, and will incorporate a pedestrian-friendly design, new landscaping, and trees.

Technical reports have assessed the potential for negative impacts associated with the construction and operation of the use and have concluded that it would result in minimal impacts.

The Department of Transportation has submitted a letter indicating that the proposed use will not have an adverse impact on the surrounding street system. They have recommended some conditions concerning final plan review, consultations regarding signage, and construction traffic; these conditions have been adopted into this approval.

A technical report submitted by the applicant did not find conclusive evidence concerning the removal of an underground storage tank associated with a gasoline service station use developed prior to 1955. A condition has been adopted to ensure that the project is reviewed and approved by the Fire Department concerning either further investigation and/or removal of the tank.

Given the project's proximity to residential uses and lack of operational experience at this location, the request for 24-hour daily operations is premature. However, hours which exceed the 7 a.m. to 11 p.m. limitation associated with Commercial Corner Developments are warranted. Based on recommendation by the local Neighborhood Council and comments received, an early start time of 5 a.m. would seem more appropriate, with a closing time of 11 p.m., which is otherwise allowed, has been approved. In the future, should the applicant find that an earlier start time and/or later

closing time is warranted based on demand, and concerns about the noise impact these extended hours would have can be resolved, a request for an approval of plans or other appropriate action can be made to consider a modification of these hours.

Further, concerning noise impacts associated with the commercial use in close proximity to residential uses, the project is prohibited from installing or utilizing outdoor speakers or public address systems, excepting for a speaker box associated with the drive-through lane. The project has proposed a soundwall adjacent to the driveway, opposite the ordering menu and speaker box to minimize nuisance noise associated with that use. In addition, landscaping will be planted and maintained between the drive-through lane and the southern property line to further diminish the transmission of nuisance noise associated with patrons placing orders.

A concern was voiced regarding project construction impacts on a neighboring protected tree; a condition has been adopted that requires the applicant to identify and take appropriate measures to protect the tree. A similar concern was raised regarding a neighboring garden wall; a condition has been adopted to ensure that the improvement is undisturbed, and if damaged, that repairs or replacement would be conducted.

Additional concerns regarding the state of adjacent sidewalks are addressed through a condition which requires the applicant to close unutilized curb cuts and driveway aprons and to repair or replace misaligned or broken sidewalks adjacent to the property.

The project has been designed to maximize vehicle queuing on the property, thereby minimizing vehicle queuing along Foothill Boulevard, and operationally allows for the most efficient time between ordering and delivery, thereby minimizing vehicle wait times. Further, the design of the vehicle queue does not block the ability of customers to enter or exit the property for those who wish to enter into the shop. The applicant is required to consult with the Department of Transportation on appropriate signage to prohibit left-turn exit movements from the property.

Operational conditions associated with commercial corner developments have been incorporated into this approval to further memorialize these Code-required conditions.

The project is compatible with the existing neighborhood commercial uses and will not degrade adjacent properties or the surrounding neighborhood. The proposed project is a desired use for the local area and will possess features designed to mitigate nighttime lighting, security, and aesthetic concerns.

The redevelopment of the vacant and unimproved site will help to revitalize this portion of Foothill Boulevard and result in additional employment opportunities and the generation of new tax revenues. Therefore, as conditioned, 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.

3. **The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The applicant proposes to demolish the existing vacant building, expand the building pad, and construct a new approximately 2,000 square-foot coffee shop with a drive-through, associated 18-space parking lot, landscaping, and a pole sign, with 24-hour daily operation. As proposed, the project requires conditional use approvals to allow a drive-through establishment adjacent to a residential zone and use, hours of operation beyond 7 a.m. to 11 p.m. daily, and the construction and maintenance of a pole sign. In addition, the project requires a Specific Plan Adjustment to allow an approximately 79-square-foot sign in lieu of the maximum 66 square feet otherwise allowed within the Foothill Boulevard Corridor Specific Plan; a Specific Plan Compliance review for compliance with the regulations of the Foothill Boulevard Corridor Specific Plan; and a Site Plan Review for the construction of a Drive-Through Fast-food Establishment which results in a net increase of 500 or more average daily trips.

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are implemented in the form of Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan.

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject property is located within the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan area. The associated General Plan Land Use Map designates the property for General Commercial land uses, with corresponding zones of C1.5, C2, C4, and RAS3. The property is zoned C2-1VL. The property's zoning is thus consistent with the General Plan's land use designation for the site.

The Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan text is silent with regards to drive-through uses, extended hours of operation, and pole signs. In such cases, the Zoning Administrator must interpret the intent of the Plans. Specifically, the project addresses the following goals and policies of the Community Plan:

Goal 2: A strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the unique character of the community.

Objective 2-1: To conserve and strengthen viable commercial development in the community and to provide

additional opportunities for new commercial development and services.

Policy 2-1.1: New commercial uses should be located primarily in existing established commercial areas or existing shopping centers.

Policy 2-1.2: Require that project be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and developed in accordance with design standards.

Objective 2-2: To enhance the community identity in distinctive commercial districts.

Policy 2-2.3: Require that any proposed development be designed to enhance and be compatible with adjacent development.

Objective 2-3: To enhance the appearance of commercial districts.

Policy 2-3.1: Improve the landscaping of commercial properties.

Policy 2-3.4: Improve safety and aesthetics of parking areas in commercial areas.

The project results in the redevelopment of a vacant and unimproved commercially-zoned property into a functional new commercial use, in conformity with Policy 2-1.1. The design of the new commercial building and site plan is in conformance with both the general zoning regulations and the more locally tailored specific plan regulations and limitations, in conformance with Policy 2-1.2 and the Plan's Community Plan Design Policies for Individual Projects, outlined farther below. The project both proposes and is required to incorporate features, such as physical buffering, limited hours of operation, night time lighting, security cameras, pedestrian orientation, and landscaping to ensure that its development, use, and regular operation will be compatible with adjacent residential uses, in compliance with Policy 2-2.3. The project will maintain 2,009 square feet of landscaped areas, including a landscaped buffer along the common property line with adjacent residential uses and along both street frontages and surrounding the parking lot area, which have been conditioned to incorporate native, drought-tolerant trees, in conformance with Policy 2-3.1. Finally, in addition to the landscaped areas buffering the parking lot areas from the street frontages and adjacent residential uses, the vehicular ingress and egress from the property have been moved farther easterly of the existing curb cut and driveway apron, from the intersection of Foothill Boulevard and Haines Canyon Avenue, to decrease conflicts with that intersection, in conformance with Policy 2-3.4.

#### Community Plan Design Policies for Individual Projects

##### Commercial Site Planning

2. Minimizing the number of driveways providing access from arterials.
4. Providing front pedestrian entrances for businesses fronting on main commercial streets.
6. Providing landscaping strips between driveways and walkways which access the rear of properties.
8. Requiring site plans which include ancillary structures, service areas, pedestrian walkways, vehicular paths, loading areas, drop off and landscaped areas.
9. Providing where feasible, the undergrounding of new utility service.

The project proposes two driveways across three lots which front on Foothill Boulevard, designated as an Avenue I, and no driveways accessing Haines Canyon Avenue, designated as a Local Street. One of the two driveways provides both entry and exit movements to/from the property, while the other only allows for vehicle exits. The project proposes a pedestrian-friendly entrance facing Foothill Boulevard, and also features an outdoor patio area and bicycle racks. A landscaped strip with new trees is proposed along both the Foothill Boulevard and Haines Canyon Avenue property frontages, buffering the adjacent sidewalks from the parking areas. The project is required to be reviewed pursuant to LAMC Section 16.05, Site Plan Review, for its arrangement including ancillary structures, service areas, pedestrian walkways, vehicular paths, loading areas, drop off and landscaped areas (refer to Finding Nos. 9 through 11).

#### Commercial Height and Building Design

1. Limiting height of structures to that required in the Specific Plan.
6. Screening of mechanical and electrical equipment from public view.
7. Screening of all rooftop equipment and non-architectural building appurtenances from public view.
8. Requiring the enclosure of trash areas for all projects.

The project proposes a building that is in compliance with the height limitation of the Foothill Boulevard Corridor Specific Plan; proposes, and is required, to screen all mechanical and electrical equipment, including all rooftop equipment and non-architectural building appurtenances, from public view; and the is required to have their trash collection area fully enclosed.

#### Commercial Surface Parking Landscaping

1. Requiring landscaping of surface parking lots as required in the Specific Plan.



2. Providing a landscaped buffer along public streets and/or adjoining residential uses.

The project provides a landscaped strip/buffer between the adjacent public rights-of-way and adjoining residential uses and both the drive-through lane and parking lot area.

#### Commercial Light and Glare

1. Installing on-site lighting along all pedestrian walkways and vehicular access ways.
2. Shielding and directing on-site lighting onto driveways and walkways, directed away from adjacent residential uses.

The project has been conditioned to comply with these guidelines.

The property is further located within the Foothill Boulevard Corridor Specific Plan. Except for a proposed 79-square-foot in area pole sign, the project is otherwise in full compliance with the regulations and limitations of the Specific Plan; a fuller analysis to this effect can be found in Finding Nos. 12 through 20.

Therefore, for the reasons stated above, the project, as conditioned, substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

#### ADDITIONAL CONDITIONAL USE FINDINGS

4. **Based on data provided by the Department of Transportation or by a licensed traffic engineer, 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.**

In a letter from the Department of Transportation dated August 9, 2022, it was concluded that based upon a traffic impact analysis of the proposed project, there would not be a Vehicle Miles Traveled (VMT) impact associated with the project and that impacts to LOS would not be significant. DOT did recommend a number of construction review and design considerations. No vehicular ingress or egress traffic hazard or significant traffic congestion or disruption of vehicular circulation on adjacent streets was identified.

5. **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 located on property within the C2-1VL zone and adjoins residential uses and zones to the south and west. By definition, any commercial development of the site would result in a commercial corner development. Two of the three lots involved in the project were previously developed with a drive-through use located

on the corner. Incorporation of the third lot does not result in an increase in the number of commercial corner developments in the vicinity of the project. The project results in the redevelopment of the site with a new drive-through use on an existing commercial corner. Therefore, project approval will not create or add to a detrimental concentration of Commercial Corner Developments in the vicinity of the proposed project.

6. **That the 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.**

Noise sensitive receptors included adjacent single-family residences to the south, fronting on Shadygrove Street, and single- and multi-family residences to the west, across Haines Canyon Avenue. The applicant has submitted a Noise Technical Report, prepared by Impact Sciences, dated August 2022. In summary, the report concludes that the project will not result in any significant environmental impacts during either construction or regular operation.

Given the project's proximity to residential uses and lack of operational experience at this location, the request for 24-hour daily operations is premature. However, hours which exceed the 7 a.m. to 11 p.m. limitation associated with Commercial Corner Developments are warranted. Based on recommendation by the local Neighborhood Council and comments received, an early start time of 5 a.m. would seem more appropriate, with a closing time of 11 p.m., which is otherwise allowed, has been approved. In the future, should the applicant find that an earlier start time and/or later closing time is warranted based on demand, and concerns about the noise impact these extended hours would have can be resolved, a request for an approval of plans or other appropriate action can be made to consider a modification of these hours.

The outdoor patio area is located along Foothill Boulevard, on the northern and eastern side of the property, farthest from the adjacent residential uses. The project is prohibited from installing or utilizing outdoor speakers or public address systems, excepting for a speaker box associated with the drive-through lane.

The drive-through speaker box is proposed with an automatic volume control speaker feature that will reduce the outbound speaker sound based on ambient noise. The project has proposed an 8-foot in height soundwall adjacent to the driveway, opposite the speaker box to minimize nuisance noise associated with that use. In addition, landscaping will be planted and maintained between the drive-through lane and the southern property line to further diminish the transmission of nuisance noise associated with patrons placing orders.

The drive-through lane's point of order is proposed to observe setbacks (23 feet to the existing storage shed on the property to the south and approximately 42 feet to the single-family dwelling) that create more distance between the site and the existing residential uses, which combined with the soundwall and landscaping will also help to reduce nuisance noise.

Along Haines Canyon Avenue, the project will maintain an approximately 5-foot 8-inch wide landscaped buffer, including new trees, between the public right-of-way and the adjacent sidewalk, and augment the drive-through queue lane with a minimum 42-inch in height fence along its outer edge.

Therefore, for these reasons, and as conditioned, the Zoning Administrator finds that the 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.

7. **That all stationary light generated on the lot is screened to avoid any significant adverse impact on nearby residential uses.**

Through Condition Nos. 29 and 41, the project is required to provide night lighting in all public areas of the lot or lots not covered by a building for safety and security; all other open exterior areas, such as walkways and trash areas, shall have low-level, security-type lighting. The lighting in the parking areas is required to maintain to a minimum of 3/4 foot-candle of flood lighting measured at the pavement, all exterior lighting is required to be directed onto the lot or lots, and all flood lighting is required to be designed to eliminate glare to adjoining properties.

8. **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 users.**

Trash storage will be located to the southeast portion of the parking lot, facing away from residential uses to the south about 22 feet from the property line. It will be surrounded by a CMU enclosure with an elevated roof and landscaping will be added along the south wall. Trash pick-up and parking lot cleanup will be limited to 7 a.m. and 8 p.m. Monday through Friday and 10 a.m. to 4 p.m. on Saturday and Sundays.

There is one two-way driveway proposed for entry into the drive-through and the parking lot, an done egress only driveway from the drive-through lane, at the northeast corner of the site. Along the western and southern perimeter of the property, a landscaped buffer with trees will be provided. Along the southern perimeter, a condition has been imposed to enhance the density of landscaping to maximize the privacy of the southern adjoining residential uses. In addition, between the drive-through speaker box and the landscaped buffer, an 8-foot in height sound wall is required to be maintained, to minimize nuisance noises associated with ordering. Based on the above, the Zoning Administrator finds 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 users.

## SITE PLAN REVIEW FINDINGS

9. **The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.**

The applicant proposes to demolish the existing vacant building, expand the building pad, and construct a new approximately 2,000 square-foot coffee shop with a drive-through, associated 18-space parking lot, landscaping, and a pole sign. As proposed, the project requires a Site Plan Review for the construction of a Drive-Through Fast-food Establishment which results in a net increase of 500 or more average daily trips. In addition, the project requires conditional use approvals to allow a drive-through establishment adjacent to a residential zone and use, hours of operation beyond 7 a.m. to 11 p.m. daily, and the construction and maintenance of a pole sign; a Specific Plan Adjustment to allow an approximately 79-square-foot sign in lieu of the maximum 66 square feet otherwise allowed within the Foothill Boulevard Corridor Specific Plan; and a Specific Plan Compliance review for compliance with the regulations of the Foothill Boulevard Corridor Specific Plan.

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are implemented in the form of Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan.

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject property is located within the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan area. The associated General Plan Land Use Map designates the property for General Commercial land uses, with corresponding zones of C1.5, C2, C4, and RAS3. The property is zoned C2-1VL. The property's zoning is thus consistent with the General Plan's land use designation for the site.

The Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan text is silent with regards to drive-through uses. In such cases, the Zoning Administrator must interpret the intent of the Plans. In Finding No. 3, above, a more detailed break-down of the project's conformance with various Community Plan policies are made. Specifically, regarding the project's impact resulting from a net increase of 500 or more average daily trips, the project addresses the following goals and policies of the Community Plan:

- Goal 11** Encourage alternative modes of transportation to the use of Single Occupant Vehicles (SOV) in order to reduce vehicular trips.

**Objective 11-1** To pursue transportation management strategies that can maximize vehicle occupancy, minimize average trip length, and reduce the number of vehicle trips.

**Policy 11-1.1** Encourage non-residential development to provide employee incentives for utilizing alternatives to the automobile (i.e., carpools, vanpools, buses, flex time, telecommuting, bicycles, and walking, etc.).

Though the project is designed as a vehicle-oriented use with a drive-through lane, it has also been designed with pedestrian- and bike-friendly features such as an outdoor patio area between the building and Foothill Boulevard and easily accessible bike racks.

**Goal 13** To the extent feasible and consistent with the Mobility Plan 2035's and community plans' policies promoting multi-modal transportation and safety, a system of freeways, and streets that provides a circulation system which supports existing, approved, and planned land use while maintaining a desired level of service at intersections.

**Objective 13-1** To the extent feasible and consistent with the Mobility Plan 2035's and the Community Plans' policies promoting multi-modal transportation and safety, comply with Citywide performance standards for acceptable levels of service (LOS) and insure that necessary road access and street improvements are provided to accommodate traffic generated by new development.

**Policy 13-1.1** To the extent feasible and consistent with the Mobility Plan 2035's and the Community Plans' policies promoting multi-modal transportation (e.g., walking, bicycling, driving, and taking public transit) and safety, maintain a satisfactory LOS for streets that should not exceed LOS "D" for Boulevards, Avenues, and Collector Streets. If existing levels of service are LOS "E" or LOS "F" on a portion of a arterial or collector street, then the level of service for future growth should be maintained at LOS "E" if feasible and consistent with the Mobility Plan.

**Policy 13-1.3** New development projects shall be designed to minimize disturbance to existing flow with proper ingress and egress to parking.

In a letter dated August 9, 2022, the Department of Transportation (DOT) discussed the traffic impact analysis of the proposed project and concluded that there would not be a Vehicle Miles Traveled (VMT) impact associated with the project and that impacts to LOS would not be significant. Attachment B to the letter summarized the Delays, Level of Service (LOS), and Vehicles Queues as they presently exist, how they are project to be with the project under current conditions, in the future with the project, and in the future without the project. Analyzed intersections included Foothill Boulevard and Tujunga Canyon Boulevard, Foothill Boulevard and Haines Canyon Avenue, and Haines Canyon Avenue and Tujunga Canyon Boulevard. The analysis concluded that none of the affected intersections would result in exceeding an LOS of "D" as a result of the project under present conditions and impacts to LOS in the future would occur with or without the project. DOT has recommended conditions of approval to ensure that the project's final design will minimize disturbance to existing flow with proper ingress and egress to parking. Therefore, based on the foregoing, the Zoning Administrator finds that the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.

10. **The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.**

The applicant proposes to demolish the existing vacant building, expand the building pad, and construct a new, one-story, approximately 2,000 square-foot coffee shop with a drive-through, associated 18-space parking lot, landscaping, and a pole sign.

The proposed new building will have a maximum height of 21 feet at the mechanical screening, although the majority of the building will have a height of 16 feet 10-inches to the height of the parapet, and observe a setback of 27 feet from Foothill Boulevard, approximately 34 feet from the southern property line, and 13 feet 9 inches from the eastern property line. The project will have a Floor Area Ratio of less than 0.1:1 where 1.5:1 is otherwise allowed.

18 parking spaces are to be provided, including 6 EV charging stalls, along with 2 long term and 6 short term bicycle parking spaces. A new drive-through lane will wrap around the perimeter of the site to avoid queuing on the street. The drive-through lane is designed to accommodate 16 vehicles. A Traffic Impact Report, prepared by Jano Baghdanian & Associates, dated July 19, 2022, showed that the project provides parking and queuing capacity that is considered adequate for typical drive-through coffee shops. The project has been designed to keep peak drive-through queues contained onsite, without impeding any parking spaces or driveways or public right of way. There is no loading area required or provided.

The drive-through ordering point will be located along the south side of the proposed building and will include an automatic volume control speaker feature that will reduce

the outbound speaker sound based on ambient noise. The Noise Technical Report (Appendix B of the Categorical Exemption) prepared by Impact Sciences, dated August 2022, determined that the predominant existing noise source surrounding the Project Site is vehicle traffic, including buses and trucks, traveling on the roadways adjacent to the project Site (Foothill Boulevard to the north) and on other roadways in the project vicinity (e.g., Tujunga Canyon Boulevard, approximately 800 feet to the east) and that the approximately 1,013 daily vehicle trips would not increase the traffic to levels capable of producing an ambient noise increase. Secondary noise sources include parking noise from 18 proposed parking spaces which would be sporadic noise that is not constant and stationary noise sources including operation of on-site HVAC units and exhaust fans respectively, which would not increase noise by more than 5 dB(A) and thus comply with applicable Code regulations according to the report. Long-term operation of the Project would not have a significant effect on the community noise environment in proximity to the Project Site. Project vehicle traffic on local roadways would have a less-than-significant impact on community noise levels. Noise levels associated with onsite operations (e.g., parking and mechanical equipment) are also considered less than significant. The assessment concluded the Project would not result in a substantial permanent increase in ambient noise levels in the vicinity of the project above levels existing without the project. Operational off-site traffic noise and on-site composite operational noise would also be less than significant.

Along the western and southern perimeter of the property, a landscaped buffer with trees will be provided. Along the southern perimeter, a condition has been imposed to enhance the density of landscaping to maximize the privacy of the southern adjoining residential uses. In addition, between the drive-through speaker box and the landscaped buffer, an 8-foot in height sound wall is required to be maintained, to minimize nuisance noises associated with ordering.

The project is required to provide night lighting in all public areas of the lot or lots not covered by a building for safety and security; all other open exterior areas, such as walkways and trash areas, shall have low-level, security-type lighting. The lighting in the parking areas is required to maintain to a minimum of 3/4 foot-candle of flood lighting measured at the pavement, all exterior lighting is required to be directed onto the lot or lots, and all flood lighting is required to be designed to eliminate glare to adjoining properties.

Trash storage will be located to the southeast portion of the parking lot, facing away from residential uses to the south about 22 feet from the property line. It will be surrounded by a CMU enclosure with an elevated roof and landscaping will be added along the south wall. Trash pick-up and parking lot cleanup will be limited to 7 a.m. and 8 p.m. Monday through Friday and 10 a.m. to 4 p.m. on Saturday and Sundays.

For these reasons, the Zoning Administrator finds that the project, as conditioned, consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash



collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.

11. **That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.**

The applicant proposes to demolish the existing vacant commercial building, expand the building pad, and construct a new approximately 2,000 square-foot coffee shop with a drive-through, associated 18-space parking lot, landscaping, and a pole sign. The project, a drive-through coffee shop, is not a residential project and as such, this finding does not apply.

### **SPECIFIC PLAN PROJECT PERMIT COMPLIANCE FINDINGS**

12. **The project substantially complies with the applicable regulations, findings, standards, and provisions of the Specific Plan.**

The applicant proposes to demolish the existing vacant commercial building, expand the building pad, and construct a new approximately 2,000 square-foot coffee shop with a drive-through, associated 18-space parking lot, landscaping, and a pole sign.

The property is located within the Foothill Boulevard Corridor Specific Plan, is not located within a designated "Major Activity Area", is located within "Target Area No. 4", and the proposed redevelopment is considered a "Significant Project".

**Section 6.A.1.:** *All roof mechanical equipment and duct work shall be screened from view.*

The project is conditioned to screen all roof mechanical equipment and duct work and has incorporated the screening into the building design.

**Section 6.A.2.:** *Night lighting shall be shielded and directed onto the site and no floodlighting shall be located so as to be seen directly by adjacent properties. Blinking lights are prohibited. This provision shall not preclude the installation of low-level security lighting.*

The project has been conditioned to be compliant with these requirements.

**Section 6.A.3.:** *Trash/garbage areas shall be screened by a wall enclosure and/or landscape materials.*

The proposed trash/garbage collection area is shown on the proposed plans as compliant, and is conditioned to screen trash or garbage areas.

**Section 6.C.2.:** *Landscaping shall be required only to the extent that it does not cause the reduction of the existing number of parking spaces below the legally required number, or require an increase in the number of tandem spaces.*

Landscaping is proposed along the perimeter of the project, along the western and southern property lines, as well as intermittently along the northern property line. The landscaping is proposed to incorporate 14 new trees along the perimeter and 9 new trees within the interior of the property. No reduction in the number of required parking spaces is proposed in conjunction with the project. All other space is utilized for building footprint, parking areas, driveways, a drive-through lane, pedestrian walk paths, access walkways, and outdoor patio area. The project has been further conditioned to maintain landscaping as shown on the approved Exhibit "A", in compliance with LAMC Sections 12.40 – 12.43.

**Section 6.D.2.:** *No wall or fence within 50 feet of a front yard setback from a public street shall extend more than 25 feet horizontally without a visual break. Visual breaks may be accomplished by articulation or architectural detailing in the wall plane facing the street, using a staggered wall, an indentation in the wall, a spacing of columns, a series of raised planters or by varying the height of elements and alignment of the wall or including gates or other penetrations for pedestrian access.*

The proposed commercial building will observe an approximately 27-foot setback from the Foothill Boulevard property frontage. The northmost-facing portion of the building will measure 28 feet in width. This portion of the building will consist of floor-to-ceiling glass windows, interspersed by structural and support columns. As shown on the approved Exhibit "A", the project is in compliance with this regulation.

**Section 8.B.2.a.:** *In addition to the height regulations set forth in Section 12.21.1 A 10 of the Code, new commercial buildings, structures, or additions to existing buildings or structures shall not exceed 33 feet in height, except in Major Activity Areas.*

The project is located within the 1-VL Height District, which limits the maximum height of buildings and structures to three stories or 45 feet. The project proposes a maximum building height of 21 feet to the top of the mechanical equipment screening. A new pole sign will observe a maximum height of 25 feet, both of which comply with the Specific Plan. As proposed and conditioned, the project is in compliance with these regulations.

**Section 8.B.3.:** *Off-Street Bicycle parking shall be provided at a ratio of 1/2 bicycle parking space for each 10 required vehicle parking spaces. Bicycle parking shall be located as close to the entrance of the facility as feasible, but not in the right-of-way.*

The project is required to provide 20 vehicle parking stalls in conjunction with the proposed 2,000 square-foot coffee shop. Two of the required parking stalls will be replaced by providing 8 bicycle parking stalls. The project has been required to provide a total of 9 bicycle parking stalls, in compliance with the requirements of this plan. The bicycle parking stalls are proposed to be located on the property, along the northern, Foothill Boulevard, property line, facing the outdoor patio area between the sidewalk and the front entrance to the

coffee shop. As proposed, and conditioned, the project is in compliance with these regulations.

**Section 8.B.4.:** *Street Trees shall be planted in the public right-of-way to the specifications established by the Street Tree Division of the Department of Public Works at a ratio of at least one tree per 30 lineal feet of street frontage.*

The project has been conditioned to be in compliance with this regulation.

**Section 8.C.1.b.:** *Exterior bars on windows are prohibited.*

None are proposed, and the project has been conditioned to be in compliance with this regulation.

**Section 8.C.2.:** *A system of walkways shall be incorporated into the Project which shall include decorative paving that enhances and reinforces pedestrian scale, such as paving where vehicles cross pedestrian walkways, the use of bollards and landscaping.*

No pedestrian walkways are proposed to cross vehicle driveways. The project has been conditioned to be in compliance with this regulation.

**Section 9.C.:** *No sign shall exceed a maximum of 75 square feet, except that wall or freestanding signs which abut an alley shall not exceed a maximum of 50 square feet.*

The project proposes to replace an existing pole sign with a new pole sign along Foothill Boulevard, having a sign area of approximately 79 square feet. Two tenant identification signs are also proposed, one along the northern parapet wall and the second located mid-way along the side of western side of the building. The project, as proposed and conditioned, is in compliance with this regulation.

**Section 9.D.:** *Notwithstanding Section 91.6220(b)4 of the Code, no more than three of any type of sign may be placed on a lot.*

The project, as proposed and conditioned, is in compliance with this regulation.

**Section 9.G.1.:** The total area of a pole sign shall not exceed two square feet for each linear foot of building frontage.

The proposed coffee shop measures 33 linear feet across its Foothill Boulevard frontage, thus a maximum pole signage area of 66 square feet is permitted. The project has proposed an approximately 79-square-foot in area pole sign, and has requested consideration of a Project Permit Adjustment to authorize it.

**Section 9.G.3.:** No pole sign shall be greater than 25 feet in height from ground level.

The project proposes a maximum 25-foot in height pole sign. The project, as proposed and conditioned, is in compliance with this regulation.

Based on the analysis above, the project, as conditioned, substantially complies with the applicable regulations, findings, standards, and provisions of the Specific Plan

16. **That the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

The applicant proposes to demolish the existing vacant, approximately 1,832 square-foot commercial building, expand the building pad, and construct a new approximately 2,000 square-foot coffee shop with a drive-through, associated 18-space parking lot, landscaping, and a pole sign.

The project is found to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Based on information submitted by the applicant and comments received, the Zoning Administrator has imposed additional conditions to address a couple of issues that do not rise to a level of environmental impact. Out of an overabundance of caution, a condition has been adopted to ensure that any off-site locally protected trees or shrubs that may be impacted by the project are identified and sufficiently protected, and that questions surrounding a underground fuel storage tank are appropriately resolved.

Therefore, as conditioned, it is found that the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.

#### **SPECIFIC PLAN PROJECT PERMIT ADJUSTMENT FINDINGS**

17. **That there are special circumstances applicable to the project or project site which make the strict application of the specific plan regulation(s) impractical.**

The project proposes to replace an existing pole sign with a new pole sign having a signage area of approximately 79 square feet. Pursuant to Section 9.G.1. of the Foothill Boulevard Corridor Specific Plan, the proposed coffee shop measures 33 linear feet across its Foothill Boulevard frontage, and thus a maximum pole signage area of 66 square feet is permitted. The proposed signage area represents a 20 percent increase over the maximum area allowed.

According to the applicant:

The Specific Plan and LAMC permit pole signs at the Project Site. However, since the Project is subject to the Commercial Corner Development standards, the Project would need approval of a Conditional Use Permit to allow a proposed new pole sign, which is requested as part of the Project's entitlement requests. The 66-sf sign size limit is below the minimum signage requirements for international commercial tenants, such as the proposed tenant for the Project, which are essential for promoting community development, especially of underutilized sites such as the Project Site. Moreover, the same justification applies to the 75-sf maximum pole sign area limit. Such signage is essential for almost any Commercial Corner Developments.

The request enjoys the support of the Sunland-Tujunga Neighborhood Council, Sunland Tujunga Chamber of Commerce, the Sunland Tujunga Business Association, and local community members. No communication or testimony in opposition to this request has been received.

The project proposes a floor area ratio of less than 0.1:1 in lieu of the maximum 1.5:1 FAR otherwise allowed on the property. If the proposed coffee shop merely expanded their Foothill Boulevard frontage from 33 feet to 39-1/2 feet, the proposed sign would be compliant based upon Specific Plan regulations. However, in doing so, this change may compromise the internal layout of the facilities, jeopardizing pedestrian safety, safer vehicle access to the property, parking accommodations, the placement of the drive-through queue lane, or the landscape strip along Haines Canyon Avenue. On balance, the proposed site plan is preferable, and the proposed pole sign and signage area is equally compliant with the Specific Plan regulations as the existing approximately 34-foot in height, 48 square-foot in area pole sign that it will replace. Therefore, the Zoning Administrator finds that there are special circumstances, pertaining to the proposed use and site plan, applicable to the project or project site which make the strict application of the specific plan regulation(s) impractical.

18. **That in granting the Project Permit Adjustment, the Zoning Administrator has imposed project requirements and/or decided that the proposed project will substantially comply with all applicable specific plan regulations.**

Conditions have been incorporated into this determination that strictly limit the development, use, and operation of the site to ensure compliance with the provisions of the Specific Plan, and that it maintains compatibility with the surrounding residential uses. In addition, Finding Nos. 12 through 16, above, determined that the project is otherwise substantially compliant with all applicable specific plan regulations.

19. **That in granting the Project Permit Adjustment, the Zoning Administrator has considered and found no detrimental effects of the adjustment on surrounding properties and public rights-of-way.**

The applicant seeks a Project Permit Adjustment to allow a pole sign signage area of approximately 79 square feet, in lieu of the 66 square feet otherwise permitted pursuant to Section 9.G.1. of the Foothill Boulevard Corridor Specific Plan. The

proposed new pole sign would replace the existing pole sign erected circa 1983 (Permit No. VN54197) that is a 34-foot in height, 48 square-foot, double-sided sign, and would be located in approximately the same place.

The request enjoys the support of the Sunland-Tujunga Neighborhood Council, Sunland Tujunga Chamber of Commerce, the Sunland Tujunga Business Association, and local community members. No communication or testimony in opposition to this request has been received.

The Zoning Administrator has considered and found no detrimental effects of the adjustment on surrounding properties and public rights-of-way resulting from the increased signage area requested.

20. **That the project incorporates mitigation measures, monitoring of measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

The applicant proposes to demolish the existing vacant, approximately 1,832 square-foot commercial building, expand the building pad, and construct a new approximately 2,000 square-foot coffee shop with a drive-through, associated 18-space parking lot, landscaping, and a pole sign.

The project is found to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Based on information submitted by the applicant and comments received, the Zoning Administrator has imposed additional conditions to address a couple of issues that do not rise to a level of environmental impact. Out of an overabundance of caution, a condition has been adopted to ensure that any off-site locally protected trees or shrubs that may be impacted by the project are identified and sufficiently protected, and that questions surrounding a underground fuel storage tank are appropriately resolved.

Therefore, as conditioned, it is found that the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.

#### **ADDITIONAL MANDATORY FINDINGS**

21. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 186,952, have been reviewed and it has been determined that this project is located outside the flood zone.

Inquiries regarding this matter should be directed to Sarah Hounsell, Project Planner for the Office of Zoning Administration who can be reached at [sara.hounsell@lacity.org](mailto:sara.hounsell@lacity.org).



JONATHAN A. HERSEY, AICP  
Associate Zoning Administrator

JAH:JP:SH:ds

cc: Councilmember Monica Rodriguez  
Seventh District  
Adjoining Property Owners  
Interested Parties



ZA-2021-10673

An aerial photograph of a city street intersection. A red and blue highlighted area is visible in the center of the intersection, likely indicating a specific location of interest. The surrounding area shows various buildings, streets, and greenery.

CU-SPL-SPP-SPPA

[illegible]

7725 Manlyville Ave  
Bloomington, CA 91021  
800-768-1521



6736 W.Foothill Blvd.  
Tujunga, CA 91042

12/1/2021 12:53:48 PM

COVER SHEET

Figure 1: Schematic representation of the experimental design. The diagram shows a sequence of events: 'Project Status' (with a bar chart icon), 'Project Results' (with a bar chart icon), and 'Project Results' (with a bar chart icon). Each event is followed by a 'Questionnaire' (with a document icon). The 'Project Status' questionnaire is labeled 'Q1' and the 'Project Results' questionnaire is labeled 'Q2'.

T1.0

ZA-2021-10673

# CALIFORNIA SURVEYING SERVICE

LOTS 1, 2 AND 3 OF TRACT NO. 9637, M.B. 134, PGS. 19-20

R.J. Smith - L.S. 5189  
Phone: (818) 957-3345  
Email: rsmith@741011.net  
Date: February 16, 2021  
Revised: June 07, 2021  
Job No. 2744



## BENCH MARK:

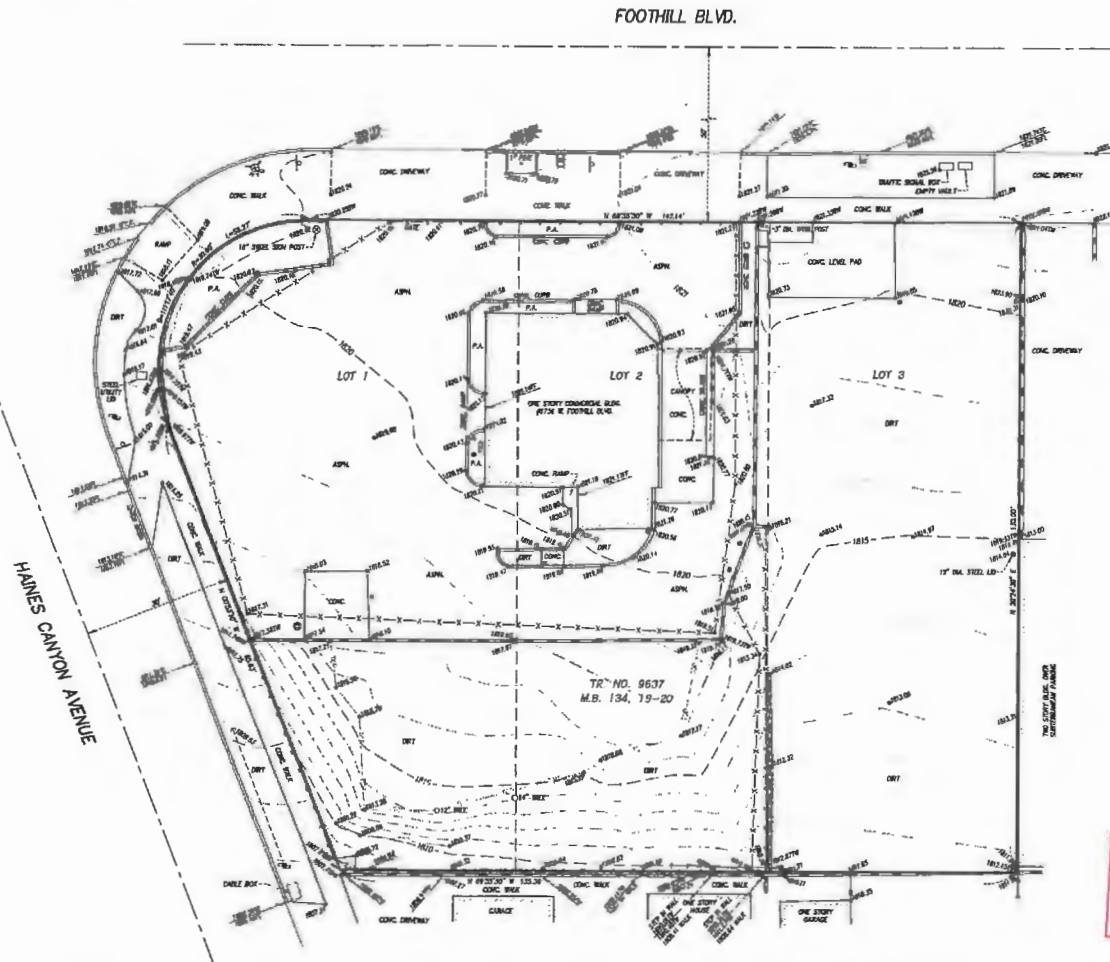
L.A. CITY BENCH MARK NO. 08-0420  
DATE: 1929 YEAR OF RECORD 1929  
BENCH MARK IN N. CURB FOOTHILL BLVD. 1.5' E. OF COR E. OF MARCUS AVE.  
IN END CANYON BASIN.  
ELEVATION = 1801.56 - USED FOR THIS SURVEY  
DATE: 1929 YEAR OF ADJUSTMENT 2020  
ELEVATION = 1801.737



1" = 10'

## LEGEND:

- BB BACK OF WALK
- CONC. CONCRETE
- E EAST
- FF FINISHED FLOOR
- FL FLOORING
- N NORTH
- P.A. PLASTER AREA
- S SOUTH
- TC TOP OF CURB
- TP TOP OF WALL
- W WEST
- BR BRICK
- BL BUILDING LINE
- CL CENTERLINE
- FC FENCE, CHAIN-LINK
- FD FENCE, WOOD
- FW FENCE, WROUGHT IRON
- HY HYDRAUNT
- GA GAS METER
- DM DIRT MOUND
- LS LIGHT STANDARD
- PP POWER POLE
- PL PROPERTY LINE
- SE SPOT ELEVATIONS
- ST STREET SIGN
- WM WATER METER



**EXHIBIT "A"**  
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CU-SAC-SPP-SPPA

FOOTHILL BLVD.

JV WEST  
EAST  
INVESTMENTS, LLC 10315  
ARMINTA  
STREET SUN  
VALLEY, CA  
91352

KEYNOTES: (C)

1. NEW PARKING AREA
2. NEW DRIVEWAY
3. NEW FENCE ENCLOSURE
4. NEW CONCRETE SLAB
5. NEW CURB RAMP
6. NEW LANDSCAPING
7. NEW 8" CURB
8. NEW RETAINING WALL
9. NEW DRIVE-THRU LANE
10. NEW DIRECTIONAL SIGNAGE - ENTRY
11. NEW CLEARANCE BAR
12. NEW FREESTANDING SIGN
13. NEW BOARD & ORDER SCREEN
14. NEW 2' LONG TERM SIGN RACK
15. NEW DIRECTIONAL SIGNAGE - EXIT
16. NEW CANOPY LINE ABOVE
17. NEW 8' BRACKET TERM SIGN RACK
18. LOCKABLE RECESSED HOIST NO. (BY PLATE REQUIREMENTS)
19. NEW EV CHARGING
20. EV CHARGING LOCATIONS READY FOR FUTURE
21. (S) BUILDING TO BE DEMOLISHED
22. (S) EXISTING OPEN PEAR PAVEMENT
23. (S) EXISTING TRANSFORMATION, IMPROVED ON A CONCRETE PAD
24. (S) POLE SIGN TO BE REPLACED WITH SIGNAGE, 12' TALL & 18' WIDE OF SIGN AREA
25. (S) 1/2" L.F. OF OFF-WHITE OUTLINE CANOPY, MEASURED FROM THE ORDER BOARD.
26. THE L.F. DISTANCE FROM ORDER TO PICK-UP POINT
27. DO NOT ENTER SIGN
28. PER DEPARTMENT OF TRANSPORTATION ON DRIVEWAY ACCESS:  
REMOVING 7' DRIVE AND CUTTER (OR A CONCRETE FOR A COMMUNITY DRIVEWAY)  
OVER TWO PARCELS TO BE FILL. THE RECORD FOR JOINT USE OF  
(S) DRIVEWAY AND NEW 16' WIDE 1/2" PATH DRIVEWAY.
29. (S) BOLLARD



STB ON FOOTHILL

6735 W Foothill Blvd.  
Tujunga, CA 91042

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CU-SIR-SPP-SPPA

PROPOSED SITE PLAN

1 PROPOSED SITE PLAN  
1/2" = 1'-0"



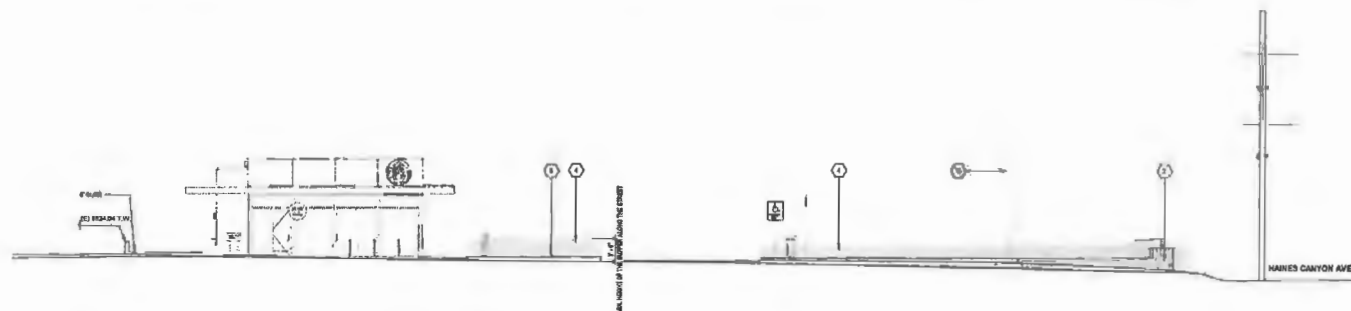
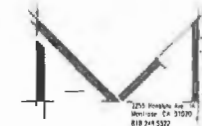
0' 10' 20' 40'

A1.2

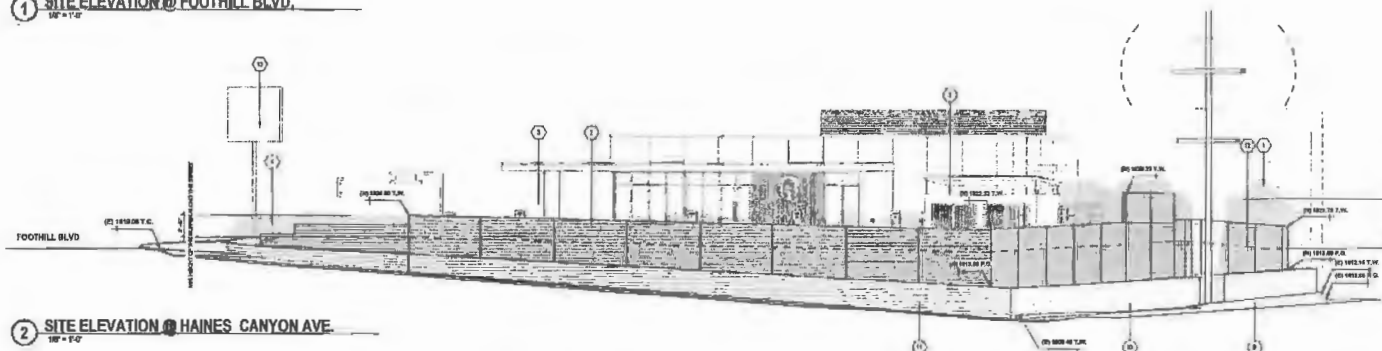
© 2021 HKS and Associates, Inc. reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, altered or used in any form for another project. May not be used for any other project.



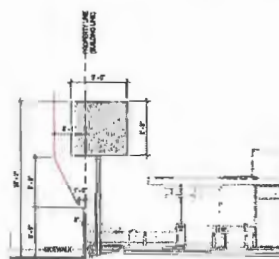
JV WEST  
EAST  
INVESTMENTS,  
LLC 10315  
ARMINTA  
STREET SUN  
VALLEY, CA  
91352



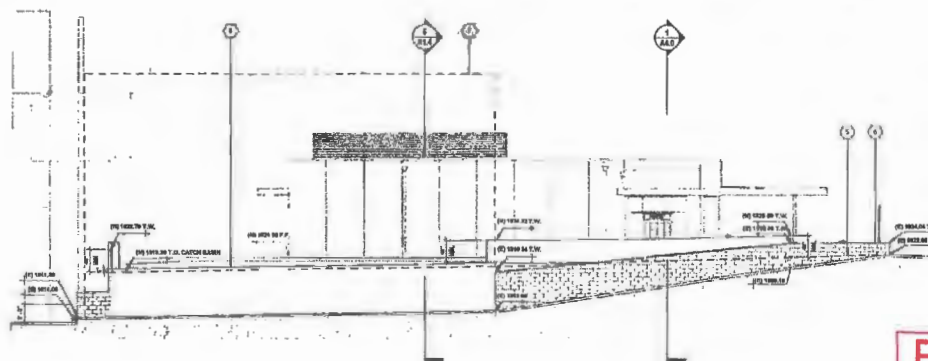
① SITE ELEVATION @ FOOTHILL BLVD.  
1/8" = 1'-0"



② SITE ELEVATION @ HAINES CANYON AVE.  
1/8" = 1'-0"



④ POLE SIGN ELEVATION  
1/8" = 1'-0"



③ SITE ELEVATION @ NEIGHBOR GARAGE ( 6708 FOOTHILL BLVD )  
1/8" = 1'-0"

KEYNOTES: ①

1. LANDSCAPE TREES TO SCREEN THE WALL & HELP THE BOUNDARY CONTROL.
2. FORMED CONCRETE RETAINING WALL WITH DECORATIVE FINISH SURFACES BY FREESTYLE FORMWORKING OR ARTISAN CUL.
3. STAINLESS STEEL CONCRETE WALL WITH DECORATIVE FINISH SURFACES BY FREESTYLE FORMWORKING OR ARTISAN CUL.
4. 2" LANDSCAPE RETAINING WALL (FINISHED SCREED FINISH)
5. CONCRETE LANE BARRIER
6. 8" RETAINING WALL
7. LANDSCAPE BARRIER
8. 6" CURB
9. RETAINING WALL WITH FINISH WALL
10. BERRY WOOD 4" HIGH WALL
11. BERRY WOOD 4" HIGH WALL
12. CONCRETE LANE BARRIER
13. CONCRETE LANE BARRIER
14. 8" RETAINING WALL TO BE REPLACED WITH WALL 22" OF TALL & 18" OF BUSH AREA



STB ON FOOTHILL

6738 W.Foothill Blvd.  
Tujunga, CA 91042

SITE ELEVATIONS

A1.3

**EXHIBIT "A"**  
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CU-SFA-SFA-SFA

JV WEST  
EAST  
INVESTMENTS,  
LLC 10315  
ARMINTA  
STREET SUN  
VALLEY, CA  
91352



STB ON FOOTHILL

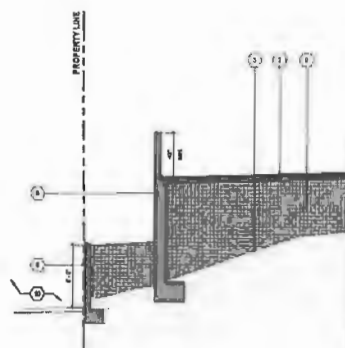
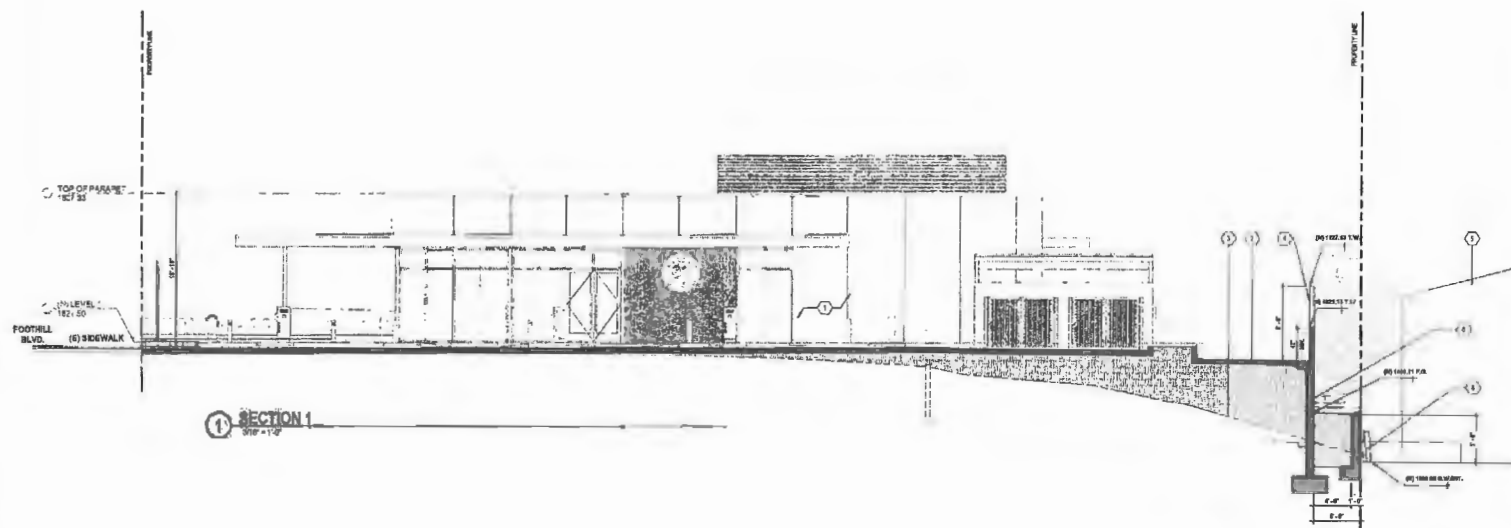
6736 W.Foothill Blvd.  
Tujunga, CA 91042

SITE SECTIONS

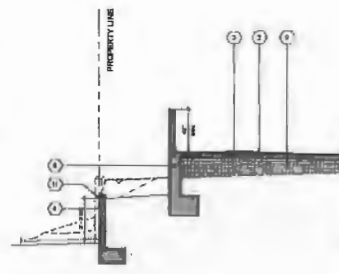
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Project Status  
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Project Number  
Date Recd

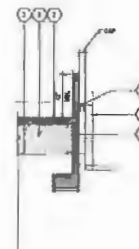
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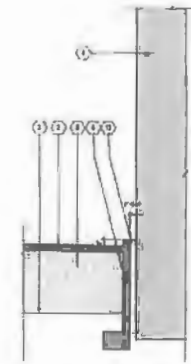
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1/4\"/>



3 Section B  
1/4\"/>



4 Section C  
1/4\"/>

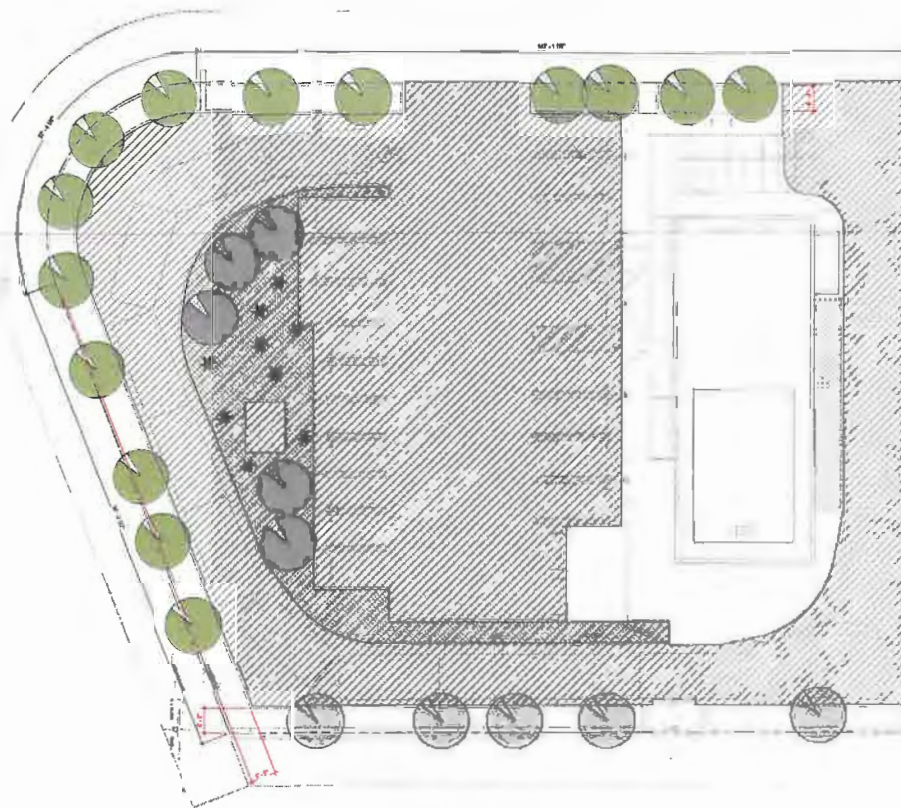


5 Section D  
1/4\"/>

KEYNOTES: (C)

1. NEW PARAPET AREA
2. NEW CONCRETE SLAB
3. (2) EXISTING WALL BEYOND BOUNDARY CONTROL
4. EXISTING WALL BEYOND BOUNDARY CONTROL
5. NEW RETAINING WALL
6. NEW 14\"/>

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CV-SPP-SPP-SPPA



① LANDSCAPE DIAGRAM  
1" = 10' 0"



**LANDSCAPE CALCULATIONS:**  
PER LANDSCAPE ORDINANCE 10.050

LANDSCAPE REQUIRED IN THE INTERIOR OF VEHICULAR USE AREA:  
MIN. 9% OF VEHICULAR USE AREA

	VEHICULAR USE AREA	13,808 SF
	PROVIDED LANDSCAPE IN THE INTERIOR OF VEHICULAR USE AREA	2,009 SF

REQUIRED 24" TREES IN THE INTERIOR OF VEHICULAR USE AREA:  
ONE 24" TREE FOR EVERY 200 SF OF VEHICULAR USE AREA

	PROVIDED 24" TREES IN THE INTERIOR OF VEHICULAR USE AREA	9 TREES
--	--	---------

TREES REQUIRED IN PARKING AREA:  
ONE SHADE TREE FOR EVERY 4 UNCOVERED PARKING SPACES

	PROVIDED SHADED TREES	5 TREES
--	-----------------------	---------

REQUIRED TREES ALONG THE FRONTAGE:  
ONE TREE PER 25 LINEAL FEET OF STREET FRONTAGE

	PROVIDED TREES ALONG THE STREET FRONTAGE	14 TREES
--	--	----------

	TREES ALONG THE ADJACENT RESIDENCE	5 TREES
--	------------------------------------	---------

13,808 x 0.09 = 880 SF

13,808 SF

2,009 SF

2,008 ÷ 250 = 8,030 TREES

9 TREES

18 ÷ 4 = 4.5 TREES

5 TREES

142' 1 1/2" x 57' 4" x 96' 6 1/2" = 298  
298 ÷ 20 = 11.84 TREES

14 TREES

5 TREES

JV WEST  
EAST  
INVESTMENTS,  
LLC 10315  
ARMINTA  
STREET SUN  
VALLEY, CA  
91352



STB ON FOOTHILL

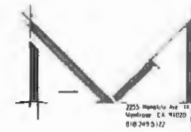
6736 W. Foothill Blvd.  
Tujunga, CA 91042

LANDSCAPE DIAGRAM

**EXHIBIT "A"**  
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Case No. 2A-2021-10673  
CU-SPP-SPP-SPPA

A1.5

JV WEST  
EAST  
INVESTMENTS,  
LLC 10315  
ARMINTA  
STREET SUN  
VALLEY, CA  
91352



STB ON FOOTHILL

6736 W.Foothill Blvd.  
Tujunga, CA 91042

**EXHIBIT "A"**  
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Case No. 24-2021-10673  
*CU-SPK-SPF-SPFA*

FLOOR PLANS

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



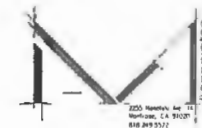
A2.0

Project Number	24-2021-10673
Sheet Title	FLOOR PLANS
Project Location	6736 W.Foothill Blvd., Tujunga, CA 91042
Client Name	JV WEST EAST INVESTMENTS, LLC
Architect Name	ARCHITECT'S NAME

FLOOR PLAN NOTES:	FLOOR PLAN SYMBOLS AND LEGEND:



JV WEST  
EAST  
INVESTMENTS,  
LLC 10315  
ARMINTA  
STREET SUN  
VALLEY, CA  
91352



STB ON FOOTHILL

6736 W. Foothill Blvd.  
Tujunga, CA 91042

**EXHIBIT "A"**

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Case No. 2A-2021-10673-

CU-SPR-SPR-SPR

ROOF PLAN

1 ROOF PLAN  
3/16" = 1'-0"



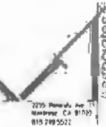
ROOF PLAN KEYNOTES:

- ◇ ROOFTOP MECHANICAL EQUIPMENT LOCATION
- ◇ MECHANICAL EQUIPMENT SCREEN
- ◇ ROOFTOP RAILING
- ◇ SOLAR PANELS

ROOF PLAN NOTES:

A2.2

JV WEST  
EAST  
INVESTMENTS,  
LLC 10315  
ARMINTA  
STREET SUN  
VALLEY, CA  
91352

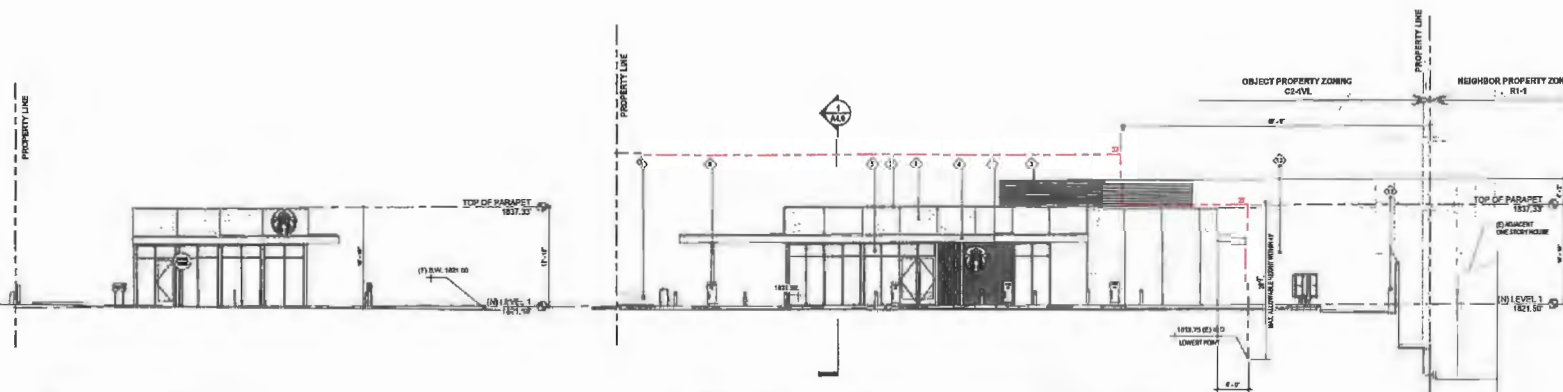


STB ON FOOTHILL

6736 W.Foothill Blvd.  
Tujunga, CA 91042

ELEVATIONS

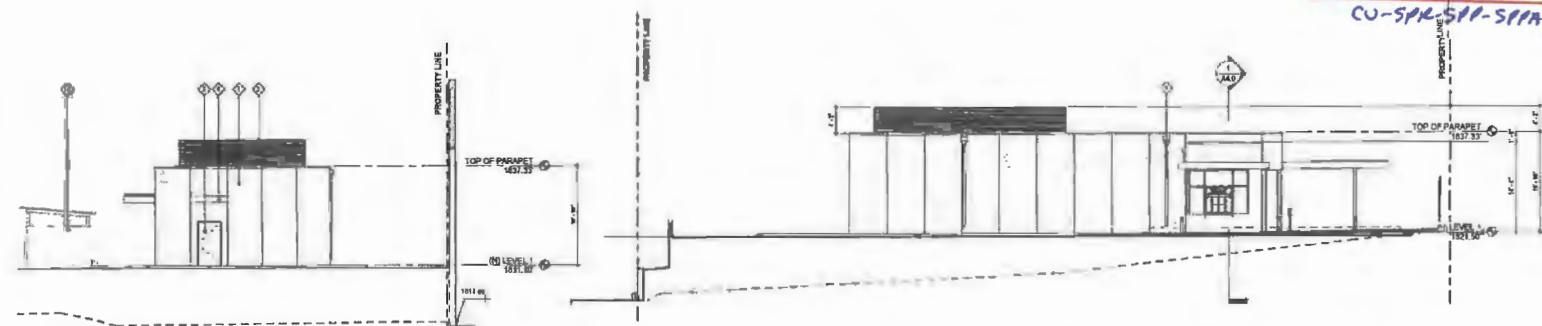
A3.0



① NORTH ELEVATION  
1/8" = 1'-0"

② WEST ELEVATION  
1/8" = 1'-0"

**EXHIBIT "A"**  
Page No. 9 of 10  
Case No. 2A-2021-10673  
CU-SPR-511-511A



③ SOUTH ELEVATION  
1/8" = 1'-0"

④ EAST ELEVATION  
1/8" = 1'-0"

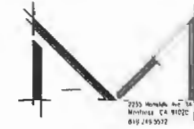
ELEVATION KEYNOTE:

- ① PLASTER FORM-PAINTED TO MATCH EXISTING OR NEW CONCRETE OR STUCCO.
- ② METAL FLASHING, PRIMED & PAINTED TO MATCH EXISTING OR NEW CONCRETE OR STUCCO.
- ③ JOINTWORK, FORMED & PAINTED TO MATCH EXISTING OR NEW CONCRETE OR STUCCO.
- ④ METAL FLASHING, PRIMED & PAINTED TO MATCH EXISTING OR NEW CONCRETE OR STUCCO.
- ⑤ ALUMINUM HANDRAILS (1/2" DIA. BARS) PAINTED TO MATCH EXISTING OR NEW CONCRETE OR STUCCO.
- ⑥ 1/2" DIA. STAINLESS STEEL HANDRAILS (1/2" DIA. BARS) PAINTED TO MATCH EXISTING OR NEW CONCRETE OR STUCCO.
- ⑦ METAL FLASHING, PRIMED & PAINTED TO MATCH EXISTING OR NEW CONCRETE OR STUCCO.
- ⑧ FORMED & PAINTED TO MATCH EXISTING OR NEW CONCRETE OR STUCCO.
- ⑨ METAL FLASHING, PRIMED & PAINTED TO MATCH EXISTING OR NEW CONCRETE OR STUCCO.
- ⑩ METAL FLASHING, PRIMED & PAINTED TO MATCH EXISTING OR NEW CONCRETE OR STUCCO.
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- ㊾ METAL FLASHING, PRIMED & PAINTED TO MATCH EXISTING OR NEW CONCRETE OR STUCCO.
- ㊿ METAL FLASHING, PRIMED & PAINTED TO MATCH EXISTING OR NEW CONCRETE OR STUCCO.

MATERIALS:



JV WEST  
EAST  
INVESTMENTS,  
LLC 10315  
ARMINTA  
STREET SUN  
VALLEY, CA  
91352



STB ON FOOTHILL

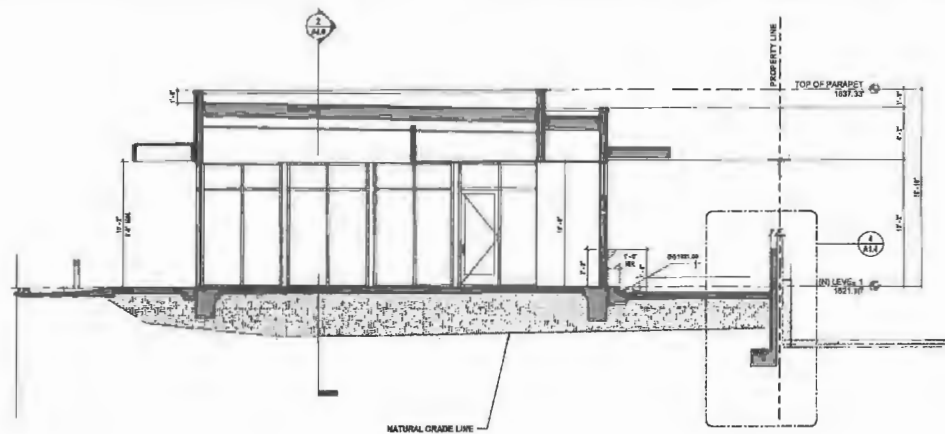
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Tujunga, CA 91042

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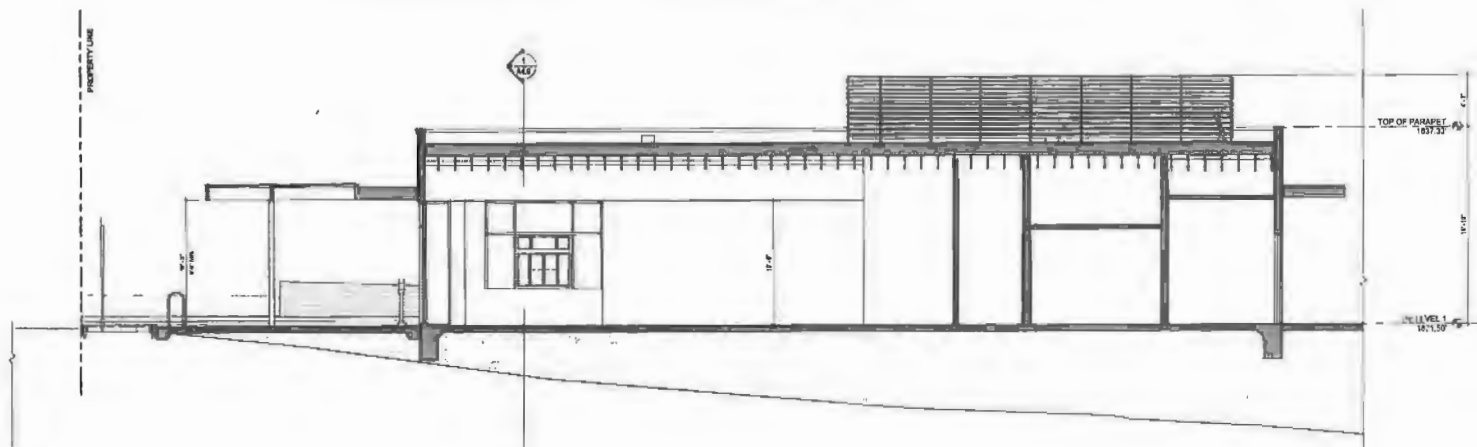
SECTIONS

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Project Status: CUB PPA  
Project Status: CUB PPA  
Project Status: CUB PPA  
Project Status: CUB PPA

A4.0



1 Section 41  
1/4" = 1'-0"



2 Section 40  
1/4" = 1'-0"

**EXHIBIT "A"**  
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Case No. 2A-7021-10673-  
CU-SPR-SPP-SPPA