

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401
CITY PLANNING COMMISSION

WILLIAM ROSCHEN
PRESIDENT
REGINA M. FREER
VICE-PRESIDENT
SEAN O. BURTON
DIEGO CARDOSO
FR. SPENCER T. KEZIOS
YOLANDA OROZCO
BARBARA ROMERO
MICHAEL K. WOO
JAMES WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP
DIRECTOR
(213) 978-1271
VINCENT P. BERTONI, AICP
DEPUTY DIRECTOR
(213) 978-1274
EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273
FAX: (213) 978-1275
INFORMATION
(213) 978-1270
www.planning.lacity.org

Date: MAY 20 2008

Case No. CPC-2008-4744-GPA-ZC-BL-ZV-CU-CUB-ZAA-SPR
Council District No. 6

Honorable City Council
City of Los Angeles
City Hall, Room 395
Los Angeles, CA 90012

Dear Councilmembers:

A PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT CHANGE AND BUILDING LINE REMOVAL ON PROPERTY LOCATED AT 7918-46 N. LANKERSHIM BOULEVARD AND 11650-64 W. STRATHERN STREET WITHIN THE SUN VALLEY-LA TUNA CANYON COMMUNITY PLAN.

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the February 25 and March 25 actions of the City Planning Commission approving a proposed General Plan Amendment to the Sun Valley-La Tuna Canyon Community Plan by changing the land use designation of a portion of the project site and an Add Area at 7956 N. Lankershim Boulevard from Low Density Residential to Neighborhood Commercial. The City Planning Commission also approved a concurrent zone change and height district change from R1-1 to (T)(Q)C2-EZ-1VL in addition to a building line removal along Lankershim Boulevard and Strathern Street for the construction of a new 60,000-square-foot retail shopping center at 7918-46 N. Lankershim Boulevard and 11650-64 W. Strathern Street.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation, zone change, height district change and building line removal will conform with the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

The proposed General Plan Amendment was submitted to the Mayor whose recommendation will be forwarded to you as specified by Section 11.5.6 of the Los Angeles Municipal Code.

RECOMMENDATION

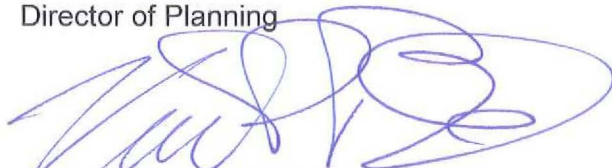
That the City Council:

1. Concur in the attached action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the subject properties; and

2. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council;
3. Adopt, by Resolution, the proposed Plan Amendment to the Sun Valley-La Tuna Canyon Community Plan as set forth in the attached exhibit; and
4. Adopt the Ordinance for the change of zone to (T)(Q)C2-EZ-1VL subject to the (T) Tentative Classification and (Q) Qualified Classification conditions as set forth in the attached exhibit; and
5. Adopt the Ordinance for the building line removal of the existing building lines by Ordinance Nos. 65,118 and 100,246
6. Direct staff to revise the Sun Valley-La Tuna Canyon Community Plan Map; and
7. Find that the proposed project will not have a significant effect on the environment for the reasons set forth in the Mitigated Negative Declaration No. ENV-2008-4745-MND.

Very truly yours,

S. GAIL GOLDBERG, AICP
Director of Planning



VINCENT P. BERTONI, AICP
Deputy Director

Attachments:

1. CPC File
2. City Planning Commission action, including Findings and Conditions
3. Resolution Amending the Community Plan
4. Zone Change/Height District Ordinance Map
5. Building Line Removal Ordinance Map



CITY PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801,
(213) 978-1300
www.lacity.org/PLN/index.htm

Determination Mailing Date: MAY 20 2010

CORRECTED DETERMINATION (*BL Ordinance***)

**CASE: CPC-2008-4744-GPA-ZC-BL-ZV-CU-
CUB-ZAA-SPR**

CEQA: ENV-2008-4745-MND

Location: 7918-7946 N. Lankershim Boulevard
and 11650-11664 W. Strathern Street

Council District: 6 – Cardenas

Plan Area: Sun Valley – La Tuna Canyon

Requests: General Plan Amendment, Zone
Change/ Height District Change, Building Line
Removal, Zone Variance, Conditional Uses,
Zoning Administrator's Adjustment, Site Plan
Review

Applicant: Lankershim Realty Group, LLC
Representative: Michael Laughlin, PSOMAS

At its meeting on February 25, 2010, the following action was taken by the City Planning Commission:

1. **Approved a General Plan Amendment** to the Sun Valley-La Tuna Canyon Community Plan to change the land use designation of a portion of the subject property from Low Density Residential to **Neighborhood Commercial**; and **approved a General Plan Amendment** to the Sun Valley-La Tuna Canyon Community Plan to change the land use designation from Low Density Residential to **Neighborhood Commercial** for an ADD AREA located at 7956 N. Lankershim Boulevard, a portion of Lot 24 (No project is proposed – existing Burger King fast-food restaurant).
2. **Approved and Recommended** that the City Council adopt a **Zone Change and Height District Change** of a portion of the project site from R1-1 to **(T)(Q)C2-EZ-1VL**, consistent with the proposed General Plan Amendment.
3. **Continued** the decision on **the Building Line Removal to March 25, 2010** (See below).
4. **Approved a Transitional Height Adjustment** from LAMC Section 12.21.1-A,1 for proposed structures to exceed 25 feet in height within 49 feet of a residential zone and 33 feet within 50-100 feet of a residential zone.
5. **Denied a Variance** from the LAMC Section 14.4 (Sign Ordinance) to exceed the permitted total sign area for projecting signs, wall signs and pole signs (3,023.4 square feet proposed in lieu of the permitted 2,268 square feet); a Variance from LAMC Section 14.4.9 to permit projecting sign on the building frontage on Strathern Street to be placed approximately 8' from the projecting sign on the western frontage on the same building in lieu of the minimum 15' distance.
6. **Approved a Conditional Use** to permit the sale of a full line of alcoholic beverage for off-site consumption incidental to a proposed 13,013 square-foot pharmacy.
7. **Approved a Conditional Use** to permit 5,000 square-foot drive-thru fast food restaurant.
8. **Approved a Site Plan Review** to permit a development project for an increase in development of 50,000 square feet non-residential floor area.
9. **Adopted** the attached **Conditions of Approval**.
10. **Adopted** the attached **Findings**.
11. **Adopted** Mitigated Negative Declaration No. **ENV-2008-4745-MND**.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved: Roschen
Seconded: Freer
Ayes: Burton, Kezios, Woo
Absent: Cardoso, Holoman, Orozco, Romero

Vote: 6-0


At its meeting on March 25, 2010, the following action was taken by the City Planning Commission:

1. **Approved** and Recommended that the City Council adopt a **Building Line Removal** of the existing building line on Strathern Street and Lankershim Boulevard by Ordinance No. 100,246 **and 65,118 respectively.** **

This action was taken by the following vote:

Moved: Burton
Seconded: Freer
Ayes: Cardoso, Orozco, Romero, Roschen
Absent: Holoman, Kezios, Woo

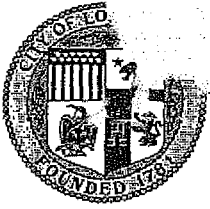
Vote: 6-0



James Williams, Commission Executive Assistant I
City Planning Commission

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

Attachments: Conditions, Findings, Resolution, Ordinances and Maps
City Planner: Jae Kim



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT



City Planning Commission

Date: February 25, 2010
Time: 8:30 AM*
Place: Van Nuys City Hall
14410 Sylvan Street
Council Chamber, 2nd Floor
Van Nuys, CA 91401

Public Hearing: December 1, 2009
Appeal Status: General Plan Amendment, Zone Change/Height District Change appealable by applicant to City Council if disapproved in whole or in part.
Other entitlements appealable to City Council by any party (pursuant to LAMC Section 12.36, Multiple Entitlements).
Expiration Date: February 26, 2010

Case No.: CPC-2008-4744-GPA-ZC-BL-ZV-CU-CUB-ZAA-SPR
CEQA No.: ENV-2008-4745-MND
Incidental Cases: N/A
Related Cases: N/A
Council No.: 6
Plan Area: Sun Valley-La Tuna Canyon
Specific Plan: n/a
Certified NC: North Hollywood Northeast
GPLU: Neighborhood Commercial and Low Residential
Zone: C2-1VL and R1-1
Applicant: Lankershim Retail Group, LLC
Representative: Michael Laughlin, PSOMAS

PROJECT LOCATION: 7918-46 N. Lankershim Bl 11650-64 W. Strathern St

PROPOSED PROJECT: Demolition of existing structures and construction of an approximately 60,000-square-foot retail shopping center consisting of the following uses: a 24-hour pharmacy with drive-thru as the primary anchor tenant (13,013 square feet), a secondary retail anchor tenant (10,000 square feet), two retail pad buildings (2,965 square feet and 5,000 square feet with drive-thru), retail shops (26,458 square feet) and associated surface parking to serve the project.

REQUESTED ACTION:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.6, a **General Plan Amendment** to Sun Valley-La Tuna Canyon Community Plan to change the land use designation of a portion of the project site from Low Density Residential to Neighborhood Commercial; and
ADD AREA: 7956 N. Lankershim Boulevard, a portion of Lot 24
No project is proposed – existing Burger King fast-food restaurant.
A General Plan Amendment to Sun Valley-La Tuna Canyon Community Plan to change the land use designation from Low Density Residential to Neighborhood Commercial; and
2. Pursuant to LAMC Section 12.32, A **Zone Change and Height District Change** of a portion of the project site from R1-1 to C2-1VL, consistent with the proposed General Plan Amendment; and
3. Pursuant to LAMC Section 12.32-R, a **Building Line Removal** of the existing building line on Strathern Street and Lankershim Boulevard by Ordinance No. 100,246; and
4. Pursuant to LAMC Section 12.28, a **Transitional Height Adjustment** from LAMC Section 12.21.1-A,1 for proposed structures to exceed 25 feet in height within 49 feet of a residential zone and 33 feet within 50-100 feet of a residential zone; and
5. Pursuant to LAMC Section 12.27, a **Variance** from the LAMC Section 14.4 (Sign

- Ordinance) to exceed the permitted total sign area for projecting signs, wall signs and pole signs (3,023.4 square feet proposed in lieu of the permitted 2,268 square feet); a Variance from LAMC Section 14.4.9 to permit projecting sign on the building frontage on Strathern Street to be placed approximately 8' from the projecting sign on the western frontage on the same building in lieu of the minimum 15' distance; and
6. Pursuant to the LAMC Section 12.24-W,1, a **Conditional Use** to permit the sale of a full line of alcoholic beverage for off-site consumption incidental to a proposed 13,013 square-foot pharmacy; and
 7. Pursuant to the LAMC Section 12.24-W,17, a **Conditional Use** to permit a 5,000 square-foot drive-thru fast food restaurant; and
 8. Pursuant to LAMC Section 16.05, a **Site Plan Review** approval to allow an increase in development of 50,000 square feet non-residential floor area; and
 9. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the adoption of **Mitigated Negative Declaration** (ENV-2008-4745-MND) and required findings.

RECOMMENDED ACTIONS:

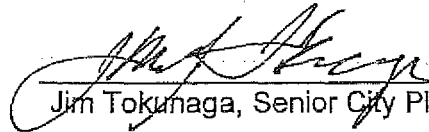
1. **Approve** a General Plan Amendment to Sun Valley-La Tuna Canyon Community Plan to change the land use designation of a portion of the project site from Low Density Residential to Neighborhood Commercial; and **Approve** a General Plan Amendment to Sun Valley-La Tuna Canyon Community Plan to change the land use designation from Low Density Residential to Neighborhood Commercial for an **ADD AREA** located at 7956 N. Lankershim Boulevard, a portion of Lot 24 (No project is proposed – existing Burger King fast-food restaurant).
2. **Approve and Recommend** that the City Council adopt a Zone Change and Height District Change of a portion of the project site from R1-1 to (T)(Q)C2-1VL-EZ, consistent with the proposed General Plan Amendment.
3. **Approve and Recommend** that the City Council adopt a Building Line Removal of the existing building line on Strathern Street and Lankershim Boulevard by Ordinance No. 100,246.
4. **Approve** a Transitional Height Adjustment from LAMC Section 12.21.1-A,1 for proposed structures to exceed 25 feet in height within 49 feet of a residential zone and 33 feet within 50-100 feet of a residential zone.
5. **Deny** a Variance from the LAMC Section 14.4 (Sign Ordinance) to exceed the permitted total sign area for projecting signs, wall signs and pole signs (3,023.4 square feet proposed in lieu of the permitted 2,268 square feet); a Variance from LAMC Section 14.4.9 to permit projecting sign on the building frontage on Strathern Street to be placed approximately 8' from the projecting sign on the western frontage on the same building in lieu of the minimum 15' distance.
6. **Approve** a Conditional Use to permit the sale of a full line of alcoholic beverage for off-site consumption incidental to a proposed 13,013 square-foot pharmacy.
7. **Approve** a Conditional Use to permit a 5,000 square-foot drive-thru fast food restaurant/
8. **Approve** a Site Plan Review to permit a development project for an increase in development of 50,000 square feet non-residential floor area.
9. **Adopt** the attached Findings.
10. **Adopt** Mitigated Negative Declaration No. ENV-2008-4745-MND.

11. **Recommend** that the applicant be advised that time limits for effectuation of a zone in the "Q" Qualified Classification and "T" Tentative Classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and that the (T) Tentative classification be removed in the manner indicated on the attached page.
12. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
13. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

S. GAIL GOLDBERG, AICP
Director of Planning



Jae Kim, Hearing Officer
Telephone: (213) 978-1383



Jim Tokunaga, Senior City Planner

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 532, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1247.

TABLE OF CONTENTS

Project Analysis	A-1
Project Summary	
Background	
Issues	
Conclusion	
(T) Conditions	T-1
(Q) Qualified Conditions of Approval	Q-1
Findings	F-1
General Plan Land Use Designation	
General Plan Text	
Transportation Element	
Charter Findings	
Zone Change Findings	
Building Line Removal Findings	
Zoning Variance Findings	
Zoning Administrator Adjustment Findings	
Conditional Use Permit Findings	
Site Plan Review Findings	
Environmental Findings	
Public Hearing and Communications	P-1
Exhibits:	
A – Maps	
A1 – Vicinity Map	
A2 – Radius Map	
A3 – Plan Map / Footnotes	
B – Plans	
Site Plan	
Elevation Plan	
Landscape Plan	
Photos	
C – Change Maps	
C1 – Plan Amendment Map	
C2 – Zone Change Map	
C3 – Building Line Removal Map	
D – Environmental Clearance	
E – Others (i.e., agency reports, correspondences)	

PROJECT ANALYSIS

Project Summary

The proposed project includes the demolition of existing structures and construction of an approximately 60,000-square-foot retail shopping center consisting of the following uses: a pharmacy with drive-thru as the primary anchor tenant (13,013 square feet), a secondary retail anchor tenant (10,000 square feet), two retail pad buildings (2,965 square feet and 5,000 square feet with drive-thru), retail shops (26,458 square feet) and approximately 274 surface parking to serve the project. In order to implement the project, the Applicant is requesting for a portion of the project site a General Plan Amendment from Low Density Residential to Neighborhood Commercial land use designation and a Zone Change from R1-1 to C2-1VL.

Background

The subject site is located at the southeastern intersection of Lankershim Boulevard and Strathern Street. The property consists of multiple lots and fronts Strathern Street to the north, Arminta Street to the south and Lankershim to the west and the western terminus of Blythe Street to the east. The subject site is currently developed with a nursery and a parking lot serving the nursery in the center part of the property, single family residences to the north fronting Strathern Street and storage of building materials to the south.

The current owners of the subject site are in support of the Applicant developing the site as a shopping center. Three of the owners had spoken at the public hearing in favor of the project (see Public Hearing and Communications, Page P-1). They have also agreements with the Applicant for the purchase of the properties.

The project site does not include the existing Burger King restaurant located on the southeast corner of Lankershim Boulevard and Strathern Street. However, as the project site envelopes this Burger King site to the south and east, the City has initiated a plan amendment to include the eastern most portion of the Burger King site (APN #2311006029), which is currently designated as Low Residential land use, as an Add Area to change it to Neighborhood Commercial land use in order to make it consistent with its current commercial use.

The project site is located in the Los Angeles State Enterprise Zone. As such, the project, as a commercial use, is required to provide one parking space for each 500 square feet of floor area for a total of 120 spaces. The project would otherwise be required, if the site was not located in an Enterprise Zone, to provide twice as much spaces at 4 spaces for each 1000 square feet. The Applicant is providing a total of 274 surface parking spaces for the project.

Additionally, the subject site has a lot area of approximately 206,496 gross square feet (4.74 acres), prior to the street dedications. With the street dedications along both Lankershim Boulevard and Strathern Street, the lot area is reduced to approximately 195,382 net square feet (4.49 acres). The floor area ratio for the overall project is 0.31 to 1 floor area ratio (FAR), far below the maximum of 3 to 1 FAR for commercial developments in an Enterprise Zone.

The subject site is not located within a flood hazard, hillside, floodway or mudprone area, and there are currently trees on the site.

Surrounding Properties:

The property to the northwest, immediately abutting the subject site, is improved with a Burger King fast food restaurant and zoned C2 and R1. Properties to the north, across Strathern Street, are developed with single-family homes, duplexes and triplexes and zoned R1. To the west of these properties, or kiddy corner to the subject site, properties are developed with commercial uses, mostly with auto uses with Food 4 Less supermarket further west across Lankershim Boulevard and zoned M1 and C2. Properties to the west, directly across Lankershim Boulevard, are developed with auto uses, a warehouse and a printing shop and zoned C2. Properties to the south are developed with single-family homes interspersed with duplexes and zoned R1, with various commercial uses lining Lankershim Boulevard.

Street and Circulation:

Lankershim Boulevard is a Major Highway dedicated to a variable 90- to 100-foot width adjoining the property to the west. Strathern Street is a Secondary Highway dedicated to a variable 55- to 90-foot width adjoining the property to the north. Blythe Street is a local "half" street dedicated to a variable 29- to 39-foot width adjoining the property and dead ends to the east. Five vehicular access points are proposed: two along Lankershim Boulevard and two along Strathern Street. An additional fire access is proposed off of the Blythe Street.

Relevant Cases:

Ordinance No. 100,246. On June 18, 1952, the City Council adopted a building line along Strathern Street.

Ordinance No. 65,118. On October 25, 1929, the City Council adopted a building line along Lankershim Boulevard.

Issues

A public hearing on this matter with the Hearing Officer was held at the Van Nuys City Hall on Tuesday, December 1, 2009.

Signage. The Applicant is requesting variances from the sign requirements to exceed the total sign area for projecting signs, wall signs and pole signs (3,023.4 square feet of sign area in lieu of the permitted 2,268 square feet) and to permit projecting sign on the building frontage along Strathern Street to be placed approximately 8' from the projecting sign on the western frontage on the same building in lieu of the minimum 15' distance. The Sign Ordinance requires a maximum total sign area based on linear frontage of store front. The Applicant is requesting to exceed this requirement in order to make each tenant sign larger and thus more noticeable from driving visibility. The Applicant is contending that the stores themselves are set toward the rear of the property and want better identification. However, the proposed project is permitted to install identification signs at main driveway entrances into the shopping center in addition to on

each respective store facade. The site does not have special circumstances that create hardships, such as physical barriers or unique siting that impede visibility. The Applicant is also proposing banner-like projecting signs for primarily design features at twice the frequency than the permitted distance. The Sign Ordinance is a citywide requirement that all commercial developments must comply with. Staff is recommending denial of these requests. Furthermore, an existing billboard is located on the southwest corner of the subject site. The project will be required to remove this off-site signage as part of the implementation of the proposed project.

Transitional Height. As the subject site adjoins R1 lots to the east and south, the project is subject to provisions of the transitional height requirements where proposed structures may not exceed 25 feet in height within 49 feet of a residential zone and 33 feet within 50-99 feet of a residential zone. The Applicant is requesting Adjustments for the following buildings: (1) a portion of the Pad C building at 31 feet in height in lieu of the permitted 25 feet; (2) a portion of the rotunda feature of the Pad D building at 33 feet 10 inches in height in lieu of the permitted 33 feet; and (3) a portion of the Pad E building at 26 feet in height in lieu of the permitted 25 feet.

Conditional Use for Alcohol. The request to sell alcoholic beverages for off-site consumption is incidental to the operation of the CVS pharmacy anchor tenant. The approval of the requested conditional use will not result in an undue over-concentration of establishments selling alcoholic beverages for off-site consumption, as the Applicant is proposing to purchase and close two existing licenses in the local area. The pharmacy is proposed to have hours of operation, including the hours of alcohol sales, from 7:00 a.m. to 2:00 a.m. Monday to Sunday. It is typical for CVS pharmacy to sell alcohol in their stores. No alcoholic beverages as well as other consumer products, other than pharmacy-related products, will be permitted to be sold through the drive-thru.

Blythe Street and Parking Walls. Blythe Street is a semi-improved local "half"-street that runs up against the rear of the subject property, abutting the adjacent single-family homes. The Bureau of Engineering (BOE) is requiring a 30-foot wide street dedication to complete a 60-foot right-of-way in accordance with Local Street Standards. BOE is also requiring a 44-foot radius cul-de-sac along the property frontage as well as a 1-foot future dedication that will accommodate a fire access gate to the shopping center. An 8-foot tall sound wall will be required along the easterly and southerly property lines adjoining single-family homes.

Circulation and Driveway Access. Vehicular access is proposed from Lankershim Boulevard via two separate driveways, a southerly right-in/right-out ingress/egress driveway and another more central ingress-egress driveway. Vehicular access is also proposed from Strathern Street via two separate driveways, an easterly and a more central driveway, both right-in/right-out ingress/egress driveways. A final fifth driveway is located along Blythe Street for restricted fire access that will be gated. Two separate drive-thru points are proposed: one for the CVS pharmacy pick-up and another for a fast-food restaurant. Both drive-thrus are proposed closer to Lankershim Boulevard and away from residential uses. Final circulation and driveway plan will be required to obtain Department of Transportation's clearance.

Surface Parking Lot Landscaping. The project site consists of 4.49 acres of lot area and is proposed with approximately 60,000 square feet of floor area, some of which are on second or mezzanine levels, and 274 parking spaces. As such, much of the property will be improved with surface parking areas. The project will be required to provide 1 tree for every four parking spaces, in accordance with the zoning regulations, as well as obtain final landscape clearance

from the Department of City Planning prior to the issuance of a building permit. The Applicant is proposing to provide in excess of the tree requirement, which will enhance the visual character of the project as well as provide some relief from the solar heat during the warm seasons.

Enterprise Zone. The project site is located in the Los Angeles State Enterprise Zone. An Enterprise Zone is set up in order to encourage development in blighted neighborhoods by offering businesses tax and regulatory relief if they start businesses in the area. From a land use regulatory perspective, the subject site benefits from less restrictive parking standards and floor area ratios, such as a minimum of 2 parking spaces per 1,000 square feet of lot area in lieu of the conventional 4 spaces and a maximum of 3:1 FAR in lieu of standard 1.5:1 FAR for commercial zones, respectively. However, the project is being proposed at the "standard rates" in order to reduce impacts. Enterprise Zones may also be set up in response to areas that are designated as Environmental Justice, or economically disadvantaged or environmentally neglected, areas. The project site is just outside of the Environmental Justice area to the south.

Conclusion

Based on the information submitted, the surrounding uses, input from the public hearing, and the project's proposed compliance with the Sun Valley-La Tuna Canyon Community Plan, the Department of City Planning is recommending that the City Planning Commission approve the requested entitlements, in part and as conditioned, as it will provide a more neighborhood-serving project. The conditions will mitigate negative impacts that may otherwise arise.

The proposed project, as conditioned, will enhance the neighborhood character, encourage the development community-serving commercial uses near residential neighborhoods, reduce automobile trips to other areas and thus improve air quality, eliminate existing blight, and enhance the pedestrian environment. The recommended General Plan Amendment to change the land use for that portion designated Low Density Residential to Neighborhood Commercial over the entire site will further many of the City's land use policies.

The project is an in-fill development, which would be contiguous and compatible with other development in the immediate vicinity. The General Plan Amendment and Zone Change would allow for the project to enhance the commercial nature of the site and provide additional retail and job opportunities in the Sun Valley/North Hollywood vicinity that would supplement the lack of quality retail and restaurant uses. Finally, the proposed project would create a destination place and provide community services at the major intersection of Lankershim Boulevard and Strathern Street.

Conditions For Effectuating (T) Tentative Classification Removal

Pursuant to Section 12.32 G of the Municipal Code, the (T) or [T] Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Dedications and Improvements. Prior to the issuance of any building permits, public improvements and dedications for streets and other rights-of-way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional, and Federal government agencies as may be necessary).

Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. Bureau of Engineering. Prior to the issuance of sign-offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to the project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.
 - a. Street Dedication.
 - (1) *Lankershim Boulevard* (Major Highway II): A 2-foot wide strip of land along the property frontage to complete a 52-foot wide half right-of-way in accordance with Major Highway –Class II standards.
 - (2) *Strathern Street* (Secondary Street): A 2-foot, variable to 20-foot wide strip of land along the property frontage to complete a 45-foot wide half right-of-way in accordance with Secondary Highway Street standards.
 - (3) *Blythe Street* (Local Street): Accept the existing 1-foot future street and a 30-foot wide strip of land along the property frontage to complete a 20-foot half right-of-way in accordance with Local Street standards, including a 44-foot radius cul-de-sac along the property frontage to the satisfaction of the City Engineer. The applicant shall obtain prior approval for the configuration of the turning area from the Valley District Office of the Bureau of Engineering and prepare a legal description for the turning area to be submitted with the dedication application.
 - b. Street Improvement.
 - (1) *Lankershim Boulevard*: Construct additional concrete sidewalk to complete a 12-foot wide full width sidewalk, remove and reconstruct the two driveways to

comply with ADA requirements and repair any broken, off-grade or bad order concrete curb, gutter and sidewalk adjoining the property.

- (2) *Strathern Street*. Construct additional surfacing to join the existing improvements to provide a 35-foot half roadway, including asphalt pavement, integral concrete curb, 2-foot gutter and a 10-foot full width concrete sidewalk. These improvements should transition and suitably join the existing improvements.
 - (3) *Blythe Street*. Construct additional surfacing to join the existing improvements to provide a 20-foot half roadway together with a 35-foot curb radius cul-de-sac at the terminus of Blythe Street, including asphalt pavement, integral concrete curb, 2-foot gutter and 9-foot and 10-foot wide full width concrete sidewalk adjoining the property.
 - (4) Install tree wells with root barriers and plant trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant shall contact the Street Tree Division of the Bureau of Street Services for further information (213) 485-5675.
 - (5) Department of Transportation may have additional requirements for dedication and improvements.
 - (6) Power pole installation may be required satisfactory to the Department of Water and Power (213) 367-2715.
 - (7) Fire hydrant installation may be required satisfactory to the Fire Department (213) 482-6543.
 - (8) Relocation of existing traffic signs, equipments and parking meters may be required satisfactory to the Department of Transportation.
- c. Sewers. Sewer lines exist in Lankershim Boulevard, Strathern Street and Blythe Street. Extension of the 6-inch house connection laterals to the new property line may be required. All sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a Building Permit.
- d. Drainage. Refer to the B-Permit Section of the Bureau of Engineering Valley District regarding catch basins relocation.
- f. Revocable Permit. Obtain a revocable permit from the Valley District Office of the Bureau of Engineering for any structures, wall fence and landscaping to remain in the dedicated right-of-way (818) 374-4607.
- g. Street Lighting.
- (1) Specific Condition: Prior to the recordation of the final map or issuance of the Certificate of Occupancy (CofO), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

(2) Improvement Condition: Construct new street light: three (3) on Strathern Street and five (5) on Lankershim Boulevard. If street improvements on Blythe Street are required; construct three (3) new street lights on Blythe Street. If street widening is required per BOE improvement conditions, relocate and upgrade street lights; one (1) on Strathern Street and one (1) on Lankershim Boulevard.

3. Department of Transportation. Satisfactory arrangements shall be made with the Department of Transportation to assure:
- a. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
 - b. A parking area and driveway plan shall be submitted to the Citywide Planning Coordination Section of Department of Transportation and the Bureau of Engineering, Valley District Office for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety.

Notice: If conditions dictate, connections to the public sewer system may be postponed until adequate capacity is available.

Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.) as required herein, are completed to the satisfaction of the City Engineer.

(Q) Qualified Conditions Of Approval

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

A. Entitlement Conditions

1. **Use.** The use and area regulations for the new development on-site shall be developed for commercial uses as permitted in the (T)(Q) C2-EZ-1LV Zone as defined in LAMC Section 12.14, unless modified by herein conditions or subsequent action.
2. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan labeled Exhibit "A". Prior to the issuance of building permits, detailed development plans including a site plan illustrating elevations, facades, and architectural treatment, and a landscape/irrigation plan shall be submitted for review and approval by the Planning Department. The plans shall comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
3. **Floor Area.** The floor area of all buildings shall be in conformance with the proposed Height District No. EZ-1VL.
4. **Height.** The height of all buildings or structures on the subject property shall not exceed 45 feet, consistent with Height District No. EZ-1VL. Any structures on the roof, such as air condition units and other equipment, shall be fully screened from view of any abutting properties with residential dwellings.
5. **Parking.** A minimum of 274 off-street parking spaces shall be provided for the project.
6. **Commercial Corner.** The commercial use and development of the subject property shall comply with the provisions of LAMC Section 12.22-A,23.

B. Other Conditions

7. **Sustainability.** Prior to the issuance of a certificate of occupancy, the Applicant shall endeavor to comply with the requirements of the US Green Building Council in an effort to obtain LEED Certification for a commercial building. The proposed project shall be subject to the Green Building Program (LAMC Section 16.10) due to the fact that the application was filed after the effective date of November 1, 2008.
8. **Architectural Materials.**
 - a. A consistent use of architectural and building materials shall be applied throughout all exterior facades of the building to avoid creating a "backside" to the site.
 - b. The proposed project shall not use architectural finishes that would produce substantial glare. The retail ground level windows of the proposed project shall be clear, low insulated glass in display areas and frosted or black painted glass in non-display areas. Exterior applied stucco and stone veneer shall be used for the retail storefront at base of the building (Level 1).

9. **Light and Glare.** The exterior of the proposed buildings shall be constructed of materials which reduce glare and reflectivity, such as, high-performance tinted or deep-color glazed glass, pre-cast concrete or fabricated wall surfaces. All exterior windows should be tinted or contain a light-reflective film to reduce illumination levels outside of the building. Landscape and/or architectural screening elements shall be incorporated into project design so as to minimize off-site glare impacts associated with vehicles.
10. **Graffiti.** Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104. The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a public street or alley, pursuant to Municipal Code Section 91.8104.15.
11. **Parking and Driveway Plan.** A preliminary parking area and driveway plan shall be prepared and submitted to the Bureau of Engineering and City Wide Planning Coordination Section of the Department of Transportation in consultation with Council Office No. 6 for approval prior to the submittal of building plans for plan check by the Department of Building and Safety.
12. **Driveway Access.**
 - a. Driveway access along Strathern Street shall be permitted for right-in/right-out only.
 - b. Driveway access from Blythe Street shall be gated at all times and permitted for fire access only.
13. **Commercial Delivery.** No delivery for commercial uses shall be permitted between the peak hours of 7:00 am to 9:00 am and between 5:00 pm to 7:00 pm. Delivery vehicles shall only queue on-site and not along Lankershim Boulevard, Strathern Street, or other adjacent residential street.
14. **Signage.** On-site signs shall be limited to the maximum allowable under the LAMC. All signs, except for identification and/or information signs as defined herein, are prohibited:
 - a. On-Site Signs are limited to the minimum (total number of signs) necessary to identify a business name, a company logo, a generic type of business identification, the name of a single business entity or building, and the situs address.
 - b. Information Signs are limited to, those which provide circulation/parking directions, instructions, tenant rules/restrictions or address numerals.
 - c. Prohibited Signs. Pole signs, roof signs, projecting signs, neon signs, window signs or posters, mural signs, electronic message signs, portable or sandwich signs, temporary or permanent banners or flags (including but not limited to those attached to or suspended from trees, walls, fences or light fixtures or any other structure/pole), balloons, paintings, and off-site advertising signs. No signs with flashing, mechanical, strobe or blinking lights, or moving parts are permitted.
 - d. Off-Site Signs. Any existing off-site signs shall be removed.

15. **Parking Lot Trees.** A minimum of one (1) tree for every four (4) parking spaces shall be required on-site, in conformance with the citywide Landscape Ordinance (LAMC Section 12.42-B).
16. **Street Trees.**
 - a. Pursuant to Ordinance 177,404, prior to issuance of a demolition permit, the project applicant shall have a Tree Survey conducted of the project site by a reputable tree expert. The survey shall identify and locate on a map all Protected Trees with a four-inch diameter or greater and recommendations for protection and replacement. The project applicant shall comply with all applicable recommendations included in the survey.
 - b. Prior to the issuance of a grading permit or building permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the decision maker and the Urban Forestry Division of the Bureau of Street Services. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.
 - c. The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the decision maker.

Note: Removal of all trees in the public right-of-way shall require approval of the Board of Public Works.
17. **Bicycle Racks.** Bicycle racks/storage facilities shall be provided on-site, as required by LAMC Section 12.21-A,16.
18. **Pedestrian Access.** Designated pedestrian walkways from the public right-of-ways leading to the commercial pads as well as internal to the site between the buildings shall be provided.
19. **Air Pollution – Stationary. COMMERCIAL -** An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 12, to the satisfaction of the Department of Building and Safety.
20. **Emergency Response Plan (Fire Department).** The applicant shall submit an emergency response plan for approval by the decision maker and the Fire Department. The emergency response plans shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.

21. Erosion/Grading/Short-Term construction Impacts (Air Quality).

- a. That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. The owner is required to post the sign 7 days before construction is to begin.
- b. Locate the sign in a conspicuous place on the subject site or structure (if developed) so that the public can easily read it. The sign must be sturdily attached to a wooden post if it will be freestanding.
- c. Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
- d. If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres, or portion thereof. Each sign must be posted in a prominent location.
- e. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- f. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- g. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- h. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- i. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- j. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- k. Application of soil stabilizers to inactive construction areas.
- l. For earth moving activities, pre-apply water to depth of proposed cuts and re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction.
- m. Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads.

- n. Install wheel washers where vehicles enter and exit the site to wash off trucks and any equipment leaving the project site.

22. Erosion/Grading/Short-Term construction Impacts (Grading)

- a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.
- b. Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These will shield and bind the soil.
- c. Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- d. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non-recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- e. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- f. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- g. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- h. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- i. Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop cloths to catch drips and spills.
- j. To ensure that localized significance thresholds for PM10 and PM2.5 are not exceeded during construction, contractors shall be required not to conduct either trenching operations or asphalt operations simultaneously with mass- or fine-grading operations.

23. Erosion/Grading/Short-Term construction Impacts (Noise).

- a. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

- b. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- c. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- d. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- e. The use of those pieces of construction equipment or construction methods with the greatest peak noise generation potential shall be minimized. Examples include the use of drills, jackhammers, and pile drivers.
- f. Noise construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible.
- g. Flexible sound control curtains shall be placed around drilling apparatuses and drill rigs used within the project site, if sensitive receptors are located at, or within, 50 feet.
- h. All construction truck traffic shall be restricted to truck routes approved by the City of Los Angeles Department of Building and Safety, which shall avoid residential areas and other sensitive receptors to the extent feasible.
- i. The project shall comply with the City of Los Angeles Building Regulations Ordinance No. 178,048, which requires a construction site notice to be provided that includes the following information: job site address, permit number, name and phone number of the contractor and owner or owner's agent; hours of construction allowed by code or any discretionary approval for the site, and City telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public and approved by the City's Department of Building and Safety.
- j. Truck deliveries shall only be permitted between the hours of 7:00 A.M. and 10:00 P.M. Delivery trucks should use approved haul routes directed away from residential areas.
- k. The design of the facilities and equipment specifications shall include noise control measures to ensure that local noise criteria are not exceeded by equipment operations. For example, mechanical equipment shall be acoustically engineered and shall incorporate quiet designs, mufflers, enclosures, parapets, etc.
- l. The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

C. Environmental Conditions

24. **Lighting.** All lighting shall be directed onto the site and no floodlighting shall be located as to be seen directly by the adjacent residential areas. This condition shall not preclude the installation of low-level security lighting.
25. **Parking Wall.** An 8-foot high solid decorative masonry wall adjacent to residential use and/or residential zones shall be constructed if no such wall exists.
26. **Seismic.** The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.
27. **Landscape/Irrigation Plan.** Prior to the issuance of any grading or building permits, a detailed landscape and irrigation plan shall be submitted to the satisfaction of the Planning Department. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained, prepared by a licensed landscape architect or licensed architect, substantially in conformance with the Landscape Plans (Exhibit "B") unless modified by herein conditions or subsequent action. The plan shall comply with provisions of the Municipal Code, the subject conditions specifically noted herein, and the intent of the subject permit.

Landscape Buffer. A minimum 5-foot landscaped buffer setback shall be provided along the property lines fronting public right-of-ways and those adjacent to residential use. Walkways and driveways shall be permitted to cross the setbacks, however, no buildings or structures may be permitted within the setbacks with the exception of retaining walls.

28. **Hydrology and Water Quality (Stormwater).**
 - a. Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24-hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
 - b. Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
 - c. Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
 - d. Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
 - e. Promote natural vegetation by using parking lot islands and other landscaped areas.
 - f. Cover loading dock areas or design drainage to minimize run-on and run-off of stormwater.

- g. Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- h. The following activities are to be conducted under proper cover with drain routed to the sanitary sewer.
 - i. Storage of industrial wastes
 - ii. Handling or storage of hazardous wastes
 - iii. Metal fabrication or Pre-cast concrete fabrication
 - iv. Welding, Cutting or Assembly
 - v. Painting, Coating or Finishing
- i. Store above ground liquid storage tanks (drums and dumpsters) in areas with impervious surfaces in order to contain leaks and spills. Install a secondary containment system such as berms, dikes, liners, vaults, and double-wall tanks. Where used oil or dangerous waste is stored, a dead-end sump should be installed in the drain.
- j. Toxic wastes must be discarded at a licensed regulated disposal site. Store trash dumpsters both under cover and with drains routed to the sanitary sewer or use non-leaking and water-tight dumpsters with lids. Use drip pans or absorbent materials whenever grease containers are emptied. Wash containers in an area with properly connected sanitary sewer.
- k. Reduce and recycle wastes, including: paper; glass; aluminum; oil; and grease.
- l. Reduce the use of hazardous materials and waste by: using detergent-based or water-based cleaning systems; and avoid chlorinated compounds, petroleum distillates, phenols, and formaldehyde.
- m. Control or reduce or eliminate flow to natural drainage systems to the maximum extent practicable.
- n. Install roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, provides groundwater recharge, and reduces excess runoff into storm drains.
- o. Paint messages that prohibit the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Department of Public Works, Stormwater Management Division. Legibility of stencils and signs must be maintained.
- p. All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.
- q. Legibility of stencils and signs must be maintained.
- r. Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater

- conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- s. Storage areas must be paved and sufficiently impervious to contain leaks and spills.
 - t. Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.
 - u. Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing a rock outlet protection. Rock outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe-outlet. Inspect, repair, and maintain the outlet protection after each significant rain.
 - v. Cleaning of oily vents and equipment to be performed within designated covered area, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis to remove any solids; and the oil absorbent pads must be replaced regularly according to manufacturer's specifications.
 - w. Store trash dumpsters both under cover and with drains routed to the sanitary sewer or use non-leaking and water tight dumpsters with lids. Wash containers in an area with properly connected sanitary sewer.
 - x. Prescriptive Methods detailing BMPs specific to the "Restaurant" project category are available. Applicants are encouraged to incorporate the prescriptive methods into the design plans. These Prescriptive Methods can be obtained at the Public Counter or downloaded from the City's website at www.lastormwater.org.
 - y. The owner(s) of the property shall prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post-construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

29. Hydrology and Water Quality (Water Conservation).

- a. Unless otherwise required, and to the satisfaction of the Department of Building and Safety, the applicant shall install:
 - i. High-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate. Rebates may be offered through the Los Angeles Department of Water and Power to offset portions of the costs of these installations.
 - ii. Restroom faucets with a maximum flow rate of 1.5 gallons per minute.

- iii. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)
- b. Unless otherwise required, all restroom faucets shall be of a self-closing design, to the satisfaction of the Department of Building and Safety.
- c. Unless otherwise required, and to the satisfaction of the Department of Building and Safety, the applicant shall:
 - i. Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).
 - ii. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
 - iii. Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- d. In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
 - i. Drip/microspray/subsurface irrigation where appropriate;
 - ii. Minimum irrigation system distribution uniformity of 75 percent;
 - iii. Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials; and
 - iv. Use of landscape contouring, where possible, to minimize precipitation runoff.
 - v. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for irrigated landscape areas totaling 5,000 sf. and greater, to the satisfaction of the Department of Building and Safety.

30. Public Services (Fire).

- a. The applicant shall comply with all regulations of California Health and Safety Code and LAFD requirements pertaining to fire protection systems, such as the adequate provision of smoke alarms, fire extinguishers, building access, emergency response notification systems, and fire flows.
- b. The requirements of the Fire Department relative to fire safety shall be incorporated into the building plans, which include the submittal of a plot plan for approval by the Fire Department prior to the issuance of a building permit. The plot plan shall include the following minimum design features:

- i. Fire lanes, where required, shall be a minimum of 20 feet in width.
- ii. All structures shall be accessible within 300 feet of an approved fire hydrant.
- iii. Refer to the Fire Department regarding fire hydrants (213) 482-6543.

31. Public Services (Police).

- a. The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design Out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213)485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.
- b. The proposed project shall erect temporary fencing around the project site during construction activities to secure the project site and discourage trespassers.

32. Increased Vehicle Trips/Congestion. Implementing measures detailed in Department of Transportation's communication to the Planning Department dated January 29, 2009 and attached to the subject case file shall be complied with. Such report and mitigation measure(s) are incorporated herein by reference.

33. Transportation

- a. The Strathern Street/Webb Avenue/Lankershim Boulevard intersection shall be mitigated to a less-than-significant level by re-striping the intersection to provide dual left-turn lanes in the northbound direction. Signal modification and an overhead guide sign are also required. The applicant shall be responsible for the signal design and installation of the overhead guide sign. Detailed proposed plans are required to be submitted to DOT for review prior to final approval. In the event that the restriping mitigation measure turns out to be not feasible, the developer shall provide an alternative mitigation to mitigate the project impact at this location. These improvements are guaranteed through a cash payment prior to the issuance of any building permit, if approved by DOT.
- b. The Blythe Street/Lankershim Boulevard intersection shall be mitigated to a less-than-significant level by re-striping the intersection to provide a shared left-turn/through travel lane and a right turn only lane for the project driveway, opposite Blythe Street, along Lankershim Boulevard. In addition, the installation of northbound right-turn only lane for vehicles entering the project site at the intersection of Blythe Street/Lankershim Boulevard, which will require the removal of on-street parking. In the event that the restriping mitigation measure turns out to be not feasible, the developer shall provide an alternative mitigation to mitigate the project impact at this location. These improvements are guaranteed through a cash payment prior to the issuance of any building permit, if approved by DOT.

- c. The applicant shall implement a Transportation Demand Management (TDM) program for the project to reduce and manage employee commute-related trips in private vehicles.
- d. The applicant shall deposit \$120,000 into a Neighborhood Traffic Management Plan fund to be used for neighborhood traffic mitigation measures prior to the issuance of a certificate of occupancy. All community outreach efforts to solicit input from residents shall be coordinated through DOT and the Council Office. Potential mitigation measures may include, but are not limited to: installation of speed humps, diverters, turn restrictions, enforcement, geometric changes, signing and marking. Upon the expiration of three years after the issuance of the final certificate of occupancy of the entire project, the applicant may request a refund from DOT of any unused portion of these funds. However, the refund shall only be granted if DOT and the Council Office determine that all of the provisions of the Plan have been fully complied with and no additional improvements are necessary.
- e. Two-way driveways shall be 30 feet wide and one-way driveways shall be 16 feet wide, exclusive of side slopes. To minimize conflict between vehicles using adjoining driveways, a minimum of 50-feet of full-height curb shall be provided between driveways.
- f. To avoid vehicles encroaching onto the public right-of-way, a minimum 40-foot reservoir space (distance between property line and first parking stall) shall be provided at all ingress driveways for lots containing 100 to 300 spaces, and a minimum 60-foot reservoir space shall be provided at all ingress driveways for lots containing more than 300 spaces.
- g. The applicant shall submit a construction work site traffic control plan to the DOT's Valley District Office for review and approval prior to the start of any construction. This 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 all abutting properties. All construction-related traffic shall be restricted to off-peak hours.
- h. A final Transportation Demand Management Program shall be approved by DOT prior to the issuance of any temporary or final certificate of occupancy for the proposed project.

34. Utilities and Service Systems (Solid Waste).

- a. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- b. Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.

- c. To facilitate onsite separation and recycling of demolition and construction-related wastes, the contractor(s) shall provide temporary waste separation bins onsite during demolition and construction. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- d. The trash receptacle shall be relocated at least 50 feet from the property line of any adjacent residential property.
- e. Trash receptacles within the project site shall be located in a well ventilated enclosed area and include lids that enable convenient collection and loading and shall be emptied on a regular basis.
- f. The project applicant shall recycle 75 percent of the construction debris from the project.
- g. Designated areas for the collection and loading of recyclables shall be provided as part of the proposed project. The receptacles that collect recyclable materials shall be covered and kept in a paved area that is screened from public view.
- h. Separate trash chutes for recyclable materials and trash shall be provided as part of the proposed project. In addition, the project applicant shall also provide seminars, training manuals and other educational materials for the new commercial tenants, regarding recycling. The retail shall have a separate cardboard dispenser, in order to further encourage recycling. All collected recycling materials shall be picked up on at least a weekly schedule as a part of the project's regular solid waste disposal program.

D. Administrative Conditions of Approval

- 35. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc, as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
- 36. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
- 37. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in the (Q) conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement shall be submitted to the Planning Department for approval before being recorded, after recordation, a copy bearing the Recorder' number and date shall be provided to the Planning Department for attachment to the file.
- 38. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
- 39. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the

agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.

40. **Building Plans.** Page No. 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
41. **Corrective Conditions.** 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 City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
42. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
43. **Expiration/Termination.** The subject (T)(Q)C2-1-VL Zone shall become null and void, and the rezoning proceeding shall be terminated, (a) if the applicant fails to remove the T Tentative classification within the six year time period provided in LAMC Section 12.32-G,h, including any extensions or (b) upon applicant's delivery to the Director of City Planning of written notice terminating the (T)(Q)C2-1-VL rezoning.
44. **Expedited Processing Fee.** Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

FINDINGS

- 1. General Plan Land Use Designation.** The subject property is located within the area covered by the Sun Valley-La Tuna Canyon Plan area, which was adopted by the City Council on April 13, 1999. The Community Plan designates the subject property for Low Density Residential and Neighborhood Commercial land uses with the corresponding zones of RE9, RS, R1, RU, RD6 and RD5, and C1, C1.5, C2, C4, RAS3 and RAS4, respectively. The subject property contains approximately 195,382 net square feet (4.49 net acres) of buildable area and is currently zoned C2-1VL and R1-1, and therefore is consistent with the Neighborhood Commercial and Low Density Residential land use designations, respectively. However, the project is proposed to encompass the entire site, which will create inconsistency between the proposed use and a portion of the existing land use designation.

The Project proposes to demolish existing structures and construct an approximately 60,000-square-foot retail shopping center consisting of the following uses: a pharmacy with drive-thru as the primary anchor tenant (13,013 square feet), a secondary retail anchor tenant (10,000 square feet), two retail pad buildings (2,965 square feet and 5,000 square feet with drive-thru), retail shops (26,458 square feet) and associated surface parking to serve the project. Therefore, the Applicant is proposing to amend the land use designation to Neighborhood Commercial over the entire site.

The project site does not include the existing Burger King restaurant located on the southeast corner of Lankershim Boulevard and Strathern Street, abutting the subject site. However, as the project site envelopes this Burger King site to the south and east, the City has initiated a plan amendment to include the eastern most portion of the Burger King site (APN #2311006029), which is currently designated as Low Residential land use, as an Add Area to change it to Neighborhood Commercial land use in order to make it consistent with its current commercial use.

- 2. General Plan Text.** The Sun Valley-La Tuna Canyon Plan text includes the following relevant land use objectives, policies and programs:

***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 projects 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 2-3.3: *Require that any proposed development be designed to enhance and be compatible with adjacent development.*

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

Policy 2-3.5: *Require that older commercial business areas be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses.*

In order to establish a consistent land use designation over the entire project site, the Applicant is requesting a General Plan Amendment to re-designate approximately 147,800 square feet of land on the east side of the property that has a land use designation of Low Density Residential to Neighborhood Commercial. The General Plan Amendment represents a change in land use designation to approximately two-thirds (3.39 acres) of an approximately 4.49 acre site. Approval of the requested General Plan Amendment would establish a uniform Neighborhood Commercial land use designation throughout the Project Site to facilitate development of the proposed project.

The General Plan Amendment and the implementation of the Project would include a mix of complementary retail, commercial and restaurant uses. The Project would be designed to activate the Site and enhance the surrounding area with pedestrian activity. The Community Plan explicitly encourages reuse of commercial areas. While the underlying zoning may not reflect the commercial use of the property, the majority of the site has been used as a commercial nursery/garden center for many years. The project would recycle underutilized land and transform the site to a modern shopping center offering a variety of neighborhood serving commercial uses such as a pharmacy.

The proposed project also does not provide direct pedestrian or vehicular access from Blythe Street to the east of the Project Site. This will prevent cut-through traffic or overflow from the project from impacting the single-family residential uses on this street. A screening wall is proposed along the perimeter of the residential properties adjacent to the proposed project and the proposed buildings are set back a further distance than required by code.

Special attention will be given to landscaping along the perimeter of the project site so as to buffer the adjacent single-family residential uses in furtherance of the community plan policy 2-3.1 to improve the landscaping of commercial properties. Vines along some of the building facades have also been proposed to minimize potential graffiti that plagues the neighborhood and adjacent buildings.

Policy 13-2.1 states that "No increase in density and intensity shall be effectuated by zone change, variance, conditional use, parcel map or subdivision unless it is determined that the transportation system can accommodate the increased traffic generated by the project. While the requested General Plan Amendment for the R1-1 portion of the property will allow for more development than currently permitted, the intent of the applicant is not to increase the total square footage that would be allowed by a commercially-zoned property.

In fact, the approximately 60,000 square feet proposed for the entire project is below the 71,190 square feet currently allowed by-right over the existing commercially-zoned portions of the project site. Additionally, as discussed in the environmental document for the Project, the development will not significantly impact the transportation system in the area.

The Community Plan also calls for the City to "develop employment opportunities for a wide range of jobs, skills and wages" (Page IV-3). Approval of the requested General Plan Amendment would result in a substantial number of new service sector jobs. Additionally, the Project would improve the physical condition of the area by replacing an obsolete garden center with aesthetically appealing commercial buildings. The Project would provide an economic benefit to the area by increasing the number of jobs, and public revenues, such as, property tax revenues and sales tax revenues generated by the site.

Framework Element. The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services.

The requested General Plan Amendment would permit development of a high-quality shopping center along Lankershim Boulevard, a major transportation corridor. The proposed project would also advance overarching planning principles set forth in the Framework Element, including the establishment of a "Encourage the owners of existing commercial shopping centers that contain chain grocery and pharmacies to include additional uses, such as restaurants, entertainment, childcare facilities, public meeting rooms, recreation, cultural facilities, and public open spaces, which enhance neighborhood activity." (Neighborhood District Policy 3.8.3). The Project would promote this important goal by placing approximately 47,000 square feet of commercial uses in a new shopping center that will be anchored by a 13,000 square foot CVS pharmacy. In furtherance of Framework Element Regional Center Policies 3.8.6, the outdoor areas within the Project will be "lighted for night use, safety and comfort commensurate with their intended nighttime use."

3. **The Transportation Element** of the General Plan may be affected by the recommended action herein. Lankershim Boulevard is a Major Highway dedicated to a variable 90- to 100-foot width adjoining the property to the west. Strathern Street is a Secondary Highway dedicated to a variable 55- to 90-foot width adjoining the property to the north. Blythe Street is a local "half" street dedicated to a variable 29- to 39-foot width adjoining the property and dead ends to the east. Five vehicular access points are proposed: two along Lankershim Boulevard and two along Strathern Street. An additional fire access is proposed off of the Blythe Street. Any improvements, as required as part of the (T) Classifications, will assure compliance with this Element of the General Plan and with the City's street improvement standards.

Furthermore, the requested General Plan Amendment allows the development of a proposed shopping center on a major transportation corridor that provides substantial public transit opportunities and facilities. The implementation of the proposed would promote ground floor pedestrian activity and circulation. Enhanced landscaping and walkways would also be included in the Project to create direct pedestrian connections

between the new commercial development and the bus stops located along the public streets.

In addition to satisfying the Transportation Element's infrastructure improvement objectives, the Project would also further Objective 4 by "preserv[ing] the existing character of lower density residential areas and maintain[ing] pedestrian oriented environments." Development of the Project would aesthetically enhance Lankershim Boulevard and Strathern Street through the additional of contemporary architecture and enhanced street-side landscaping. As conditioned, the proposed project would conform with the Transportation Element's policies and objectives.

4. **Charter Findings - City Charter Sections 556 and 558 (General Plan Amendment).** The proposed General Plan Amendment complies with Sections 556 and 558 in that the plan amendment promotes an intensity and pattern of development that is consistent with the area's General Plan Framework designation and that enhances the neighborhood character; encourages the development community-serving commercial uses near residential neighborhoods; reduces automobile trips to other areas; improves air quality; and enhances the pedestrian environment. The recommended General Plan Amendment to amend the land use for that portion designated Low Density Residential to Neighborhood Commercial over the entire site will further many of the City's land use policies and address the need for housing.

The project will be an in-fill development, which is contiguous and compatible with other development in the immediate vicinity. The General Plan Amendment would allow for the project to enhance the commercial nature of the site and provide additional retail and job opportunities in the North Hollywood vicinity that would supplement the lack of quality retail and restaurant uses. Finally, the proposed project would create a destination place and provide community services at the major intersection of Lankershim Boulevard and Strathern Street.

5. **Zone Change and Height District Findings.**

- a. Pursuant to Section 12.32-C of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

The Project applicant proposes to demolish existing structures and construct an approximately 60,000-square-foot retail shopping center consisting of the following uses: a pharmacy with drive-thru as the primary anchor tenant (13,013 square feet), a secondary retail anchor tenant (10,000 square feet), two retail pad buildings (2,965 square feet and 5,000 square feet with drive-thru), retail shops (26,458 square feet) and associated surface parking to serve the project.

The portion of the site fronting Lankershim Boulevard is designated Neighborhood Commercial and about two-thirds of the site is designated Low Density Residential. The portion of the site fronting Lankershim Boulevard is zoned C2-1VL (Commercial - Height District 1VL) and the remainder of the site is zoned R1-1 (Single Family Residential - Height District 1). Consequently, a zone change/height district change is required to harmonize the zoning at the Project Site and to allow development of the Project.

The Applicant proposes to unify the dual zoning on the subject site with the requested Zone and Height District Change to (T)(Q)C2-EZ-1VL.

Public Necessity. Amending the existing zoning to enable development of the Project is in conformance with public necessity and convenience because it addresses a shortage of high quality neighborhood serving shopping centers in the area. The Project further serves the public convenience and necessity by locating needed retail, restaurant, and office space along a major transportation corridor, Lankershim Boulevard, and within immediate proximity to regional freeways and major and secondary highways. The Project would provide a more advantageous use of the Project Site by converting an obsolete nursery/garden center into a multi-tenant shopping center to serve the surrounding neighborhood. The public convenience and necessity would be specifically advanced through development of an interconnected, pedestrian oriented, commercial development, integrated with existing and future public transportation infrastructure.

In all, the Project design therefore serves the public convenience and necessity by creating an integrated, pedestrian-oriented site connected to transit.

Convenience. The requested zone change/height district change would advance the public convenience by (1) facilitating uniform zoning at the Project Site, consistent with the proposed commercial uses. Currently, the Project Site is designated "Low Density Residential" in the Sun Valley-La Tuna Canyon Community Plan. This area has a corresponding zoning of R1-1. The requested zone change/height district change – which would restrict the FAR at the Project Site to 3 to 1 – is fully consistent with the Community Plan. Further, the Project proposes an FAR of 0.31:1, which is well below the 3:1 FAR that would be allowed with the zone change. Thus, the zone change/height district change promotes the public necessity and convenience by ensuring that the allowable FAR at the Project Site would not exceed current maximum FAR allowed on the Project Site, thus providing a safeguard against future development that is not compatible or in the best interests of the surrounding neighborhood.

Public necessity and convenience is also served by providing a neighborhood serving commercial development project consisting of a complementary blend of retail, restaurant, and office uses, strategically located along Lankershim Boulevard, a major transit, entertainment, and commercial corridor. This transit-convenient location will facilitate increased usage of existing transit lines. Establishing a neighborhood employment center proximate to a many residential uses epitomizes "smart growth" urban planning principles embodied in the City's General Plan Framework as well regional growth plans, by encouraging and facilitating the use of public transportation.

General Welfare. The requested zone change/height district change promotes the general welfare by facilitating development of an aesthetically appealing, high quality commercial development project that would promote both public transportation and pedestrian activity in close proximity to other commercial businesses along Lankershim Boulevard. Increased revenue to the City would be generated through expanded business license, sales, and property taxes. The Project would also bring employment opportunities to the Project Site and the Community Plan area – in conformance with a principal objective of a State Enterprise Zone development. Providing much needed retail, restaurants and other community-serving commercial

uses the proposed Project will eradicate blight and fill a void for much needed services in the heart of North Hollywood.

The requested zone change/height district change would also promote the general welfare by allowing development of a Project that is consistent with and complementary to nearby commercial and residential uses. The Project would complement the existing fast food restaurant on the southeast corner of Lankershim Boulevard and Strathern Street. In addition to complementing existing commercial and office buildings within the vicinity of the Project Site, the Project design is also respectful of residential areas to the south and east by restricting the use of extensive landscaping and setbacks along the east and south perimeter of the site. The heights of the buildings on the Project site are also compatible with the heights of the residential buildings in the neighborhood to the south and east of the Project Site.

The Project would advance the general welfare by incorporating a number of sustainability features, which may include water efficient fixtures, energy efficient designs that meets the LEED certification level. Other sustainability design features may include the use of high efficiency building envelopes, stormwater-retaining planter boxes and dual piping for use of recycled water.

Good Zoning Practices. The proposed requested zone change/height district change conforms to good planning practice by furthering the goals and objectives of the Community Plan, and authorizing a development consistent with its surrounding areas. The requested zone change/height district change would foster synergy between the Project Site and the adjacent commercial uses on Lankershim Boulevard. Promoting "smart growth" principles enshrined in the City's General Plan Framework and regional growth plans, the Project provides a complementary mix of retail, restaurant and along Lankershim Boulevard - a major transportation corridor. The requested zone change/height district change (which would change the land use designation of approximately 3.39 square feet of the 4.74 acre Project Site) would also eliminate inconsistent land use designations on the site, since a commercial nursery/garden center is currently located in the Low Density Residential land used designation.

California Government Code Section 65041.1 identifies certain desirable planning practices and specifically encourages the "promot[ion] of infill development and equity by rehabilitating, maintaining and improving existing infrastructure that supports infill development and appropriate reuse and replacement of previously developed, underutilized land that is presently served by transit, streets, water sewer and other essential services." The Project directly advances this key State planning objective and promotes good zoning practice by the development of a neighborhood serving shopping center on a prominent intersection that is currently underutilized as nursery/garden center that is currently surrounded by blighted conditions.

- b. The current action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval imposed herein for the proposed project. Such limitations are necessary to protect the best interests of and to assure a development more compatible with surrounding properties, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

6. **Building Line Removal Finding.** The requested building line removal is in conformity with public necessity, convenience, general welfare and good zoning practice in that its retention on the subject property is no longer necessary for the purpose of reserving a portion of the property for future highway dedication and improvement. In addition, it is no longer necessary for the purpose of obtaining minimum, uniform alignment and setback from the street at which buildings, structures or improvements be built or maintained, since no setbacks are required from the lot line for any new building or structure in the C2 Zone.

The existing 20-foot building line setback at this location was established by Ordinance No. 65,118 in 1929 along Lankershim Boulevard and Ordinance No. 100,246 in 1952 along Strathern Street. Traditionally, building line setbacks were established to provide for the widening of roads. In the subject case, Lankershim Boulevard is a Major Highway dedicated to a variable 90- to 100-foot width adjoining the property to the west and Strathern Street is a Secondary Highway dedicated to a variable 55- to 90-foot width adjoining the property to the north. As part of the subject zone change request, the Bureau of Engineering is requiring street dedications and improvements in accordance with the current street standards as part of the (T) Tentative Classifications. The building line removal will bring the subject site to current planning practices with no setbacks required for commercial properties.

7. **Zoning Variance Findings (Signage).** In order for a Zoning Variance to be granted, all of the legally mandated findings delineated in Section 12.27 of the Los Angeles Municipal Code must be made in the affirmative.
- a. *The strict application of the provisions of the Zoning Ordinance would not result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.*

The Applicant is requesting variances from the sign requirements to exceed the total sign area for projecting signs, wall signs and pole signs (3,023.4 square feet of sign area in lieu of the permitted 2,268 square feet) and to permit projecting signs on the building frontage along Strathern Street to be placed approximately 8' from the projecting sign on the western frontage on the same building in lieu of the minimum 15' distance. The Sign Ordinance requires a maximum total sign area based on linear frontage of store front. The Applicant is requesting to exceed this requirement in order to make each tenant sign larger and thus more noticeable from driving visibility. The Applicant is contending that the stores themselves are set toward the rear of the property and want better identification. However, the proposed project is permitted to install identification signs at main driveway entrances into the shopping center in addition to on each respective store facade.

The site does not have special circumstances that create hardships or practical difficulties, such as physical barriers or unique siting that impede visibility and, thus, warrant larger signs than are allowed. The Applicant is also proposing banner-like projecting signs for primarily design features at twice the frequency than the permitted distance. The Sign Ordinance is a citywide requirement that all commercial developments must comply with. Staff is recommending denial of these requests.

Furthermore, an existing billboard is located on the southwest corner of the subject site. The project will be required to remove this off-site signage as part of the implementation of the proposed project.

- b. *There are no special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.*

The subject site is an irregular-shaped lot situated at the southeast corner of Lankershim Boulevard and Strathern Street. It is located on a typically developed commercial corridor in the Sun Valley/North Hollywood area that is relatively flat with low-rise buildings. The property to the northwest, immediately abutting the subject site, is improved with a Burger King fast food restaurant and zoned C2 and R1. Properties to the north, across Strathern Street, are developed with single-family homes, duplexes and triplexes and zoned R1. To the west of these properties, or kiddy corner to the subject site, properties are developed with commercial uses, mostly with auto uses with Food 4 Less supermarket further west, across Lankershim Boulevard and zoned M1 and C2. Properties to the west, directly across Lankershim Boulevard, are developed with auto uses, a warehouse and a printing shop and zoned C2. Properties to the south are developed with single-family homes interspersed with duplexes and zoned R1, with various commercial uses lining Lankershim Boulevard.

Although the project site faces some design challenges, no special circumstances are applicable that do not apply to other sites in this area. The site does not have special circumstances that create hardships or practical difficulties, such as physical barriers or unique siting that impede visibility and, thus, warrant larger signs than are allowed. The Burger King building immediately abutting the subject site to the northwest on the same block, in fact, creates a focal point to this corner that draws more attention to the subject site than otherwise. The proposed project is designed so as to create a seamless flow between the Burger King site. Additionally, the two main anchors, one of which is a proposed CVS Pharmacy, are taller than the rest of the buildings so as to attract ample interest and visibility.

- c. *Such variance is not necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships, is denied the property in question.*

The denial of the variance does not prevent the preservation and enjoyment of a substantial property right or use generally possessed by other similar properties in the area, in that, the proposed project is permitted to install 2,268 square feet of total sign area, including identification signs adjacent to main driveways, consistent with the Sign Ordinance. The Sign Ordinance is a citywide requirement that applies to all commercial properties in Los Angeles. The provisions are written so that a maximum total sign area is based on linear frontage of store front, making it fair for all types of commercial developments, large or small.

As previously mentioned, the project site is located on a typically developed commercial corridor in the Sun Valley/North Hollywood area that is relatively flat with low-rise buildings. The site does not have special circumstances that create hardships or practical difficulties, such as physical barriers or unique siting that impede visibility and, thus, warrant larger signs than are allowed.

The Applicant is also proposing banner-like projecting signs for primarily design features at twice the frequency than the permitted distance. As attractive as these architectural blade signs may be, these projecting signs are regulated by the citywide Sign Ordinance for all commercial properties. No special circumstances are also present to warrant just more signs. On the other hand, the Applicant has designed a high-quality shopping center that will enhance the neighborhood without larger signs.

- d. *The granting of such variance will be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.*

The project site is located at a major intersection of Lankershim Boulevard, Strathern Street, and Webb Avenue, which creates a 5-point intersection. Any larger signage than is permitted would cause vehicular safety concerns as these signs are geared toward drivers. The Applicant is requesting to exceed the total sign area requirement (3,023.4 square feet of sign area in lieu of the permitted 2,268 square feet) in order to make each tenant sign larger and thus more visible to drivers. The Applicant is contending that the stores themselves are set toward the rear of the property and want better *individual* identification. However, the proposed project is permitted to install identification signs at main driveway entrances into the shopping center in addition to on each respective store facade.

The Applicant is also proposing banner-like projecting signs for primarily design features at twice the frequency than the permitted distance. As attractive as these architectural blade signs may be, these projecting signs may create distractions for passerby drivers as well as customers within the shopping center looking for particular stores.

Therefore, the granting of such variance will be materially detrimental to the public welfare or injurious to the property or improvements.

- e. *The granting of the variance will adversely affect elements of the General Plan.*

Although the proposed larger and more frequent signs are not in direct conflict with the elements of the General Plan, they will adversely affect the intent of the Plan. State law mandates that the zoning regulations be consistent the General Plan, and hence compliance with the citywide Sign Ordinance.

8. **Zoning Administrator Adjustment Findings (Transitional Height).** In order for a Zoning Administrator's Adjustment to be granted, all of the legally mandated findings delineated in Section 12.28 of the Los Angeles Municipal Code must be made in the affirmative.

As previously mentioned, the project site is located on a typically developed commercial corridor in the Sun Valley/North Hollywood area that is relatively flat with low-rise buildings. The site does not have special circumstances that create hardships or practical difficulties, such as physical barriers or unique siting that impede visibility and, thus, warrant larger signs than are allowed.

The Applicant is also proposing banner-like projecting signs for primarily design features at twice the frequency than the permitted distance. As attractive as these architectural blade signs may be, these projecting signs are regulated by the citywide Sign Ordinance for all commercial properties. No special circumstances are also present to warrant just more signs. On the other hand, the Applicant has designed a high-quality shopping center that will enhance the neighborhood without larger signs.

- d. *The granting of such variance will be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.*

The project site is located at a major intersection of Lankershim Boulevard, Strathern Street, and Webb Avenue, which creates a 5-point intersection. Any larger signage than is permitted would cause vehicular safety concerns as these signs are geared toward drivers. The Applicant is requesting to exceed the total sign area requirement (3,023.4 square feet of sign area in lieu of the permitted 2,268 square feet) in order to make each tenant sign larger and thus more visible to drivers. The Applicant is contending that the stores themselves are set toward the rear of the property and want better *individual* identification. However, the proposed project is permitted to install identification signs at main driveway entrances into the shopping center in addition to on each respective store facade.

The Applicant is also proposing banner-like projecting signs for primarily design features at twice the frequency than the permitted distance. As attractive as these architectural blade signs may be, these projecting signs may create distractions for passerby drivers as well as customers within the shopping center looking for particular stores.

Therefore, the granting of such variance will be materially detrimental to the public welfare or injurious to the property or improvements.

- e. *The granting of the variance will adversely affect elements of the General Plan.*

Although the proposed larger and more frequent signs are not in direct conflict with the elements of the General Plan, they will adversely affect the intent of the Plan. State law mandates that the zoning regulations be consistent the General Plan, and hence compliance with the citywide Sign Ordinance.

8. **Zoning Administrator Adjustment Findings (Transitional Height).** In order for a Zoning Administrator's Adjustment to be granted, all of the legally mandated findings delineated in Section 12.28 of the Los Angeles Municipal Code must be made in the affirmative.

Furthermore, an existing billboard is located on the southwest corner of the subject site. The project will be required to remove this off-site signage as part of the implementation of the proposed project.

- b. *There are no special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.*

The subject site is an irregular-shaped lot situated at the southeast corner of Lankershim Boulevard and Strathern Street. It is located on a typically developed commercial corridor in the Sun Valley/North Hollywood area that is relatively flat with low-rise buildings. The property to the northwest, immediately abutting the subject site, is improved with a Burger King fast food restaurant and zoned C2 and R1. Properties to the north, across Strathern Street, are developed with single-family homes, duplexes and triplexes and zoned R1. To the west of these properties, or kiddy corner to the subject site, properties are developed with commercial uses, mostly with auto uses with Food 4 Less supermarket further west, across Lankershim Boulevard and zoned M1 and C2. Properties to the west, directly across Lankershim Boulevard, are developed with auto uses, a warehouse and a printing shop and zoned C2. Properties to the south are developed with single-family homes interspersed with duplexes and zoned R1, with various commercial uses lining Lankershim Boulevard.

Although the project site faces some design challenges, no special circumstances are applicable that do not apply to other sites in this area. The site does not have special circumstances that create hardships or practical difficulties, such as physical barriers or unique siting that impede visibility and, thus, warrant larger signs than are allowed. The Burger King building immediately abutting the subject site to the northwest on the same block, in fact, creates a focal point to this corner that draws more attention to the subject site than otherwise. The proposed project is designed so as to create a seamless flow between the Burger King site. Additionally, the two main anchors, one of which is a proposed CVS Pharmacy, are taller than the rest of the buildings so as to attract ample interest and visibility.

- c. *Such variance is not necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships, is denied the property in question.*

The denial of the variance does not prevent the preservation and enjoyment of a substantial property right or use generally possessed by other similar properties in the area, in that, the proposed project is permitted to install 2,268 square feet of total sign area, including identification signs adjacent to main driveways, consistent with the Sign Ordinance. The Sign Ordinance is a citywide requirement that applies to all commercial properties in Los Angeles. The provisions are written so that a maximum total sign area is based on linear frontage of store front, making it fair for all types of commercial developments, large or small.

- a. *The granting of an adjustment will result in development compatible and consistent with surrounding uses.*

The Project would complement the existing one and two-story commercial buildings along Lankershim Boulevard in the Project vicinity. The height of the proposed buildings at the Project Site is also compatible in scale and density with the residential uses located to the east and south of the Project Site. There are a number of two-story homes in the surrounding residential areas that are approximately the same height as the proposed 28-33 foot tall buildings that will be constructed within the transitional height limit boundaries. In addition to complementing existing commercial buildings within the vicinity of the Site, the Project design is also respectful of residential neighborhood located to the south and east of the Site through the use of parking areas, setbacks, landscaping, and architectural design. A significant landscape area has been incorporated into the Project Site on the south side of Blythe Street in conjunction with the widening and construction of a standard cul-de-sac. Additionally, parking in the southeast corner of the Site also provides a buffer between the residential uses and the building at the southeast corner of the Project Site. The buildings themselves will include distinctive architectural design and materials to break up large wall planes.

The Project itself is planned to be constructed at an FAR of approximately 0.31:1, which is about one-fifth of the density that would be allowed by the zone. Accordingly, the mass and scale of the proposed buildings at the Site are consistent – and in fact less intense – than the general Neighborhood Commercial development standards set forth in the Community Plan. In addition, the Project Site is located within a designated State Enterprise Zone, which encourages economic revitalization and job-production. The buildings would include the type of high quality, aesthetically pleasing, employment generating commercial production uses specifically encouraged by the Enterprise Zone designation. Development of these uses would be compatible with the surrounding commercial and residential uses.

It should be noted that if the residentially zoned property were to remain as such, and developed, visual and privacy impacts would likely be much greater. A row of two story residences with a 15' rear setback and windows facing to the property lines would be much worse. The project has been designed to maintain large setbacks and generally low rooflines in areas adjacent to existing residential. In addition, these areas will not be active customer service areas.

As such, the granting of an adjustment will not result in development compatible and consistent with surrounding uses.

- b. *The granting of an adjustment will be in conformance with the intent and purpose of the General Plan.*

The proposed project will not be in direct conflict with the goals and objectives of the Sun Valley-La Tuna Canyon Community Plan, in that, the Plan encourages the development of commercial use along major transportation corridors and promotes distinctive commercial districts. The subject site is located at the major intersection of Lankershim Boulevard, where other commercial uses already exist.

The Community Plan also calls for the City to “develop employment opportunities for a wide range of jobs, skills and wages” (Page IV-3). Approval of the requested

Adjustment would result in a substantial number of new service sector jobs on property. Additionally, the Project would improve the physical condition of the area by replacing an obsolete garden center with aesthetically appealing commercial buildings. The Project would provide an economic benefit to the area by increasing the number of jobs and tax revenues generated by the site.

- c. *The granting of an adjustment is in conformance with the spirit and intent of the Planning and Zoning Code of the City.*

Approval of the Transitional Height Adjustment to allow for the requested building heights would conform to the spirit and intent of the LAMC. Firstly, the overall height of the project does not exceed 33 feet 10 inches, far below the proposed Height District No. EZ-1VL, or a 45-foot height limit. Secondly, the Applicant is requesting minor Adjustments from the transitional height: (1) a portion of the Pad C building at 31 feet in height in lieu of the permitted 25 feet; (2) a portion of the rotunda feature of the Pad D building at 33 feet 10 inches in height in lieu of the permitted 33 feet; and (3) a portion of the Pad E building at 26 feet in height in lieu of the permitted 25 feet. The design of the buildings would, therefore, be in substantial conformance with the tiered height to give ample light and air to nearby residential uses.

- d. *There are no adverse impacts from the proposed adjustment or any adverse impacts have not been mitigated.*

There are no adverse impacts caused by the minor height increases based on the tiered height restrictions near residential uses. The incidences are relatively negligible as they are only minor portions of the buildings that exceed the restrictions of 25 feet in height within 49 feet of a residential zone and 33 feet within 50-99 feet of a residential zone. Furthermore, the majority of the 25-foot buffer area nearest to a residential zone are used as driveways. The project is designed so that buildings are intentionally set away from single-family homes.

- e. *The permission will result in a building or structure which is compatible in scale with existing adjoining and nearby structures and uses as well as adopted plans.*

There are a number of two-story homes in the surrounding residential areas that are approximately the same height as the proposed 23-34 foot tall buildings that will be constructed within the transitional height limit boundaries. In addition to complementing existing commercial buildings within the vicinity of the Site, the Project design is also respectful of residential neighborhood located to the south and east of the Site through the use of parking areas, landscaping, and architectural design. A significant landscape area has been incorporated into the Project Site on the south side of Blythe Street in conjunction with the widening and construction of a standard cul-de-sac. Additionally, parking in the southeast corner of the Site also provides a buffer between the residential uses and the building at the southeast corner of the Project Site, as well as, the Project being designed to exceed the set back areas required per code to provide a further buffer along the residential neighborhood that abuts the Project Site. The buildings themselves will include distinctive architectural design and materials to break up large wall planes.

Approval of the requested Adjustment would also allow the Project to be designed and oriented in a manner that would provide an attractive, landscaped, suburban appearance that is appropriate for the site and neighborhood. The Project would

enhance the general appearance of Lankershim Boulevard, eradicating blight, and benefiting nearby residents, tenants and patrons of the Project.

6. Conditional Use Permit Findings (Off-Site Sale of Alcoholic Beverages). In order for a Zoning Administrator's Determination to be granted, all of the legally mandated findings delineated in Section 12.24-W,1 of the Los Angeles Municipal Code must be made in the affirmative.

- a. *The proposed location will be desirable to the public convenience or welfare.*

The Applicant requests a Conditional Use Permit (CUB) for the sale of beer, wine, and distilled spirits for off-site consumption in conjunction with the operation of the proposed CVS pharmacy of approximately 13,000 square feet of floor area. The proposed use will provide opportunities for nearby residents to purchase food and consumer products, along with alcoholic beverages in a convenient location. The project has been further conditioned to provide ample parking spaces. Therefore, the proposed location of the project will be desirable to fulfilling the needs of the community.

- b. *The location is proper in relation to adjacent uses or the development of the community.*

The conditional use permit for the off-site consumption of alcohol is in proper relation to adjacent uses or the development of the community, in that the CVS pharmacy will serve the surrounding community. The use will not be part of a stand-alone liquor store, bar or nightclub. The pharmacy will be situated within the proposed shopping center, replacing an under-utilized and outdated nursery use. The sale of alcohol will occur as part of the operation of the pharmacy that will carry other consumer products. Furthermore, the pharmacy will fill a void as part a high-quality shopping center for a community that has been under-served.

- c. *The use will not be materially detrimental to the character of the development in the immediate neighborhood.*

The Project site is comprised of a large, under-utilized parcel of land that is currently improved with a nursery and landscaping. The sale of alcoholic beverages will be incidental to the operation of a pharmacy, located within the proposed shopping center. The Project is buffered from the single-family homes by screening walls of 8 feet tall. Traffic will be prevented from entering and existing through the residential area, as the vehicular access via Blythe Street will be gated at all times and permitted for fire access only.

The general layout of the site improvements has been designed to harmonize with existing and potential new uses and development in the surrounding community. Five vehicular access points have been designated for the proposed project: two along Lankershim Boulevard and two along Strathern Street, and a fifth access off of in the aforementioned Blythe Street. The project has been conditioned to limit public access from Blythe Street and right-in/right-out access along Strathern Street. This will not only distribute vehicular traffic, but also prevent potential traffic bottleneck along Lankershim Boulevard and Strathern Street. At the same time, the in-fill

Project will eliminate the existing blight and nuisance caused by the current uses of nursery and outdated housing on the site.

Furthermore, a Mitigated Negative Declaration has been prepared for the Project which analyzes potentially significant environmental effects. The Mitigated Negative Declaration identifies mitigation measures which, when applied to the Project, would reduce all potentially significant impacts caused by the sale of alcoholic beverages to a less than significant level. Therefore, the granting of a conditional use permit would not be detrimental to the existing development character of the neighborhood.

- d. *The proposed location will be in harmony with the various elements and objectives of the General Plan.*

The Property is within the Sun Valley-La Tuna Canyon Community Plan area of the City's General Plan, and has a land use designation of Low Density Residential and Neighborhood Commercial land uses with the corresponding zones of RE9, RS, R1, RU, RD6 and RD5, and C1, C1.5, C2, C4, RAS3 and RAS4, respectively. The subject property contains approximately 195,382 net square feet (4.49 net acres) of buildable area and is currently zoned C2-1VL and R1-1, and therefore is consistent with the Neighborhood Commercial and Low Density Residential land use designations, respectively. However, the project is proposed to encompass the entire site, which will create inconsistency between the proposed use and the part of the existing land use designation. The Applicant is proposing to amend the land use designation to Neighborhood Commercial over the entire site.

The proposed project is consistent with the land use objectives and policies of the Sun Valley-La Tuna Canyon Plan:

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 projects 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 2-3.3: *Require that any proposed development be designed to enhance and be compatible with adjacent development.*

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

Policy 2-3.5: Require that older commercial business areas be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses.

The Project proposes to demolish existing structures and construct an approximately 60,000-square-foot retail shopping center consisting of the following uses: a CVS pharmacy with drive-thru as the primary anchor tenant (13,013 square feet), a secondary retail anchor tenant (10,000 square feet), two retail pad buildings (2,965 square feet and 5,000 square feet with drive-thru), retail shops (26,458 square feet) and associated surface parking to serve the project.

The Project would include a mix of complementary retail, commercial and restaurant uses with to encourage pedestrian activity within the Project Site. The Project would be designed to activate the Site and enhance the surrounding area with pedestrian activity. The Community Plan explicitly encourages reuse of commercial areas. While the existing zoning may not reflect the commercial use of the property, the majority of the site has been used as a commercial nursery/garden center for many years. The project would recycle underutilized land and transform the site to a modern shopping center offering a variety of neighborhood serving commercial uses such as a pharmacy.

- e. *The proposed use will not adversely affect the welfare of the pertinent community*

The approval of the conditional use request will not adversely affect the welfare of the Sun Valley-La Tuna Canyon community. The subject property is proposed with a zone change for commercial uses over the entire, as it is currently dual zoned C2 and R1, that will be consistent the implementation of the shopping center. The project will provide much needed economic revitalization and retail opportunities to the community. The subject site has been under-utilized for many years with a nursery and older housing stock, and its revitalization will create a positive benefit both aesthetically and economically and will create both construction and permanent jobs for the local residents.

- f. *That the granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.*

The applicant is requesting a conditional use permit to sell a full line of alcoholic beverages for off-site consumption. According to the State Department of Alcoholic Beverage Control, there are 3 off-site licenses allocated to Census Tract No. 1219.00 while there are 3 off-site licenses existing. The applicant is proposing to add one off-site license to this census tract. In doing so, CVS pharmacy intends to

purchase and close 2 existing licenses within the district concurrently with the opening of this store, resulting in a net reduction of alcohol outlets in addition to the added benefit of the operational control inherent in a CVS store.

The proposed alcohol use is incidental to the operation of the neighborhood market and no stand-alone liquor stores, bars or night clubs are proposed. The approval of the requested conditional use will not result in an undue concentration of establishments selling alcoholic beverages. The pharmacy is proposed to have 24 hours a day of operation, with the hours of alcohol sales from 7 a.m. to 2 a.m. Monday to Sunday.

Statistics from the Los Angeles Police Department reveal that in the subject Crime Reporting District No. 1505 which has jurisdiction over the subject property, a total of 265 crimes were reported in 2008, compared to the citywide average of 235 crimes and 282 crimes in the high crime reporting district for the same period. A miscellaneous complaint had been filed in 2004 and is under investigation for the site. Two code enforcement items had been filed in 2004 and 2005 have since been closed. The incorporation of conditions relative to the specific operation of the market was deemed necessary in order to mitigate the addition of a liquor license in the census tract.

g. *The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.*

The subject property is proposed for a General Plan Amendment and Zone Change to Neighborhood Commercial and (T)(Q)C2-EZ-1VL in the Sun Valley-La Tuna Canyon Community Plan. The following sensitive uses were observed within a 1000-foot radius of the subject property:

- Holy Family Episcopal Church – 11551 Arminta Street
- Arminta Street Elementary School – 11530 Strathern Street
- Sikh Temple – 7640 Lankershim Boulevard
- Church of Jesus Christ of Latter-Day Saints – 11830 Saticoy Street

The subject site is also adjacent to single-family residential uses to the east and south. The applicant worked with the community to mitigate their concerns about the construction and operation of the proposed project. At the public hearing on December 1, 2009, the current owners of the property and the representative of Council Office No. 6 spoke in support of the project. A nearby resident spoke specifically with regards to the sale of alcohol, as he thought there were already enough in the area. As mentioned above, the additional license to sell alcohol will not cause an undue over-concentration as the overall number of establishments selling alcohol will in fact be reduced by one, for a total of two establishments, in the Census Tract. The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved.

6. **Conditional Use Permit Findings (Drive-Thru Fast Food Establishment).** In order for a Conditional Use Permit to be granted, all of the legally mandated findings delineated in Section 12.24-W, 17 of the Los Angeles Municipal Code must be made in the affirmative.

a. *The proposed location will be desirable to the public convenience or welfare.*

The Project design serves the public convenience and welfare by establishing a drive-thru fast food restaurant within an integrated Project Site that provides much needed, high quality neighborhood-serving commercial uses filling a void on an underutilized site. The Project provides vehicular access from Lankershim Boulevard and Strathern Street and will have four architecturally integrated buildings surrounded by convenient parking and attractive landscaping.

The drive-thru fast food establishment would complement the existing fast food restaurant (Burger King) on the southeast corner of Lankershim Boulevard and Strathern Street by providing an additional fast food dining option. The Project would also be compatible in use, scale, and density with these and commercial uses located north and south of the Project Site. In addition to complementing existing commercial and office buildings within the vicinity of the Project Site, the Project design is also respectful of residential areas to the south and east by the use of extensive landscaping and setbacks along the east and south perimeter of the site. The heights of the buildings on the Project site are also compatible with the heights of the residential buildings in the neighborhood to the south and east of the Project Site.

The Project would advance the general welfare by incorporating a number of sustainability features, which may include water efficient fixtures, and energy efficient design features.

b. *The location is proper in relation to adjacent uses or the development of the community.*

The proposed drive-thru fast food establishment would be located in an already developed urbanized neighborhood district. It is consistent in use, scale, and density with the fast food establishment on the corner of Lankershim Boulevard and Strathern Street, as well as with the neighboring commercial uses north and south along Lankershim Boulevard.

Single family homes within the residential neighborhood to the south and east are buffered from the drive-thru fast food establishment by other proposed buildings on the project site as well as an 8-foot tall screening wall. Specifically, a two story commercial building would be located along the eastern edge of the Project site which would effectively buffer the proposed drive-thru fast food establishment from the residences to the east. Additionally, two 28-foot tall retail buildings on the south side of the Project site would buffer the drive-thru fast food establishment from the residential uses to the south. Thus, the drive-thru fast food establishment would be compatible with the rest of the proposed development and with the surrounding residential uses.

The provision of an additional drive-thru fast food establishment in the area would promote the area as a neighborhood destination, while serving the needs of the residents and workers in the area. The proposed drive-thru fast food establishment

would help achieve the Project's goal of bringing a vibrant mix of uses to the Project Site consistent with the type of development encouraged in designated Neighborhood Commercial land use areas and in State Enterprise Zones.

- c. *The use will not be materially detrimental to the character of the development in the immediate neighborhood.*

The Project would enhance the character of the immediate neighborhood by developing a high quality neighborhood-serving shopping center on a prominent intersection in the North Hollywood community. The Project would activate the Project Site through development of approximately 60,000 square feet of neighborhood-serving, retail, restaurant and office uses. In addition, the surrounding community would benefit from construction of public infrastructure improvements, such as the construction of a full cul-de-sac at the western end of Blythe Street on the Project's eastern edge. All on-site utility lines would be located underground. The Project would enhance neighborhood character by offering increased shopping and restaurant/retail opportunities for residents who live within the vicinity of the Site as well as patrons from businesses in the surrounding community.

The project also does not provide direct pedestrian or vehicular access from Blythe Street to the east of the Project Site. This will prevent cut-through traffic or overflow from the project from impacting the single-family residential uses on this street. Special attention will be given to expanded side-walk areas adjacent to the proposed fast food venue to encourage outdoor dining and gathering of patrons. Landscaping along the perimeter of the project site is designed so as to buffer the adjacent single-family residential uses.

- d. *The proposed location will be in harmony with the various elements and objectives of the General Plan.*

The Property is within the Sun Valley-La Tuna Canyon Community Plan area of the City's General Plan, and has a land use designation of Low Density Residential and Neighborhood Commercial land uses with the corresponding zones of RE9, RS, R1, RU, RD6 and RD5, and C1, C1.5, C2, C4, RAS3 and RAS4, respectively. The subject property contains approximately 195,382 net square feet (4.49 net acres) of buildable area and is currently zoned C2-1VL and R1-1, and therefore is consistent with the Neighborhood Commercial and Low Density Residential land use designations, respectively. However, the project is proposed to encompass the entire site, which will create inconsistency between the proposed use and the part of the existing land use designation. The Applicant is proposing to amend the land use designation to Neighborhood Commercial over the entire site.

The proposed project is consistent with the land use objectives and policies of the Sun Valley-La Tuna Canyon Plan:

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 projects 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 2-3.3: *Require that any proposed development be designed to enhance and be compatible with adjacent development.*

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

Policy 2-3.5: *Require that older commercial business areas be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses.*

The Project proposes to demolish existing structures and construct an approximately 60,000-square-foot retail shopping center consisting of the following uses: a CVS pharmacy with drive-thru as the primary anchor tenant (13,013 square feet), a secondary retail anchor tenant (10,000 square feet), two retail pad buildings (2,965 square feet and 5,000 square feet with drive-thru), retail shops (26,458 square feet) and associated surface parking to serve the project.

- e. *The residential uses in the vicinity of the proposed drive-through fast food establishment will be adequately protected from any significant noise resulting from outdoor speakers, autos, or other sources of noise associated with the lot.*

The proposed drive-thru fast food establishment would be located in the northwest corner of the Project site. Vehicles entering the drive-thru lane would approach the restaurant on the north side of the building and from the east. The menu board/order taking speakers will be located on the east side of the proposed restaurant, approximately 200 feet from the eastern property line and approximately 300 feet from the southern property line. There will be a two-story commercial building located between the outdoor speakers and the eastern property line. There will be two one-story retail buildings that will serve to buffer the residential uses on the south side of the Project site from the outdoor speakers as well. Thus, the design of the Project will serve to buffer the residential areas to the south and east of the project site. The outdoor speaker system for the drive-through operation will also be directed northward toward the drive-through lane. This will also help protect the residences to the south and east from any noise from the drive-through operations.

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

There will be outdoor lighting associated with the proposed project for security and to illuminate parking lots. Parking lots and drive aisles will be located throughout the Project site, including along the south and east property lines, adjacent to the neighboring residential areas. All lighting in these areas will be shielded and directed to point inward toward the property in order to avoid any glare on the adjacent residential uses. Buildings on pads "C", "D", and "D" will also effectively screen the residential uses to the south and east from lighting sources in the internal portions of the site. The buildings along the south and east perimeter will be 23 to approximately 34 feet in height which is much taller than the light poles will be in the parking lot in front of these buildings. As a result of the design of the proposed Project, stationary light sources will not cause any adverse impacts on nearby residential uses.

- g. *The trash storage, trash pickup hours, driveways, parking locations, screening walls, trees and landscaping are provided for and located so as to minimize disturbance to the occupants of nearby residential uses, and to enhance the privacy of those uses.*

Trash storage and pick-up is a necessary function of commercial land uses. The project has been designed to minimize the impacts of the trash storage and pick-up by placing all trash storage areas in screened enclosures. The trash enclosures for Pads "A" and "B" will also be screened from the residential uses to the south and east by the 23-34 foot tall buildings on the south and east perimeter of the Project site. A trash enclosure for Pad "D" will be located on the east side of that building.

The majority of the on-site parking will be located on the north and west sides of the three primary commercial buildings on Pads "C", "D", and "E". There are 52 parking spaces (274 in total) located along the eastern and southern property lines, but because these are essentially in the rear of the commercial buildings and less convenient for customer parking, they will tend to be used by employees of the shopping center. As such these parking spaces will tend to generate less turn-over, and, therefore less noise from occupants than generated by the parking spaces in the central part of the Project Site.

An extensive use landscaping is proposed as part of the Project to enhance the appearance of the development and to protect the privacy of the neighboring residential uses to the south and east. In particular, a significant landscaping area is being provided adjacent to the new cul-de-sac on Blythe Street. Even though no building setbacks are required, the buildings will have landscaped setbacks on all four sides of the property. An eight-foot tall concrete block wall with vines will also be constructed along the south and east property lines to buffer the residences that abut the Project Site. This will further enhance the privacy of the adjacent uses.

The above described design features all contribute to the Project's sensitivity to the adjacent residential neighborhood. With these features, the potential noise and aesthetic impacts to the neighboring land uses has been carefully addressed and minimized.

9. **Site Plan Review Findings.** In order for the site plan review to be granted, all six of the legally mandated findings delineated in Section 16.05-F of the Los Angeles Municipal Code must be made in the affirmative.
 - a. *The project complies with all applicable provisions of this Code and any applicable specific plan.*

The Project applicant proposes to demolish existing structures and construct an approximately 60,000-square-foot retail shopping center consisting of the following uses: a pharmacy with drive-thru as the primary anchor tenant (13,013 square feet), a secondary retail anchor tenant (10,000 square feet), two retail pad buildings (2,965 square feet and 5,000 square feet with drive-thru), retail shops (26,458 square feet) and associated surface parking to serve the project.

The proposed project is located within the Sun Valley- La Tuna Canyon Community Plan Area, and the portion of the site fronting Lankershim Boulevard is designated Neighborhood Commercial and about two-thirds of the site is designated Low Density Residential. The portion of the site fronting Lankershim Boulevard is zoned C2-1VL and the remainder of the site is zoned R1-1. In order to establish a consistent land use designation across the project site, The Applicant is requesting a General Plan Amendment to change the land use designation of a portion of the project site from Low Density Residential to Neighborhood Commercial and Zone/Height Change of a portion of the project site from R1-1 to (T)(Q)C2-EZ-1VL, consistent with the proposed General Plan Amendment.

With adoption of the proposed (T)(Q)C2-EZ-1VL zone/height district change, the Project would comply with all applicable provisions of the LAMC with regards to density, FAR, and setbacks. Under the proposed (T)(Q)C2-EZ-1VL zoning, the Project would be subject to a 45 foot height limitation based on the EZ-1VL height district. The height of the proposed shopping center buildings will be 16 to approximately 34 feet. This would be compatible with surrounding structures on Lankershim Boulevard and fully consistent with the Neighborhood Commercial Community Plan designation. The proposed Project includes approximately 59,954 square feet of building area on a lot which is 195,382 square feet, after dedications. This results in a floor area ratio (FAR) of approximately 0.31:1, far below the 3:1 FAR for commercial uses in an Enterprise Zone.

The Project would also provide sufficient parking spaces based on LAMC standards. A minimum of 274 on-site parking spaces would be provided in a surface parking lot. This represents a surplus of 154 parking spaces above the 120 parking spaces, which requires 2 parking spaces per 1,000 feet of floor area for commercial uses. The Project would also comply with LAMC setback requirements, as there are no setback requirements for a commercial zone. As part of the requested zone/height district change, the Applicant is also requesting the removal of building lines along Lankershim Boulevard and Strathern Street.

The project site is not located within a Specific Plan area.

b. *This project is consistent with the General Plan.*

The Property is within the Sun Valley-La Tuna Canyon Community Plan area of the City's General Plan, and has a land use designation of Low Density Residential and Neighborhood Commercial land uses with the corresponding zones of RE9, RS, R1, RU, RD6 and RD5, and C1, C1.5, C2, C4, RAS3 and RAS4, respectively. The subject property contains approximately 195,382 net square feet (4.49 net acres) of buildable area and is currently zoned C2-1VL and R1-1, and therefore is consistent with the Neighborhood Commercial and Low Density Residential land use designations, respectively. However, the project is proposed to encompass the

entire site, which will create inconsistency between the proposed use and the part of the existing land use designation. The Applicant is proposing to amend the land use designation to Neighborhood Commercial over the entire site.

The proposed project is consistent with the land use objectives and policies of the Sun Valley-La Tuna Canyon Plan:

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 projects 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 2-3.3: *Require that any proposed development be designed to enhance and be compatible with adjacent development.*

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

Policy 2-3.5: *Require that older commercial business areas be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses.*

The Project proposes to demolish existing structures and construct an approximately 60,000-square-foot retail shopping center consisting of the following uses: a CVS pharmacy with drive-thru as the primary anchor tenant (13,013 square feet), a secondary retail anchor tenant (10,000 square feet), two retail pad buildings (2,965 square feet and 5,000 square feet with drive-thru), retail shops (26,458 square feet) and associated surface parking to serve the project.

The Project would include a mix of complementary retail, commercial and restaurant uses with to encourage pedestrian activity within the Project Site. The Project would be designed to activate the Site and enhance the surrounding area with pedestrian activity. The Community Plan explicitly encourages reuse of commercial areas. While the existing zoning may not reflect the commercial use of the property, the majority of the site has been used as a commercial nursery/garden center for many years. The project would recycle underutilized land and transform the site to a

modern shopping center offering a variety of neighborhood serving commercial uses such as a pharmacy.

- c. *The project is consistent with any applicable adopted redevelopment plan.*

The project site is not located within an adopted Community Redevelopment Plan Area.

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

The Project is compatible in use, scale, and density with neighboring developments. There are one- and two-story commercial uses along Lankershim Boulevard in the immediate vicinity of the project. Thus, nearby commercial uses have similar heights as the Project. Additionally, the residential uses to the south and east of the Project are similar in height and density as the proposed Project.

In addition to complementing existing commercial and office buildings within the vicinity of the Site, the Project design is also respectful of the residential areas to the south and east of the Project Site. The perimeter of the Project will be heavily landscaped and the project contains generous setbacks from the residential areas even though no setbacks are required by the LAMC. The Project would also be responsible for improving the cul-de-sac at the western end of Blythe Street adjacent to the Project Site. This would provide improve vehicular circulation for the residents on this street.

The Project Site would provide an attractive, landscaped urban/suburban appearance that improves upon the general aesthetics of the commercial corridor along Lankershim Boulevard and would provide long term aesthetic benefits to the area near the Project site through enhanced landscaping. The Project Site would be well lit to encourage and foster pedestrian activity. The retail, restaurant and office would be designed to invite the public onto the property and would establish a safe, attractive and well lit environment for tenants and visitors to the Site. Trash receptacles and loading docks would be screened from public view and would be strategically placed to avoid bothering residents of surrounding communities, as well as tenants, residents and visitors of the Project Site.

The Project would also provide extensive on-site parking for the proposed commercial, retail, restaurant, and office uses. Parking would be provided in excess of that required by the LAMC for projects in a State Enterprise Zone. The Project is required to provide a minimum of 120 parking spaces but 274 spaces will be provided on-site.

- e. *The project incorporates feasible mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review that would substantially lessen the significant environmental effects of the project, and/or any additional findings as may be required by CEQA.*

On June 3, 2009, a Mitigated Negative Declaration Case No. ENV-2008-4745-MND was prepared for the proposed project. All mitigation measures and other

requirements have been made a part of this action so that the project, as conditioned, will not have a significant impact on the environment. Other identified potential impacts not mitigated by these conditions are mandatory subject to other existing City ordinances (Sewer Ordinance, Grading Ordinance, Water Conservation Ordinance, Landscape Ordinance, Flood Plain Management Specific Plan, etc.), which are specifically intended to mitigate such impacts on all projects.

There are no substantial changes in the proposed project or the circumstances under which the project is undertaken, which will cause any significant environmental effects or require any revisions to the final MND.

- f. *Any project containing residential uses provides its residents with appropriate type and placement of recreational facilities and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties where appropriate.*

There are no residential uses proposed as part of the Project.

10. **Environmental.** A Mitigated Negative Declaration (ENV-2008-4745-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.

Furthermore, staff finds that modifications to and corrections of specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

PUBLIC HEARING AND COMMUNICATIONS

Hearing

A public hearing conducted by the Hearing Officer on this matter was held at the Van Nuys City Hall on Tuesday, December 1, 2009.

1. Present: The Applicant (Lankershim Retail Group), the Applicant's representative (Michael Laughlin, PSOMAS), the Planning Deputy from Council District No. 6 (Daniel Skolnick), current property owners of the subject site, and community members.
2. Initial Indication and Testimony: The Applicant's team introduced the project in more depth and described the various sought entitlements. Questions were raised by the Hearing Officer to clarify issues related to signage, landscaping, public outreach, circulation and driveways, and transportation requirements.

Community Members:

- Christopher Compton questioned about adequate parking in an Enterprise Zone, vehicular circulation for drive-thru use, whether alcohol will be sold through the drive-thru, and whether street dedication will be required along Strathern Street and Blythe Street.
- Carl Kunak questioned about traffic impact at the intersection of Lankershim Boulevard and Strathern Street, whether a traffic light will be installed at Blythe Street and Stagg Street, stormwater concerns, lack of notice time for the hearing, the need for a police substation, and Environmental Justice area.
- Sergio Berreno questioned about the draining issues at the Troost Avenue intersection, the circulation around Troost Avenue, over-concentration of alcohol sales and walls around the perimeter of the project.
- Laticia Macpherson questioned about whether a barrier wall and ample trees will buffer the project site from the single-family homes near Blythe Street, location of trash areas and shielding of lights from the project site.

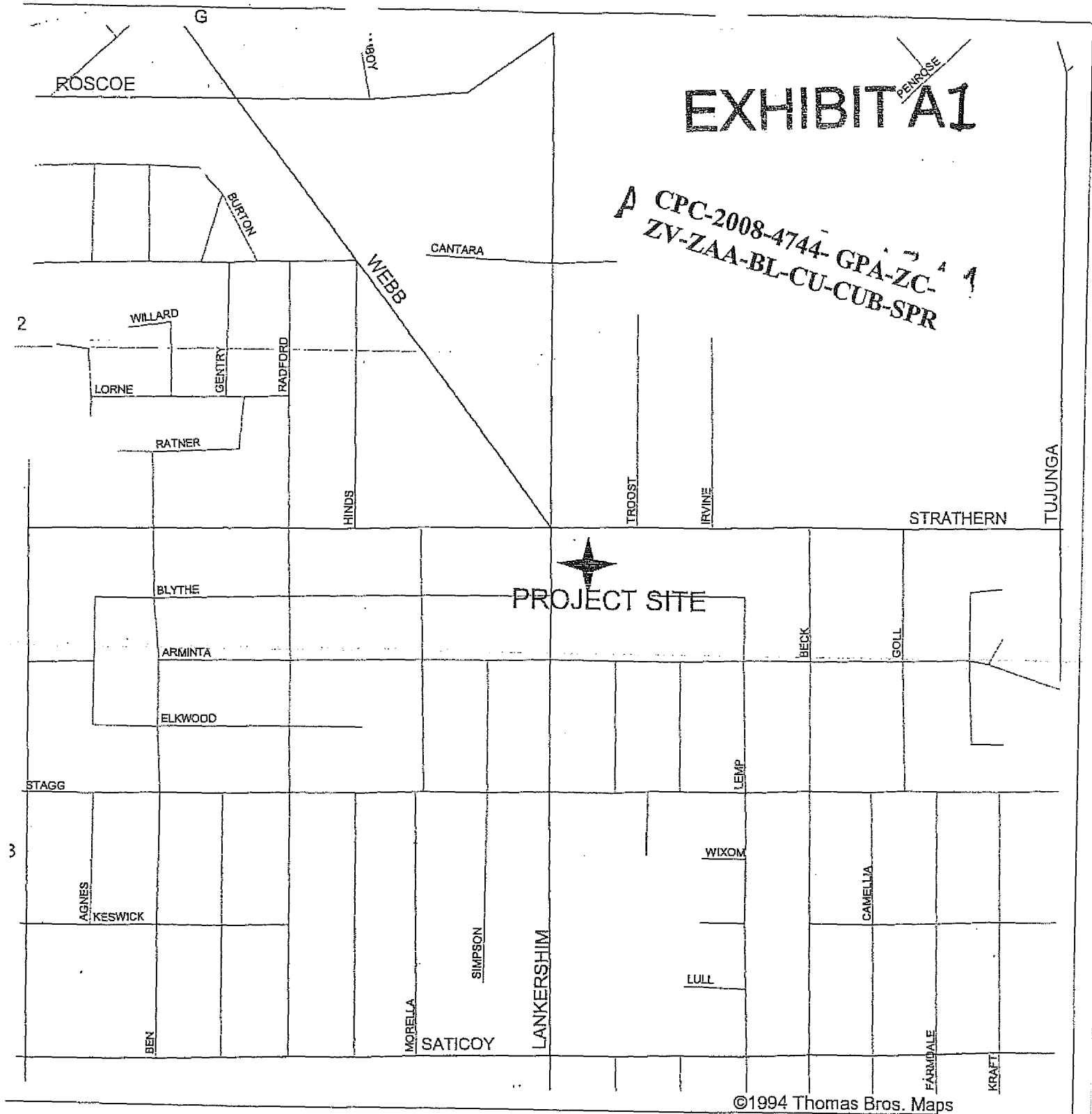
Current property owners of subject site:

- Galit and Amnon Ambar, owner of the house at 11660 Strathern Street, spoke in support of the proposed project, as it will provide public improvements in and around the site and create job opportunities.
- Clyde Miyata, owner of the nursery, spoke in support of the project, as he believed that the project will be an improvement of the area. He also mentioned that he is ready to retire.

The Planning Deputy from Council District No. 6 spoke in support of the proposed project. He also suggested that the Applicant buy out an existing alcohol license before a conditional use is approved for this site.

Communications Received

A letter dated April 20, 2009 was received from the North Hollywood Northeast Neighborhood Council stating their support of the proposed project. Petition letters in support of the proposed project from four property owners of the site were received from Amnon Ambar, Galit Ambar, Nureet Cohen, and Frank Schiro. 24 other community members signed a petition in support of the project.



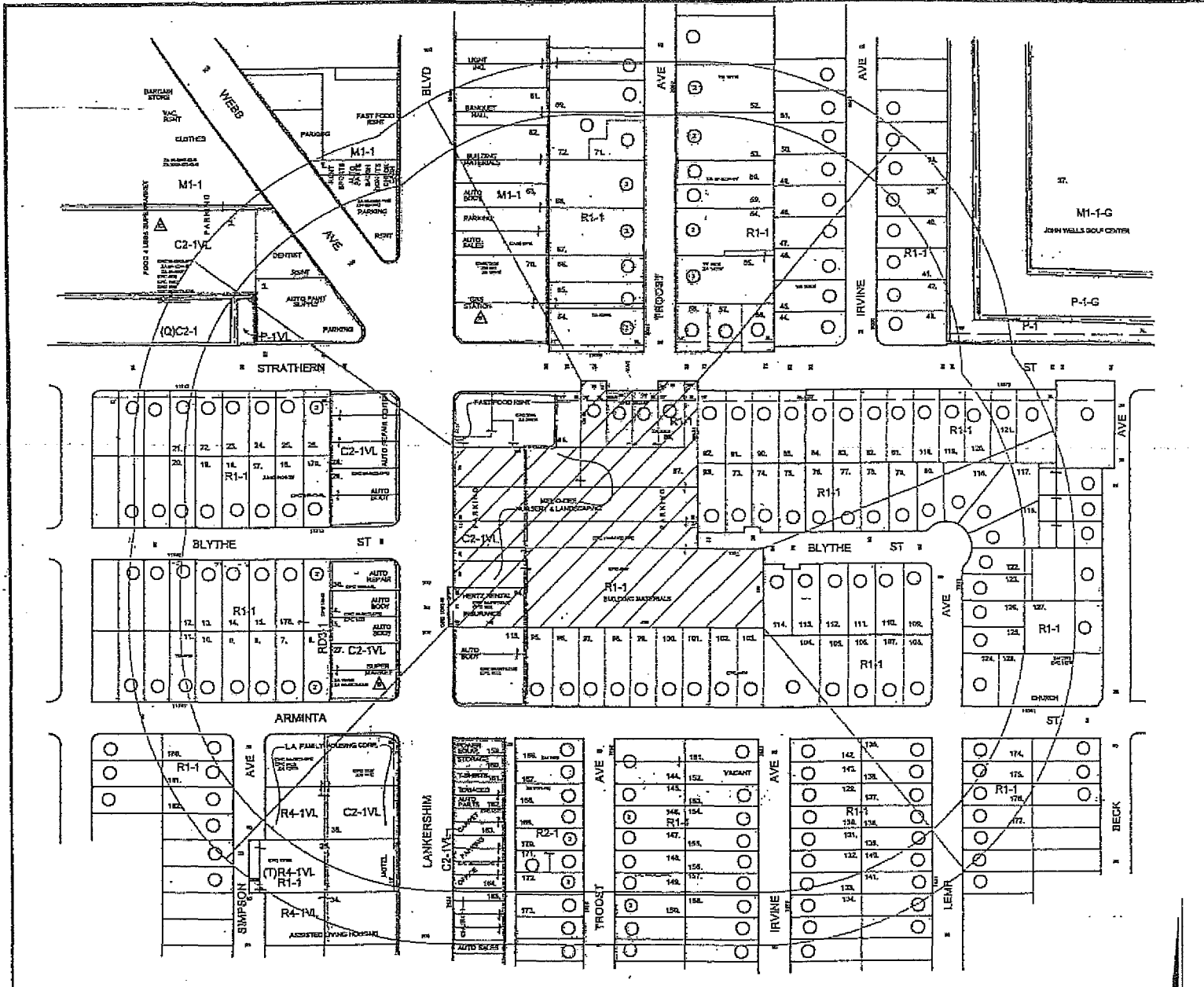
VICINITY MAP


SITE : 7934 N. LANKERSHIM BLVD.

GC MAPPING SERVICE, INC.





3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080, FAX (626) 441-8850
 GCMAPPING@RADIUSMAPS.COM

CPC-2008-4744- GPA-ZC-**EXHIBIT A2**
 ZV-ZAA-BL-CU-CUB-SPR



 C2-1VL & R1-1 TO C2-1VL

LEGAL: PORTION OF LOT 24, PROPERTY OF THE LANKERSHIM RANCH LAND AND WATER CO., M.R. 31-39-44. (SEE APPLICATION).

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

C.D. 6
 C.T. 1219.00
 P.A. SUN VALLEY-LA TUNA CANYON

GC MAPPING SERVICE, INC.

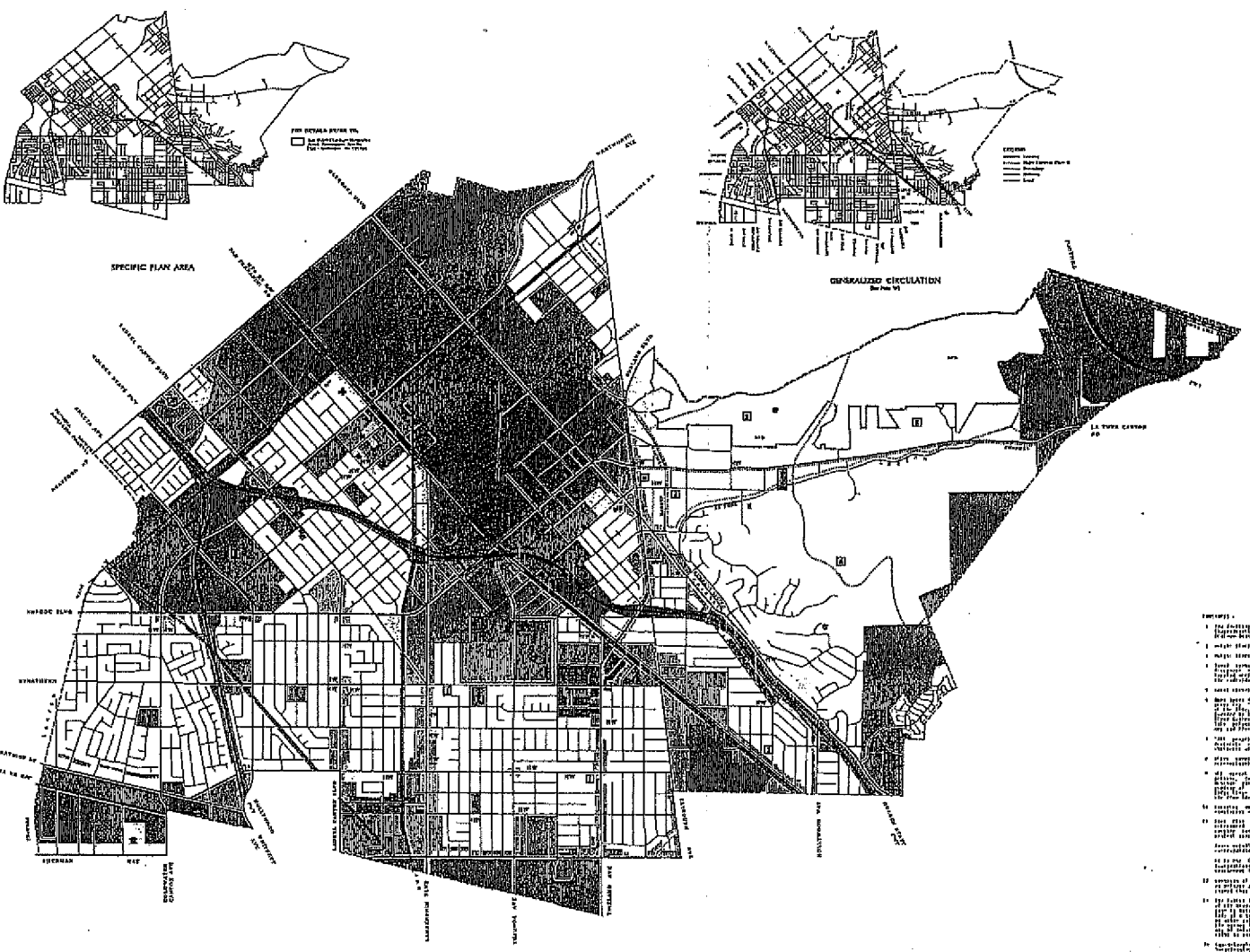
3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (526) 441-1080 FAX (626) 441-8850
 gcmapping@radiusmaps.com

PERIODIC COMPREHENSIVE GENERAL PLAN
 AMENDMENT AND ZONE CHANGE PROCESS - "BATCHING"
 SITE PLAN REVIEW
 CONDITIONAL USE A.B.

4.70 NET AC.

CASE NO.
 DATE: 11-06-2008
 SCALE: 1" = 100'
 USES FIELD
 D.M. 189 B 169

T.B. PAGE: 532 GRID: H-2



LAND USE			
RESIDENTIAL	COMMERCIAL	MULTIPLE FAMILY	INDUSTRIAL
<p>LOW DENSITY</p> <ul style="list-style-type: none"> Single-Family Detached (SF1) Single-Family Attached (SF2) Single-Family Medium Density (SF3) 	<p>OFFICE</p> <ul style="list-style-type: none"> Office (OF) Office Professional (OP) Office Institutional (OI) 	<p>APARTMENTS</p> <ul style="list-style-type: none"> Apartment (AP) Apartment Medium Density (AM) Apartment High Density (AH) 	<p>MANUFACTURING</p> <ul style="list-style-type: none"> Manufacturing (M) Manufacturing Professional (MP) Manufacturing Institutional (MI)
<p>COMMERCIAL</p> <ul style="list-style-type: none"> Neighborhood Center (NC) Community Center (CC) Regional Center (RC) City Center (CC) 		<p>INDUSTRIAL</p> <ul style="list-style-type: none"> Light Industrial (LI) Medium Density Industrial (MDI) Heavy Industrial (HI) 	
<p>UTILITIES</p> <ul style="list-style-type: none"> Public Use (PU) Public Office (PO) Public Office Institutional (POI) Public Office Professional (POP) 			
<p>OTHER</p> <ul style="list-style-type: none"> Other (OT) Other Institutional (OI) Other Professional (OP) 			

CIRCULATION		SERVICE SYSTEMS	
<ul style="list-style-type: none"> Freeway Expressway Arterial Collector Local Alley Trail Trailway Pathway Trailway Trailway Trailway 	<ul style="list-style-type: none"> Highway Arterial Collector Local Alley Trail Trailway Pathway Trailway Trailway Trailway Trailway 	<ul style="list-style-type: none"> Water Sewer Sanitary Sewer Storm Gas Electric Telephone Cable Optical Fiber Other 	<ul style="list-style-type: none"> Fire Police Public Works Sanitation Other

UTILITY LINE		SPECIAL BOUNDARY		ADMINISTRATIVE BOUNDARY	
<ul style="list-style-type: none"> Water Sewer Sanitary Sewer Storm Gas Electric Telephone Cable Optical Fiber Other 	<ul style="list-style-type: none"> Highway Arterial Collector Local Alley Trail Trailway Pathway Trailway Trailway Trailway Trailway 	<ul style="list-style-type: none"> Neighborhood Center Community Center Regional Center City Center 	<ul style="list-style-type: none"> Neighborhood Center Community Center Regional Center City Center 	<ul style="list-style-type: none"> Neighborhood Center Community Center Regional Center City Center 	<ul style="list-style-type: none"> Neighborhood Center Community Center Regional Center City Center

EXHIBIT A3

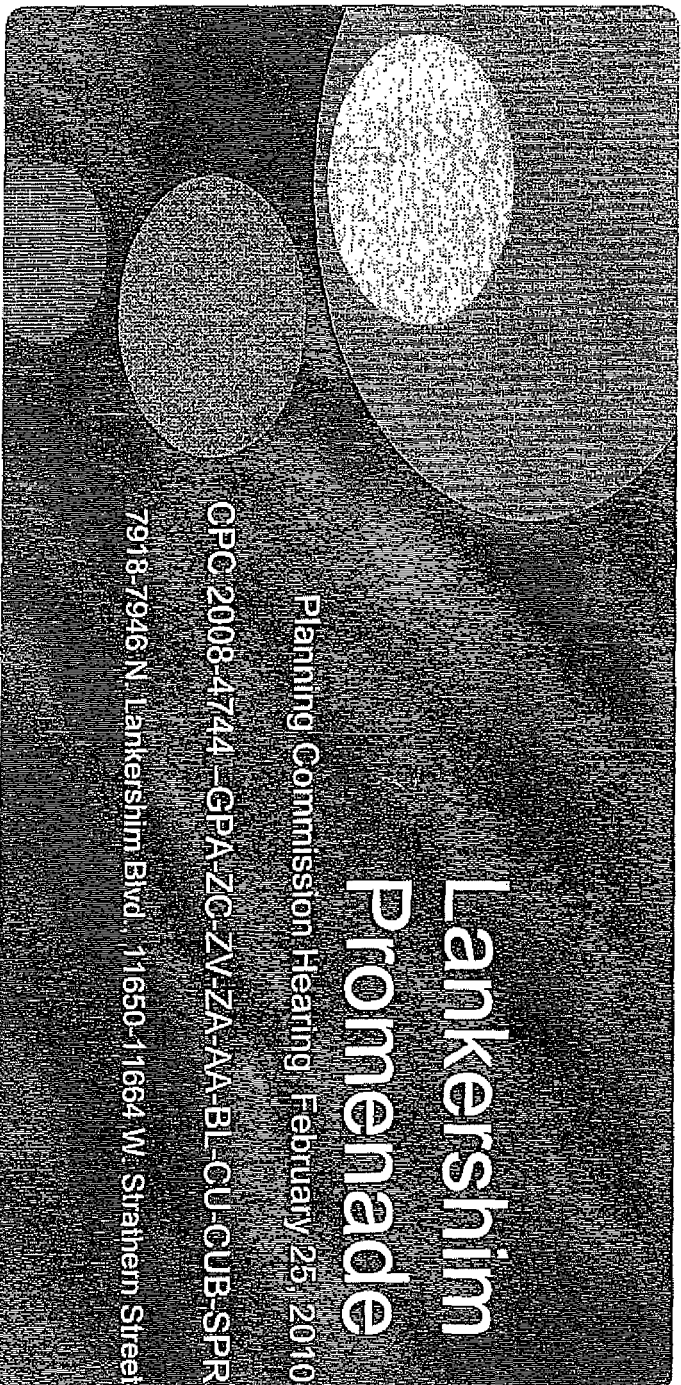
NOTES:

- This study was prepared and revised through the City of Los Angeles Planning Department and the City of Los Angeles Planning Commission, and the City of Los Angeles Planning Commission.
- The City of Los Angeles Planning Department and the City of Los Angeles Planning Commission are authorized to prepare and maintain this Study/Plan of this area.
- This study was prepared by the City of Los Angeles Planning Department and the City of Los Angeles Planning Commission, and the City of Los Angeles Planning Commission.
- The City of Los Angeles Planning Department and the City of Los Angeles Planning Commission are authorized to prepare and maintain this Study/Plan of this area.
- This study was prepared by the City of Los Angeles Planning Department and the City of Los Angeles Planning Commission, and the City of Los Angeles Planning Commission.
- The City of Los Angeles Planning Department and the City of Los Angeles Planning Commission are authorized to prepare and maintain this Study/Plan of this area.
- This study was prepared by the City of Los Angeles Planning Department and the City of Los Angeles Planning Commission, and the City of Los Angeles Planning Commission.
- The City of Los Angeles Planning Department and the City of Los Angeles Planning Commission are authorized to prepare and maintain this Study/Plan of this area.
- This study was prepared by the City of Los Angeles Planning Department and the City of Los Angeles Planning Commission, and the City of Los Angeles Planning Commission.
- The City of Los Angeles Planning Department and the City of Los Angeles Planning Commission are authorized to prepare and maintain this Study/Plan of this area.
- This study was prepared by the City of Los Angeles Planning Department and the City of Los Angeles Planning Commission, and the City of Los Angeles Planning Commission.
- The City of Los Angeles Planning Department and the City of Los Angeles Planning Commission are authorized to prepare and maintain this Study/Plan of this area.
- This study was prepared by the City of Los Angeles Planning Department and the City of Los Angeles Planning Commission, and the City of Los Angeles Planning Commission.
- The City of Los Angeles Planning Department and the City of Los Angeles Planning Commission are authorized to prepare and maintain this Study/Plan of this area.
- This study was prepared by the City of Los Angeles Planning Department and the City of Los Angeles Planning Commission, and the City of Los Angeles Planning Commission.
- The City of Los Angeles Planning Department and the City of Los Angeles Planning Commission are authorized to prepare and maintain this Study/Plan of this area.

Notes:

- This plan is the Community Plan, as approved by the City of Los Angeles Planning Commission, and the City of Los Angeles Planning Commission.
- This plan is the Community Plan, as approved by the City of Los Angeles Planning Commission, and the City of Los Angeles Planning Commission.
- This plan is the Community Plan, as approved by the City of Los Angeles Planning Commission, and the City of Los Angeles Planning Commission.

EXHIBIT B



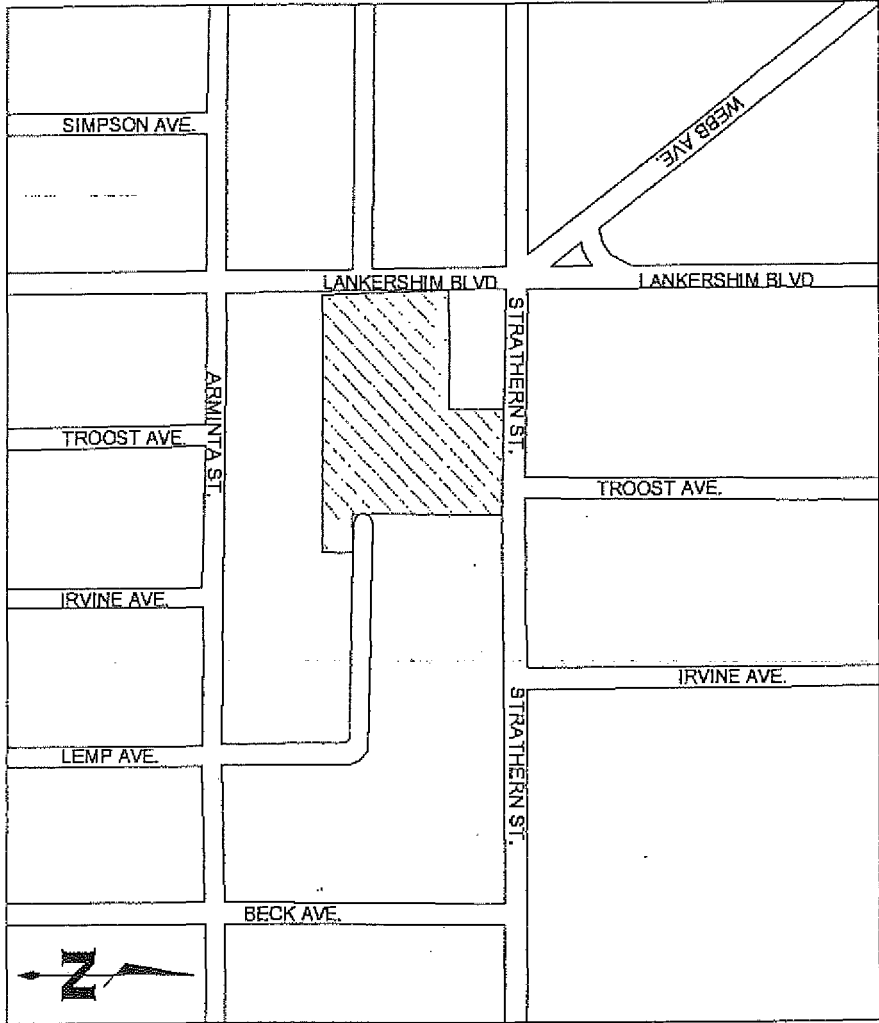
Lankershim
Promenade

Planning Commission Hearing, February 25, 2010

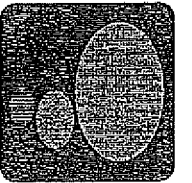
OPC 2008-4744 - GPA-ZC-ZV-ZA-AA-BL-CU-CUB-SPR

7918-7946 N. Lankershim Blvd. 11650-11664 W. Strathern Street

Site Location

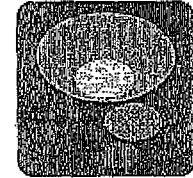


AREA MAP

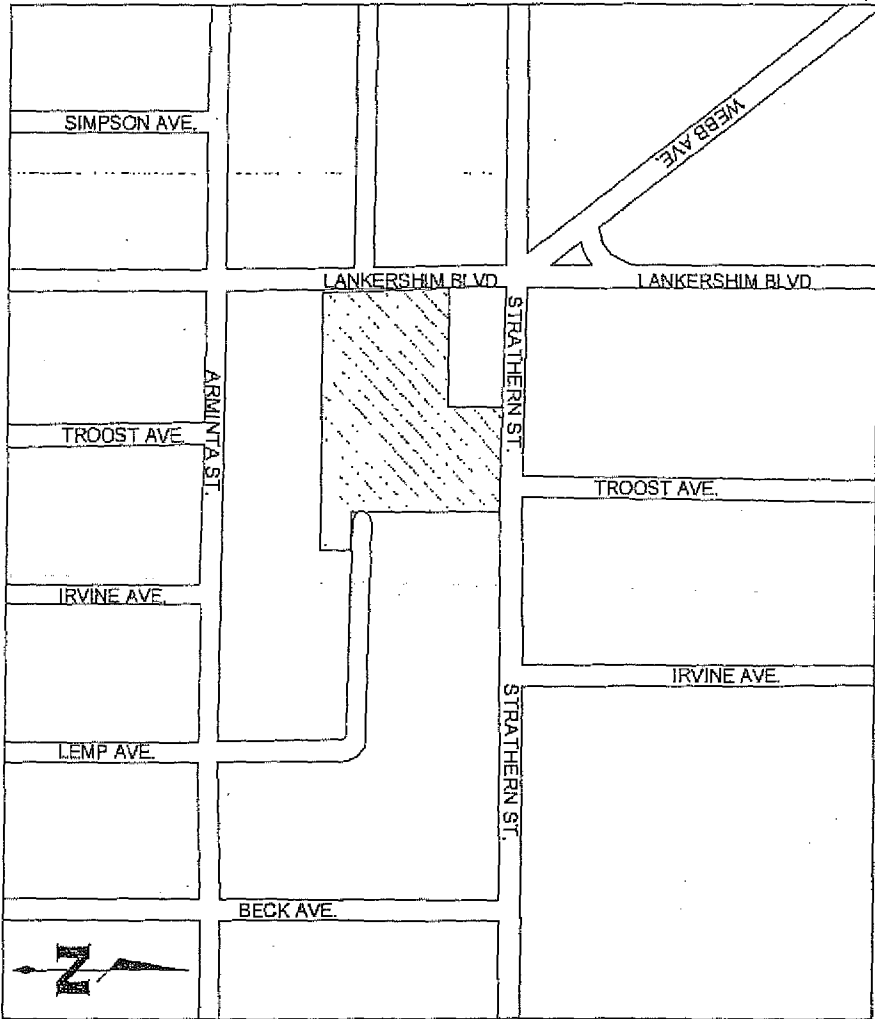


Contents

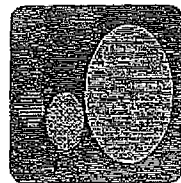
1. Site Location
2. Project Summary
3. Entitlement Requests
4. Existing Zoning
5. Site Plan
6. Conceptual Landscape Plan
7. Sign Summary Plan
8. Circulation Diagram
9. Lankershim Entrance Rendering
10. Outdoor Dining Rendering
11. Photos (11-16)



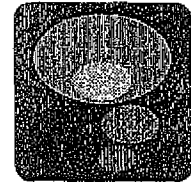
Site Location



AREA MAP



Project Summary



2

- Demolition of two small commercial buildings and 4 single family residences
- New shopping center with approximately 60,000 SF of retail space
- Parking to serve but not exceed demand (260 Spaces)
- New public street, sidewalk and drainage improvements.
- New stores and shops that cater to local shopping needs and desires.
- Comprehensive landscaping and site improvements throughout the project and adjacent streets.
- The project will provide approximately 220 new permanent jobs, eradicate blight and enhance public revenues from increased property taxes, new sales tax, business tax and utility taxes. The project will provide needed neighbor serving commercial uses to the area. The project is in a State Enterprise Zone.



Entitlement Requests

Entitlements for the project include the following:

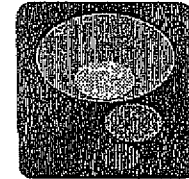
- Zone Change to re-zone the R1-1 portion of the site to C2-1VL;

Even though a zone change is being requested for the R1-1 portion of the property, the intent of the applicant is not to increase the total square footage that would be allowed by a commercially-zoned property. In fact, the approximately 60,000 square feet proposed for the entire project is below the 71,190 square feet currently allowed by-right over the existing commercially-zoned and General Plan designated portions of the project site.

Also worth noting, is that the existing use of the R-1 area has been a commercial nursery since 1949. The applicant is pursuing a zone change so as to 1) create a better distribution of the currently allowable 1.5 FAR of commercial uses and 2) to memorialize the existing boundary between retail/commercial uses and the R1-1 zone that have existed on the site over the last 60 years.

- General Plan Amendment to change the corresponding Land Use designation to Neighborhood Commercial so that it satisfies the State Government Code Section 65860 requiring that the General Plan and zoning be consistent;
- Site Plan Review;
- Conditional Use Permit for off-site alcohol sales (CUB);
- Conditional Use Permit for Pad A Drive-thru (CUP);
- Transitional Height Adjustment; and
- Sign Variance

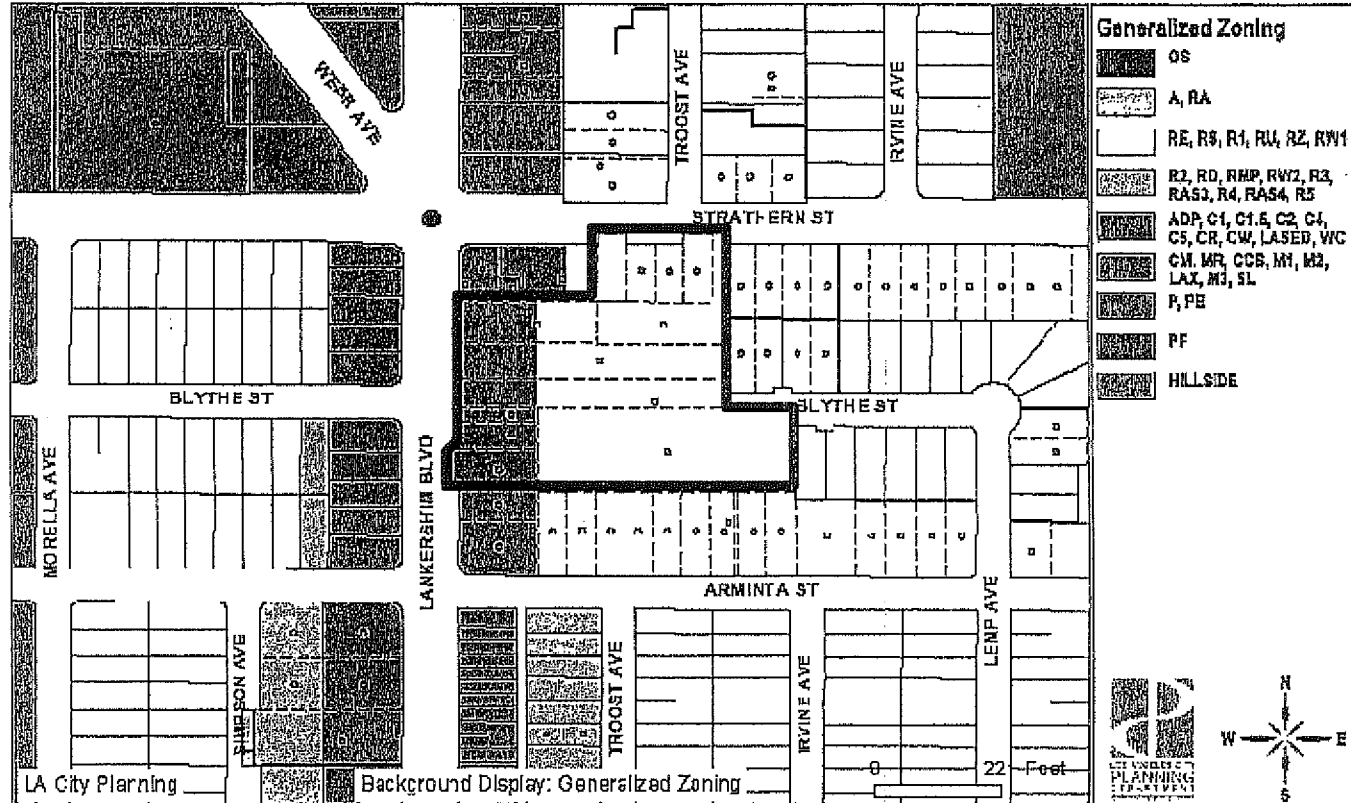
Existing Zoning



ZIMAS INTERNET

02/09/2010

City of Los Angeles
Department of City Planning



LA City Planning

Background Display: Generalized Zoning

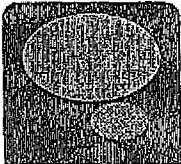
22 Feet

Address: None
APN: None
PIN #: None

Tract: None
Block: None
Lot: None
Arb: None

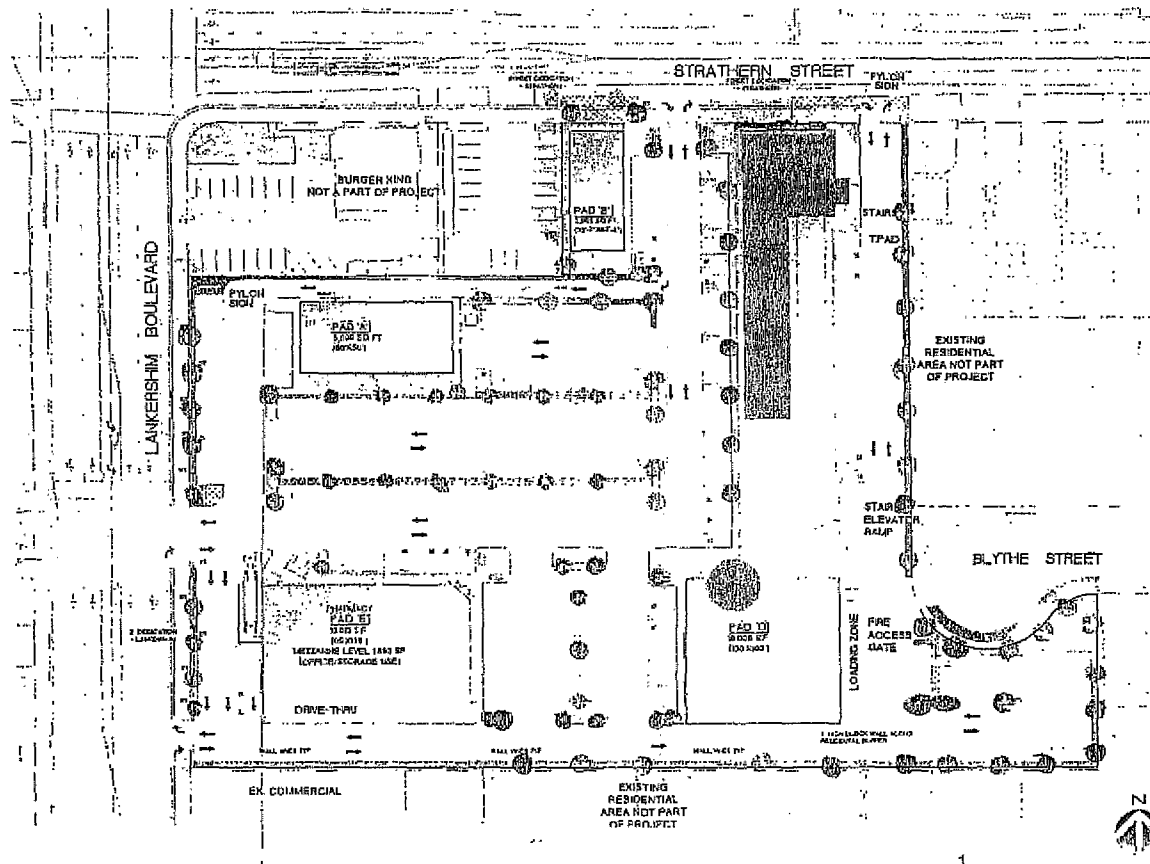
Zoning: None
General Plan: None

Lankershim Promenade Site Plan



THE MARKETPLACE PROMENADE
 on Lankershim Boulevard
 Southeast corner of Lankershim Boulevard & Strathern Street
 North Hollywood, CA
 Site Plan

A Proposed 60,000 s.f. Neighborhood Shopping Center anchored by CVS Pharmacy offering the Community needed services, shopping, dining and new jobs.



LEGAL DESCRIPTION:
 PORTION OF LOT 24 OF LANKERSHIM RANCH LAND AND WATER COMPANY ARB (LOT CUT REFERENCES); 5,6,7,8,10,11,13,25,37,42 MAP SHEET: 189B169

ADDRESS:
 7918,7925,7934,7940 AND 7945 N. LANKERSHIM BLVD. 11550,11656,11660 AND 11684 W. STRATHERN ST.

CONSTRUCTION TYPE -VIA & B
ZONING -C2-1VL

OCCUPANCY:
 PAD 'A' -A-2 (ASSEMBLY - 333)
 PAD 'B' -A-2 (ASSEMBLY - 197)
 PAD 'C' (1ST FLR) -M (625)
 PAD 'C' (2ND FLR) -B (77)
 PAD 'D' -M (333)

LOT AREA:
 BEFORE DEDICATION : 286,496 SF
 DEDICATION AREA : 11,114 SF
 AFTER DEDICATION : 186,382 SF

BUILDING AREAS:
 PAD 'A' - 6,000 SF
 PAD 'B' - 2,985 SF
 PAD 'C' 1ST FLR - 18,750 SF
 PAD 'C' 2ND FLR - 8,533 SF
 PAD 'D' - 10,000 SF
 PAD 'E' - 13,013 + 1,693 SF
 TOTAL - 69,984 SF

(PARKING SUMMARY)
PARKING REQUIRED - ENTERPRIZE ZONE (2:1 RATIO)
 PAD 'A' - 5,000 / 500 = 10 SPACES
 PAD 'B' - 2,985 / 500 = 6 SPACES
 PAD 'C' 1ST FLR - 18,750 / 500 = 38 SPACES
 PAD 'C' 2ND FLR - 8,533 / 500 = 17 SPACES
 PAD 'D' - 10,000 / 500 = 20 SPACES
 PAD 'E' - 13,013 / 500 = 26 SPACES
 PAD 'E' MEZZANINE - 1,693 / 500 = 3 SPACES
 TOTAL - 120 SPACES

PARKING PROPOSED - (4:1 RATIO)
 PAD 'A' - 6,000 / 100 = 60 SPACES
 PAD 'B' - 2,985 / 100 = 29.85 SPACES
 PAD 'C' 1ST FLR - 18,750 / 250 = 75 SPACES
 PAD 'C' 2ND FLR - 8,533 / 500 = 17 SPACES
 PAD 'D' - 10,000 / 250 = 40 SPACES
 PAD 'E' - 13,013 / 250 = 52.052 SPACES
 PAD 'E' MEZZANINE - 1,693 / 500 = 3.386 SPACES
 TOTAL - 287 SPACES

PARKING PROVIDED:
 STANDARD - 228 SPACES
 COMPACT - 48 SPACES
 TOTAL - 274 SPACES

LOT COVERAGE:
 BUILDING - 26.31% (51,421 SF)
 HARDSCAPE - 56% (126,023 SF)
 LANDSCAPE - 7.89% (15,038 SF)
 TOTAL - 100% (185,382 SF)

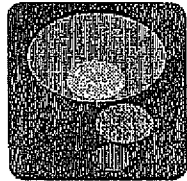
SETBACKS: (NONE REQUIRED)

LANKERSHIM RETAIL GROUP, LLC
 2483 ASHLAND AVE
 SANTA MONICA, CA 90405

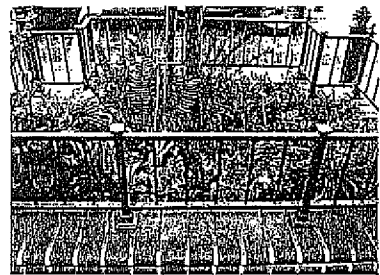
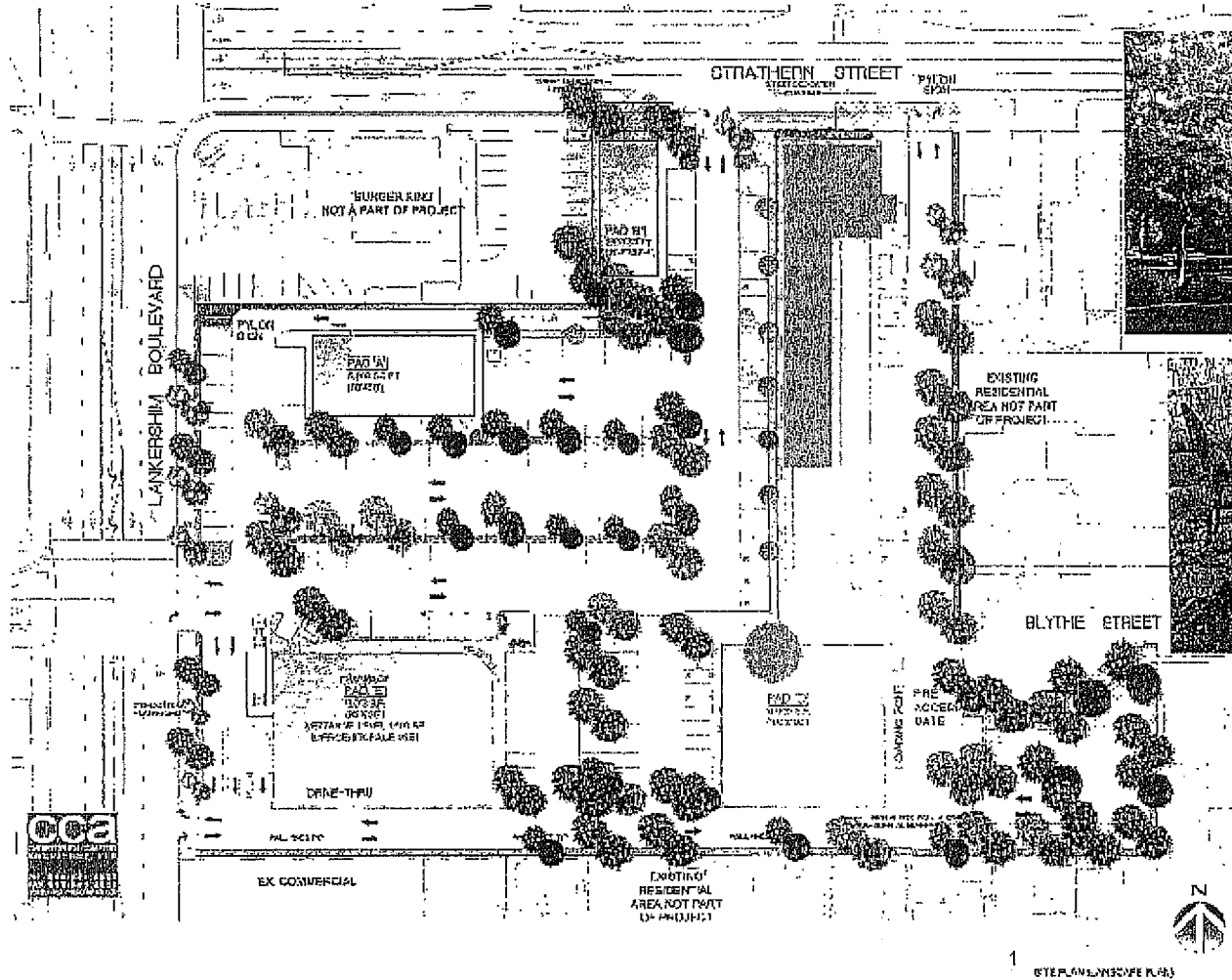
ALL TREES TO BE REMOVED FROM SITE (SEE TREE REPORT SHEET A004)



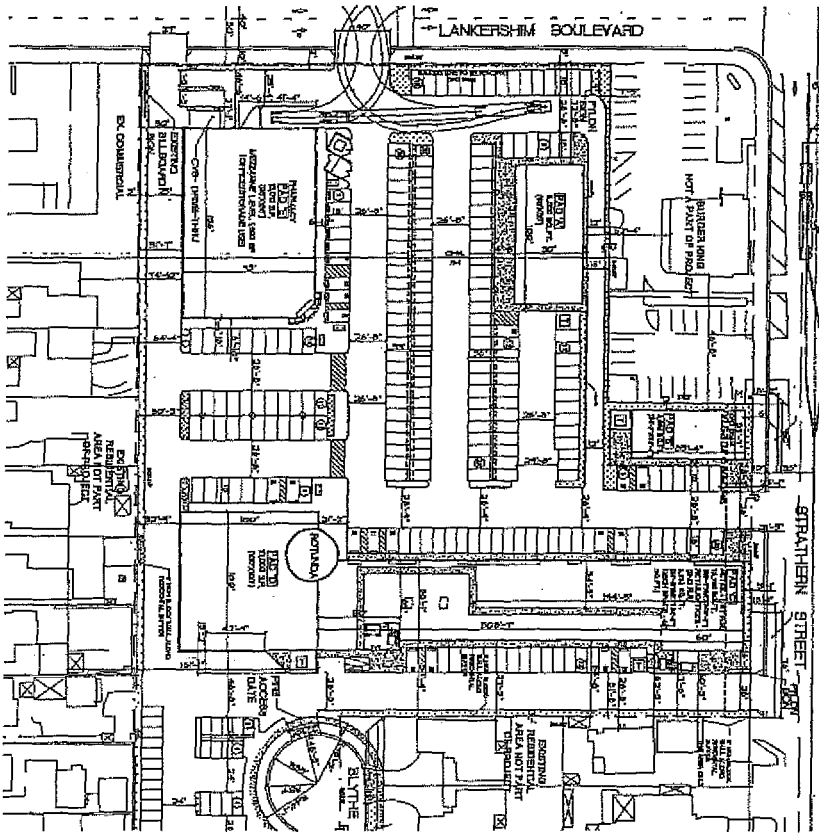
Lankershim Promenade Conceptual Landscape Plan



6

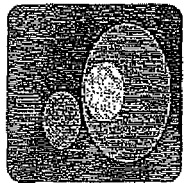
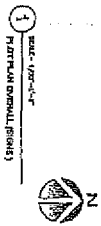


Lankershim Promenade Sign Area Summary Plan



SIGN AREA SUMMARY

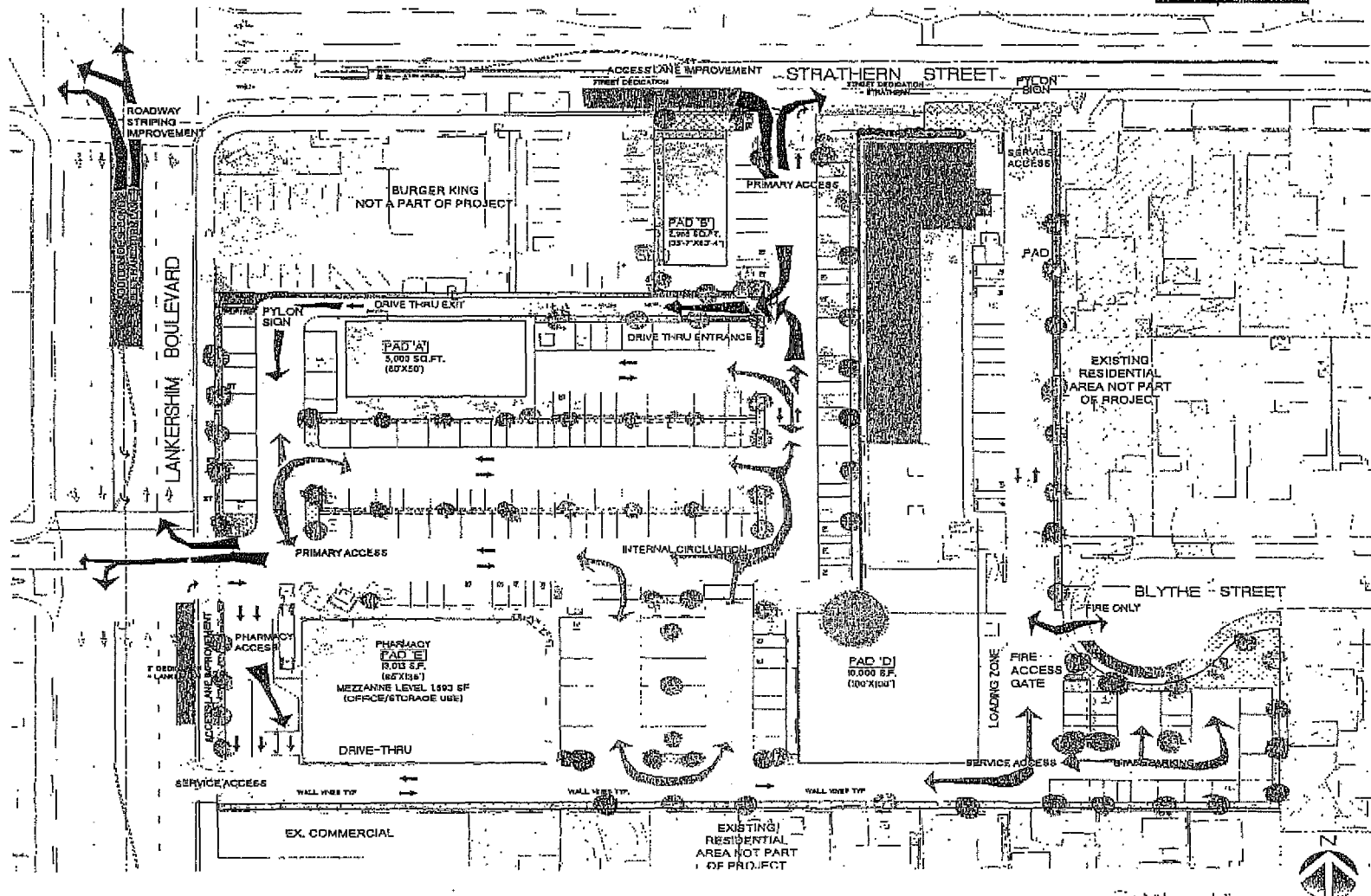
NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE OF TOTAL
1	TOTAL SIGNAGE	148	100%
2	NO. 1	148	100%
3	NO. 2	148	100%
4	NO. 3	148	100%
5	NO. 4	148	100%
6	NO. 5	148	100%
7	NO. 6	148	100%
8	NO. 7	148	100%
9	NO. 8	148	100%
10	NO. 9	148	100%
11	NO. 10	148	100%
12	NO. 11	148	100%
13	NO. 12	148	100%
14	NO. 13	148	100%
15	NO. 14	148	100%
16	NO. 15	148	100%
17	NO. 16	148	100%
18	NO. 17	148	100%
19	NO. 18	148	100%
20	NO. 19	148	100%
21	NO. 20	148	100%
22	NO. 21	148	100%
23	NO. 22	148	100%
24	NO. 23	148	100%
25	NO. 24	148	100%
26	NO. 25	148	100%
27	NO. 26	148	100%
28	NO. 27	148	100%
29	NO. 28	148	100%
30	NO. 29	148	100%
31	NO. 30	148	100%
32	NO. 31	148	100%
33	NO. 32	148	100%
34	NO. 33	148	100%
35	NO. 34	148	100%
36	NO. 35	148	100%
37	NO. 36	148	100%
38	NO. 37	148	100%
39	NO. 38	148	100%
40	NO. 39	148	100%
41	NO. 40	148	100%
42	NO. 41	148	100%
43	NO. 42	148	100%
44	NO. 43	148	100%
45	NO. 44	148	100%
46	NO. 45	148	100%
47	NO. 46	148	100%
48	NO. 47	148	100%
49	NO. 48	148	100%
50	NO. 49	148	100%
51	NO. 50	148	100%
52	NO. 51	148	100%
53	NO. 52	148	100%
54	NO. 53	148	100%
55	NO. 54	148	100%
56	NO. 55	148	100%
57	NO. 56	148	100%
58	NO. 57	148	100%
59	NO. 58	148	100%
60	NO. 59	148	100%
61	NO. 60	148	100%
62	NO. 61	148	100%
63	NO. 62	148	100%
64	NO. 63	148	100%
65	NO. 64	148	100%
66	NO. 65	148	100%
67	NO. 66	148	100%
68	NO. 67	148	100%
69	NO. 68	148	100%
70	NO. 69	148	100%
71	NO. 70	148	100%
72	NO. 71	148	100%
73	NO. 72	148	100%
74	NO. 73	148	100%
75	NO. 74	148	100%
76	NO. 75	148	100%
77	NO. 76	148	100%
78	NO. 77	148	100%
79	NO. 78	148	100%
80	NO. 79	148	100%
81	NO. 80	148	100%
82	NO. 81	148	100%
83	NO. 82	148	100%
84	NO. 83	148	100%
85	NO. 84	148	100%
86	NO. 85	148	100%
87	NO. 86	148	100%
88	NO. 87	148	100%
89	NO. 88	148	100%
90	NO. 89	148	100%
91	NO. 90	148	100%
92	NO. 91	148	100%
93	NO. 92	148	100%
94	NO. 93	148	100%
95	NO. 94	148	100%
96	NO. 95	148	100%
97	NO. 96	148	100%
98	NO. 97	148	100%
99	NO. 98	148	100%
100	NO. 99	148	100%
101	NO. 100	148	100%

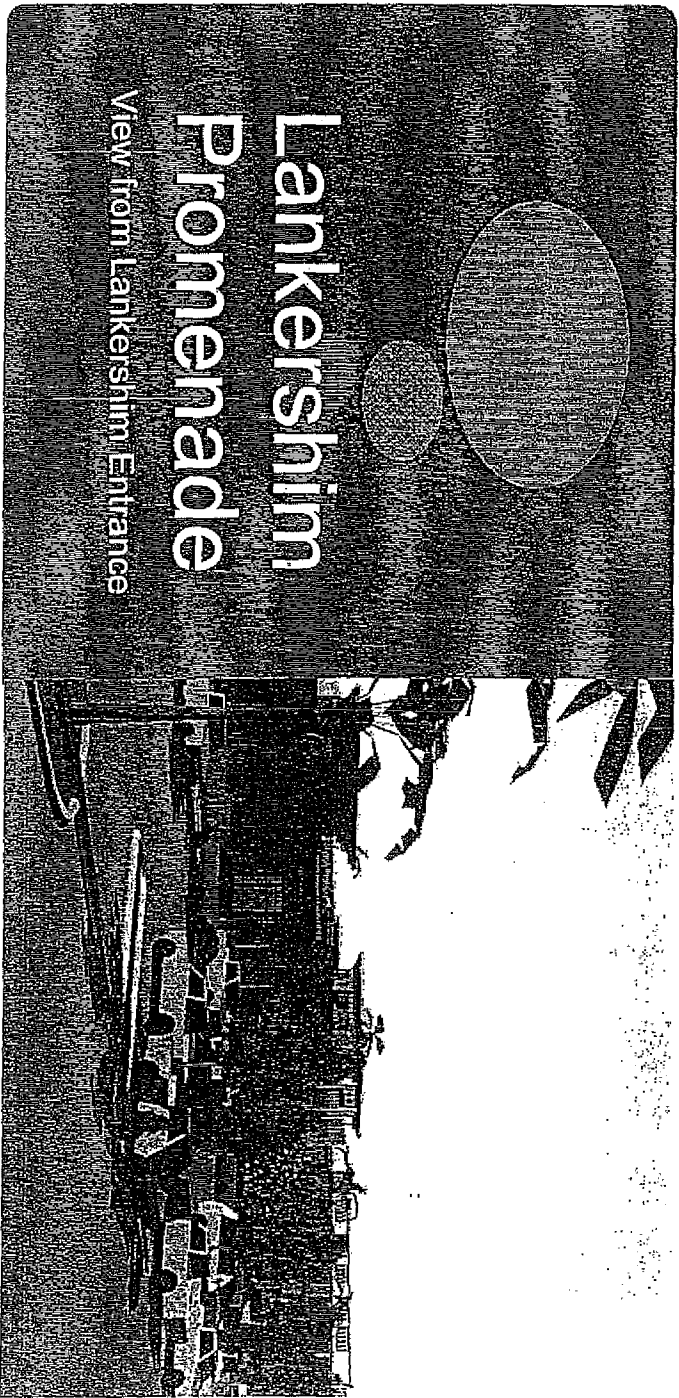


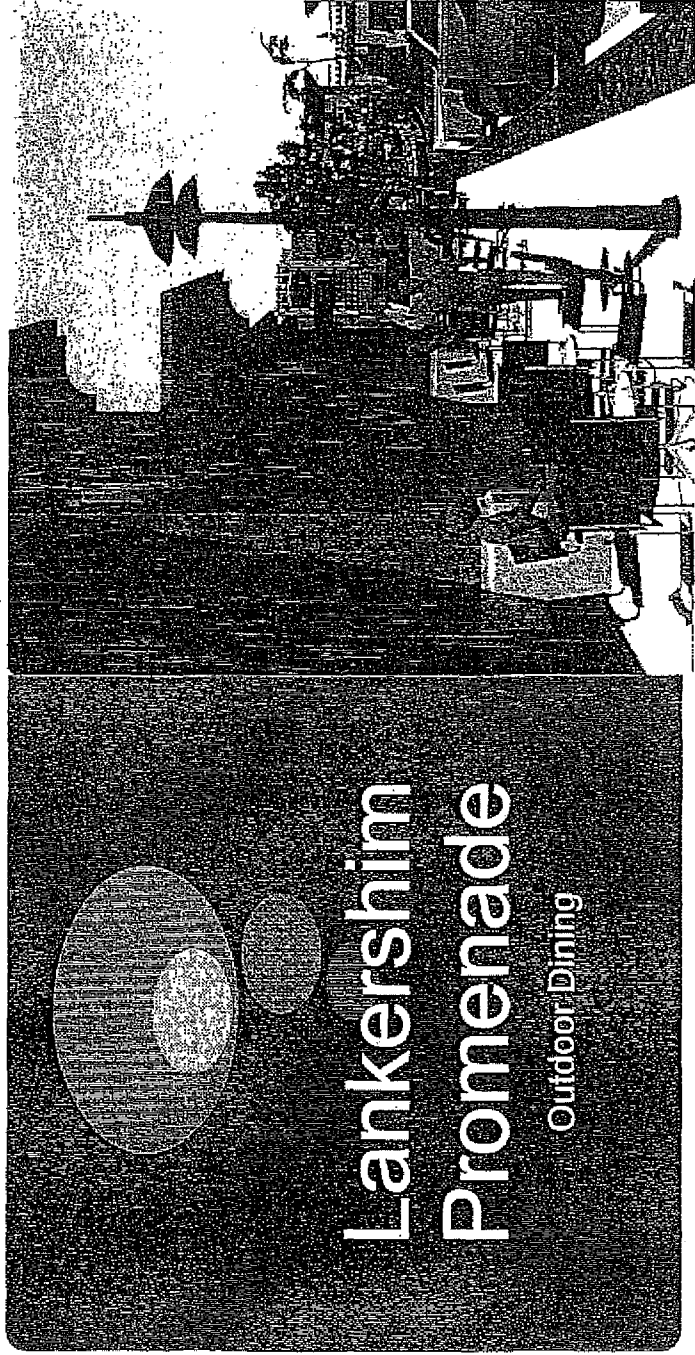
CP SUBMITTAL - UPDATE CP 10-09-08

<p>PROJECT: LANKERSHIM PROMENADE SIGN AREA SUMMARY PLAN</p>	<p>DRAWING TITLE: SIGN SUMMARY PLAN</p>		<p>DATE: 10/09/08</p>	<p>SCALE: AS SHOWN</p>	<p>PROJECT NO: AS01</p>
---	---	--	-----------------------	------------------------	-------------------------

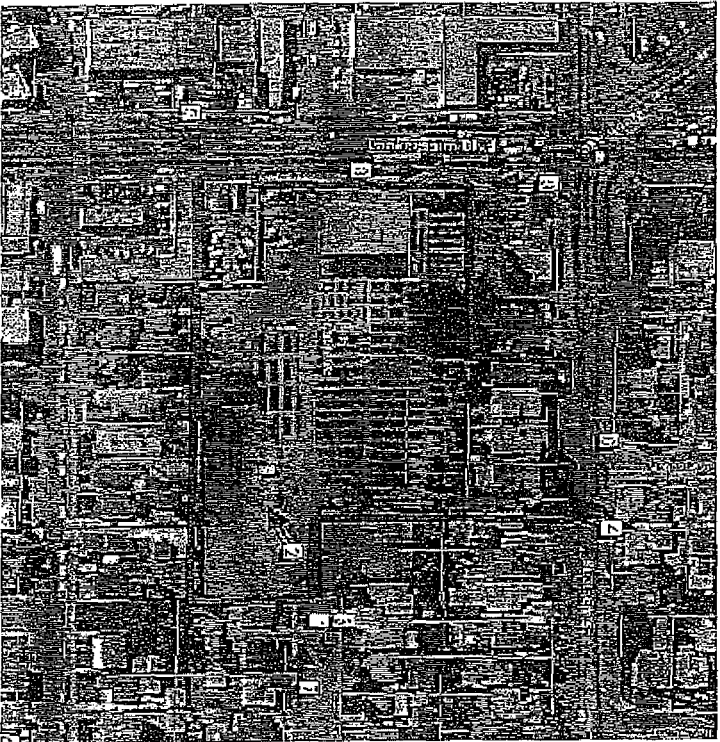
Lankershim Promenade Circulation Plan





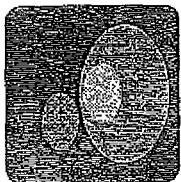


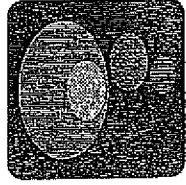
Lankershim Photo Exhibit



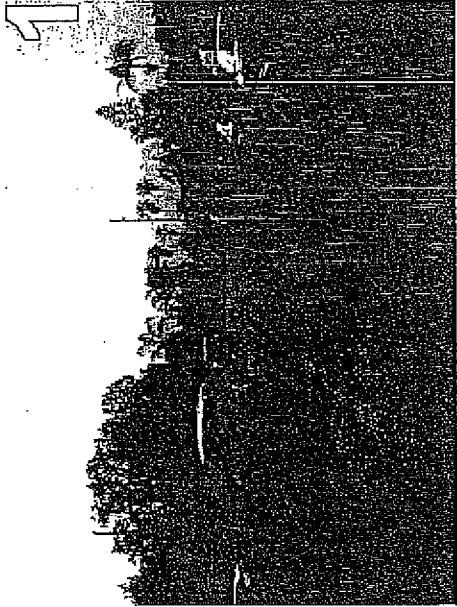
October 3, 2008

P S O M A S
555 South Flower Street, Suite 4400
Los Angeles, CA 90071
(213) 223-1400

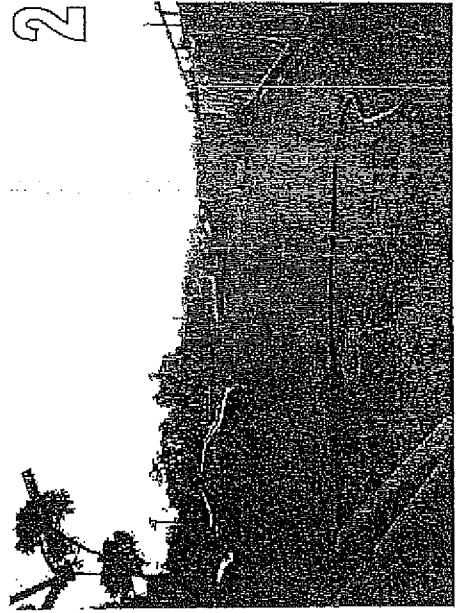




Lankershim Photo Exhibit

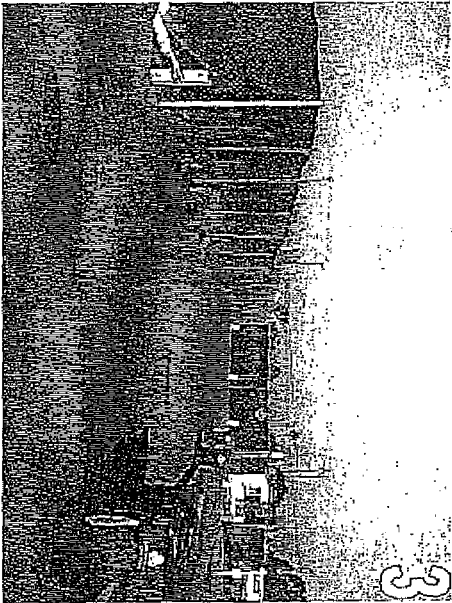


View on Blyth Street looking east.

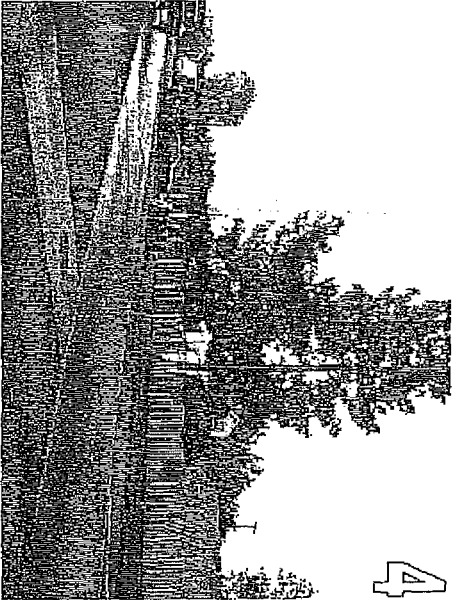


View of nursery plant storage area looking southwest

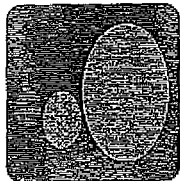
Lankershim Photo Exhibit



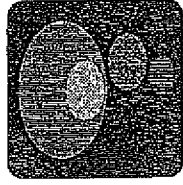
View of Blythe Street terraces, looking west



View of Siskiyou frontage, looking south

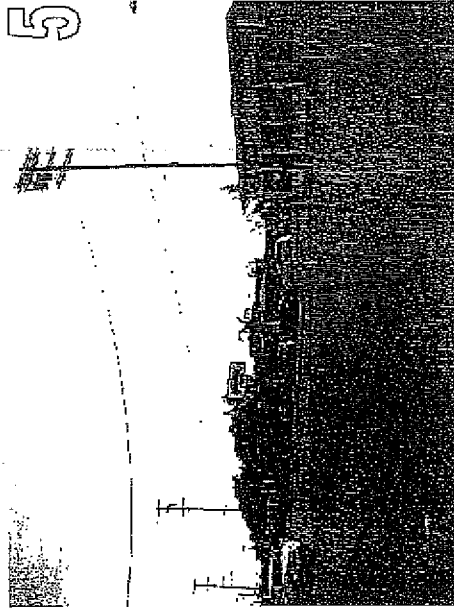


14



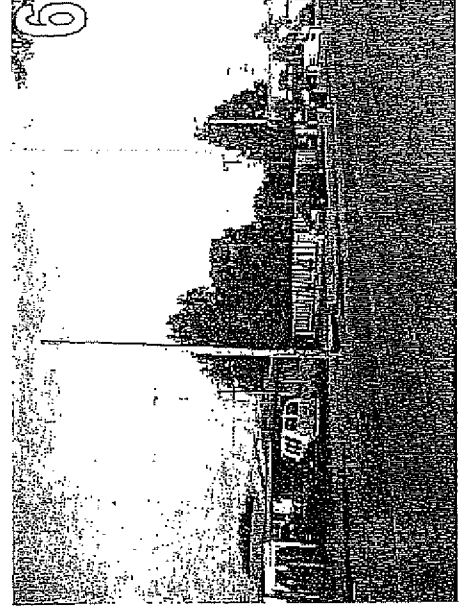
Lankershim Photo Exhibit

5



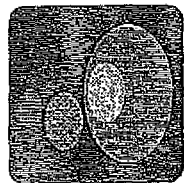
6

View of Lankershim frontage, looking east

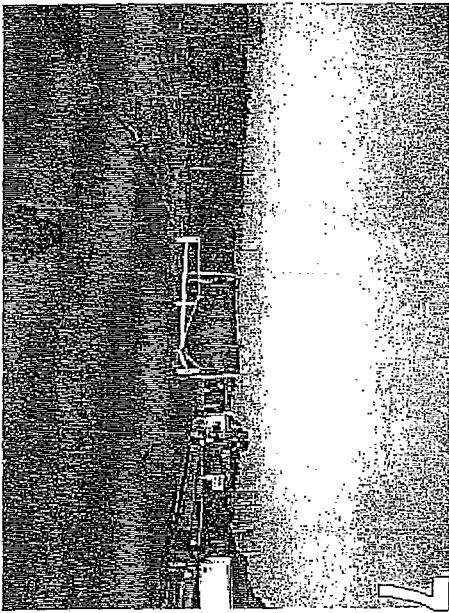


View of Sutherland frontage, looking southwest

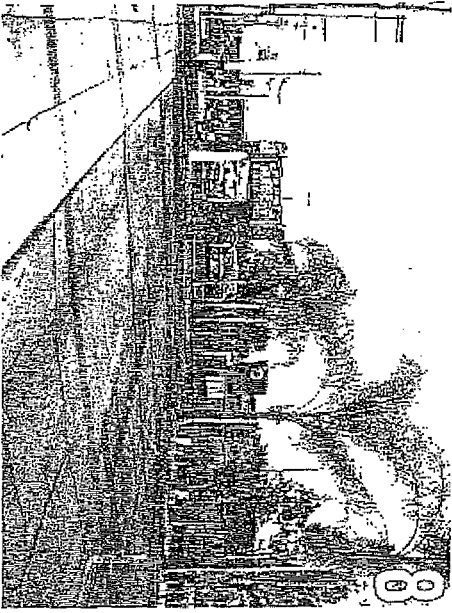
Lankeshim Photo Exhibit



15



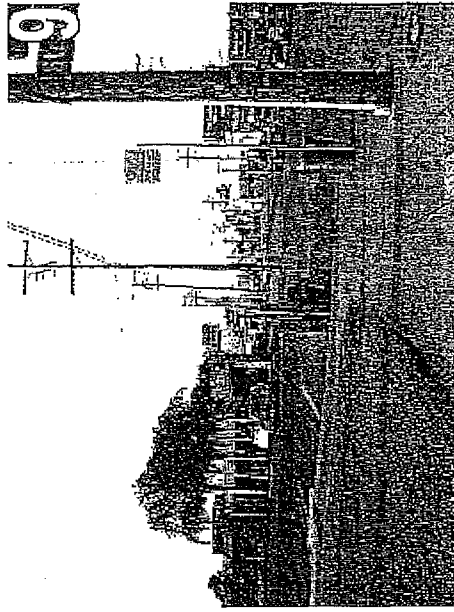
View of Blythe Street terminus, looking west



View of Lankeshim Homage looking north



Lankershim Photo Exhibit



View of Lankershim frontage looking south

OWNER/APPLICANT

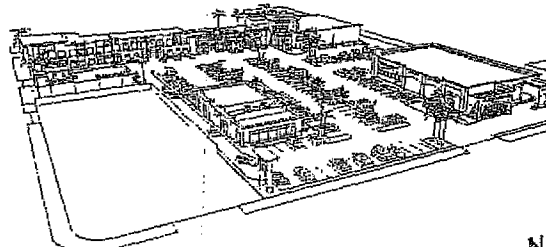
LANKERSHIM RETAIL GROUP, LLC
 2463 ASHLAND AVE
 SANTA MONICA CA 90405

ARCHITECT

CHRISTOPHER COMPTON ARCHITECT
 4000 W. RIVERSIDE DR. #200
 BURBANK CA 91505
 PH: 818.841.4500 FAX: 818.841.4505
 INFO@CHRISTOPHERCOMPTON.COM

CVS ARCHITECT

LITTLE - DIVERSIFIED ARCHITECTURAL CONSULTING
 1050 LAKES DRIVE
 WEST COVINA, CA
 PH: 626.930.2300 FAX: 626.930.2302



DRAWING LIST

- A000 - TITLE SHEET
- A001 - EXISTING SITE CONDITIONS
- A002 - PROPOSED PLOT PLAN
- A003 - PROPOSED LANDSCAPE PLAN
- A004 - SITE PLAN TREE PORT
- A005 - SITE KEY PLAN
- A006 - GRADING SUMMARY SITE PLAN

- A100 - PAD 'A' FLOOR PLAN
- A101 - PAD 'B' FLOOR PLAN
- A102 - PAD 'C' 1ST FLOOR PLAN (PART 1)
- A102.1 - PAD 'C/D' 1ST FLOOR PLAN (PART 2)
- A102.2 - PAD 'C' 2ND FLOOR PLAN
- A103 - PAD 'E' 1ST FLOOR PLAN
- A103.1 - PAD 'E' MEZZANINE FLOOR PLAN

- A200 - PAD 'A' ELEVATION #1
- A200.1 - PAD 'A' ELEVATION #2
- A201 - PAD 'B' ELEVATION #1
- A201.1 - PAD 'B' ELEVATION #2
- A202 - PAD 'C/D' ELEVATION #1
- A202.1 - PAD 'C/D' ELEVATION #2
- A202.2 - PAD 'C/D' ELEVATION #3
- A203 - PAD 'E' ELEVATIONS #1
- A203.1 - PAD 'E' ELEVATIONS #2

- A300 - PAD 'A' SECTION
- A301 - PAD 'B' SECTION
- A302 - PAD 'C' SECTION #1
- A302.1 - PAD 'C/D' SECTION #2
- A303 - PAD 'E' SECTION

- A400 - PAD 'A' SIGN ELEVATION #1
- A400.1 - PAD 'A' SIGN ELEVATION #2
- A401 - PAD 'B' SIGN ELEVATION #1
- A401.1 - PAD 'B' SIGN ELEVATION #2
- A402 - PAD 'C' SIGN ELEVATION #1
- A402.1 - PAD 'C/D' SIGN ELEVATION #2
- A402.2 - PAD 'C/D' SIGN ELEVATION #3
- A403 - PAD 'E' SIGN ELEVATION #1
- A403.1 - PAD 'E' SIGN ELEVATION #2

- A500 - SIGN CHART #1
- A500.1 - SIGN CHART #2
- A500.2 - SIGN CHART #3 + CALCULATIONS

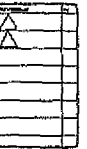
- A600 - PAD 'A' ROOF PLAN
- A601 - PAD 'B' ROOF PLAN
- A602 - PAD 'C/D' ROOF PLAN (PART 1)
- A602.1 - PAD 'C/D' ROOF PLAN (PART 2)
- A603 - PAD 'E' ROOF PLAN

NIC

NIC

7934 N. LANKERSHIM BLVD., N.HOLLYWOOD CA

REVISED




DRAWING TITLE:
 TITLE SHEET

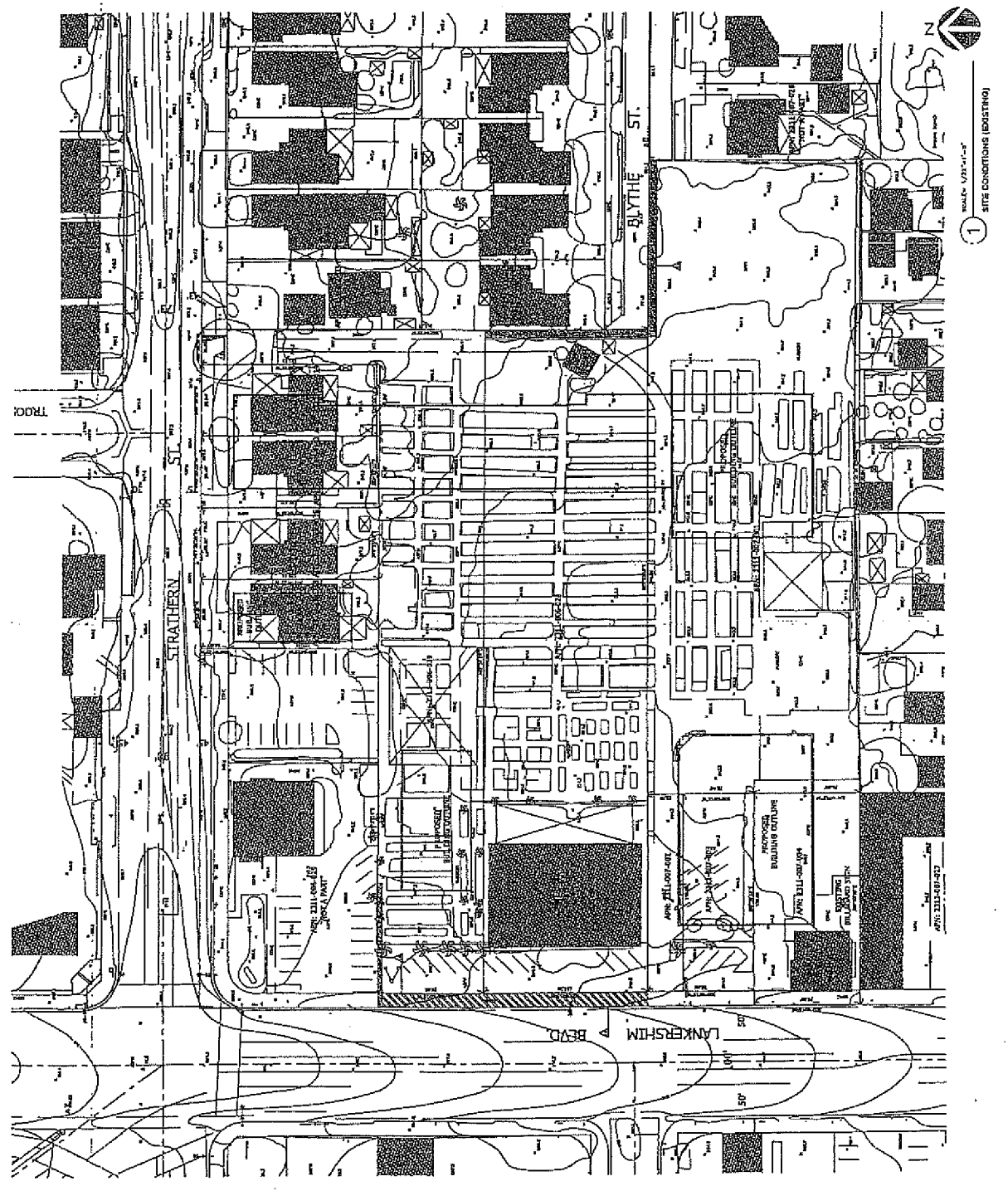
PROJECT:
 LANKERSHIM RETAIL GROUP, LLC
 OWNER:
 LANKERSHIM RETAIL GROUP, LLC

DATE	BY	CHK
11/15/08	BT	BT
BT		
BT		
BT		
BT		
BT		
BT		
BT		
BT		

A000

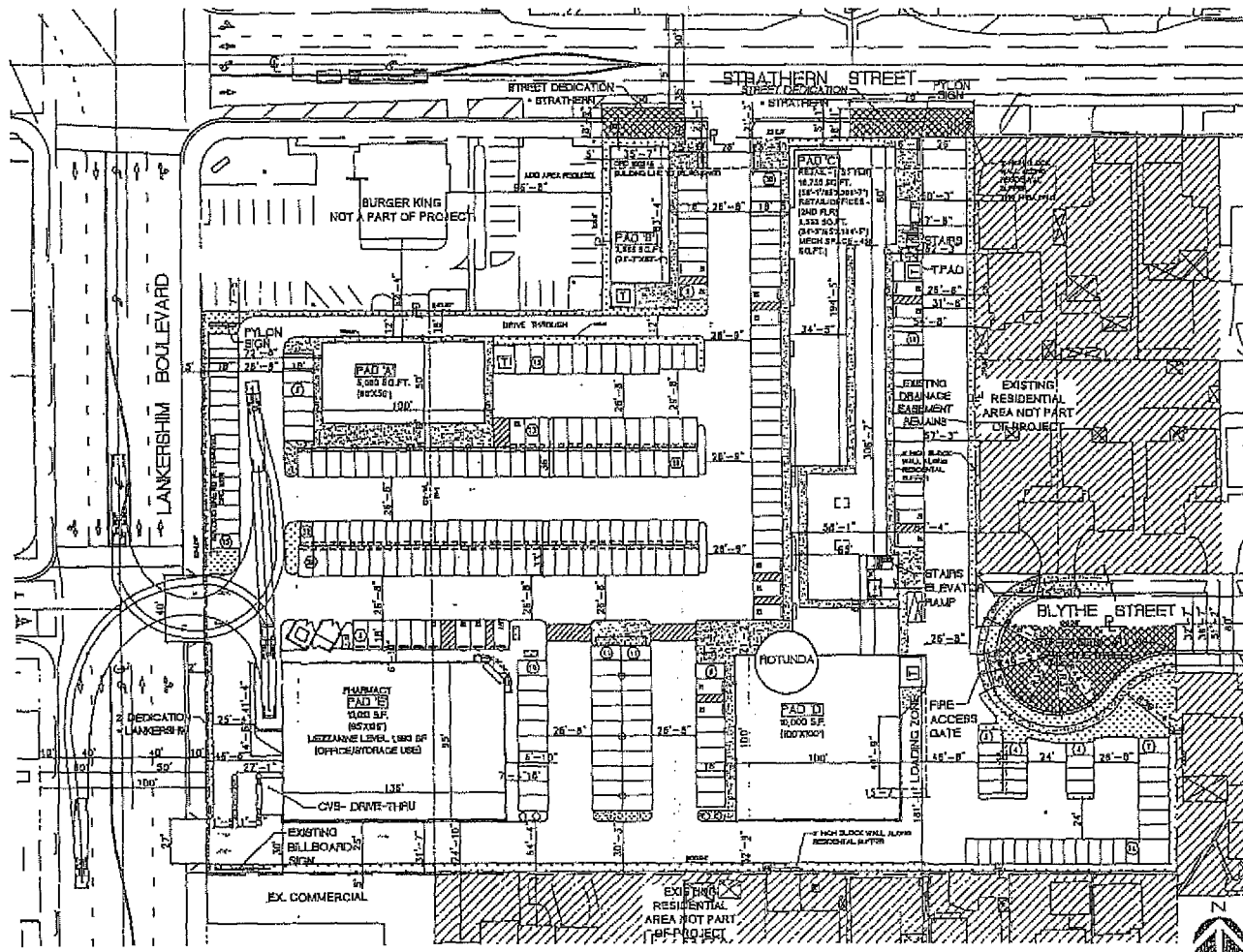
DCP SUBMITTAL 11-15-08

 ARCHITECT: CHRISTOPHER BENTON 101 EAST 12TH STREET SUITE 1000, PHOENIX, AZ 85004 PHONE: 602.254.1234 WWW.CCAARCHITECTS.COM	PROJECT: LANGKERSHIM METAL CENTER	OWNER: LANGKERSHIM METAL, ROYAL, LLC	DRAWING TITLE: EXISTING SITE CONDITIONS
	SHEET NO.: A001	DATE: 11-15-08	SCALE: AS SHOWN



1 SITE CONDITIONS (EXISTING)

CP SUBMITTAL 11-15-08



PROJECT SUMMARY

LEGAL DESCRIPTION:
 PORTION OF LOT 24 OF LANKERSHIM RANCH LAND
 AND WATER COMPANY
 ARB (LOT CUT REFERENCES): 5,6,7,8,10,11,13,25,37,42
 MAP SHEET: 1838108

ADDRESS:
 7918,7928,7934,7940 AND 7946 N. LANKERSHIM BLVD.
 11650,11653,11650 AND 11664 W. STRATHERN ST.

CONSTRUCTION TYPE - VIA & B
 ZONING - C2-1VL

OCCUPANCY:

PAD 'A'	-	A-2	(ASSEMBLY - 333)
PAD 'B'	-	A-2	(ASSEMBLY - 107)
PAD 'C' (1ST FLR)	-	M	(625)
PAD 'C' (2ND FLR)	-	B	(77)
PAD 'D'	-	M	(333)

LOT AREA:
 BEFORE DEDICATION: 205,496 SF
 DEDICATION AREA: 11,114 SF
 AFTER DEDICATION: 195,382 SF

BUILDING AREAS:

PAD 'A'	-	5,000 SF
PAD 'B'	-	2,985 SF
PAD 'C' 1ST FLR	-	18,750 SF
PAD 'C' 2ND FLR	-	8,533 SF
PAD 'D'	-	10,000 SF
PAD 'E'	-	13,013 + 1,693 SF
TOTAL	-	59,981 SF

(PARKING SUMMARY)
 PARKING REQUIRED - ENTERPRIZE ZONE
 (2:1 RATIO)

PAD 'A'	-	5,000 / 500 =	10 SPACES
PAD 'B'	-	2,985 / 500 =	6 SPACES
PAD 'C' 1ST FLR	-	18,750 / 500 =	38 SPACES
PAD 'C' 2ND FLR	-	8,533 / 500 =	17 SPACES
PAD 'D'	-	10,000 / 500 =	20 SPACES
PAD 'E'	-	13,013 / 500 =	26 SPACES
PAD 'E' MEZZANINE	-	1,693 / 500 =	3 SPACES
TOTAL	-		120 SPACES

PARKING PROPOSED -
 (4:1 RATIO)

PAD 'A'	-	5,000 / 100 =	50 SPACES
PAD 'B'	-	2,985 / 100 =	29.85 SPACES
PAD 'C' 1ST FLR	-	18,750 / 250 =	75 SPACES
PAD 'C' 2ND FLR	-	8,533 / 500 =	17 SPACES
PAD 'D'	-	10,000 / 250 =	40 SPACES
PAD 'E'	-	13,013 / 250 =	52.052 SPACES
PAD 'E' MEZZANINE	-	1,693 / 500 =	3.385 SPACES
TOTAL	-		267 SPACES

PARKING PROVIDED:

STANDARD	-	228 SPACES
COMPACT	-	48 SPACES
TOTAL	-	274 SPACES

LOT COVERAGE:

BUILDING	-	28.31% (51,421 SF)
HARDSCAPE	-	68% (178,923 SF)
LANDSCAPE	-	7.89% (15,038 SF)
TOTAL	-	100% (195,382 SF)

SETBACKS: (NONE REQUIRED)

APPLICANT
 LANKERSHIM RETAIL GROUP, LLC
 2483 ASHLAND AVE
 SANTA MONICA, CA 90405

ALL TREES TO BE REMOVED FROM SITE
 (SEE TREE REPORT SHEET A004)

ARCHITECT: [FIRM NAME]
 PROJECT: [PROJECT NAME]
 DRAWING TITLE: PROPOSED PLOT PLAN
 DATE: [DATE]
 SCALE: [SCALE]
 SHEET NO.: B15
 SHEET TOTAL: [TOTAL]
 PROJECT: LANKERSHIM RETAIL GROUP, LLC
 OWNERS: LANKERSHIM RETAIL GROUP, LLC
 A002

1 SCALE: 1/32" = 1'-0"
 PLOT PLAN OVERALL

AREA SUMMARY

LOT AREA (BEFORE DEDICATION) = 205,496 SF
 DEDICATION AREA = 11,114 SF
 LOT AREA (AFTER DEDICATION) = 194,382 SF
 BUILDING AREA = 51,421 SF (26.31%)
 LANDSCAPE AREA = 15,838 SF (7.69%)
 PAVING(HARDSCAPE) = 128,923 SF (66%)
 TOTAL = 195,302 SF (100%)



FEATURE TREE (SELECTED LOCATIONS):
 WASHINGTON ROBUSTA PALM
 WASHINGTON FILIFERA
 7" BOX MINIMUM 12"
 3 TREES

ST = STREET TREE
 TOTAL = 11 TREES



EVERGREEN PEAR, PYRUS KAWAKAMI
 SEMI-EVERGREEN MEDIUM
 24" BOX MINIMUM 12"

42 TREES



BRISBANE BOX TRISTANIA CONFERTA,
 (LOPHOSTEMON CONFERTUS), EVERGREEN
 LARGE
 24" BOX MINIMUM 12"

34 TREES

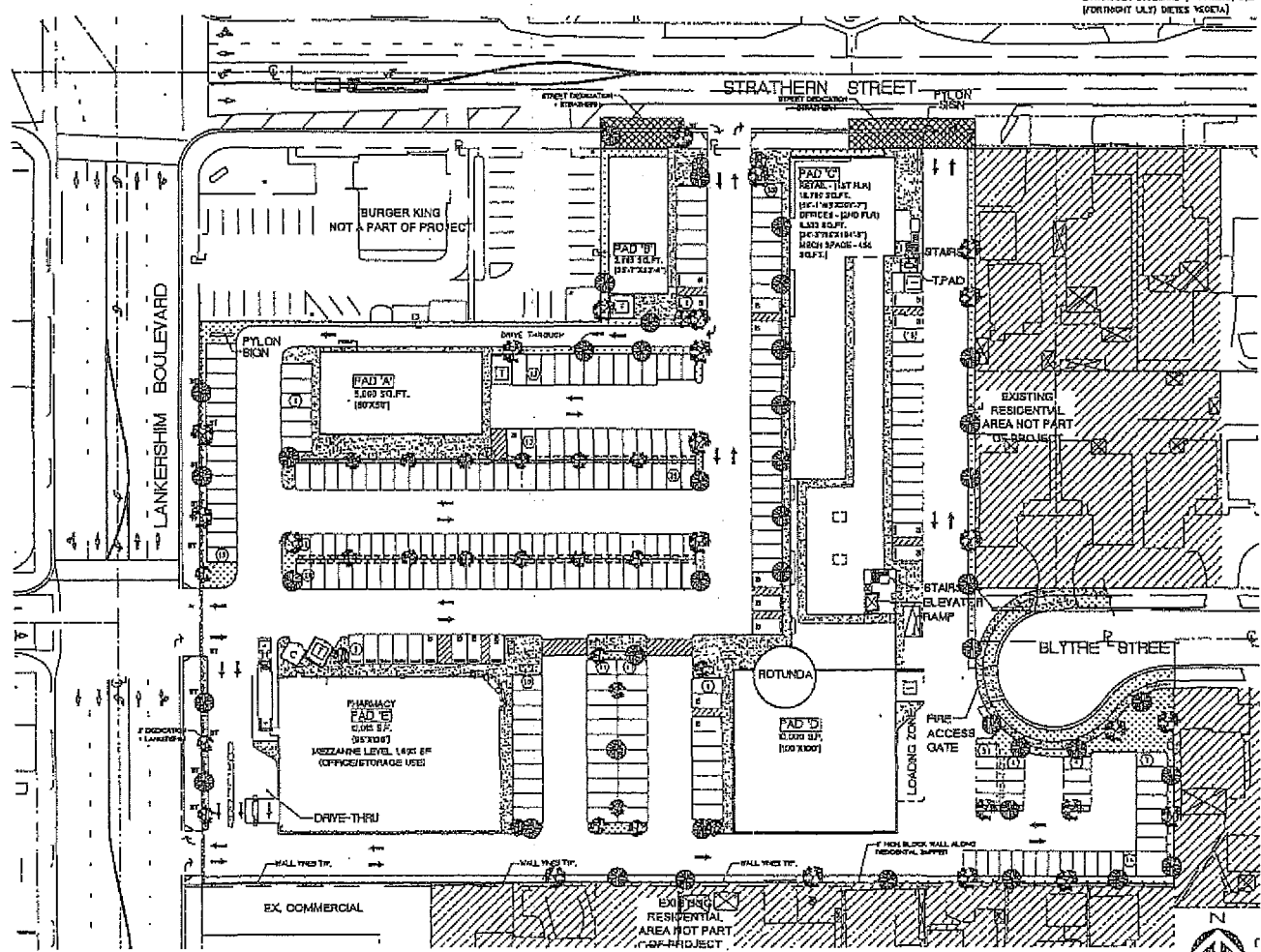
DROUGHT TOLERANT LANDSCAPE LEGEND



HARDSCAPE (CONCRETE)



GROUNDCOVER (BROWN LAVENDER)
 LAVANILLA STOECHAS / AFRICAN BLUE
 (FOR NIGHT LIGHT) DIERIS VEGETA



1 SCALE: 1/32"=1'-0"
 SITE PLAN (LANDSCAPE PLAN)

ARCHITECT: **cca**
 1000 WEST 10TH AVENUE, SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.CCA-CORPORATION.COM

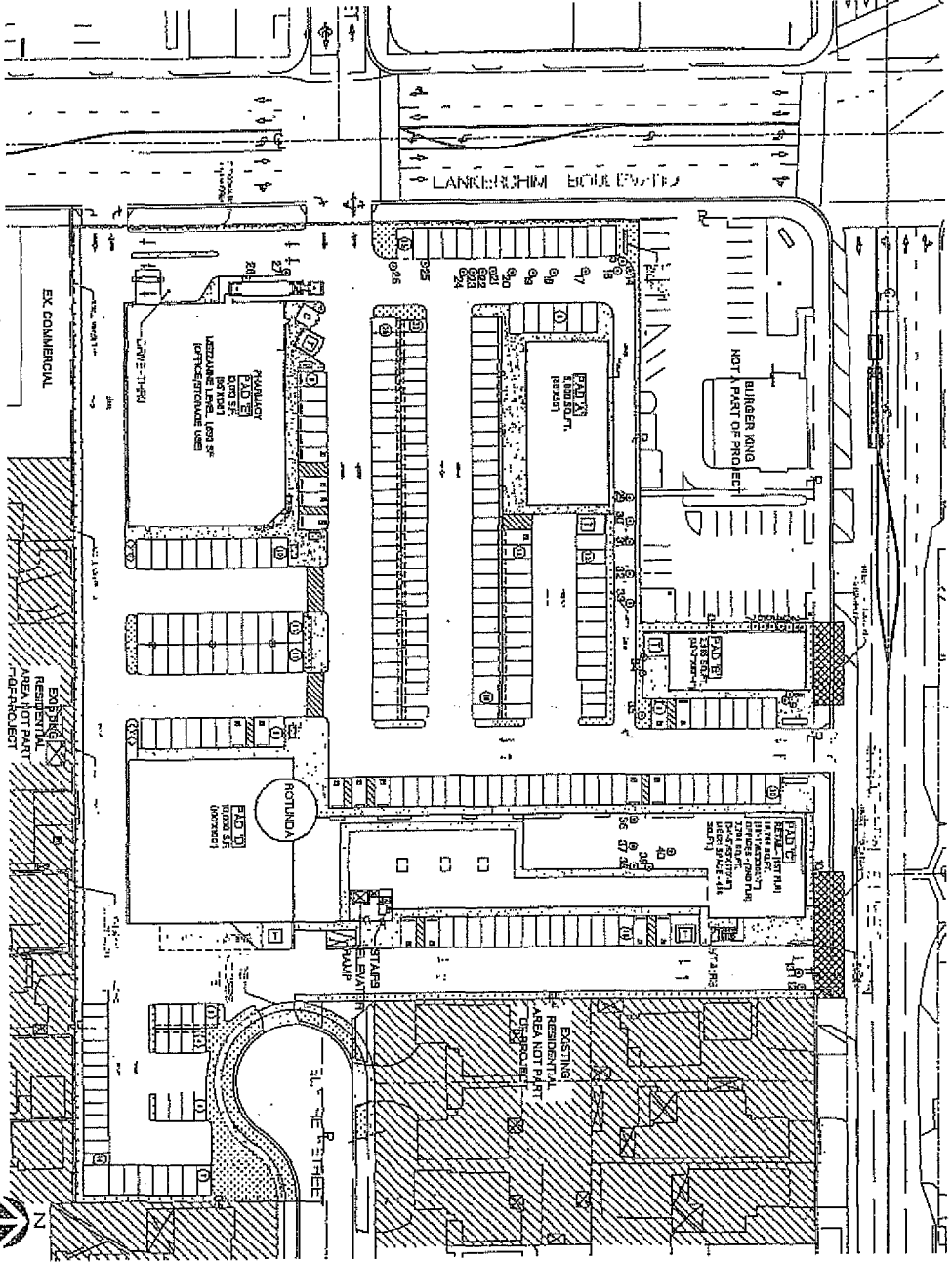
DRAWING TITLE: **PROPOSED LANDSCAPE PLAN**

PROJECT: **CP SUBMITAL - UPDATE CP 10-09-08**

DATE: 10/09/08
 SCALE: AS SHOWN
 SHEET NO: **815**
 OF 815

CLIENT: **LANDSCAPE DESIGN GROUP, LLC**

NO. **A003**



LEGEND
 1 TREE LOCATION INDICATOR

1 SITE PLAN (SEE REPORT PLAN)

Site Plan
 Lankershim Book Center
 11/17/15
 12/12/15

CCCA
 ARCHITECT
 CREATION CHAMPION
 61111 10TH AVE
 SUITE 100
 WESTLAKE, CA 91361
 PH: (818) 492-1000 FAX: (818) 492-1001
 WWW.CCAARCHITECT.COM

Table with multiple columns containing site plan details and specifications.

ID	DESCRIPTION	DATE	STATUS
001	EXISTING	11/17/15	AS SHOWN
002	PROPOSED	12/12/15	AS SHOWN
003	PROPOSED	12/12/15	AS SHOWN
004	PROPOSED	12/12/15	AS SHOWN
005	PROPOSED	12/12/15	AS SHOWN
006	PROPOSED	12/12/15	AS SHOWN
007	PROPOSED	12/12/15	AS SHOWN
008	PROPOSED	12/12/15	AS SHOWN
009	PROPOSED	12/12/15	AS SHOWN
010	PROPOSED	12/12/15	AS SHOWN
011	PROPOSED	12/12/15	AS SHOWN
012	PROPOSED	12/12/15	AS SHOWN
013	PROPOSED	12/12/15	AS SHOWN
014	PROPOSED	12/12/15	AS SHOWN
015	PROPOSED	12/12/15	AS SHOWN
016	PROPOSED	12/12/15	AS SHOWN
017	PROPOSED	12/12/15	AS SHOWN
018	PROPOSED	12/12/15	AS SHOWN
019	PROPOSED	12/12/15	AS SHOWN
020	PROPOSED	12/12/15	AS SHOWN

Table with multiple columns containing site plan details and specifications.

ID	DESCRIPTION	DATE	STATUS
021	PROPOSED	12/12/15	AS SHOWN
022	PROPOSED	12/12/15	AS SHOWN
023	PROPOSED	12/12/15	AS SHOWN
024	PROPOSED	12/12/15	AS SHOWN
025	PROPOSED	12/12/15	AS SHOWN
026	PROPOSED	12/12/15	AS SHOWN
027	PROPOSED	12/12/15	AS SHOWN
028	PROPOSED	12/12/15	AS SHOWN
029	PROPOSED	12/12/15	AS SHOWN
030	PROPOSED	12/12/15	AS SHOWN
031	PROPOSED	12/12/15	AS SHOWN
032	PROPOSED	12/12/15	AS SHOWN
033	PROPOSED	12/12/15	AS SHOWN
034	PROPOSED	12/12/15	AS SHOWN
035	PROPOSED	12/12/15	AS SHOWN
036	PROPOSED	12/12/15	AS SHOWN
037	PROPOSED	12/12/15	AS SHOWN
038	PROPOSED	12/12/15	AS SHOWN
039	PROPOSED	12/12/15	AS SHOWN
040	PROPOSED	12/12/15	AS SHOWN

CP SUBMITTAL 11-15-08

AD004

PROJECT: LANKERSHIM METAL CENTER
 OWNER: LANKERSHIM METAL GROUP, LLC

DRAWING TITLE: SITE PLAN TREE REPORT

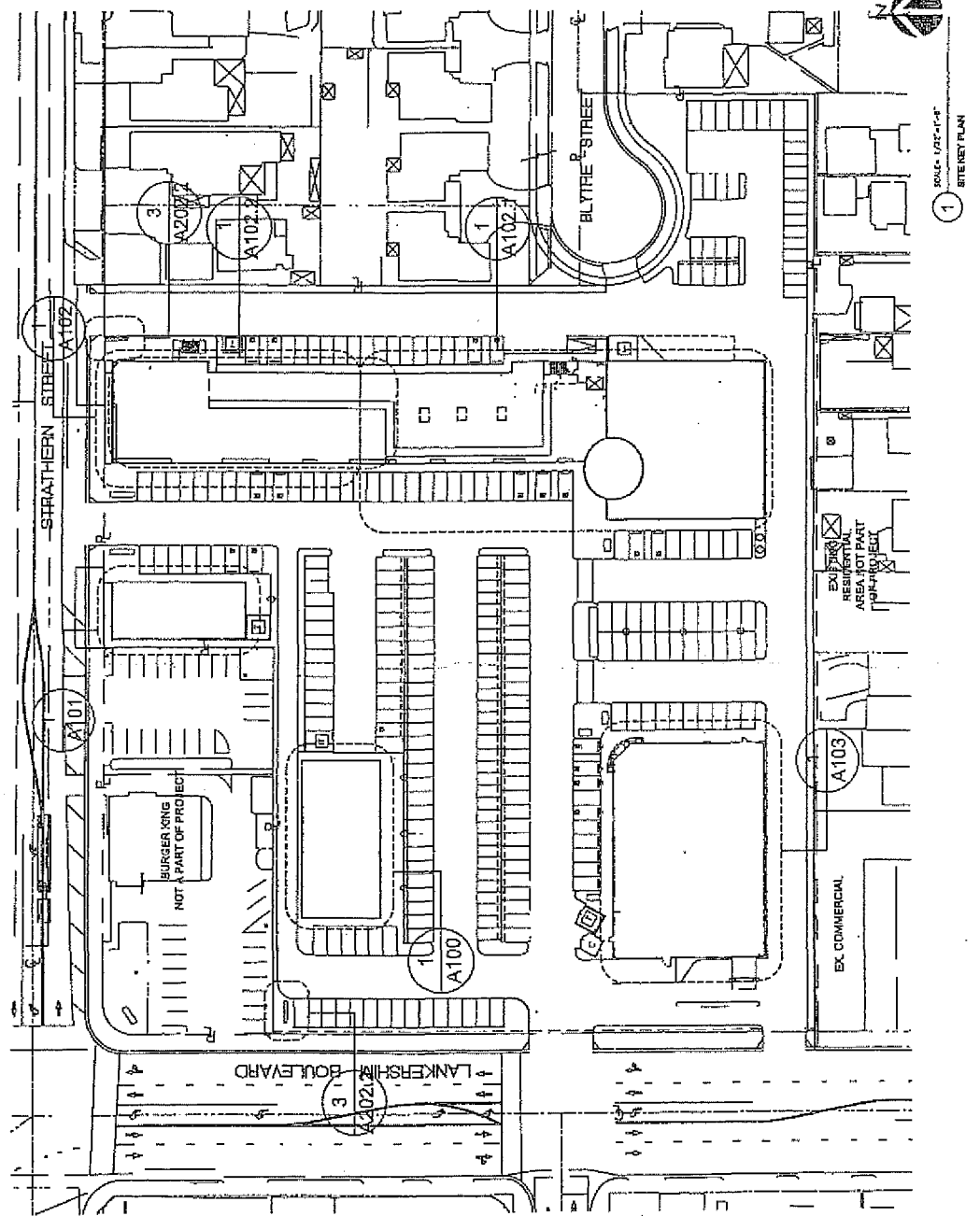
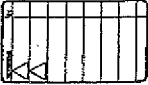


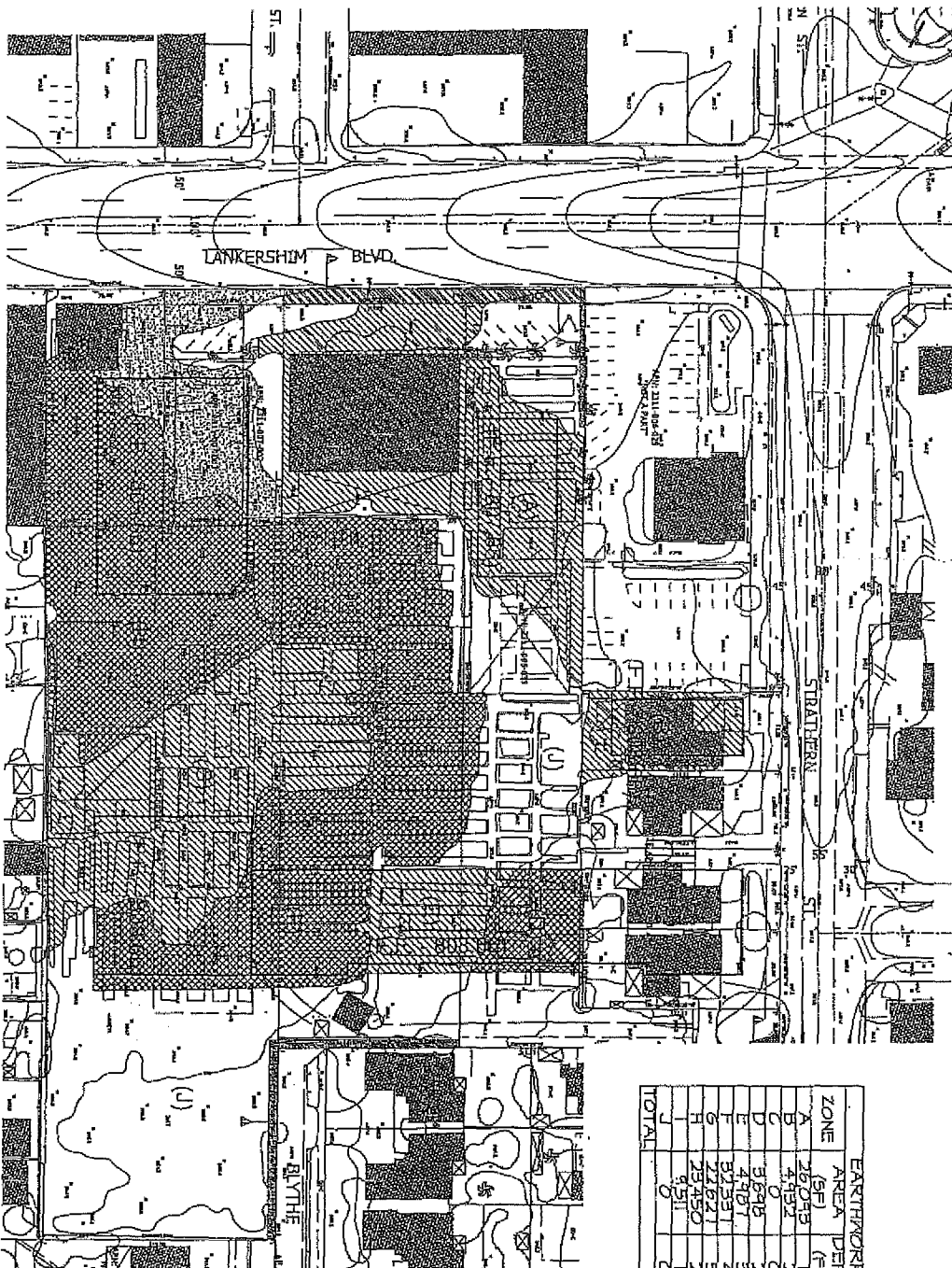
ARCHITECT
 CREATION CHAMPION
 61111 10TH AVE
 SUITE 100
 WESTLAKE, CA 91361
 PH: (818) 492-1000 FAX: (818) 492-1001
 WWW.CCAARCHITECT.COM

PROJECT:	LANKERSHIM HOTEL CENTER
OWNER:	LANKERSHIM HOTEL GROUP, LLC
DATE:	11/15/08
SCALE:	AS SHOWN
DRAWN BY:	BIS
CHECKED BY:	
DATE:	

DRAWING TITLE
SITE KEY PLAN

ARCHITECT
CANTONER GARDNER
CITY & ASSOCIATES
1000 W. WASHINGTON ST., SUITE 1000
SILVERDALE, CA 94128
TEL: 415.435.1000
WWW.CANTONER-GARDNER.COM





ZONE	AREA (SF)	DEPTH (FT)	CU YDS	TYPE
A	26,093	1	566.4	FILL
B	4,932	2	355.3	FILL
C	0	0	0	EQUAL
D	3,698	2	213.4	FILL
E	4,901	3	554.1	FILL
F	32,331	4	4140.6	FILL
G	22,621	5	4140.1	FILL
H	23,450	2	1,917	FILL
I	4,511	1	352.2	FILL
J	0	0	0	EQUAL
TOTAL			13,228.6	FILL

1 SCALE: 1/8"=1'-0"
 GRADING SUMMARY DIAGONAL SITE PLAN

CP SUBMITTAL 11-15-08

NO.	DATE	BY	CHKD.
1	11/15/08
2			
3			
4			
5			
6			
7			
8			
9			
10			

PROJECT:
 LANKERSHIM RETAIL CENTER
 OWNER:
 LANKERSHIM RETAIL CENTER, LLC

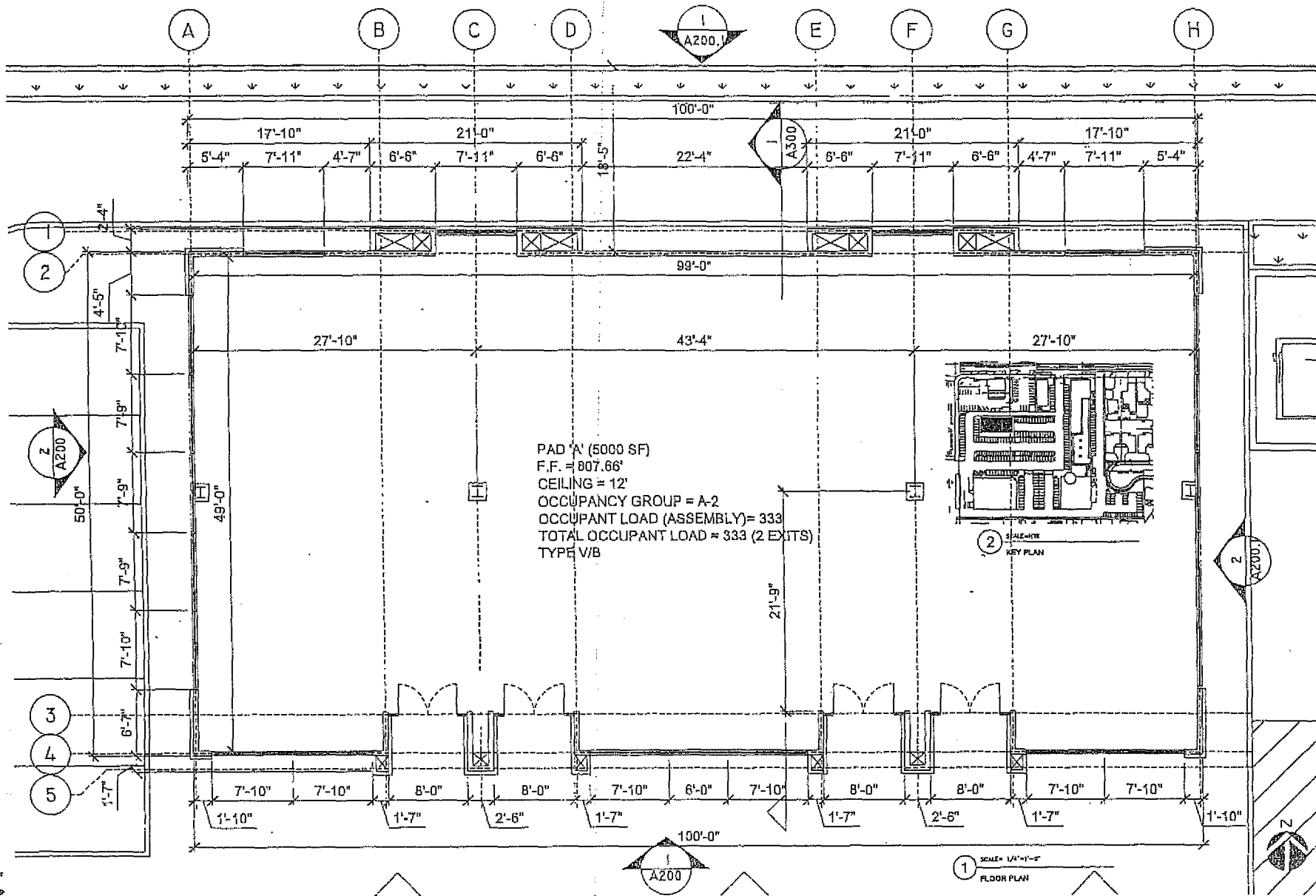
DRAWING TITLE:
 GRADING SUMMARY SITE PLAN



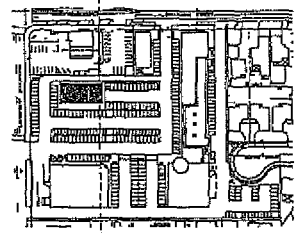
ARCHITECT:
 CHRISTOPHER COMPTON
 2000 W. ROYAL AVENUE, SUITE 200
 BURBANK, CA 91506
 TEL: 818.240.1100 FAX: 818.861.1105
 C2WCR0810PH000001000000

NO.	DATE	BY	CHKD.
1	11/15/08
2			
3			
4			
5			
6			
7			
8			
9			
10			

A006



PAD 'A' (5000 SF)
 F.F. = 807.66'
 CEILING = 12'
 OCCUPANCY GROUP = A-2
 OCCUPANT LOAD (ASSEMBLY) = 333
 TOTAL OCCUPANT LOAD = 333 (2 EXITS)
 TYPE V/B

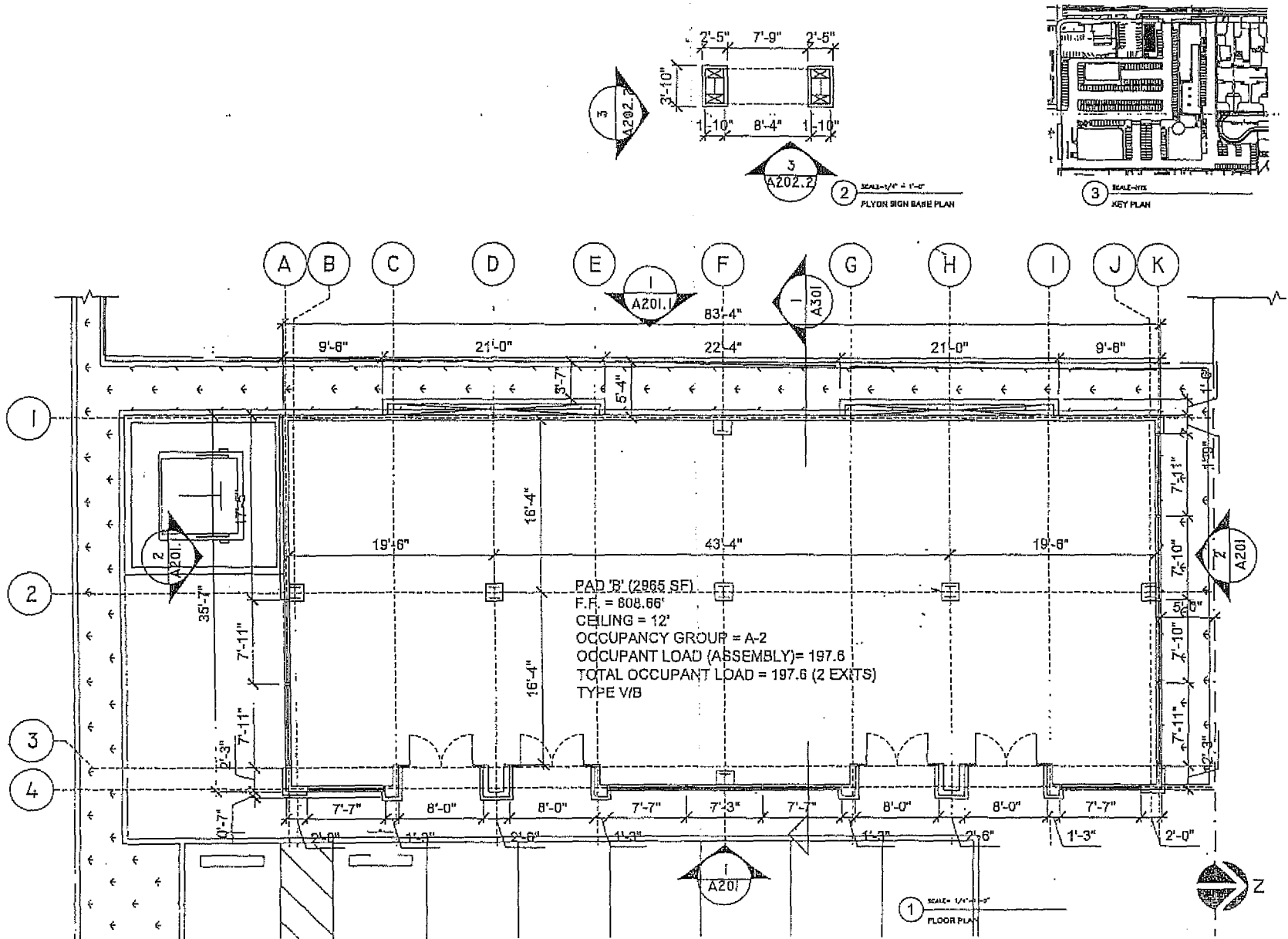


2 SCALE KEY PLAN

1 SCALE = 1/4" = 1'-0" FLOOR PLAN

ARCHITECT: [Logo]
 PROJECT: [Logo]
 DRAWING TITLE: PAD 'A' FLOOR PLAN
 PROJECT: UNIVERSITY RETAIL GROUP, LLC
 OWNER: UNIVERSITY RETAIL GROUP, LLC
 DATE: 11-15-08
 SCALE: 1/4" = 1'-0"
 SHEET: A100
 ARCHITECT: CCA CONSULTANTS, INC.
 1000 WEST 10TH AVENUE, SUITE 200
 DENVER, CO 80202
 TEL: 303.733.8100
 FAX: 303.733.8101
 WWW.CCACONSULTANTS.COM

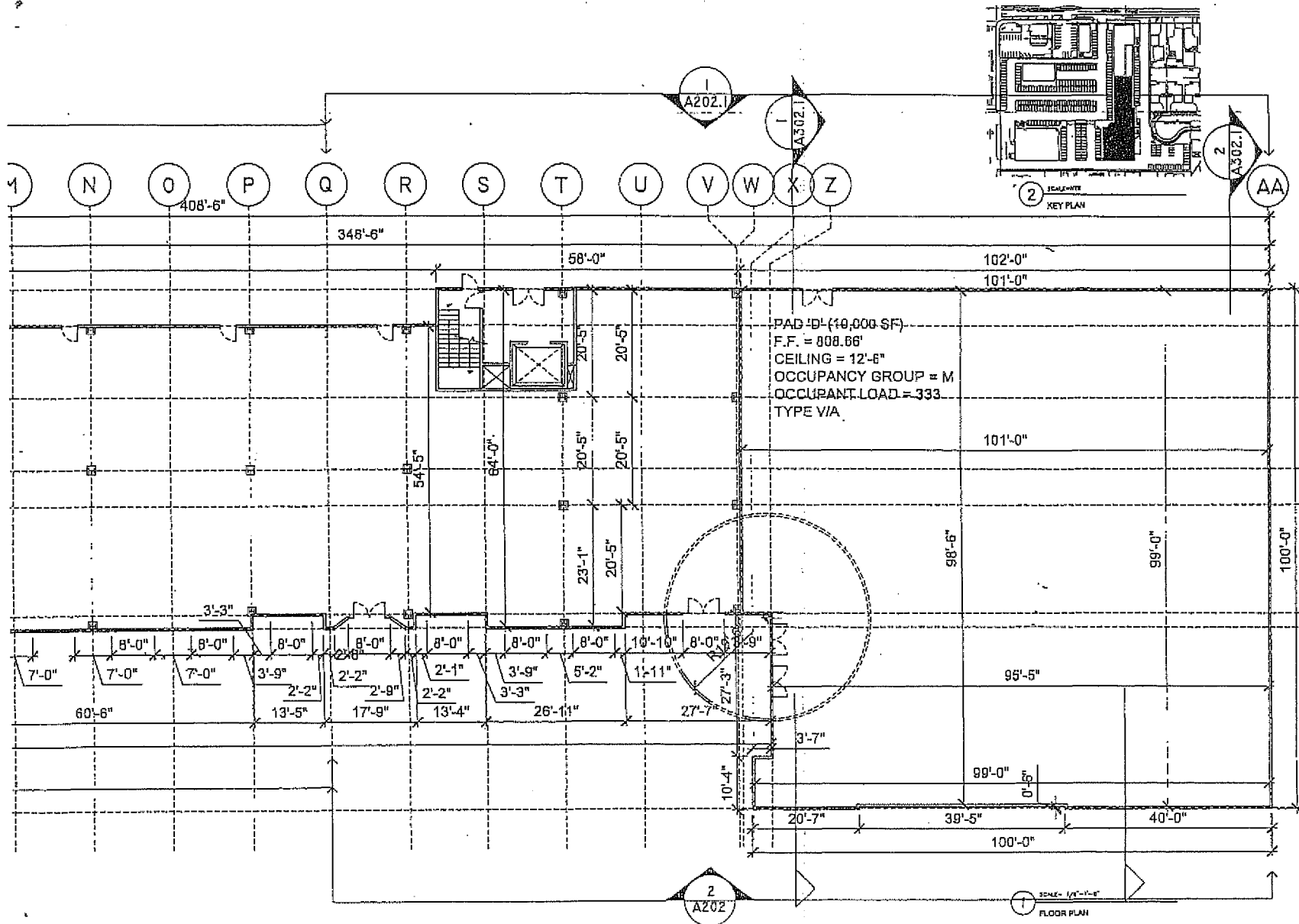
CP SUBMITTAL 11-15-08
 1



PAD 'B' (2965 SF)
 F.F. = 808.66'
 CEILING = 12'
 OCCUPANCY GROUP = A-2
 OCCUPANT LOAD (ASSEMBLY) = 197.6
 TOTAL OCCUPANT LOAD = 197.6 (2 EXITS)
 TYPE VB

DRAWING TITLE: PAD 'B' FLOOR PLAN	
PROJECT: LANDSCAPE ARCHITECTURE	DIVISION: LANDSCAPE RETAIL GROUP/ILE
PROJECT NUMBER: 11-15-08	
DATE: 11/15/08	
DRAWN BY: J. B. BROWN	
CHECKED BY: J. B. BROWN	
SCALE: AS NOTED	
SHEET NUMBER: 813	
PROJECT LOCATION: A10	

CP SUBMITTAL 11-15-08



ARCHITECT:
 CREATOR/CONTRACTOR:
 DATE: 11/15/08
 PROJECT: C/P
 SHEET: 015



DRAWING TITLE:
 PAD 'D' 1ST FLOOR PLAN (PART 2)

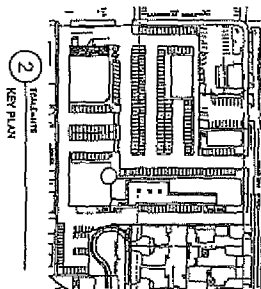
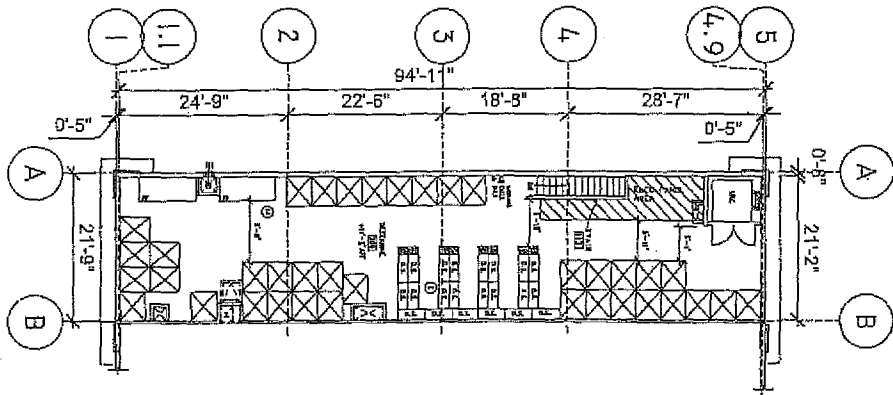
PROJECT:
 UNIVERSITY/RESEARCH CENTER
 CITY/STATE:
 UNIVERSITY/RESEARCH CENTER, LLC

DATE	11-15-08
SCALE	1/8" = 1'-0"
DATE	11-15-08
SCALE	1/8" = 1'-0"
DATE	11-15-08
SCALE	1/8" = 1'-0"
DATE	11-15-08
SCALE	1/8" = 1'-0"
DATE	11-15-08
SCALE	1/8" = 1'-0"
DATE	11-15-08
SCALE	1/8" = 1'-0"
DATE	11-15-08
SCALE	1/8" = 1'-0"
DATE	11-15-08
SCALE	1/8" = 1'-0"



SUBMITTAL 11-15-08

A102.1



LITTLE
 300 South Park, Suite 100, Orange, CA 92667
 (714) 952-1111
 FAX (714) 952-1112
 www.little.com
 © 2008 Little Architecture, Inc.
 All rights reserved. No part of this document may be reproduced without the written permission of Little Architecture, Inc.

1 SCALE: 1/8"=1'-0"
 FLOOR PLAN (MEZZANINE)

CP SUBMITTAL 11-15-08

A103.1

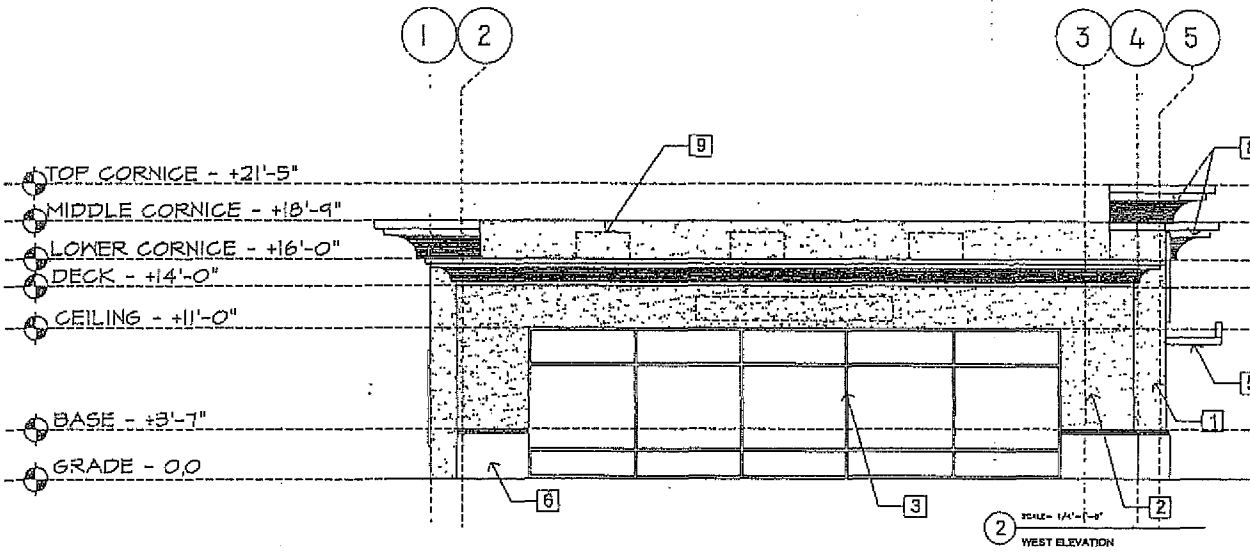
PROJECT: LAMBERTON METAL CENTER
 OWNER: LAMBERTON METAL GROUP, U.S.

DRAWING TITLE:
 PAD 'E' MEZZANINE FLOOR PLAN



ARCHITECT:
 DAN SUTHER COLUPTON
 22116 EDWARDS RD, #200
 BURBANK, CA 91506
 PH 818 488 7444 FAX 818 841 4888
 CCA@GROUPTHEARCHITECT.COM

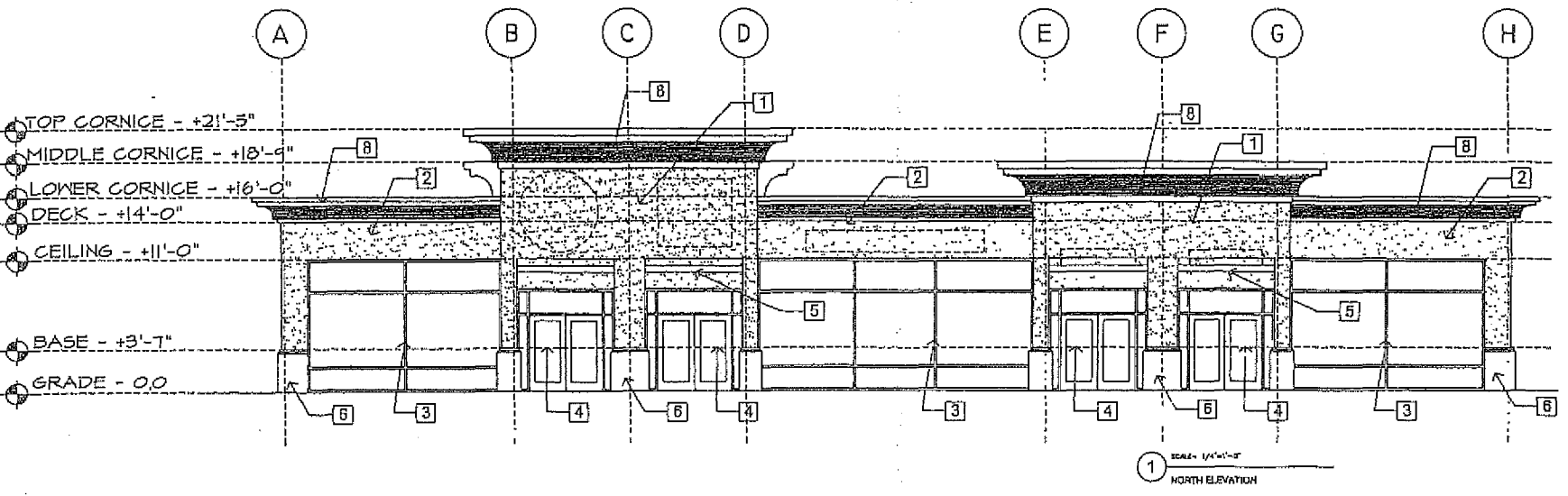
DATE	DESCRIPTION



EXTERIOR FINISH SCHEDULE - CENTER OVERALL					
SYMBOL	ATERIAL DESCRIPTION	SPR.	STYLE OR NO.	COLOR	NOTES
1	STUCCO	TYPE 1000-1000	BY PER BLOCK 14	RED-ORANGE	MATCH TO DWG
2	GLASS	SEE SPECS	TINTED THERMO GLASS		PER F&S REQUIREMENTS
3	FRESH CONCRETE	SEE SPECS	HAIRY FINISH	NATURAL FINISH	LETTERS MONTATO MATCH
4	PAINT OVER STUCCO	PRIME & LAMBO	SEE SPECS	RED OR TANN 4-14	
5	PAINT OVER STUCCO	PRIME & LAMBO	SEE SPECS	APPLE DAVIDY 4-15	
6	PAINT OVER STUCCO	PRIME & LAMBO	SEE SPECS	FLORIDA COLOR 4-8	
7	PAINT OVER STUCCO	SPONGE MORTAR	SEE SPECS	FOUR 40 200	
8	ALUM. STOREFRONT	SEE SPECS	SEE SPECS	SHAWLOW RED	SEE SPECS 4-13
9	EXTENSION DOOR	NA	PER PLANS	CARNIVAL RED	VALLEY 4-6-15

NOTES

1. STUCCO SURFACE, SMOOTH SURFACE. LETTER IDENTIFIES COLOR
2. STUCCO SURFACE, TEXTURED SURFACE. LETTER IDENTIFIES COLOR
3. ALUMINUM STORE FRONT, RED COLOR, GLAZING LETTER IDENTIFIES TYPE, TEMPERED GLASS AT 18" ABOVE GRADE. ADJACENT TO DOORS ALSO TEMPERED.
4. ALUMINUM ENTRY DOORS, RED COLOR, TEMPERED GLAZING.
5. ARCHITECTURAL CANOPY AT ENTRY DOORS, RED COLOR
6. CAST CONCRETE BASE
7. STUCCO SCREED ANGLE AT BASE OF STUCCO WALL (TYP)
8. ARCHITECTURAL CORNICE, PROFILE VARIES SEE ELEVATIONS
9. ROOF TOP MECHANICAL EQUIPMENT, BEYOND SCREEN MALL



ARCHITECT: **CCA**

CONSTRUCTION CONSULTANT: **CCA**

PROJECT: **LANSDOWN RETAIL GROUP, LLC**

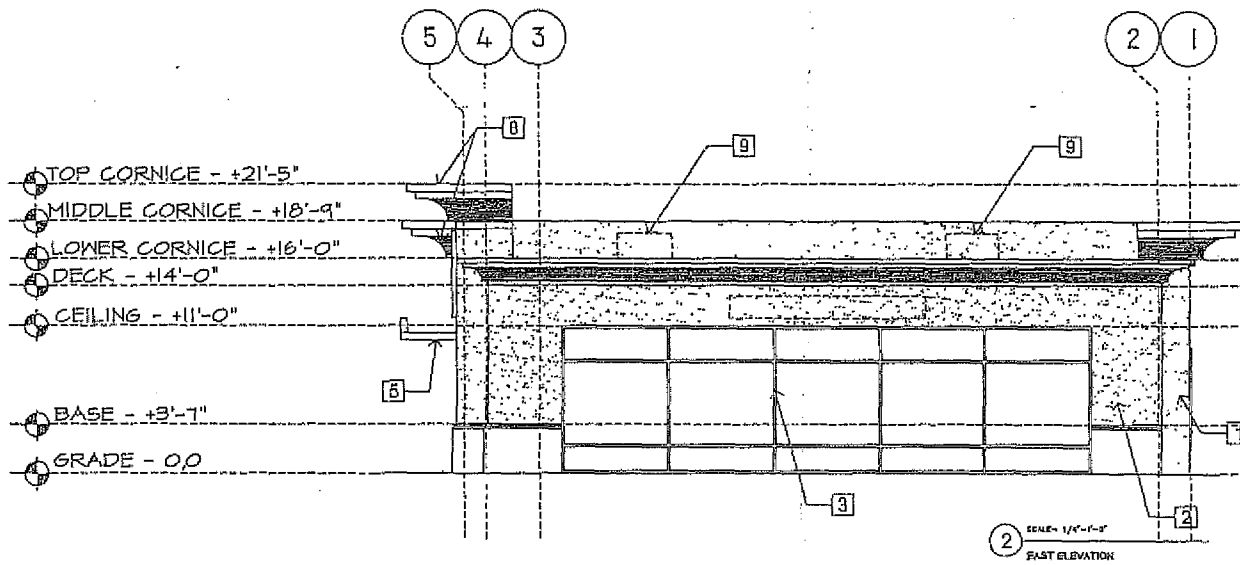
DRAWING TITLE: **PAD 'A' ELEVATION #1**

DATE: **8/15**

SCALE: **AS SHOWN**

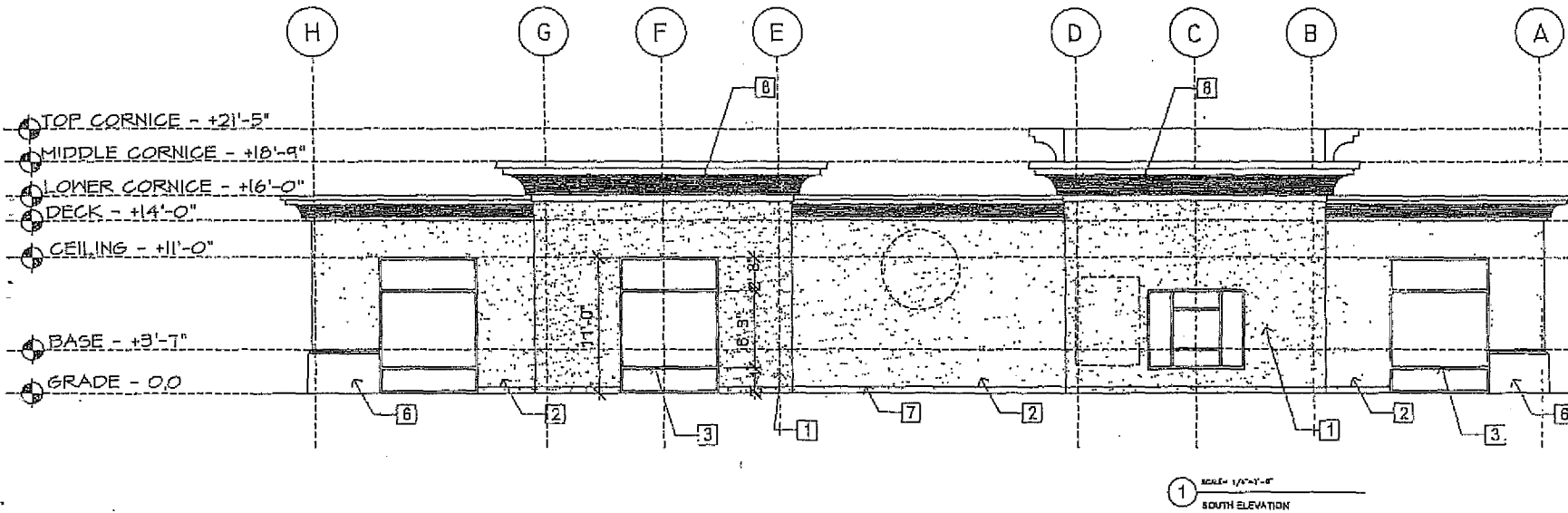
PROJECT NO.: **A200**

CP SUBMITTAL 11-15-08

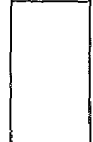


NOTES

1. STUCCO SURFACE, SMOOTH SURFACE, LETTER IDENTIFIES COLOR
2. STUCCO SURFACE, TEXTURED SURFACE, LETTER IDENTIFIES COLOR
3. ALUMINUM STORE FRONT, RED COLOR, GLAZINGS LETTER IDENTIFIES TYPE, TEMPERED GLASS AT 10" ABOVE GRADE, ADJACENT TO DOORS ALSO TEMPERED.
4. ALUMINUM ENTRY DOORS, RED COLOR, TEMPERED GLAZINGS.
5. ARCHITECTURAL CANOPY AT ENTRY DOORS, RED COLOR
6. CAST CONCRETE BASE
7. STUCCO SCREED ANGLE AT BASE OF STUCCO MALL (TYP)
8. ARCHITECTURAL CORNICE, PROFILE VARIES SEE ELEVATIONS
9. ROOF TOP MECHANICAL EQUIPMENT, BEYOND SCREEN WALL



ARCHITECT: **CCA**
 PROJECT: **UNIVERSITY CENTER**
 DRAWING NO: **A200.1**
 DATE: **11-15-08**
 SCALE: **AS SHOWN**
 SHEET NO: **815**
 TOTAL SHEETS: **815**



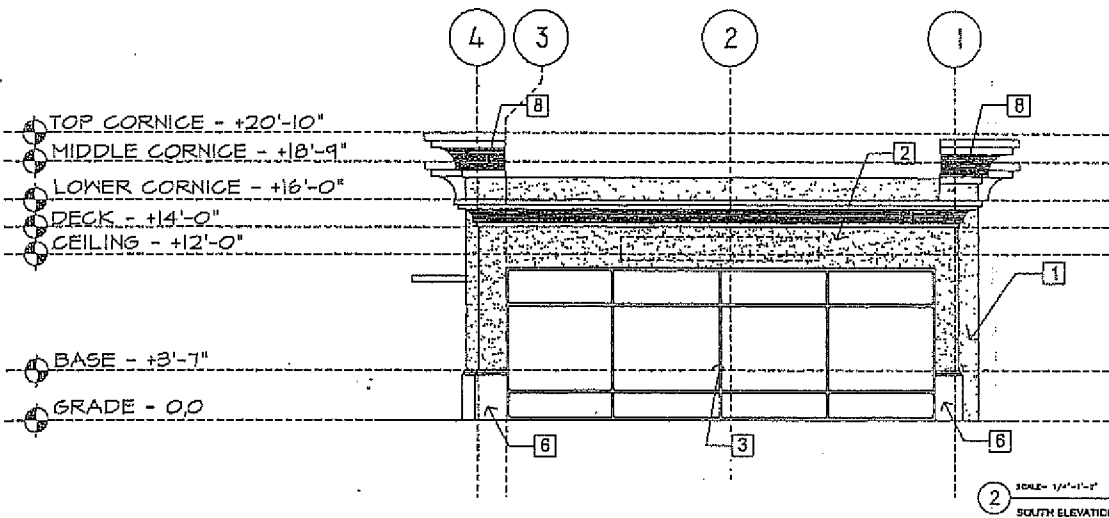
DRAWING TITLE:
PAD 'A' ELEVATION #2

PROJECT:
UNIVERSITY CENTER

DATE: **11-15-08**
 SCALE: **AS SHOWN**
 SHEET NO: **815**
 TOTAL SHEETS: **815**

CP SUBMITTAL 11-15-08

A200.1



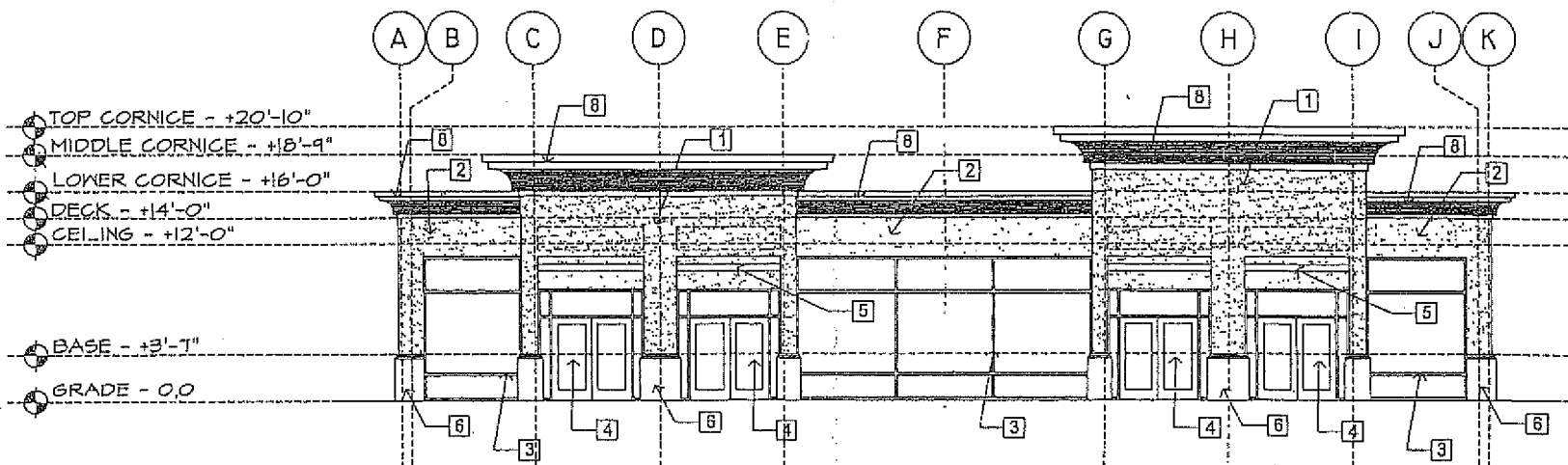
TOP CORNICE - +20'-10"
 MIDDLE CORNICE - +18'-9"
 LOWER CORNICE - +16'-0"
 DECK - +14'-0"
 CEILING - +12'-0"
 BASE - +3'-7"
 GRADE - 0,0

2 SCALE= 1/4"=1'-0"
SOUTH ELEVATION

EXTERIOR FINISH SCHEDULE - CENTER OVERALL					
ITEM	INITIAL DESCRIPTION	REF.	SYSTEM NO.	COLOR	NOTES
1	STUCCO	STUCCO SYSTEM	UT 110 (R) (U) (L)	NATURAL PALE YELLOW	MATCH TO CVS
2	GLASS	SEE SPECS	1000 TEMPERED GLASS		PER V-24 REQUIREMENTS
3	PREFAB CONCRETE BASE	SEE SPECS	80000 (P) (R)	NATURAL WHITE CONCRETE PER SAMPLE	SETTING MORTAR TO MATCH
4	PAINT OVER STUCCO	PAINT & LAMBERT	SEE SPECS	RODED TAN 5-24	
5	PAINT OVER STUCCO	PAINT & LAMBERT	SEE SPECS	APPLE CANOPY 4-11	
6	PAINT OVER STUCCO	PAINT & LAMBERT	SEE SPECS	ALUMINA GOLD 8-1	
7	PAINT OVER STUCCO	PAINT & LAMBERT	SEE SPECS	BOULEAU AF 326	
8	ALUM STOREFRONT	SEE SPECS	SEE SPECS	CARNIVAL RED VAL SPAR 51 64121	
9	EXTERIOR CANOPY AND TRUSS	NA	PER PLAN	CARNIVAL RED VAL SPAR 51 64121	

NOTES

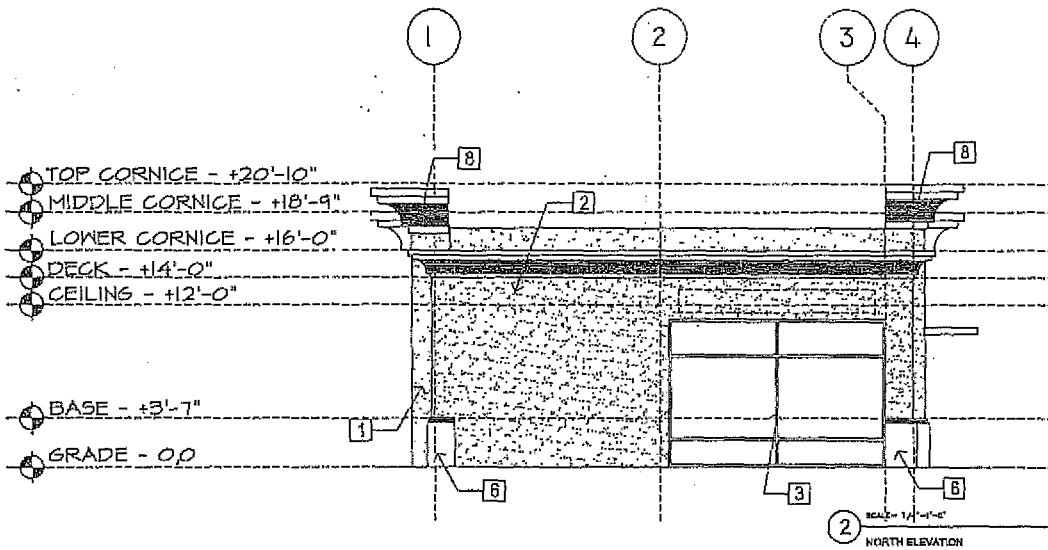
1. STUCCO SURFACE, SMOOTH SURFACE. LETTER IDENTIFIES COLOR.
2. STUCCO SURFACE, TEXTURED SURFACE. LETTER IDENTIFIES COLOR.
3. ALUMINUM STORE FRONT, RED COLOR, GLAZING LETTER IDENTIFIES TYPE, TEMPERED GLASS AT 10' ABOVE GRADE, ADJACENT TO DOORS ALSO TEMPERED.
4. ALUMINUM ENTRY DOORS, RED COLOR, TEMPERED GLAZING.
5. ARCHITECTURAL CANOPY AT ENTRY DOORS, RED COLOR.
6. CAST CONCRETE BASE.
7. STUCCO SCRIBED ANGLE AT BASE OF STUCCO WALL (TYP)
8. ARCHITECTURAL CORNICE, PROFILE VARIES SEE ELEVATIONS.
9. ROOF TOP MECHANICAL EQUIPMENT, BEYOND SCREEN WALL.



TOP CORNICE - +20'-10"
 MIDDLE CORNICE - +18'-9"
 LOWER CORNICE - +16'-0"
 DECK - +14'-0"
 CEILING - +12'-0"
 BASE - +3'-7"
 GRADE - 0,0

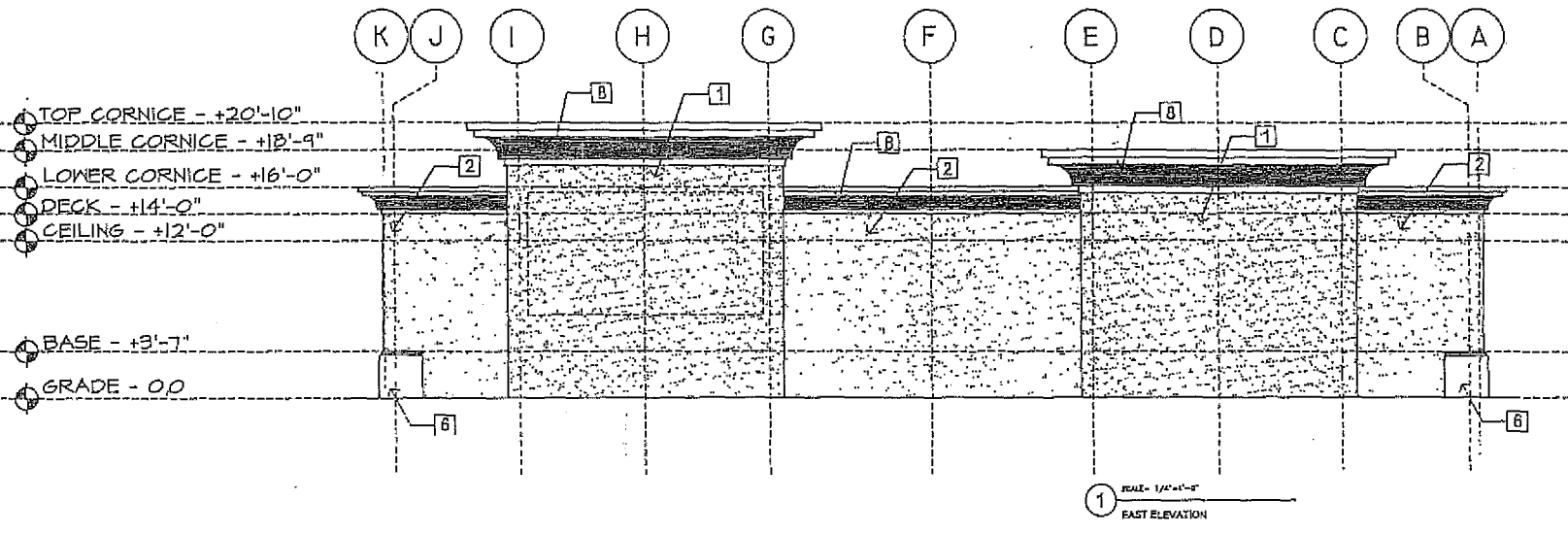
1 SCALE= 1/4"=1'-0"
EAST ELEVATION

ARCHITECT: **cca**
 PROJECT: UNIVERSITY CENTER
 DRAWING TITLE: PAD 'B' ELEVATION #1
 PROJECT LOCATION: UNIVERSITY CENTER
 DATE: 11-15-08
 DRAWING NO: 815
 A201



NOTES

1. STUCCO SURFACE, SMOOTH SURFACE
LETTER IDENTIFIES COLOR
2. STUCCO SURFACE, TEXTURED SURFACE
LETTER IDENTIFIES COLOR
3. ALUMINUM STORE FRONT, RED COLOR, GLAZING LETTER
IDENTIFIES TYPE, TEMPERED GLASS AT 18" ABOVE GRADE,
ADJACENT TO DOORS ALSO TEMPERED.
4. ALUMINUM ENTRY DOORS, RED COLOR, TEMPERED GLAZING.
5. ARCHITECTURAL CANOPY AT ENTRY DOORS, RED COLOR
6. CAST CONCRETE BASE
7. STUCCO SCREED ANGLE AT BASE OF STUCCO WALL (TYP)
8. ARCHITECTURAL CORNICE, PROFILE VARIES SEE
ELEVATIONS
9. ROOF TOP MECHANICAL EQUIPMENT, BEYOND SCREEN WALL.



ARCHITECT
 CIVIL ENGINEER
 LICENSE NO. 14000
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA
 10000 UNIVERSITY AVENUE, SUITE 100
 SAN DIEGO, CALIFORNIA 92121
 TEL: 619 591 1111 FAX: 619 591 1111
 WWW: WWW.CCA-ARCHITECTS.COM

ARCHITECT
 CIVIL ENGINEER
 LICENSE NO. 14000
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA
 10000 UNIVERSITY AVENUE, SUITE 100
 SAN DIEGO, CALIFORNIA 92121
 TEL: 619 591 1111 FAX: 619 591 1111
 WWW: WWW.CCA-ARCHITECTS.COM

DRAWING TITLE
 PAD 'B' ELEVATION #2

PROJECT
 LAMPSON HEALTH CENTER
 OWNER
 HARBORVIEW HEALTH GROUP, LLC

DATE
 11/15/08

SCALE
 AS SHOWN

SHEET NO.
 815

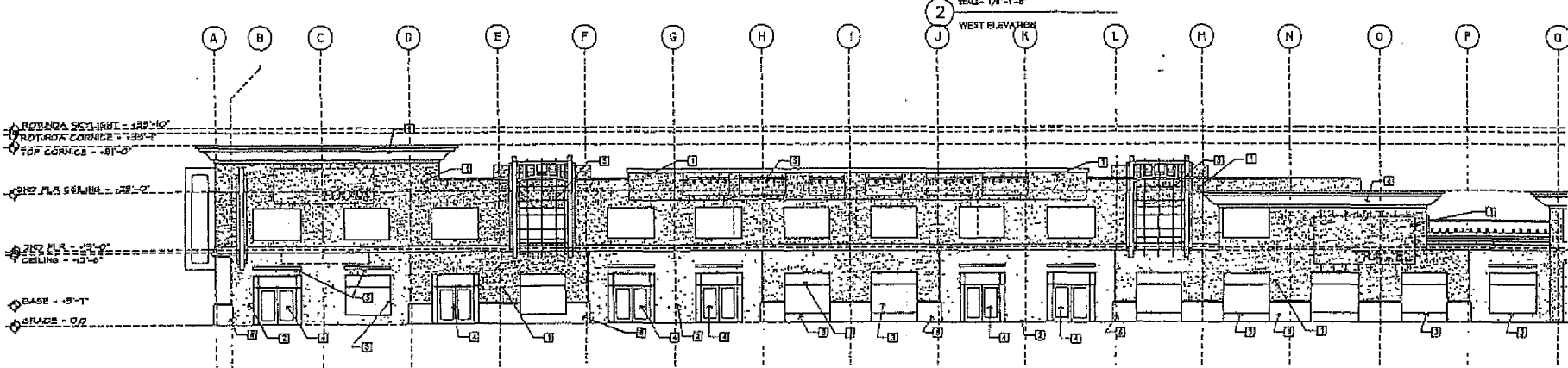
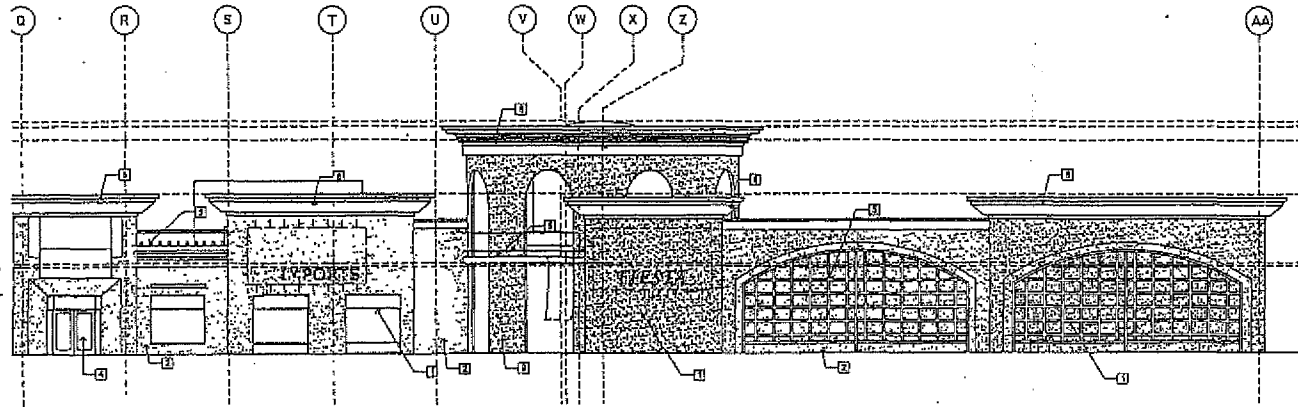
A201.1

CP SUBMITTAL 11-15-08

EXTERIOR FINISH SCHEDULE - CENTER OVERALL				
TAB	NOTES/DESCRIPTION	W/F	TYPED QTY/HL	COLOR
1	STUCCO	FIN PRIMER/STUCCO	1/4" TO 1/2" (SEE ELEV)	NATURAL PALE YELLOW
2	GLASS	SEE SPEC	THIRD TEMPERED GLASS	MATCH TO QTY
3	PRECAST CONCRETE WALL	SEE SPEC	SMOOTH FINISH	NATURAL WHISK CONCRETE PER SAMPLE
4	PAINT OVER STUCCO	EMULSION	SEE SPEC	ROGED TAN 6-18
5	PAINT OVER STUCCO	PAINT & LAMINATE	SEE SPEC	APPLE CANOE 6-18
6	PAINT OVER STUCCO	PAINT & LAMINATE	SEE SPEC	FLORIDA GELS 6-9
7	PAINT OVER STUCCO	EMULSION	SEE SPEC	ROGED, AF 208
8	ALUM STOREFRONT	SEE SPEC	SEE SPEC	CARNIVAL RED VALPARAISO 6-18/20
9	EXTERIOR CORNICE AND DRESS	NA	PER PLANS	CARNIVAL RED VALPARAISO 6-18/20

NOTES

1. STUCCO SURFACE, SMOOTH SURFACE. LETTER IDENTIFIES COLOR.
2. STUCCO SURFACE, TEXTURED SURFACE. LETTER IDENTIFIES COLOR.
3. ALUMINUM STORE FRONT, RED COLOR, GLAZING LETTER IDENTIFIES TYPE, TEMPERED GLASS AT 10' ABOVE GRADE, ADJACENT TO DOORS ALSO TEMPERED.
4. ALUMINUM ENTRY DOORS, RED COLOR, TEMPERED GLAZING.
5. ARCHITECTURAL GANOPY AT ENTRY DOORS, RED COLOR.
6. CAST CONCRETE BASE.
7. STUCCO SCREED ANGLE AT BASE OF STUCCO WALL (TYP)
8. ARCHITECTURAL CORNICE, PROFILE VARIES SEE ELEVATIONS.
9. ROOF TOP MECHANICAL EQUIPMENT, BEYOND SCREEN WALL.



ROOF RISE HEIGHT = 18'-10"
 ROOF RISE CORNICE = 18'-10"
 TOP CORNICE = 8'-8"
 2ND FLS. CEILING = 12'-0"
 2ND FLS. = 12'-0"
 CEILING = 12'-0"
 BASE = 8'-11"
 GRADE = 0'-0"

1 SCALE = 1/8" = 1'-0"
 WEST ELEVATION



ARCHITECT
 CCA
 2401 W. 10TH AVENUE
 DENVER, CO 80202
 TEL: 303.733.1100
 FAX: 303.733.1101
 WWW.CCA-CORPORATION.COM

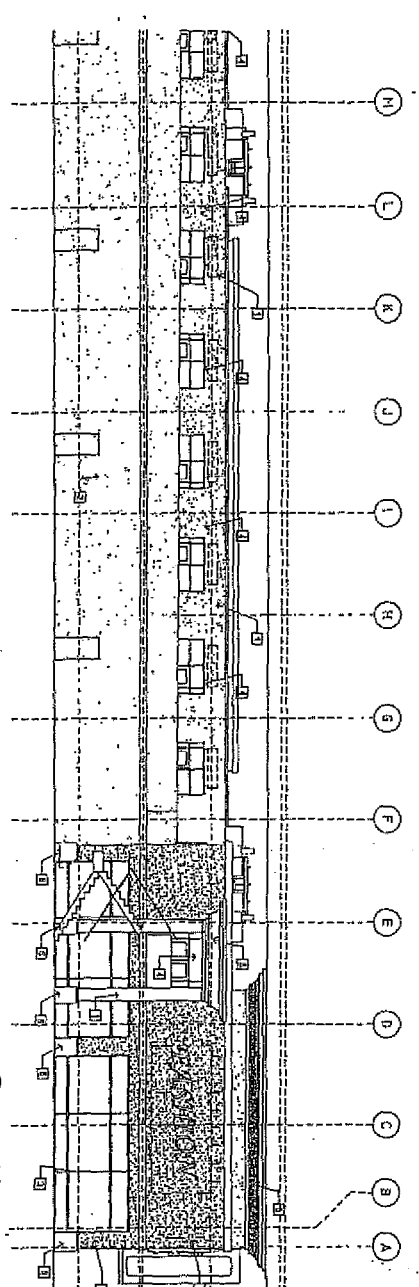


DRAWING TITLE
 PAD 'C/D' ELEVATION #1

PROJECT
 UNIVERSITY CENTER
 OWNER
 UNIVERSITY CENTER GROUP, LLC

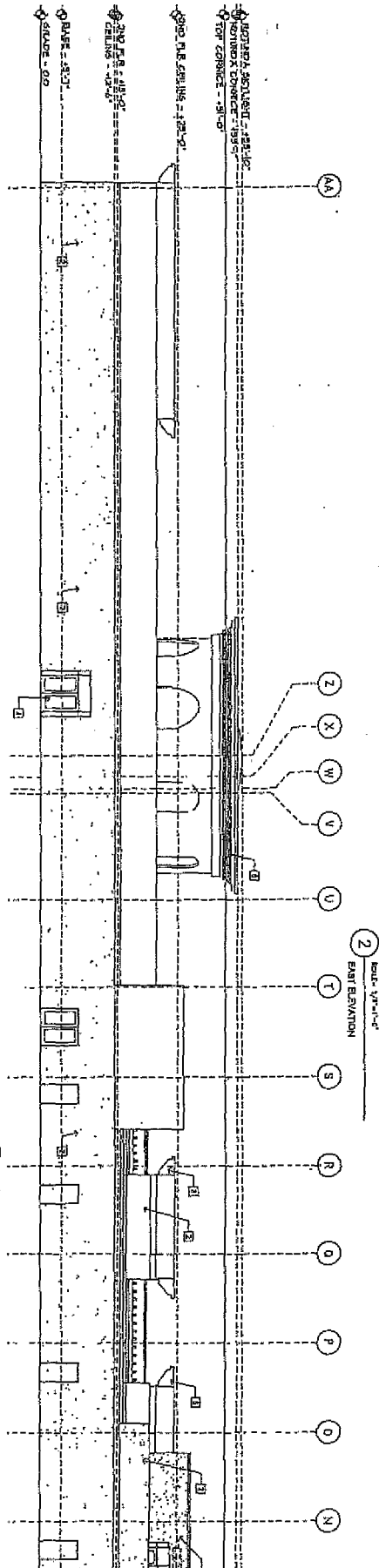
DATE
 11/15/08
 DRAWN BY
 815
 CHECKED BY
 A202

CP SUBMITTAL 11-15-08



NOTES

1. STUCCO SURFACE, SMOOTH SURFACE. LETTER IDENTITIES COLOR.
2. STUCCO SURFACE, TEXTURED SURFACE. LETTER IDENTITIES COLOR.
3. ALUMINUM STORE FRONT, RED COLOR, GLAZING LETTER IDENTITIES TYPE, TEMPERED GLASS. (IF ABOVE INCLUDE ADJACENT TO DOORS, ALSO TEMPERED).
4. ALUMINUM ENTRY DOORS, RED COLOR, TEMPERED GLAZING.
5. ARCHITECTURAL CANOPY AT ENTRY DOORS, RED COLOR.
6. CAST CONCRETE BASE.
7. STUCCO SCABBED ANGLE AT BASE OF STUCCO WALL (TYP).
8. ARCHITECTURAL CORNICE, PROFILE VARIES SEE ELEVATIONS.
9. ROOF TOP MECHANICAL EQUIPMENT, BEYOND SCREEN WALL.



VCP SUBMITTAL 11-15-08

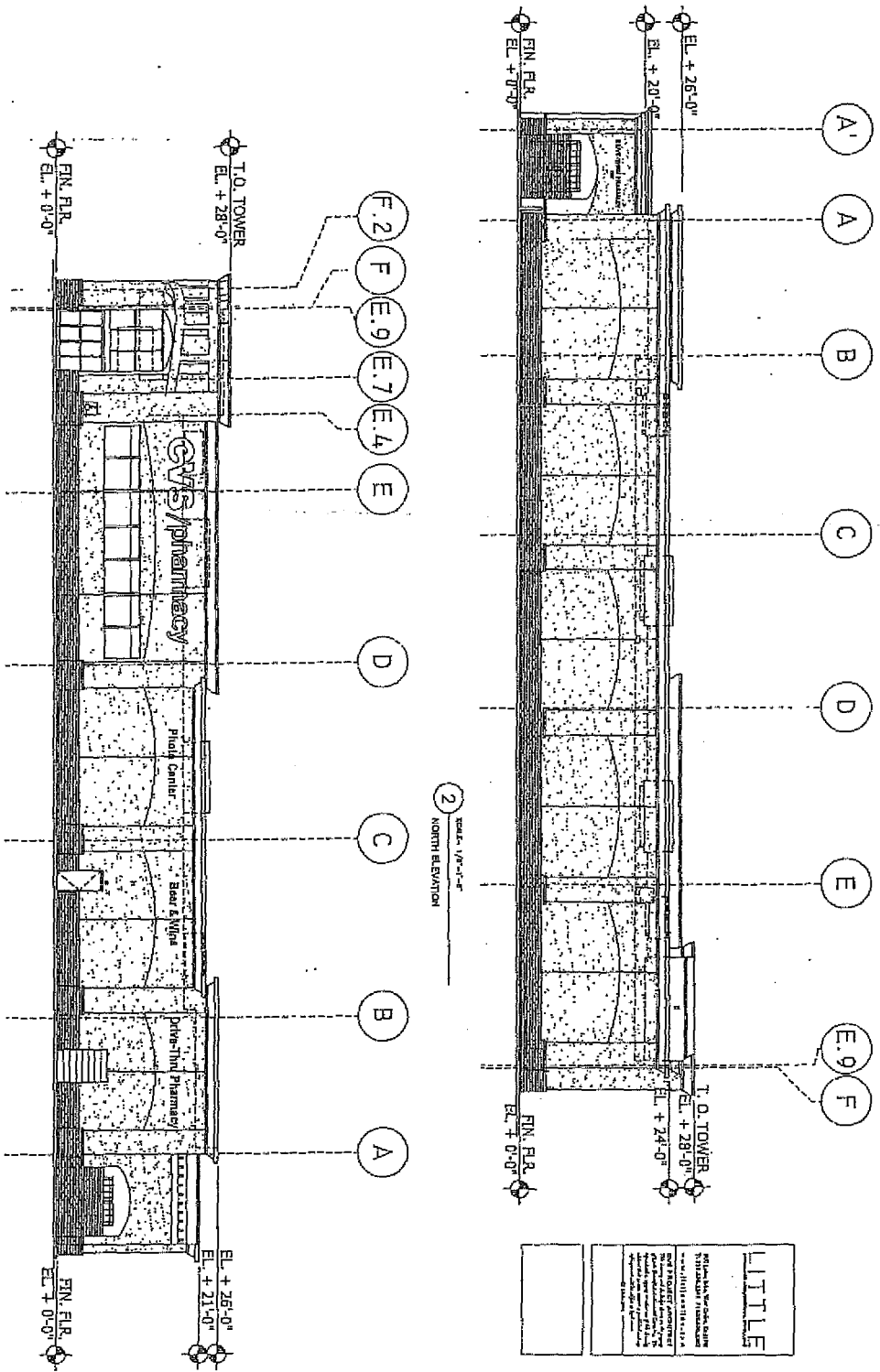
PROJECT: LANDMARK RETAIL CENTER
 OWNER: LANDMARK RETAIL GROUP, L.P.
 ARCHITECT: CCA
 DATE: 11/15/08
 DRAWING NO: A202.1

DRAWING TITLE:
 PAD 'C/D' ELEVATION #2

ARCHITECT: CCA
 1111 W. WASHINGTON ST. SUITE 100
 AUSTIN, TEXAS 78701
 TEL: 512.476.1111
 WWW.CCA-ARCHITECTS.COM



DATE	DESCRIPTION
11/15/08	ISSUED FOR PERMIT
11/15/08	ISSUED FOR CONSTRUCTION
11/15/08	ISSUED FOR RECORD



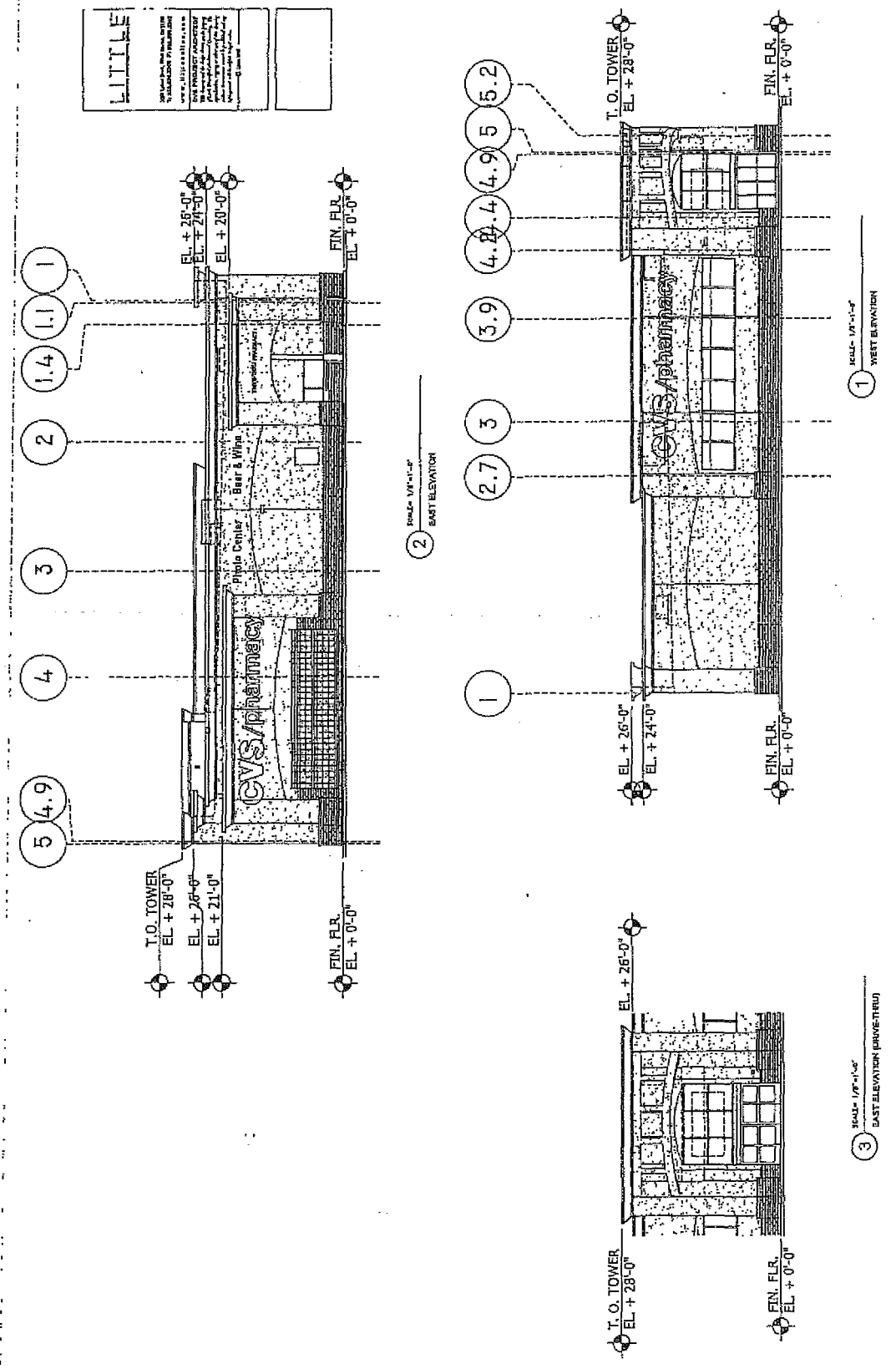
LITTLE

Architectural Firm

1000 W. RIVERSIDE DR. #200
 SUITE 200, CA 91768
 TEL: 949 435 1234 FAX: 949 435 1234
 WWW.LITTLEARCH.COM



DCP SUBMITTAL 11-15-08

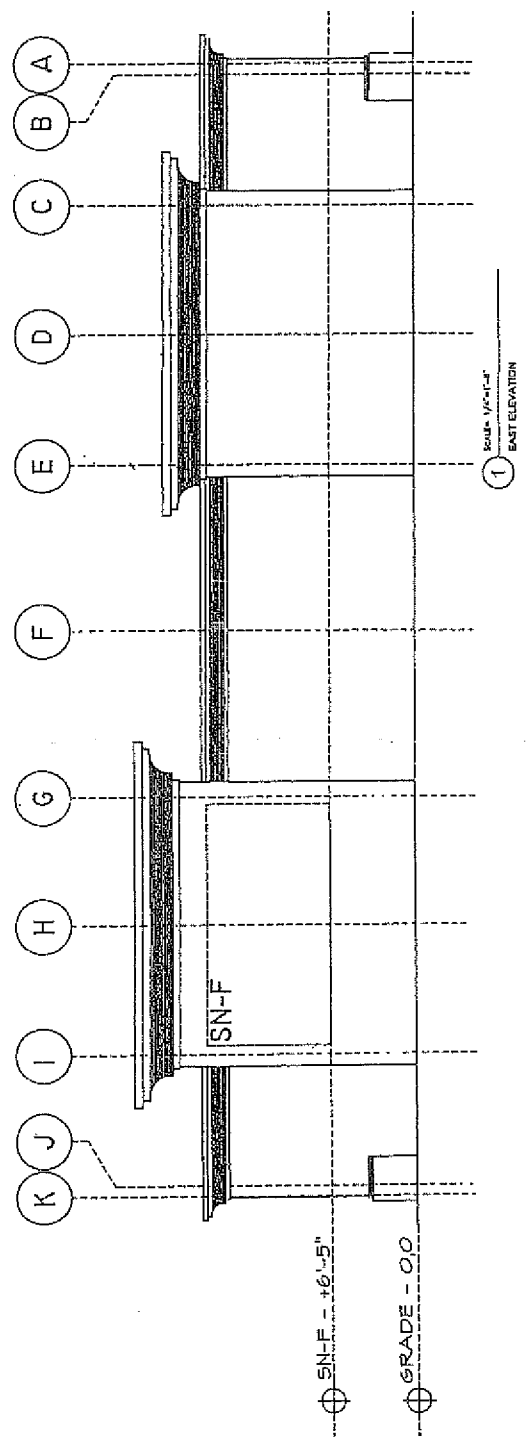
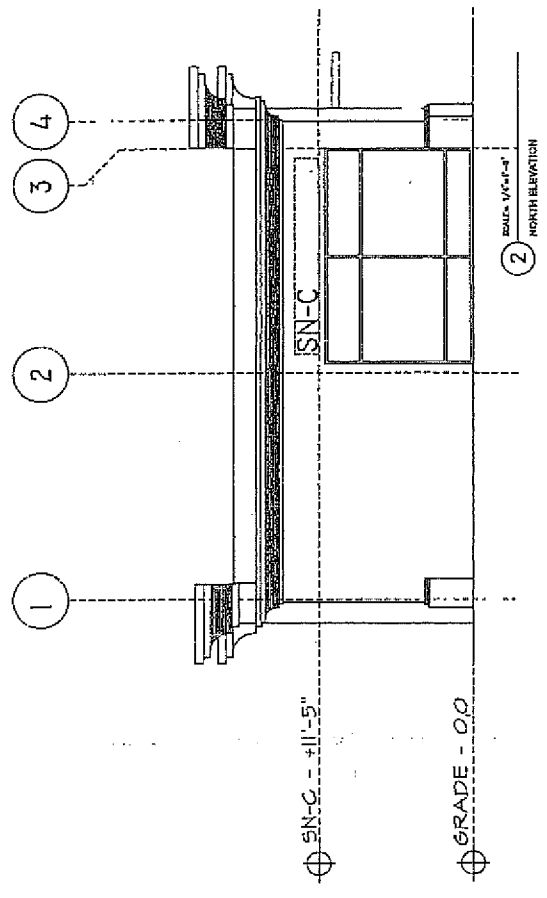
A203 DATE: 11/15/08 DRAWN BY: JLS CHECKED BY: JLS PROJECT NO: 015	PROJECT: UNDERMAN CENTER	DRAWING TITLE: PAD 'E' ELEVATION #1		CCCA ARCHITECTS CHRISTOPHER DWYER 4100 W. RIVERSIDE DR. #200 SUITE 200, CA 91768 TEL: 949 435 1234 FAX: 949 435 1234 WWW.CCCTOPIA.COM
	OWNER: LANDSHIRE RETAIL GROUP, LLC			

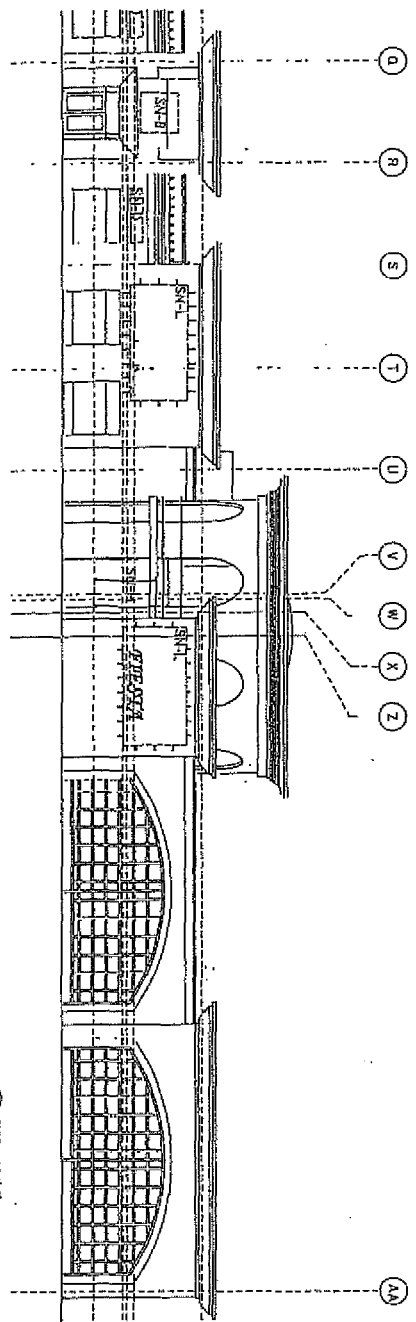
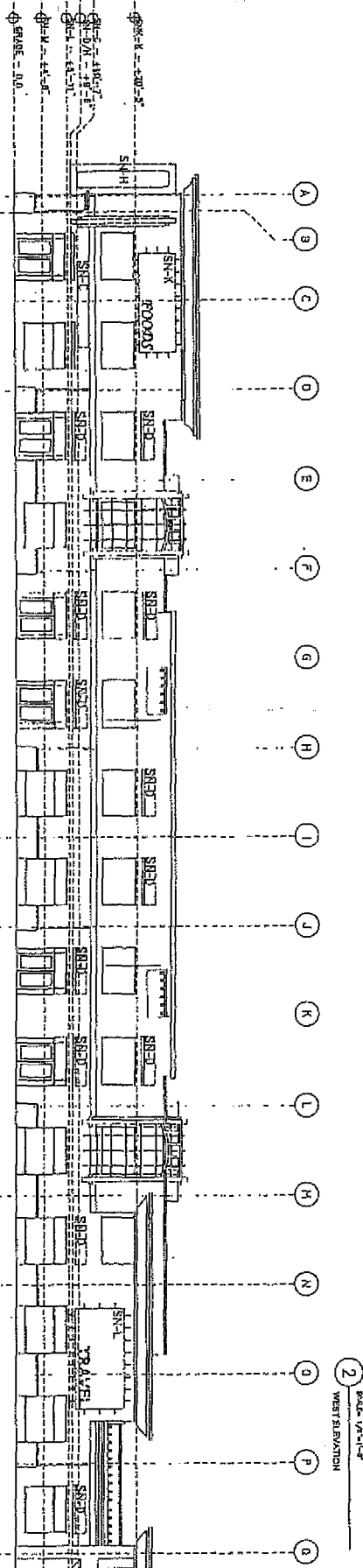


LITTLE
 OFFICE BUILDING WITH RETAIL STORE
 1000 N. W. 10th Ave., Suite 1000
 Fort Lauderdale, FL 33304
 PHONE: 954.578.1100 FAX: 954.578.1101
 WWW.LITTLE-ARCHITECTS.COM

DCP SUBMITTAL 11-15-08

 ARCHITECTS CANTON, MASSACHUSETTS 1000 WASHINGTON STREET CANTON, MASSACHUSETTS 01921 TEL: 508.848.1000 WWW.CCA-ARCHITECTS.COM		PROJECT: LANDSCAPE ARCHITECTURE, LLC	DATE: 11/15/08
		DRAWING TITLE: PAD 'B' SIGN ELEVATION #2	SCALE: 1/8" = 1'-0"



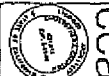


CP SUBMITTAL - UPDATE CP 10-09-08

AA02

PROJECT: LAURENSHAW RETAIL CENTER
 OWNER: LAURENSHAW RETAIL GROUP, LLC

DRAWING TITLE:
 PAD 'C/D' SIGN ELEVATION #1



ARCHITECT:
 CHRISTOPHER EDWINSON
 11111 12TH STREET, SUITE 200
 BIRMINGHAM, ALABAMA 35243
 205 941 8800 FAX 205 941 4302
 WWW.CH2D.COM

DATE	DESCRIPTION

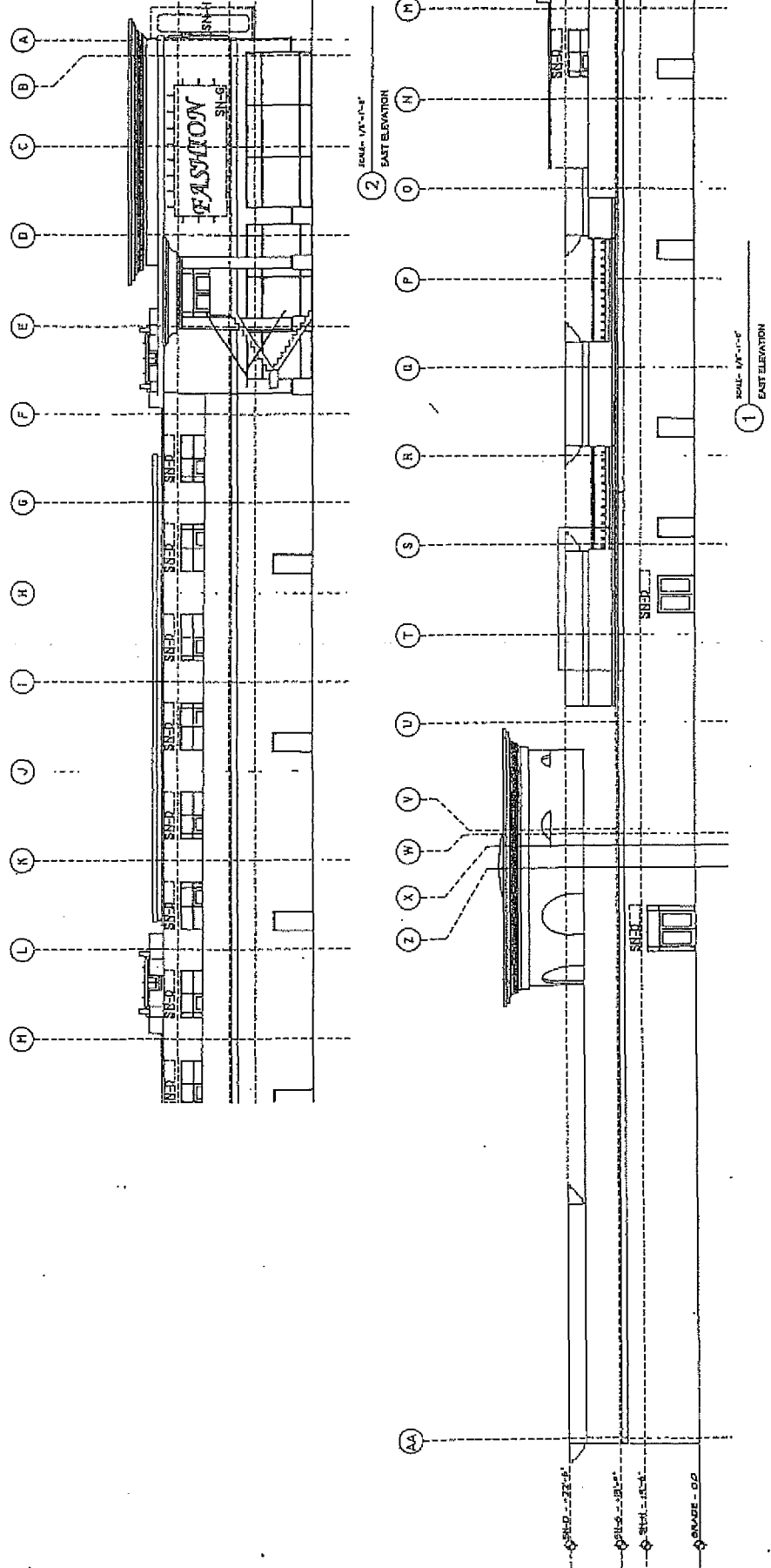
ARCHITECT
 DEPARTMENT 2-10-08
 1000 W. NORTHERN AVE. #201
 CHICAGO, IL 60610
 PHONE: 312.427.4600
 WWW.CCA-CHICAGO.COM
cca
 COMMUNITY COLLEGE OF CHICAGO

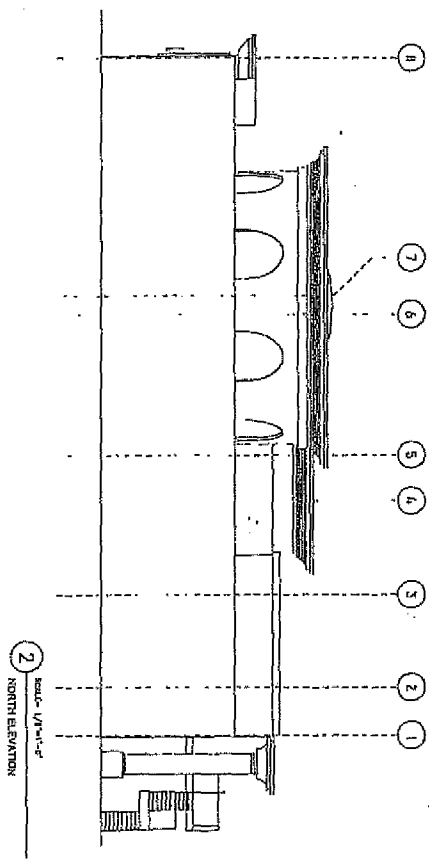
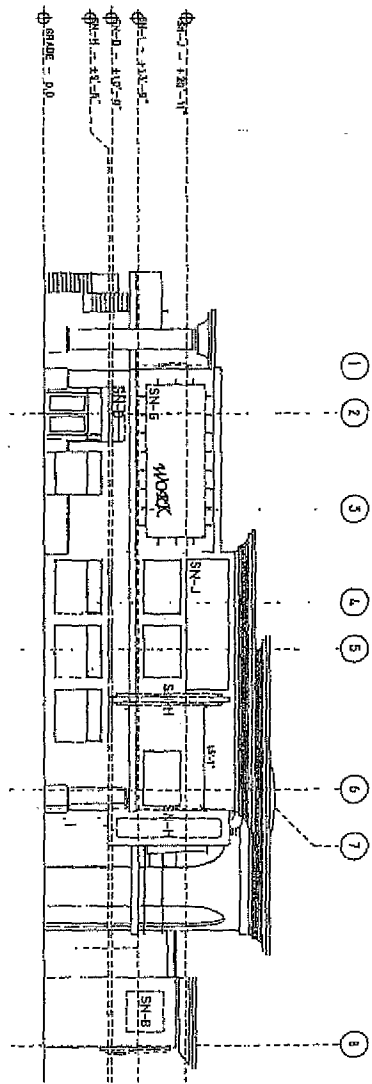


PROJECT: LABORERS RETAIL CENTER
 OWNER: LABORERS RETAIL CENTER, LLC
 DRAWING TITLE: PAD C/D SIGN ELEVATION #2

DATE: 11-15-08
SCALE: AS SHOWN
DRAWN BY: JTS
CHECKED BY: JTS
PROJECT NO.: A402.1

PCP SUBMITTAL 11-15-08





▷ C/P SUBMITTAL - UPDATE CP 10-09-08

A402


PROJECT: LANDSHAM RETAIL CENTER
 OWNER: LANDSHAM RETAIL GROUP, LLC

DRAWING TITLE:
 PAD 'C/D' SIGN ELEVATION #3

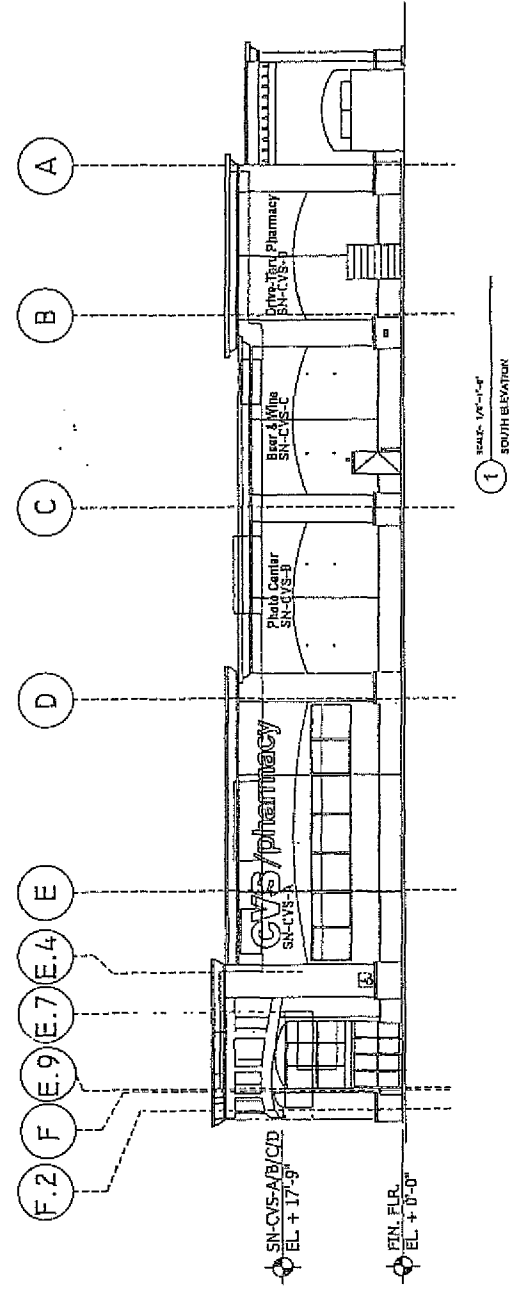
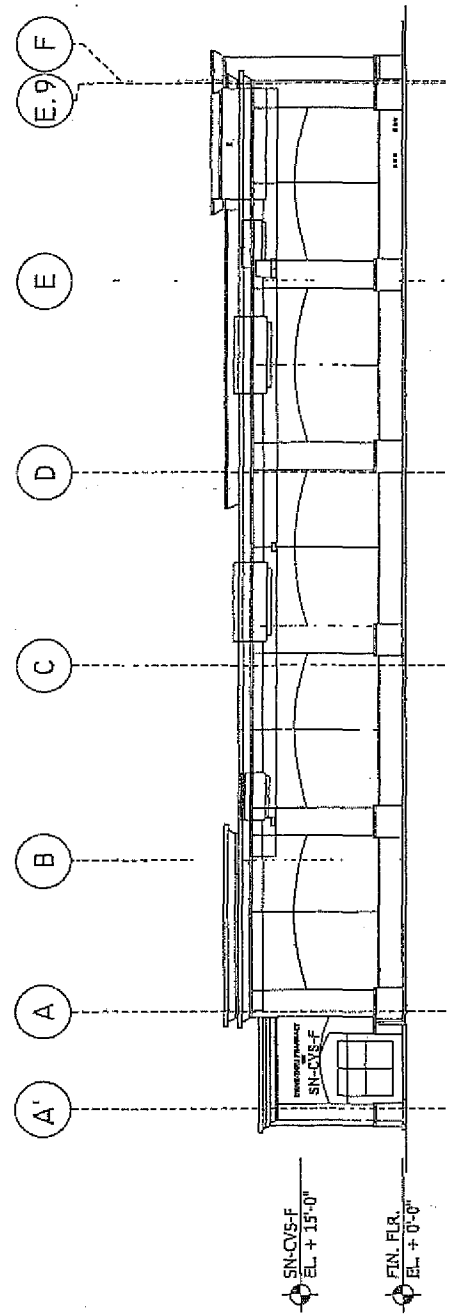


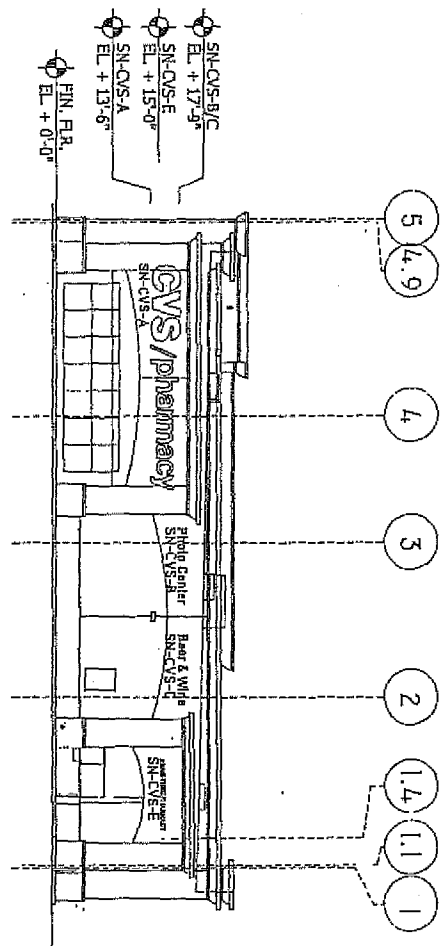
ARCHITECT:
 CHRISTOPHER EGAN
 4000 W. RIVERSIDE CA, 92703
 BURBANK CA 91506
 818 841 4828 FAX 818 841 4806
 CCA@CHRISTOPHEREGAN.COM

NO.	DATE	DESCRIPTION

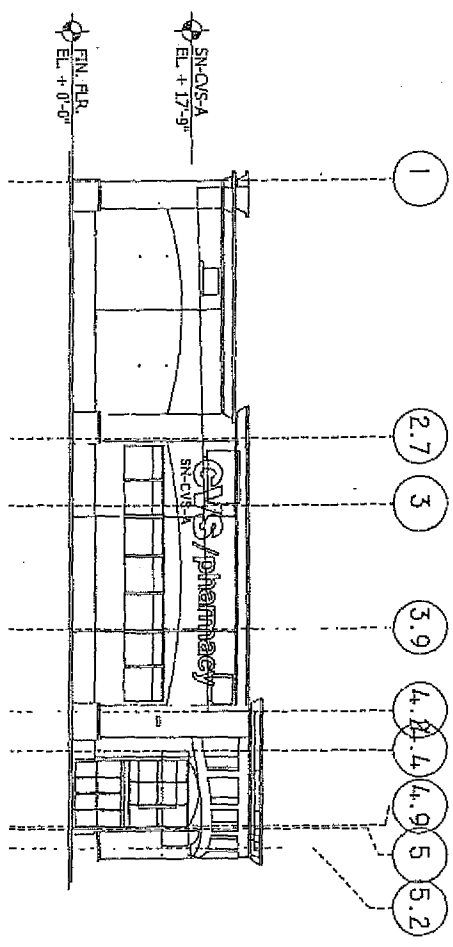
 <p>CCA ARCHITECTS CORPORATION 100 W. AVENUE DR. PMB 100 ANN ARBOR MI 48106 OFFICE: 734.769.1100 FAX: 734.769.1101 WWW.CCAARCHITECTS.COM</p>	<p>PROJECT: LABS/RESEARCH CENTER OWNER: LABS/RESEARCH CENTER, LLC DATE: 11/15/08 SCALE: AS SHOWN DRAWING NO: B15</p>
	<p>DRAWING TITLE: PAD 'E' SIGN ELEVATION #1</p>

LITTLE
Architectural
10000 E. University Ave.
Suite 100
Denver, CO 80231
Tel: 303.755.1100
Fax: 303.755.1101
www.littlearchitect.com





2 EAST ELEVATION



1 WEST ELEVATION

LITTLE
 ARCHITECTS
 1000 W. BROADWAY
 SUITE 1000
 HOUSTON, TEXAS 77002
 TEL: 713.596.1111
 FAX: 713.596.1112
 www.littlearchitects.com

CA SUBMITTAL 11-15-08

PROJECT NO.	DATE
11-15-08	11-15-08
PROJECT NAME	PROJECT NO.
LANEY RETAIL CENTER	815
OWNER	PROJECT NO.
LANEY GROUP, LLC	815
SCALE	PROJECT NO.
1/8" = 1'-0"	815
DATE	PROJECT NO.
11-15-08	815
DRAWN BY	PROJECT NO.
CC	815
CHECKED BY	PROJECT NO.
CC	815
DATE	PROJECT NO.
11-15-08	815
SCALE	PROJECT NO.
1/8" = 1'-0"	815
DATE	PROJECT NO.
11-15-08	815

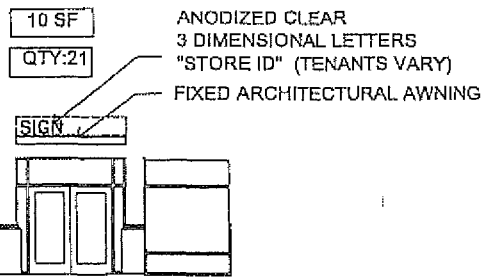
PROJECT: LANEY RETAIL CENTER
 OWNER: LANEY GROUP, LLC

DRAWING TITLE:
 PAD 'E' SIGN ELEVATION #2

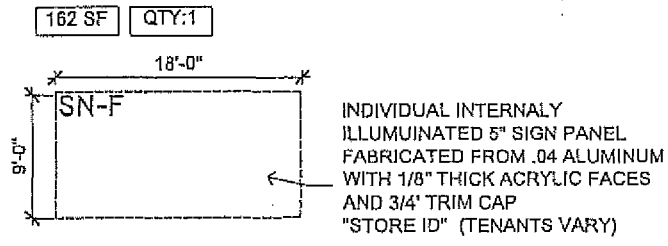


cca
 ARCHITECT:
 CHRISTOPHER EMMETT
 1000 W. BROADWAY, SUITE 1000
 HOUSTON, TEXAS 77002
 TEL: 713.596.1111
 FAX: 713.596.1112
 www.ccaarchitects.com

NO.	DATE	DESCRIPTION
1	11-15-08	ISSUED FOR PERMITS

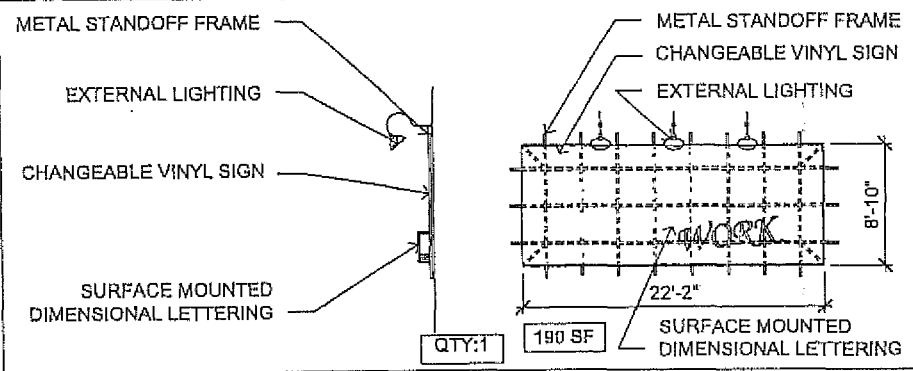


SN-D

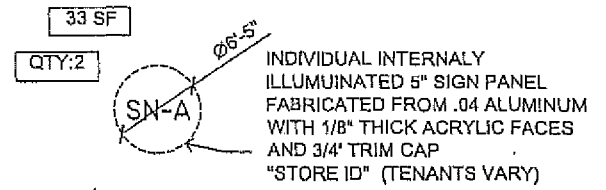


SN-F

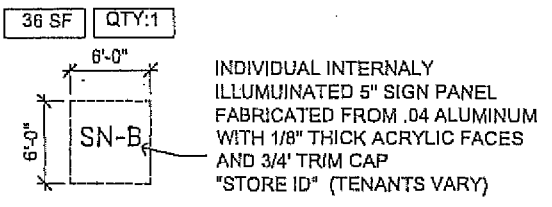
SN-0(DELETED)



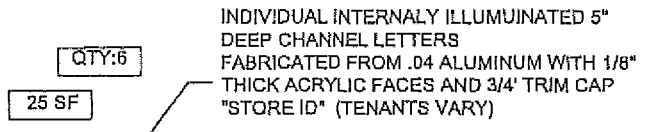
SN-G



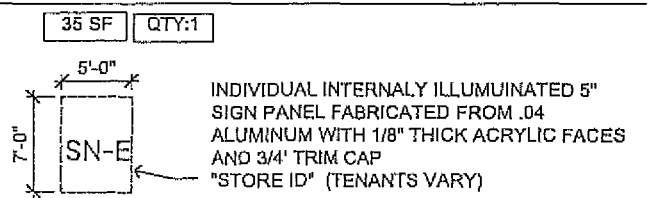
SN-A



SN-B



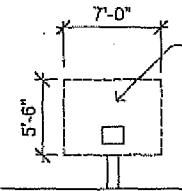
SN-C



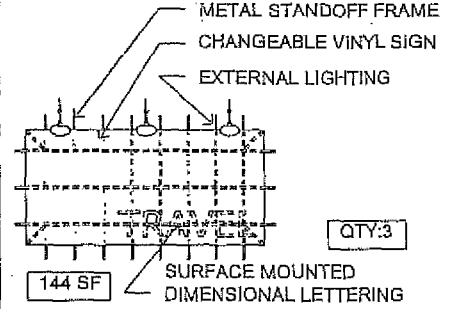
SN-E

cca			
<small>COMMERCIAL CONTRACTOR CREATING EXTERIOR SIGNAGE SOLUTIONS SINCE 1982 SERVING THE COMMERCIAL MARKET THROUGHOUT THE UNITED STATES www.ccausa.com</small>			
CP SUBMITTAL - UPDATE CP 10-09-08			
PROJECT:	UNIVERSITY HEALTH GROUP, LLC	DRAWING TITLE:	SIGN CHART #1
DATE:	10/21/08	BY:	
CHECKED:		SCALE:	AS SHOWN
DATE:	10/21/08	DRAWN BY:	
PROJECT:	UNIVERSITY HEALTH GROUP, LLC	SCALE:	AS SHOWN
DATE:	10/21/08	DRAWN BY:	
CHECKED:		SCALE:	AS SHOWN
DATE:	10/21/08	DRAWN BY:	
CHECKED:		SCALE:	AS SHOWN
DATE:	10/21/08	DRAWN BY:	

40 SF QTY:1



INTERNALLY ILLUMINATED 5" DEEP MENU PANEL, INCLUDES AUDIO AND LCD PANEL FABRICATED FROM .04 ALUMINUM WITH 1/8" THICK ACRYLIC FACES AND 3/4" TRIM CAP "STORE TO PROVIDE INSERT PANELS" (VARIES PER TENANT)



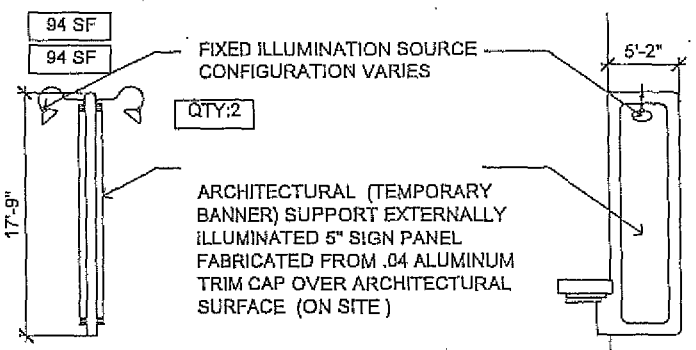
144 SF

QTY:3

94 SF

94 SF

QTY:2

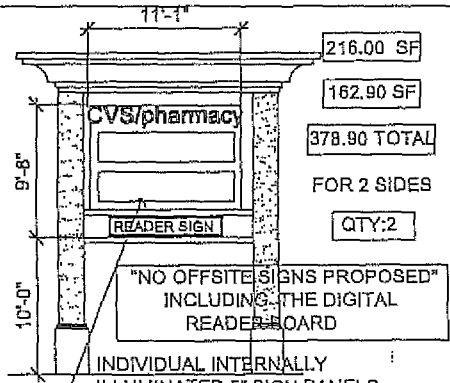


FIXED ILLUMINATION SOURCE CONFIGURATION VARIES

ARCHITECTURAL (TEMPORARY BANNER) SUPPORT EXTERNALLY ILLUMINATED 5" SIGN PANEL FABRICATED FROM .04 ALUMINUM TRIM CAP OVER ARCHITECTURAL SURFACE (ON SITE)

SN-N

SN-L



216.00 SF

162.90 SF

378.90 TOTAL

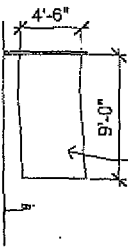
FOR 2 SIDES

QTY:2

"NO OFFSITE SIGNS PROPOSED" INCLUDING THE DIGITAL READER BOARD

INDIVIDUAL INTERNALLY ILLUMINATED 5" SIGN PANELS FABRICATED FROM .04 ALUMINUM WITH 1/8" THICK ACRYLIC FACES AND 3/4" TRIM CAP "STORE ID" (TENANTS VARY) NOTE: INCLUDES SEPARATE ELECTRONIC READER SIGN AT LANKERSHIM FRONTAGE ONLY PYLON SUPPORT SURFACE TO BE CONTRASTING NEUTRAL COLOR

40 SF QTY:12

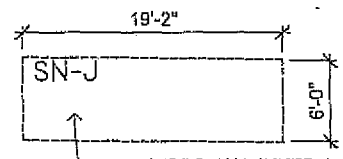


*PLACEMENT LOCATION VARIES

INDIVIDUAL EXTERNALLY LIT VINYL FABRIC (TEMPORARY BANNERS) TYPICAL LOCATIONS VARY BANERS CHANGE PERIODICALLY FIXED AT WALL MOUNTED MAST ALL BANERS MINIMUM 12' ABOVE SIDEWALK

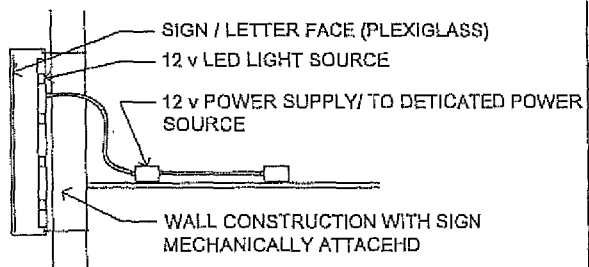
SN-H

118 SF QTY:1



INDIVIDUAL INTERNALLY ILLUMINATED 5" SIGN PANEL FABRICATED FROM .04 ALUMINUM WITH 1/8" THICK ACRYLIC FACES AND 3/4" TRIM CAP "STORE ID" (TENANTS VARY)

SN-M



SIGN / LETTER FACE (PLEXIGLASS)

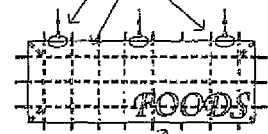
12 v LED LIGHT SOURCE

12 v POWER SUPPLY TO DEDICATED POWER SOURCE

WALL CONSTRUCTION WITH SIGN MECHANICALLY ATTACHED

SN-J

METAL STANDOFF FRAME CHANGEABLE VINYL SIGN EXTERNAL LIGHTING



100 SF

QTY:1

SURFACE MOUNTED DIMENSIONAL LETTERING

PYLON SIGN

SIGN CONSTRUCTION DETAIL

SN-K

Grid lines A through J.

ARCHITECT: [unreadable] PROJECT: [unreadable] DATE: [unreadable]

cca



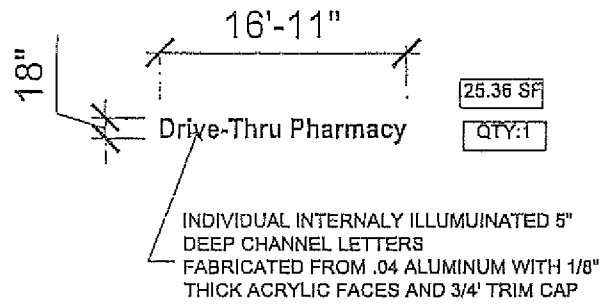
DRAWING TITLE: SIGN CHART #2

CP SUBMITTAL - UPDATE CP 10-09-08

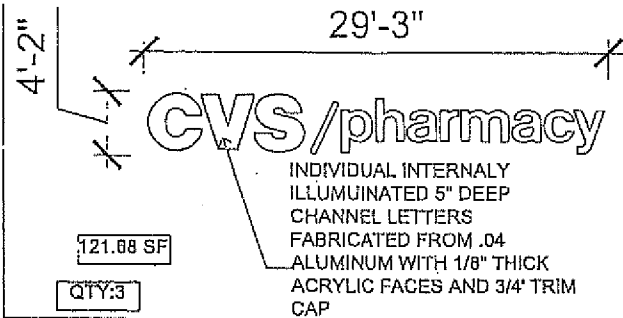
PROJECT: [unreadable] ARCHITECT: [unreadable]

Revision table with columns for NO., DATE, and DESCRIPTION.

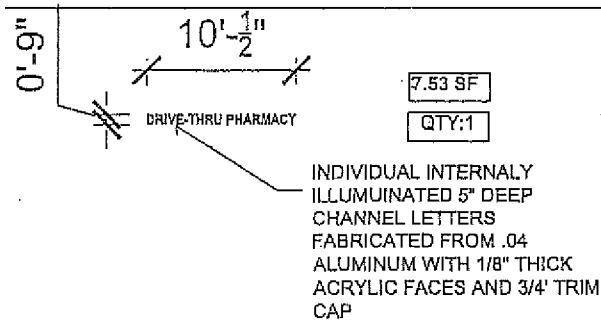
A500.1



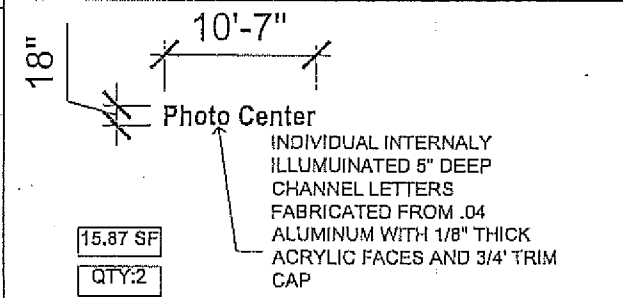
SN-CVS-D



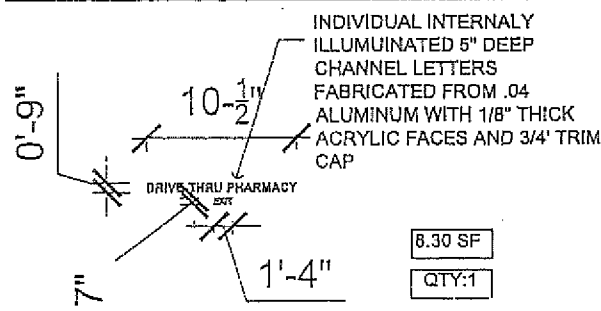
SN-CVS-A



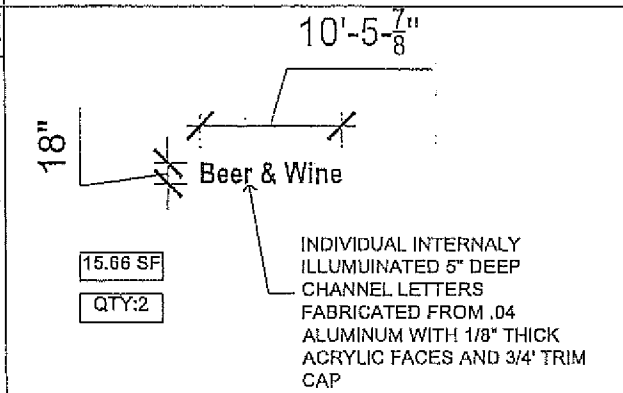
SN-CVS-E



SN-CVS-B



SN-CVS-F



SN-CVS-C

SIGNS:

SIGN	QTY	SF(EA.)	TOTAL
SN-A	2	33	66
SN-B	3	36	108
SN-C	6	25	150
SN-D	19	21	399
SN-E	1	35	35
SN-F	1	162	162
SN-G	1	190	190
SN-H	2	188	376
SN-J	1	118	118
SN-K	1	100	100
SN-L	3	144	432
SN-M	12	(TEMP)	-
SN-N	1	40	40
SN-O (DELETED)	-	-	-

PYLON SIGN	QTY	VARIES	TOTAL
	2		378.90

SN-CVS-A	3	121.68	365.04
SN-CVS-B	2	15.87	31.74
SN-CVS-C	2	15.66	31.32
SN-CVS-D	1	25.36	25.36
SN-CVS-E	1	7.53	7.53
SN-CVS-F	1	8.30	8.30

TOTAL PRO. 65 - - - - - 3023.29

FRONTAGE LANKERSHIM - 341' X 4SF = 1,364 SF
FRONTAGE STRATHERN - 226' X 4SF = 904 SF

TOTAL PER FRONTAGE - 2,268 SF

LITTLE

1000 Littlefield Parkway, Suite 100
Littlefield, TX 79414
www.littlefield.com

PROJECT: COMMERCIAL CENTER
OWNER: LANKERSHIM STRATHERN, LLC

DATE: 01/11/10
DRAWING NO: 815

ARCHITECT: COMMERCIAL CENTER
OWNER: LANKERSHIM STRATHERN, LLC
DATE: 01/11/10
DRAWING NO: 815

cca

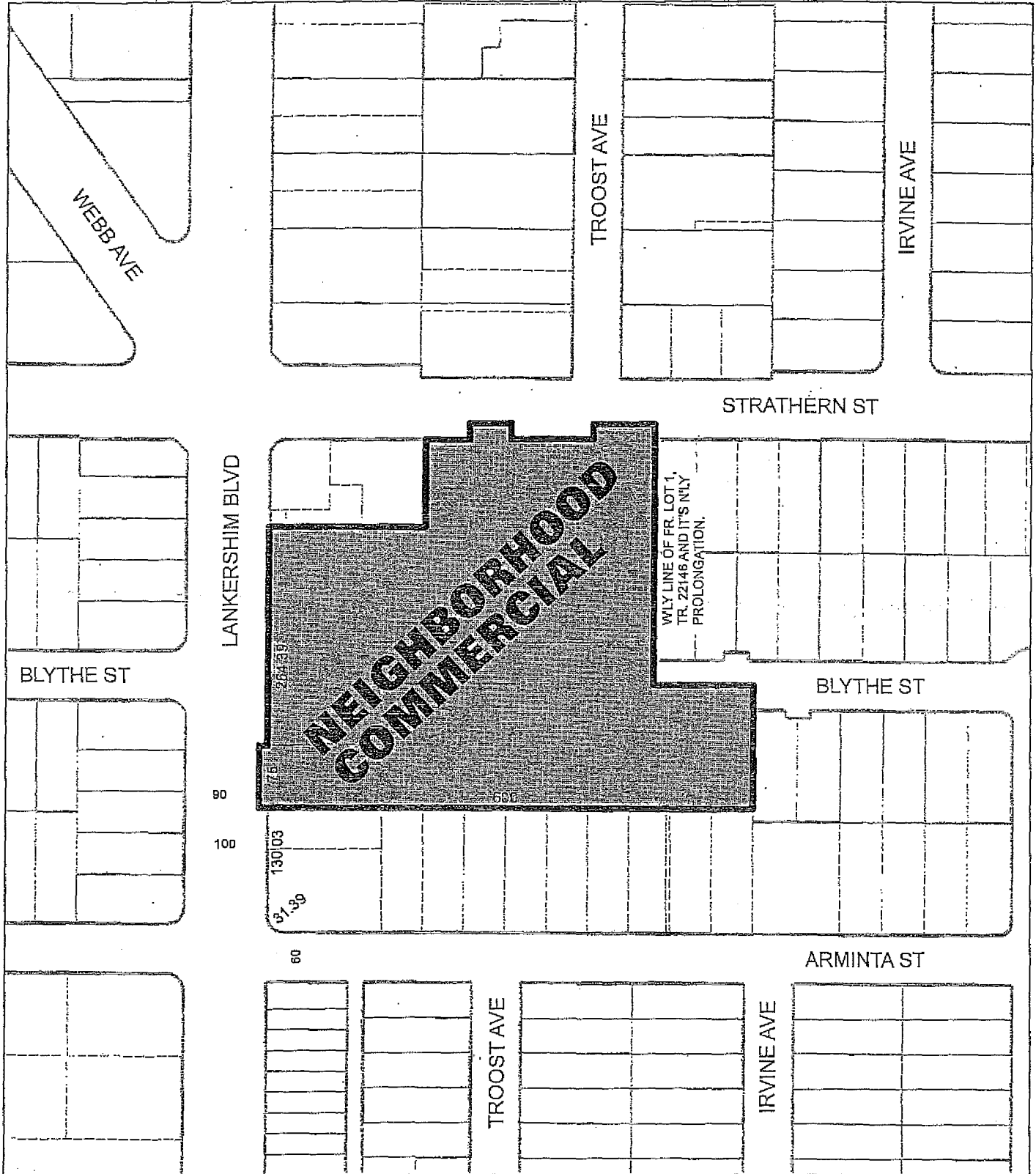
PROJECT: COMMERCIAL CENTER
OWNER: LANKERSHIM STRATHERN, LLC

DRAWING TITLE: SIGN CHART #3

CP SUBMITTAL - UPDATE CP 10-09-08

A500.2

EXHIBIT C1



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES, EXCEPT WHERE NOTED.



NOT TO SCALE



D.M. 189 B169 CPC 2008-4744-GPA-ZC-ZV-ZAA-BL-CU-CUB-SPR

LH/AE

SUNVALLEY-LA TUNA CANYON

021210

AREA MAP

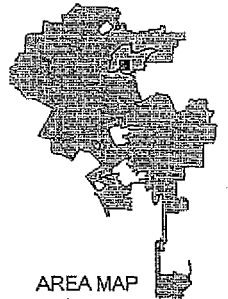
EXHIBIT C2



ALL SUBAREA BOUNDARIES FOLLOW EXISTING ZONE LINES, EXCEPT WHERE NOTED.



NOT TO SCALE



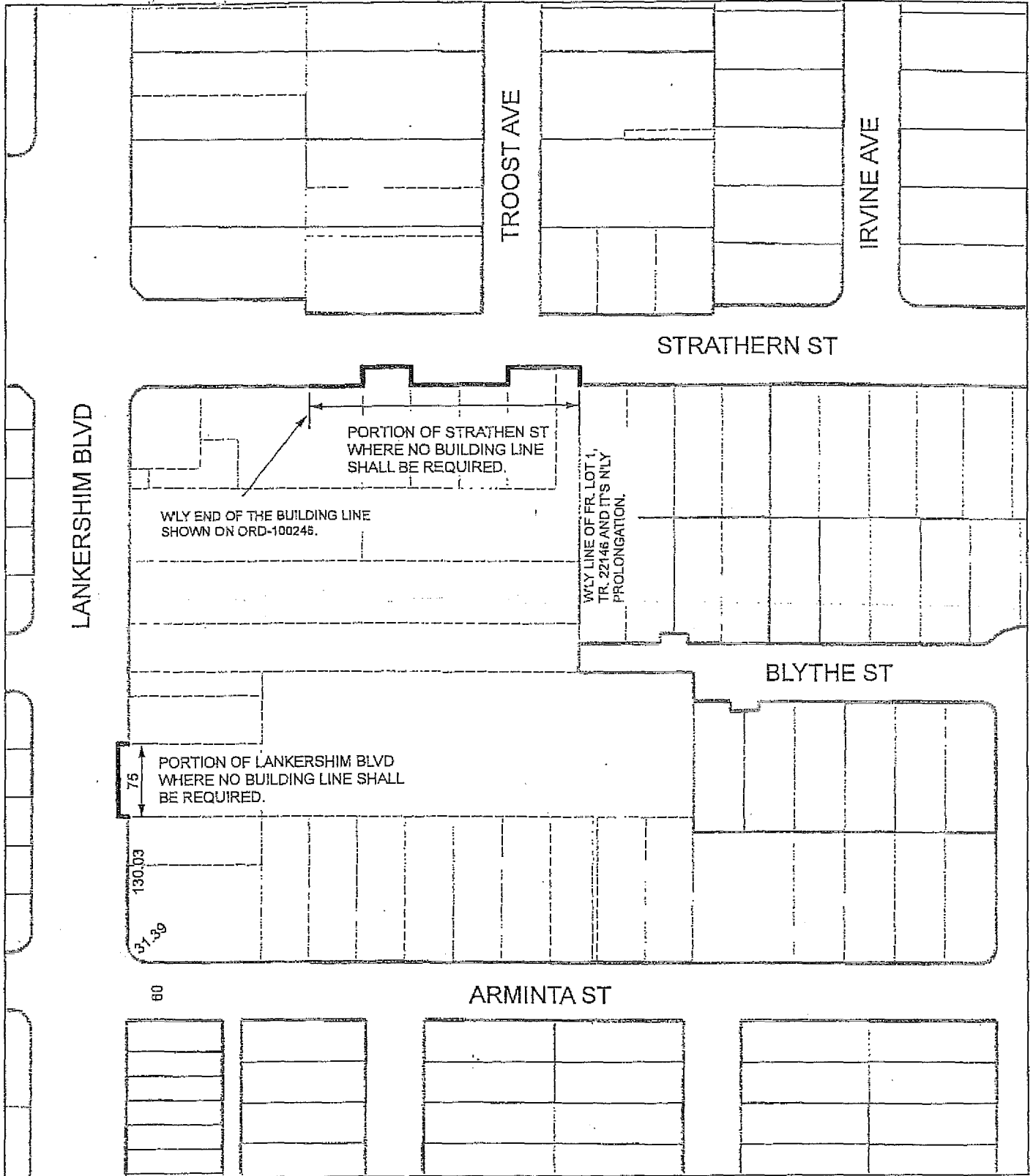
D.M. 189 B169 CPC 2008-4744-GPA-ZC-ZV-ZAA-BL-CU-CUB-SPR

LHV *[Signature]*

021210

AREA MAP

EXHIBIT C3

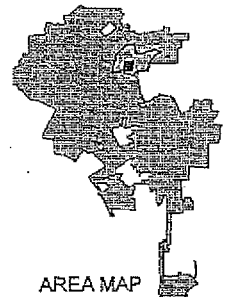


NOT TO SCALE

D.M. 189 B169 CPC 2008-4744-GPA-ZC-ZV-ZAA-BL-CU-CUB-SPR

LH

021210



AREA MAP

EXHIBIT D

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY
City of Los Angeles

COUNCIL DISTRICT
6

PROJECT TITLE
ENV-2008-4745-MND

CASE NO.
CPC-2008-4744-GPA-ZC-BL-ZV-CU-CUB-ZAA-SPR

PROJECT LOCATION
11650 W STRATHERN ST

PROJECT DESCRIPTION

A General Plan Ammendment from Low Density Residential to Neighborhood Commercial with the corresponding Zone Change/Height District Change from R1-1 to C2-1VL to a portion of the site in order to allow for the construction, use and maintenance of approximately 60,000 square foot retail/commercial shopping center consisting of a 40,300 for retail/commercial buildings, a 14,700 square foot 24-Hour pharmacy with a drive-through, a 5,000 square foot fast-food restaurant; a Conditional Use Permit for the sale of a full line of alcoholic beverages for off-site consumption; a Variance to allow two drive-throughs (a drive-through for a fast food restaurant and a drive-through for the pharmacy); a Variance to allow for interchangeable wall signs; a Zoning Administrator Adjustment to allow the transitional height limit of 25 feet be exceeded to a maximum of approximately 34 feet in height to accomodate architectural articulation features of the buildings' facades; a Conditional Use Permit for the construction for a drive-through restaurant; and a Site Plan Review to allow the construction, use and maintenance of a commercial use in excess of 50,000 square feet of floor area.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY

Cynthia Futter
2463 Ashland Avenue
Santa Monica, CA 90405

FINDING:

The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance

(CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM

TITLE

TELEPHONE NUMBER

RONY GIRON

City Planning Assistant

(818) 374-9907

ADDRESS

SIGNATURE (Official)

DATE

200 N. SPRING STREET, 7th FLOOR
LOS ANGELES, CA. 90012



JUN 03 2009

MITIGATED NEGATIVE DECLARATION

ENV-2008-745-MND

I c1. Aesthetics (Light)

- Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a level of insignificance by the following measure:
- Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.

III e1i. Air Quality (Objectionable Odors)

- Environmental impacts may result from project implementation due to the location of trash receptacles near adjacent residences. However, these impacts will be mitigated to a level of insignificance by the following measure:
- The trash receptacle shall be relocated at least 50 feet from the property line of any adjacent residential property.

VI aii. Seismic

- Environmental impacts may result to the safety of future occupants due to the project's location in an area of potential seismic activity. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.

VIII c3. Commercial & Industrial Development (Lot Size 43,560 sf)

- Environmental impacts may result from the release of toxins into the stormwater drainage channels during the routine operation of commercial development projects. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>).
- Project applicants are required to implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rates for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
- Promote natural vegetation by using parking lot islands and other landscaped areas.
- Preserve riparian areas and wetlands.
- Cover loading dock areas or design drainage to minimize run-on and run-off of stormwater.
- Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.
- Repair/maintenance bays must be indoors or designed in such a way that doesn't allow stormwater run-on or contact with stormwater runoff.
- Design repair/maintenance bay drainage system to capture all washwater, leaks and spills. Connect drains to a standard sump for collection and disposal. Direct connection of the repair/maintenance bays to the storm drain system is prohibited. If required, obtain an Industrial Waste Discharge Permit.
- Vehicle/equipment wash areas must be self-contained and/or covered, equipped with a clarifier, or other pretreatment facility, and properly connected to the sanitary sewer.
- Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- The following activities are to be conducted under proper cover with drain routed to the sanitary sewer.

- Storage of industrial wastes
- Handling or storage of hazardous wastes
- Metal fabrication or Pre-cast concrete fabrication
- Welding, Cutting or Assembly
- Painting, Coating or Finishing
- Store above ground liquid storage tanks (drums and dumpsters) in areas with impervious surfaces in order to contain leaks and spills. Install a secondary containment system such as berms, dikes, liners, vaults, and double-wall tanks. Where used oil or dangerous waste is stored, a dead-end sump should be installed in the drain.
- Toxic wastes must be discarded at a licensed regulated disposal site. Store trash dumpsters both under cover and with drains routed to the sanitary sewer or use non-leaking and water-tight dumpsters with lids. Use drip pans or absorbent materials whenever grease containers are emptied. Wash containers in an area with properly connected sanitary sewer.
- Reduce and recycle wastes, including: paper, glass; aluminum; oil; and grease.
- Reduce the use of hazardous materials and waste by: using detergent-based or water-based cleaning systems; and avoid chlorinated compounds, petroleum distillates, phenols, and formaldehyde.
- Convey runoff safely from the tops of slopes and stabilize disturbed slopes.
- Utilize natural drainage systems to the maximum extent practicable.
- Control or reduce or eliminate flow to natural drainage systems to the maximum extent practicable.
- Stabilize permanent channel crossings.
- Protect slopes and channels and reduce run-off velocities by complying with Chapter IX, Division 70 of the Los Angeles Municipal Code and utilizing vegetation (grass, shrubs, vines, ground covers, and trees) to provide long-term stabilization of soil.
- Cleaning of vehicles and equipment to be performed within designated covered or bermed wash area paved with Portland concrete, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis (at least twice a year) to remove any solids; and the oil absorbent pads must be replaced regularly, once in fall just before the wet season, and in accordance with manufacturer's specifications.
- All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.
- Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- Legibility of stencils and signs must be maintained.
- Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- The storage area must be paved and sufficiently impervious to contain leaks and spills.
- The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

VIII c4. Food Service Industry (Restaurants, Bakeries, Food Processors)

- Environmental impacts may result from the release of toxins into the stormwater drainage channels during the routine operation of restaurants, bakeries, and food producers. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at <http://www.swrcb.ca.gov/rwqcb4/>).

MITIGATED NEGATIVE DECLARATION

ENV-2008-1745-MND

- Project applicants are required to implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- Maximize trees and other vegetation at each site by planning additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Promote natural vegetation by using parking lot islands and other landscaped areas.
- Preserve riparian areas and wetlands.
- Cut and fill slopes in designated hillside areas shall be planted and irrigated to prevent erosion, reduce run-off velocities and to provide long-term stabilization of soil. Plant materials include: grass, shrubs, vines, ground covers, and trees.
- Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing a rock outlet protection. Rock outlet protection is physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe-outlet. Inspect, repair, and maintain the outlet protection after each significant rain.
- Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- Cleaning of oily vents and equipment to be performed within designated covered area, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis to remove any solids; and the oil absorbent pads must be replaced regularly according to manufacturer's specifications.
- Store trash dumpsters both under cover and with drains routed to the sanitary sewer or use non-leaking and water tight dumpsters with lids. Wash containers in an area with properly connected sanitary sewer.
- Reduce and recycle wastes, including oil and grease.
- Store liquid storage tanks (drums and dumpsters) in designated paved areas with impervious surfaces in order to contain leaks and spills. Install a secondary containment system such as berms, curbs, or dikes. Use drip pans or absorbent materials whenever grease containers are emptied.
- All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.
- Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- Legibility of stencils and signs must be maintained.
- Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- The storage area must be paved and sufficiently impervious to contain leaks and spills.
- The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.
- Prescriptive Methods detailing BMPs specific to the "Restaurant" project category are available. Applicants are encouraged to incorporate the prescriptive methods into the design plans. These Prescriptive Methods can be obtained at the Public Counter or downloaded from the City's website at www.lastormwater.org. (See Exhibit A).

XI a1. Increased Noise Levels (Parking Wall)

- Environmental impacts to the adjacent residential properties may result due to noise from parking on the site. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- A 6-foot-high solid decorative masonry wall adjacent to residential use and/or zones shall be constructed if no such wall exists.

XI a2. Increased Noise Levels (Parking Structure Ramps)

- Environmental impacts may result from project implementation due to noise from cars using the parking ramp. However, the potential impacts will be mitigated to a level of insignificance by the following measures:
- Concrete, not metal, shall be used for construction of parking ramps.
- The interior ramps shall be textured to prevent tire squeal at turning areas.
- Parking lots located adjacent to residential buildings shall have a solid decorative wall adjacent to the residential.

XI a3. Increased Noise Levels (Landscape Buffer)

- Environmental impacts to the adjacent residential properties may result due to the _____ (describe feature) on the site. However, the potential impact will be mitigated to a level of insignificance by the following measures:
- A minimum five-foot wide landscape buffer shall be planted adjacent to the residential use.
- A landscape plan prepared by a licensed Landscape Architect shall be submitted and approved by the decision maker.

XIII a. Public Services (Fire)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

XIII b1. Public Services (Police General)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal police services. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design Out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213)485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.

XV a1. Increased Vehicle Trips/Congestion

- An adverse impact may result from the project's traffic generation. An investigation and analysis conducted by the Department of Transportation has identified significant project-related traffic impacts which can be mitigated to an acceptable level by the following measure:
- Implementing measure(s) detailed in said Department's communication to the Planning Department dated _____ and attached shall be complied with. Such report and mitigation measure(s) are incorporated herein by reference.

XV f5. Insufficient Parking Capacity (Commercial Parking)

- Environmental impacts may result from project implementation due to insufficient planned parking. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- The applicant shall provide parking spaces at a minimum of 2 spaces per 1,000 square feet of floor area.

XVII d. End

- The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision-making body except as noted on the face page of this document.

MITIGATED NEGATIVE DECLARATION
ENV-2008-745-MND

- Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

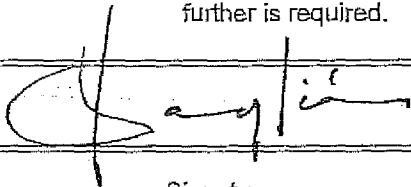
CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles		COUNCIL DISTRICT: CD 6 - TONY CARDENAS	DATE:
RESPONSIBLE AGENCIES: Department of City Planning			
ENVIRONMENTAL CASE: ENV-2008-4745-MND		RELATED CASES: CPC-2008-4744-GPA-ZC-BL-ZV-CU-CUB-ZAA-SPR	
PREVIOUS ACTIONS CASE NO.:		<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.	
PROJECT DESCRIPTION: AMEND PLAN AND CHANGE ZONE			
ENV PROJECT DESCRIPTION: A General Plan Ammendment from Low Density Residential to Neighborhood Commercial with the corresponding Zone Change/Height District Change from R1-1 to C2-1VL to a portion of the site in order to allow for the construction, use and maintenance of approximately 60,000 square foot retail/commercial shopping center consisting of a 40,300 for retail/commercial buildings, a 14,700 square foot 24-Hour pharmacy with a drive-through, a 5,000 square foot fast-food restaurant; a Conditional Use Permit for the sale of a full line of alcoholic beverages for off-site consumption; a Variance to allow two drive-throughs (a drive-through for a fast food restaurant and a drive-through for the pharmacy); a Variance to allow for interchangeable wall signs; a Zoning Administrator Adjustment to allow the transitional height limit of 25 feet be exceeded to a maximum of approximately 34 feet in height to accomodate architectural articulation features of the buildings' facades; a Conditional Use Permit for the construction for a drive-through restaurant; and a Site Plan Review to allow the construction, use and maintenance of a commercial use in excess of 50,000 square feet of floor area.			
ENVIRONMENTAL SETTINGS: The property consists of multiple lots and fronts Strathern Street to the north, Arminta Street to the south and Lankershim to the west and the western terminus of Blythe Street to the east. Surrounding land uses consist of : single family residences to the north, south and east with corresponding R1-1 zone; retail/commercial uses to the west with corresponding C2-1VL zone. The subject site is currently developed parking lot along to the west, with a nursery/landscape establishment along Lankershim Boulevard, single family residences to the north and storage of building materials to the south.			
PROJECT LOCATION: 11650 W STRATHERN ST			
COMMUNITY PLAN AREA: SUN VALLEY - LA TUNA CANYON STATUS: <input type="checkbox"/> Does Conform to Plan <input checked="" type="checkbox"/> Does NOT Conform to Plan		AREA PLANNING COMMISSION: NORTH VALLEY	CERTIFIED NEIGHBORHOOD COUNCIL: NORTH HOLLYWOOD NORTHEAST
EXISTING ZONING: C2-1VL and R1-1		MAX. DENSITY/INTENSITY ALLOWED BY ZONING:	
GENERAL PLAN LAND USE: NEIGHBORHOOD COMMERCIAL AND LOW RESIDENTIAL		MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:	
		PROPOSED PROJECT DENSITY:	
		LA River Adjacent: NO	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



City Planning Assistant

(818) 374-9907

Signature

Title

Phone

Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," cross referenced).
5. Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> AESTHETICS	<input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input checked="" type="checkbox"/> PUBLIC SERVICES
<input type="checkbox"/> AGRICULTURAL RESOURCES	<input checked="" type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input type="checkbox"/> RECREATION
<input checked="" type="checkbox"/> AIR QUALITY	<input type="checkbox"/> LAND USE AND PLANNING	<input checked="" type="checkbox"/> TRANSPORTATION/CIRCULATION
<input type="checkbox"/> BIOLOGICAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input type="checkbox"/> UTILITIES
<input type="checkbox"/> CULTURAL RESOURCES	<input checked="" type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
<input checked="" type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> POPULATION AND HOUSING	

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:

Cynthia Futter

PHONE NUMBER:

(818) 450-0504

APPLICANT ADDRESS:

2463 Ashland Avenue
Santa Monica, CA 90405

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

11/25/2008

PROPOSAL NAME (if Applicable):

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

I. AESTHETICS

a.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA?			✓	
b.	SUBSTANTIALLY DAMAGE SCENIC RESOURCES, INCLUDING, BUT NOT LIMITED TO, TREES, ROCK OUTCROPPINGS, AND HISTORIC BUILDINGS, OR OTHER LOCALLY RECOGNIZED DESIRABLE AESTHETIC NATURAL FEATURE WITHIN A CITY-DESIGNATED SCENIC HIGHWAY?			✓	
c.	SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS?			✓	
d.	CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE WHICH WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?		✓		

II. AGRICULTURAL RESOURCES

a.	CONVERT PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF STATEWIDE IMPORTANCE, AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY, TO NON-AGRICULTURAL USE?				✓
b.	CONFLICT THE EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?				✓
c.	INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE?				✓

III. AIR QUALITY

a.	CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE SCAQMD OR CONGESTION MANAGEMENT PLAN?			✓	
b.	VIOLATE ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION?			✓	
c.	RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF ANY CRITERIA POLLUTANT FOR WHICH THE AIR BASIN IS NON-ATTAINMENT (OZONE, CARBON MONOXIDE, & PM 10) UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD?			✓	
d.	EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS?		✓		
e.	CREATE OBJECTIONABLE ODORS AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE?			✓	

IV. BIOLOGICAL RESOURCES

a.	HAVE A SUBSTANTIAL ADVERSE EFFECT, EITHER DIRECTLY OR THROUGH HABITAT MODIFICATION, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?			✓	
b.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN THE CITY OR REGIONAL PLANS, POLICIES, REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?			✓	
c.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON FEDERALLY PROTECTED WETLANDS AS DEFINED BY SECTION 404 OF THE CLEAN WATER ACT (INCLUDING, BUT NOT LIMITED TO, MARSH VERNAL POOL, COASTAL, ETC.) THROUGH DIRECT REMOVAL, FILLING, HYDROLOGICAL INTERRUPTION, OR OTHER MEANS?			✓	
d.	INTERFERE SUBSTANTIALLY WITH THE MOVEMENT OF ANY NATIVE RESIDENT OR MIGRATORY FISH OR WILDLIFE SPECIES OR WITH ESTABLISHED NATIVE RESIDENT OR MIGRATORY WILDLIFE CORRIDORS, OR IMPEDE THE USE OF NATIVE WILDLIFE NURSERY SITES?			✓	

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

e.	CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS TREE PRESERVATION POLICY OR ORDINANCE (E.G., OAK TREES OR CALIFORNIA WALNUT WOODLANDS)?			✓	
f.	CONFLICT WITH THE PROVISIONS OF AN ADOPTED HABITAT CONSERVATION PLAN, NATURAL COMMUNITY CONSERVATION PLAN, OR OTHER APPROVED LOCAL, REGIONAL, OR STATE HABITAT CONSERVATION PLAN?			✓	

V. CULTURAL RESOURCES

a.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN STATE CEQA 15064.5?			✓	
b.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO STATE CEQA 15064.5?			✓	
c.	DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?			✓	
d.	DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?			✓	

VI. GEOLOGY AND SOILS

a.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : RUPTURE OF A KNOWN EARTHQUAKE FAULT, AS DELINEATED ON THE MOST RECENT ALQUIST-PRIDLO EARTHQUAKE FAULT ZONING MAP ISSUED BY THE STATE GEOLOGIST FOR THE AREA OR BASED ON OTHER SUBSTANTIAL EVIDENCE OF A KNOWN FAULT? REFER TO DIVISION OF MINES AND GEOLOGY SPECIAL PUBLICATION 42.		✓		
b.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : STRONG SEISMIC GROUND SHAKING?			✓	
c.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?			✓	
d.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : LANDSLIDES?			✓	
e.	RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?			✓	
f.	BE LOCATED ON A GEOLOGIC UNIT OR SOIL THAT IS UNSTABLE, OR THAT WOULD BECOME UNSTABLE AS A RESULT OF THE PROJECT, AND POTENTIAL RESULT IN ON- OR OFF-SITE LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION, OR COLLAPSE?			✓	
g.	BE LOCATED ON EXPANSIVE SOIL, AS DEFINED IN TABLE 18-1-B OF THE UNIFORM BUILDING CODE (1994), CREATING SUBSTANTIAL RISKS TO LIFE OR PROPERTY?			✓	
h.	HAVE SOILS INCAPABLE OF ADEQUATELY SUPPORTING THE USE OF SEPTIC TANKS OR ALTERNATIVE WASTE WATER DISPOSAL SYSTEMS WHERE SEWERS ARE NOT AVAILABLE FOR THE DISPOSAL OF WASTE WATER?			✓	

VII. HAZARDS AND HAZARDOUS MATERIALS

a.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS?			✓	
b.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT?			✓	

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

c.	EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL?		✓	
d.	BE LOCATED ON A SITE WHICH IS INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES COMPILED PURSUANT TO GOVERNMENT CODE SECTION 65962.5 AND, AS A RESULT, WOULD IT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT?		✓	
e.	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR PEOPLE RESIDING OR WORKING IN THE PROJECT AREA?		✓	
f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR THE PEOPLE RESIDING OR WORKING IN THE AREA?		✓	
g.	IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?		✓	
h.	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING WILDLAND FIRES, INCLUDING WHERE WILDLANDS ARE ADJACENT TO URBANIZED AREAS OR WHERE RESIDENCES ARE INTERMIXED WITH WILDLANDS?		✓	

VIII. HYDROLOGY AND WATER QUALITY

a.	VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?		✓	
b.	SUBSTANTIALLY DEplete GROUNDWATER SUPPLIES OR INTERFERE WITH GROUNDWATER RECHARGE SUCH THAT THERE WOULD BE A NET DEFICIT IN AQUIFER VOLUME OR A LOWERING OF THE LOCAL GROUNDWATER TABLE LEVEL (E.G., THE PRODUCTION RATE OF PRE-EXISTING NEARBY WELLS WOULD DROP TO A LEVEL WHICH WOULD NOT SUPPORT EXISTING LAND USES OR PLANNED LAND USES FOR WHICH PERMITS HAVE BEEN GRANTED)?		✓	
c.	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, IN A MANNER WHICH WOULD RESULT IN SUBSTANTIAL EROSION OR SILTATION ON- OR OFF-SITE?		✓	
d.	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, OR SUBSTANTIALLY INCREASE THE RATE OR AMOUNT OF SURFACE RUNOFF IN AN MANNER WHICH WOULD RESULT IN FLOODING ON- OR OFF SITE?		✓	
e.	CREATE OR CONTRIBUTE RUNOFF WATER WHICH WOULD EXCEED THE CAPACITY OF EXISTING OR PLANNED STORMWATER DRAINAGE SYSTEMS OR PROVIDE SUBSTANTIAL ADDITIONAL SOURCES OF POLLUTED RUNOFF?		✓	
f.	OTHERWISE SUBSTANTIALLY DEGRADE WATER QUALITY?		✓	
g.	PLACE HOUSING WITHIN A 100-YEAR FLOOD PLAIN AS MAPPED ON FEDERAL FLOOD HAZARD BOUNDARY OR FLOOD INSURANCE RATE MAP OR OTHER FLOOD HAZARD DELINEATION MAP?		✓	
h.	PLACE WITHIN A 100-YEAR FLOOD PLAIN STRUCTURES WHICH WOULD IMPEDE OR REDIRECT FLOOD FLOWS?		✓	
i.	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING FLOODING, INCLUDING FLOODING AS A RESULT OF THE FAILURE OF A LEVEE OR DAM?		✓	
j.	INUNDATION BY SEICHE, TSUNAMI, OR MUDFLOW?		✓	

X. LAND USE AND PLANNING

i.	PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?		✓	
----	---	--	---	--

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

b.	CONFLICT WITH APPLICABLE LAND USE PLAN, POLICY OR REGULATION OF AN AGENCY WITH JURISDICTION OVER THE PROJECT (INCLUDING BUT NOT LIMITED TO THE GENERAL PLAN, SPECIFIC PLAN, COASTAL PROGRAM, OR ZONING ORDINANCE) ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT?			✓	
----	--	--	--	---	--

c.	CONFLICT WITH ANY APPLICABLE HABITAT CONSERVATION PLAN OR NATURAL COMMUNITY CONSERVATION PLAN?			✓	
----	--	--	--	---	--

X. MINERAL RESOURCES

a.	RESULT IN THE LOSS OF AVAILABILITY OF A KNOWN MINERAL RESOURCE THAT WOULD BE OF VALUE TO THE REGION AND THE RESIDENTS OF THE STATE?			✓	
----	---	--	--	---	--

b.	RESULT IN THE LOSS OF AVAILABILITY OF A LOCALLY-IMPORTANT MINERAL RESOURCE RECOVERY SITE DELINEATED ON A LOCAL GENERAL PLAN, SPECIFIC PLAN, OR OTHER LAND USE PLAN?			✓	
----	---	--	--	---	--

XI. NOISE

a.	EXPOSURE OF PERSONS TO OR GENERATION OF NOISE IN LEVEL IN EXCESS OF STANDARDS ESTABLISHED IN THE LOCAL GENERAL PLAN OR NOISE ORDINANCE, OR APPLICABLE STANDARDS OF OTHER AGENCIES?		✓		
----	--	--	---	--	--

b.	EXPOSURE OF PEOPLE TO OR GENERATION OF EXCESSIVE GROUNDBORNE VIBRATION OR GROUNDBORNE NOISE LEVELS?		✓		
----	---	--	---	--	--

c.	A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?		✓		
----	---	--	---	--	--

d.	A SUBSTANTIAL TEMPORARY OR PERIODIC INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?			✓	
----	---	--	--	---	--

e.	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?			✓	
----	--	--	--	---	--

f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?			✓	
----	---	--	--	---	--

XII. POPULATION AND HOUSING

a.	INDUCE SUBSTANTIAL POPULATION GROWTH IN AN AREA EITHER DIRECTLY (FOR EXAMPLE, BY PROPOSING NEW HOMES AND BUSINESSES) OR INDIRECTLY (FOR EXAMPLE, THROUGH EXTENSION OF ROADS OR OTHER INFRASTRUCTURE)?			✓	
----	---	--	--	---	--

b.	DISPLACE SUBSTANTIAL NUMBERS OF EXISTING HOUSING NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?			✓	
----	---	--	--	---	--

c.	DISPLACE SUBSTANTIAL NUMBERS OF PEOPLE NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?			✓	
----	---	--	--	---	--

XIII. PUBLIC SERVICES

a.	FIRE PROTECTION?		✓		
----	------------------	--	---	--	--

b.	POLICE PROTECTION?		✓		
----	--------------------	--	---	--	--

c.	SCHOOLS?			✓	
----	----------	--	--	---	--

d.	PARKS?			✓	
----	--------	--	--	---	--

e.	OTHER GOVERNMENTAL SERVICES (INCLUDING ROADS)?			✓	
----	--	--	--	---	--

XIV. RECREATION

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

a.	WOULD THE PROJECT INCREASE THE USE OF EXISTING NEIGHBORHOOD AND REGIONAL PARKS OR OTHER RECREATIONAL FACILITIES SUCH THAT SUBSTANTIAL PHYSICAL DETERIORATION OF THE FACILITY WOULD OCCUR OR BE ACCELERATED?		✓	
b.	DOES THE PROJECT INCLUDE RECREATIONAL FACILITIES OR REQUIRE THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES WHICH MIGHT HAVE AN ADVERSE PHYSICAL EFFECT ON THE ENVIRONMENT?		✓	

XV. TRANSPORTATION/CIRCULATION

a.	CAUSE AN INCREASE IN TRAFFIC WHICH IS SUBSTANTIAL IN RELATION TO THE EXISTING TRAFFIC LOAD AND CAPACITY OF THE STREET SYSTEM (I.E., RESULT IN A SUBSTANTIAL INCREASE IN EITHER THE NUMBER OF VEHICLE TRIPS, THE VOLUME TO RATIO CAPACITY ON ROADS, OR CONGESTION AT INTERSECTIONS)?	✓		
b.	EXCEED, EITHER INDIVIDUALLY OR CUMULATIVELY, A LEVEL OF SERVICE STANDARD ESTABLISHED BY THE COUNTY CONGESTION MANAGEMENT AGENCY FOR DESIGNATED ROADS OR HIGHWAYS?		✓	
c.	RESULT IN A CHANGE IN AIR TRAFFIC PATTERNS, INCLUDING EITHER AN INCREASE IN TRAFFIC LEVELS OR A CHANGE IN LOCATION THAT RESULTS IN SUBSTANTIAL SAFETY RISKS?			✓
d.	SUBSTANTIALLY INCREASE HAZARDS TO A DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G., FARM EQUIPMENT)?			✓
e.	RESULT IN INADEQUATE EMERGENCY ACCESS?		✓	
f.	RESULT IN INADEQUATE PARKING CAPACITY?	✓		
g.	CONFLICT WITH ADOPTED POLICIES, PLANS, OR PROGRAMS SUPPORTING ALTERNATIVE TRANSPORTATION (E.G., BUS TURNOUTS, BICYCLE RACKS)?			✓

XVI. UTILITIES

a.	EXCEED WASTEWATER TREATMENT REQUIREMENTS OF THE APPLICABLE REGIONAL WATER QUALITY CONTROL BOARD?		✓	
b.	REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW WATER OR WASTEWATER TREATMENT FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?		✓	
c.	REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW STORMWATER DRAINAGE FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?		✓	
d.	HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT FROM EXISTING ENTITLEMENTS AND RESOURCE, OR ARE NEW OR EXPANDED ENTITLEMENTS NEEDED?		✓	
e.	RESULT IN A DETERMINATION BY THE WASTEWATER TREATMENT PROVIDER WHICH SERVES OR MAY SERVE THE PROJECT THAT IT HAS ADEQUATE CAPACITY TO SERVE THE PROJECTS PROJECTED DEMAND IN ADDITION TO THE PROVIDERS		✓	
f.	BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECTS SOLID WASTE DISPOSAL NEEDS?		✓	
g.	COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE?		✓	

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	DOES THE PROJECT HAVE THE POTENTIAL TO DEGRADE THE QUALITY OF THE ENVIRONMENT, SUBSTANTIALLY REDUCE THE HABITAT OF FISH OR WILDLIFE SPECIES, CAUSE A FISH OR WILDLIFE POPULATION TO DROP BELOW SELF-SUSTAINING LEVELS, THREATEN TO ELIMINATE A PLANT OR ANIMAL COMMUNITY, REDUCE THE NUMBER OR RESTRICT THE RANGE OF A RARE OR ENDANGERED PLANT OR ANIMAL OR ELIMINATE IMPORTANT EXAMPLES OF THE		✓	
----	--	--	---	--

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

MAJOR PERIODS OF CALIFORNIA HISTORY OR PREHISTORY?				
b.	DOES THE PROJECT HAVE IMPACTS WHICH ARE INDIVIDUALLY LIMITED, BUT CUMULATIVELY CONSIDERABLE? (CUMULATIVELY CONSIDERABLE MEANS THAT THE INCREMENTAL EFFECTS OF AN INDIVIDUAL PROJECT ARE CONSIDERABLE WHEN VIEWED IN CONNECTION WITH THE EFFECTS OF PAST PROJECTS, THE EFFECTS OF OTHER CURRENT PROJECTS, AND THE EFFECTS OF PROBABLE FUTURE PROJECTS).		✓	
c.	DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?		✓	

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as ENV-2008-4745-MND and the associated case(s), CPC-2008-4744-GPA-ZC-BL-CPC-2008-4744-GPA-ZC-BL-ZV-CU-CUB-ZAA-SPR. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/> Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
RONY GIRON	City Planning Assistant	(818) 374-9907	05/05/2009

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS		
a.	LESS THAN SIGNIFICANT IMPACT	The proposed development will not have an adverse affect on any scenic vista .
b.	LESS THAN SIGNIFICANT IMPACT	The proposed development will not damage scenic resource or other locally recongnized desirable aesthetic natural features within the City's designated scenic highway.
c.	LESS THAN SIGNIFICANT IMPACT	The proposed development will not degrade the existing visual character or the quality of the site and its surroundings. Even though, a request to exceed the height to 33 feet in lieu of the 25 feet in height permitted within the first 49 feet from a residential zone.
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The subject project has been conditioned as to not create a new source of light or glare which would adversely affect day or night-time views in the area.
II. AGRICULTURAL RESOURCES		
a.	NO IMPACT	The subject project will not convert farm land into not agricultural land.
b.	NO IMPACT	The proposed project will not conflict with agricultural use/zone.
c.	NO IMPACT	The proposed project will not result in changes in the existing environment and would not create the conversion of farmlands to non agricultural uses.
III. AIR QUALITY		
a.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not obstruct implementaion of SCAQMD or congestion management plan.
b.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.
c.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not result in a cummulative considerable net increase of any criteria pollutant for which the air basin is non-attainment under an applicable Federal or state ambient air quality standard.
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project will expose sensitive receptors to odors if the trash recepticle is located near residential uses. However, these impacts will be diminished to levels of insignificant by the conditions

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

e.	LESS THAN SIGNIFICANT IMPACT	included in this document. The proposed project will expose sensitive receptors to odors if the trash receptacle is located near residential uses. However, these impacts will be diminished to levels of insignificant by the conditions included in this document. See Item III d (Condition IIIe1i.)	
----	------------------------------	--	--

IV. BIOLOGICAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not have an adverse effect directly or through habitat modification of any species identified as a candidate sensitive or special status species in local or regional plans, policies or regulations by the California Department of Fish and and Wildlife Service.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not have an adverse affect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service.	
c.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not have an adverse effect on Federally protected wetlands.	
d.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	
e.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not conflict with local policies or ordinances protecting biological resources, such as tree preservation or ordinances.	
f.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not conflict with the provisions of an adopted habitat conservation plan Natural community conservation plan or other approved local, regional or state habitat conservation plan.	

V. CULTURAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	The proposed project will cause an adverse change in significance of a historical resource.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not cause or have and adverse change of an archaeological resource.	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

c.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not directly or indirectly destroy a unique paleontological resource or site or unique geological feature.	
d.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not disturb any human remains, including those interred outside of formal cemeteries.	

VI. GEOLOGY AND SOILS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The property is located within a fault zone/area. However, the effects seismic activities have been mitigated with the attached conditions. The property is NOT located within the Alquist Priolo Special Study Area.	VI aii
b.	LESS THAN SIGNIFICANT IMPACT	The proposed project will be built subject to Building Code standards to minimize adverse effects involving strong seismic ground shaking. See VI a.	
c.	LESS THAN SIGNIFICANT IMPACT	The property is not located in an area identified as at-risk for liquefaction.	
d.	LESS THAN SIGNIFICANT IMPACT	The property is not within an area prone for landslides.	
e.	LESS THAN SIGNIFICANT IMPACT	The project will not result in soil erosion or the loss of top soil.	
f.	LESS THAN SIGNIFICANT IMPACT	The property is not located on a geologic unit or soil that is unstable or that would become unstable as a result of the project or potentially result in landslide on or off-site.	
g.	LESS THAN SIGNIFICANT IMPACT	The property is not located in an area identified as at-risk for expansive soils.	
h.	LESS THAN SIGNIFICANT IMPACT	The project is required to provide a connection to the municipal sanitary sewer system.	

VII. HAZARDS AND HAZARDOUS MATERIALS

a.	LESS THAN SIGNIFICANT IMPACT	The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	
b.	LESS THAN SIGNIFICANT IMPACT	The project will not create a hazard to the public or the environment involving the accidental release of hazardous materials into the environment.	
c.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not emit hazardous emissions or handle hazardous materials, or waste within one-quarter mile of an existing or proposed school.	

Impact?	Explanation	Mitigation Measures
d.	LESS THAN SIGNIFICANT IMPACT The project will no be located in a site which is included on a list of hazardous materials sites and as a result will not create a significant hazard to the public or the environment.	
e.	LESS THAN SIGNIFICANT IMPACT The proposed project is not within and airport land upse plan.	
f.	LESS THAN SIGNIFICANT IMPACT The proposed project is not within the vicinity of an airport or private airstrip.	
g.	LESS THAN SIGNIFICANT IMPACT The proposed project will not impair the implementation or physically interfere with an adopted emergency respond plan or emergency evacuation plan.	
h.	LESS THAN SIGNIFICANT IMPACT The proposed project will not expose people or structures to a significant risk of los injury or death involving wildland fires.	

VIII. HYDROLOGY AND WATER QUALITY

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project contains surface parking lots and restaurant uses which could affect quality standards or waste discharge requirements. The project as conditioned, discharged water quality standards would be reduced to levels of insignificance.	VIII c3, VIII c4
b.	LESS THAN SIGNIFICANT IMPACT	The project will not deplete groundwater supplies nor interfere with groundwater recharge.	
c.	LESS THAN SIGNIFICANT IMPACT	The project will not alter the exising drainage pattern of the site or area.	
d.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not substantially alter the existing draining pattern of the site or area, or substantially increase the rate or amount of surface runoff in an manner which would result in flooding on or off site.	
e.	LESS THAN SIGNIFICANT IMPACT	The project will create or contribute runoff water which would exceed the capacity of the existing or planned stormwater drainage systems or provide additional sources of polluted runoff.	
f.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not degrade the water quality.	
g.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not place housing within a 100-year floor plain.	
h.	LESS THAN SIGNIFICANT IMPACT	The proposed project is not within a 100-year flood area nor will it be built in an area which would impede or redirect flood flows.	
i.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not expose people or structures to a significant risk of loss, injury or death involving flooding as teh result of the failure of a levee or dam.	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

j.	LESS THAN SIGNIFICANT IMPACT	The proposed project is not within an area know for innundations, seiche, tsunami or mudflows.	
----	------------------------------	--	--

IX. LAND USE AND PLANNING

a.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not divide an establishment community. The applicant proposes to rezone four northern lots from R1-1 to C2-1VL. The existing zoning pattern abuts commercially zone to single family residential zone to the north south and east.	
----	------------------------------	--	--

b.	LESS THAN SIGNIFICANT IMPACT	<p>The Zone Change and General Plan Amendment request would make the property generally consistent with the C2-1VL zoned properties to the north, south and west; and consistent with the proposed Neighborhood Office Commercial land use designation. To the east, the existing use is single family residence with its corresponding Low Residential land use designation. The proposed zone change and land use change would be appropriate for the site since the site's surrounding land uses consist of established commercially zoned properties and the site's current land uses are commercial ones – landscape / nursery and building material storage. The proposed Zone Change/General Plan Amendment would take place on the northern portion of the site along Strathern Street, on four lots with varying depths (165 feet and 125 feet) and equal width (50 feet). The project would take access from Lankershim Blvd. (Major Highway II) and Strathern Street (Secondary Highway). As conditioned, the proposed Zone Change and General Plan Amendment impacts on the single family residences to the east can be diminished to levels of insignificance. The building line removal established by Ordinance No. 100,216, limiting the construction of buildings within the first 17 feet from the northern property line along Strathern St. would not have a significant impact on the surrounding residential uses since the proposed buildings, as proposed, have an approximate set back of 18 feet after the required dedications have been granted, the north façade of the building labeled Pad C is furthered setback another 5 feet from the property line. As conditioned, the impacts the building line removal would incur would be reduced to levels of insignificance. The variance to allow the</p>	
----	------------------------------	---	--

Impact?	Explanation	Mitigation Measures
	construction for a drive-through for the 24-hours pharmacy building proposed along Lankershim Blvd. is approximately 140 feet from the residential uses located south of the subject site. This variance also request for a second drive-through f	
c. LESS THAN SIGNIFICANT IMPACT	The proposed project will not conflict with any applicable habitat conservation plan or natural community conservation plan.	

X. MINERAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not result in the loss of mineral resources.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not result in the loss of locally important mineral resource.	

XI. NOISE

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project will not generate or expose persons to noise levels in excess of standards established in the General Plan or noise ordinance.	XI a1, XI a2
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project will not generate or expose people to excessive groundborne vibration noise levels. A loading area is located near a residential area north of the closest residential land zone/land use. Conditions have been included in this document to mitigate noise related issues to the loading areas. See mitigations X1a.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project will permanently increase the ambient noise levels to a certain degree. Conditions have been included in this document to mitigate permanent noise related issues the project may generate and affect surrounding residential areas. s.	XI a2, XI a3
d.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not generate a substantial temporary or periodic increase in ambient noise level in the project vicinity above levels existing without the project. Increase in noise levels will be mitigated by measures includes in Section XI a, XI b and XI c.	
e.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not be located within an airport land use plan.	
f.	LESS THAN SIGNIFICANT IMPACT	The proposed project is not within the vicinity of a private airstrip.	

XII. POPULATION AND HOUSING

a.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not induce population growth. The proposed project is intended to provide neighborhood retail/commercial serving establishments.	
----	------------------------------	--	--

Impact?	Explanation	Mitigation Measures	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not require or necessitate the construction of replacement housing. However, the proposed project will require the demolition of one building, a structure which is depicted as a single family residence. The subject zone on the site does not permit the construction of a multiple family housing development. A use which would require the replacement of housing.	
c.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not displace people necessitating the construction of replacement housing elsewhere. However, the proposed project will require the demolition four single family residences.	
XIII. PUBLIC SERVICES			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is located in an area with adequate fire response times. However, the proposed project will be required to be evaluated by the Fire Department. A condition of approval has been incorporated in this document for the applicant to seek approval by the Los Angeles Fire Department prior to the issuance of a building permit.	XIII a
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project would not result in an increase of police response times. However, the proposed project will be required to be evaluated by the Police Department. A condition of approval has been incorporated in this document for the applicant to seek approval by the Los Angeles Police Department prior to the issuance of a building permit.	XIII b1
c.	LESS THAN SIGNIFICANT IMPACT	The proposed commercial project will not increase the demand on area schools.	
d.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not have an effect on the use of parks. No Impact would result.	
e.	LESS THAN SIGNIFICANT IMPACT	The proposed commercial project would not cause adverse effects to any government services.	
XIV. RECREATION			
a.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not affect the use of parks. No impact would result.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not result in the construction or expansion of recreational facilities.	
XV. TRANSPORTATION/CIRCULATION			

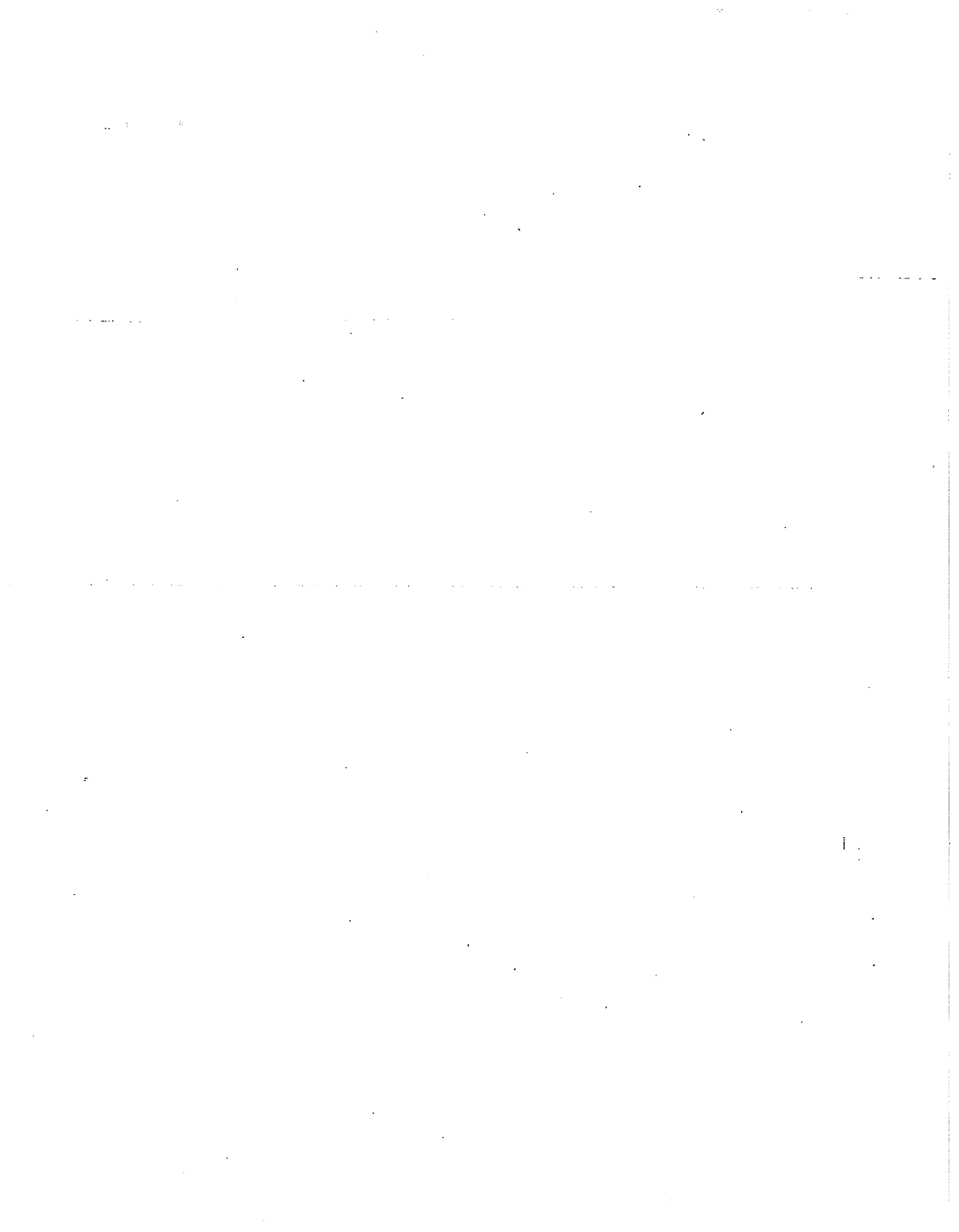
Impact?	Explanation	Mitigation Measures	
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project will increase traffic on surrounding land uses. The increase in traffic will not be substantial in relations to the existing traffic load capacity of the street system. The level of service indicated in the Draft Transportation Report for the subject project prepared by Cranin and Associates, dated November 2008, was reviewed by the Los Angeles Department of Transportation and has determined that the Draft Report adequately describes the project related traffic impacts to the proposed development. The department of transportation assessment of the Draft Transportation Report also lists Project Requirements be adopted as conditions of approval in order to mitigate the project's traffic impacts to levels of insignificance. The Draft Report is herein attached herein by reference.	XV a1 The Draft Staff Report should have included the intersections of Lankership Boulevard and Strathern Street and the intersection of Arminta St and Lankership Boulevard in the list of intersections studied due to the project's proximity to residential land uses and the traffic impacts to the immediate residential areas.
b.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not exceed a level of service standard established by the Los Angeles County Congestion Management Agency for any of designated road or highway.	
c.	NO IMPACT	The proposed project will not result in a change in air traffic pattern.	
d.	NO IMPACT	The proposed project does not contain hazardous design feature(s) or will increase hazardous traffic conditions. See conditions of approval included in Section VX a.	
e.	LESS THAN SIGNIFICANT IMPACT	As condition in this section, the subject project will not result in inadequate emergency access to the site or impede innadequate emergency access to the surrounding land uses.	
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed will be required to comply with the on-site parking requirements as required by the Los Angeles Municipal Code, Section 12.21.	XV f5
g.	NO IMPACT	The subject project does not conflict with adopted transportation policies, plans or programs supporting alternative transportation options.	
XVI. UTILITIES			
a.	LESS THAN SIGNIFICANT IMPACT	The proposed project would not impact the wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board.	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

b.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not require the construction of new water or wastewater treatment facilities or the expansion of existing facilities.	
c.	LESS THAN SIGNIFICANT IMPACT	The proposed project would not require the construction of new stormwater drainage facilities.	
d.	LESS THAN SIGNIFICANT IMPACT	No impacts are related to sufficient water supplies are anticipated.	
e.	LESS THAN SIGNIFICANT IMPACT	No impacts are related to wastewater treatment are anticipated.	
f.	LESS THAN SIGNIFICANT IMPACT	No impacts to the landfills are anticipated with the proposed project.	
g.	LESS THAN SIGNIFICANT IMPACT	The project will not result in an increase in solid waste.	

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	LESS THAN SIGNIFICANT IMPACT	The proposed project does not result in any impacts that would cause the above.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed project will result in environmental impact, however, the impact can be mitigated to a less than significant level with the incorporation of the attached mitigation measure.	
c.	LESS THAN SIGNIFICANT IMPACT	After implementation of mitigation measures, the proposed project does not have any significant direct or indirect impacts to human beings.	



DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

WILLIAM ROSCHEN
PRESIDENT
REGINA M. FREER
VICE-PRESIDENT
SEAN D. BURTON
DIEGO CARDOSO
FR. SPENCER T. KEZIOS
YOLANDA OROZCO
BARBARA ROMERO
MICHAEL K. WOOD
VACANT

JAMES WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
.. (213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP
DIRECTOR
(213) 978-1271
VINCENT P. BERTONI, AICP
DEPUTY DIRECTOR
(213) 978-1274
JANE BLUMENFELD
ACTING DEPUTY DIRECTOR
(213) 978-1272
EVA YLIAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273
FAX: (213) 978-1275

INFORMATION
(213) 978-1270
www.planning.lacity.org

November 17, 2009

Lankershim Retail Group, LLC (O)
2463 Ahnsland Avenue
Santa Monica, CA 90405
Attn.: Cynthia Futter---

PSOMAS (R)
555 S. Flower Street, Suite 4400
Los Angeles, CA 90071
Attn.: Michael P. Laughlin, AICP

**RE: ADDENDUM TO ENV 2008-4745-MND, 7918-7946 NORTH LANKERSHIM
BOULEVARD AND 11650-11664 WEST STRATHERN STREET WITHIN THE SUN
VALLEY - LA TUNA CANYON COMMUNITY PLAN AREA**

The Department of City Planning has issued an Addendum to a previously issued Mitigated Negative Declaration (ENV 2008-4745-MND) dated June 3, 2009, for a project located at 7918-7946 N. Lankershim Boulevard and 11650-11664 West Strathern Street described as:

A General Plan Amendment from Low Density Residential to Neighborhood Commercial with the corresponding Zone Change/Height District Change from R1-1 to C2-1VL to a portion of the site in order to allow for the construction, use and maintenance of approximately 60,000 square foot retail/commercial shopping center consisting of a 40,300 for retail/commercial buildings, a 14,700 square foot 24-Hour pharmacy with a drive-through, a 5,000 square foot fast-food restaurant; a Conditional Use Permit for the sale of a full line of alcoholic beverages for off-site consumption; a Variance to allow two drive-through (a drive-through for a fast food restaurant and a drive-through for the pharmacy); a Variance to allow for interchangeable wall signs; a Zoning Administrator Adjustment to allow the transitional height limit of 25 feet be exceeded to a maximum of approximately 34 feet in height to accommodate architectural articulation features of the buildings' facades; a Conditional Use Permit for the construction for a drive-through restaurant; and a Site Plan Review to allow the construction, use and maintenance of a commercial use in excess of 50,000 square feet of floor area.

On November 4, 2009, the applicant requested an addendum to ENV-2007-5578-MND to revise the project description to include a land use change for a portion of the westerly abutting parcel -not within the boundaries of the subject project- as requested in the environmental application package submitted to the Planning Department on November 25, 2008:

A General Plan Amendment from Low Density Residential to Neighborhood Commercial with the corresponding Zone Change/Height District Change from R1-1 to C2-1VL to a portion of the site in order to allow for the construction, use and maintenance of approximately 60,000 square foot retail/commercial shopping center consisting of a 40,300 for retail/commercial buildings, a 14,700 square foot 24-Hour pharmacy with a drive-through, a 5,000 square foot fast-food restaurant; a Conditional Use Permit for the sale of a full line of alcoholic beverages for off-site consumption; a Variance to allow two drive-through (a drive-through for a fast food restaurant and a drive-through for the pharmacy); a Variance to allow for interchangeable wall signs; a Zoning Administrator Adjustment to allow the transitional height limit of 25 feet be exceeded to a maximum of approximately 34 feet in height to accommodate architectural articulation features of the buildings' facades; a Conditional Use Permit for the construction for a drive-through restaurant; and a Site Plan Review to allow the construction, use and maintenance of a commercial use in excess of 50,000 square feet of floor area.

ADDENDUM - a General Plan Amendment from Low Density Residential to Neighborhood Commercial to parcel APN 2311006029 located immediately west of the subject site on Strathern Street for a linear distance of approximately 54 feet.

As a result of changes to the project description, no new potential impacts have been identified.

Additionally, no revisions to the applicant's project plans will take place as a result of this addendum. The use of the subject portion of the parcel included in this addendum is of a parking lot for a fast-food restaurant establishment. The addendum to the previously circulated ENV-2008-4745-MND insures a comprehensive review of the request and avoids the introduction of a "spot" planned land use designation that the failure of including the previously identified portion of the parcel would have created.

The Environmental Review Section of the Department of City Planning has determined that the previously issued Mitigated Negative Declaration (ENV-2007-5578-MND) serves to mitigate the impacts of the project to a less than significant level.

No recirculation of this MND is necessary because the changes identified above do not result in potential impacts greater than previously identified, or new potential impacts not previously identified:

Sincerely,

S. Gail Goldberg, AICP
Director, Department of City Planning



Robert Duenias
Senior City Planner

HP:RD:RG


cc: Councilmember Tony Cárdenas, Council District No. 6
North Hollywood – North East Neighborhood Council
ENV-2008-4745-MND (Environmental Section)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE**EXHIBIT E1**

Date: December 16, 2009

To: Ms. S. Gail Goldberg, Director
Department of City Planning
Attn: Nancy Scrivner (Hearing Coordinator)

REVISED

From: 
Edmond Yew, Manager
Land Development Group
Bureau of Engineering

Subject: Case No. CPC 2008-4744 (ZC/ZV/ZAA/CUB): 11650 West Strathern Street - Revised Report

The following recommendations identifying the infrastructure deficiencies adjacent to the application site are submitted for your use for the approval of a Zone Change, Zone Variance, Zoning Administrator Adjustment and Conditional Use Beverages adjoining the area involved:

1. Dedication Required:

Lankershim Boulevard (Major Highway - Class II) - A 2-foot wide strip of land along the property frontage to complete a 52-foot wide half right-of-way in accordance with Major Highway - Class II standards.

Strathern Street (Secondary Highway) - A 2-foot, variable to 20-foot wide strip of land along the property frontage to complete a 45-foot wide half right-of-way in accordance with Secondary Highway Street standards.

Blythe Street (Local Street) - Accept the existing 1-foot future street and a 30-foot wide strip of land along the property frontage to complete a 30-foot half right-of-way in accordance with Local Street standards, including a 44-foot radius cul-de-sac along the property frontage to the satisfaction of the City Engineer. The applicant shall obtain prior approval for the configuration of the turning area from the Valley District Office of the Bureau of Engineering and prepare a legal description for the turning area to be submitted with the dedication application.

2. Improvements Required

Lankershim Boulevard - Construct additional concrete sidewalk to complete a 12-foot wide full width sidewalk, remove and reconstruct the two driveways to comply with ADA requirements and repair any broken, off-grade or bad order concrete curb, gutter and sidewalk adjoining the property.

Strathern Street - Construct additional surfacing to join the existing improvements to provide a 35-foot half roadway, including asphalt pavement, integral concrete curb, 2-foot gutter and a 10-foot full width concrete sidewalk. These improvements should transition and suitably join the existing improvements.

Blythe Street - Construct additional surfacing join the existing improvements to provide a 20-foot half roadway together with a 35-foot curb radius cul-de-sac at the terminus of Blythe Street, including asphalt pavement, integral concrete curb, 2-foot gutter and 9-foot and 10-foot wide full width concrete sidewalk adjoining the property.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services (213) 847-3077.

Notes: Street lighting and street light relocation may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

Department of Transportation may have additional requirements dedication and improvements.

Refer to the Department of Water and Power regarding power poles (213) 367-2715.

Refer to the Fire Department regarding fire hydrants (213) 482-6543.

Refer to the Department of Transportation regarding any relocation of existing traffic signs, equipments and parking meters.

2. There are existing sewer lines in Lankershim Boulevard, Strathern Street and Blythe Street. Extension of the 6-inch house connection laterals to the new property line may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
3. Refer to the B-Permit Section of the Bureau of Engineering Valley District regarding catch basins relocation.
4. Submit parking area and driveway plan to the Valley District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
5. Obtain a revocable permit from the Valley District Office of the Bureau of Engineering for any structures, wall fence and landscaping to remain in the dedicated right-of-way (818) 374-4607.

Any questions regarding this report may be directed to Quyen M. Phan of my staff at (213) 977-6955.

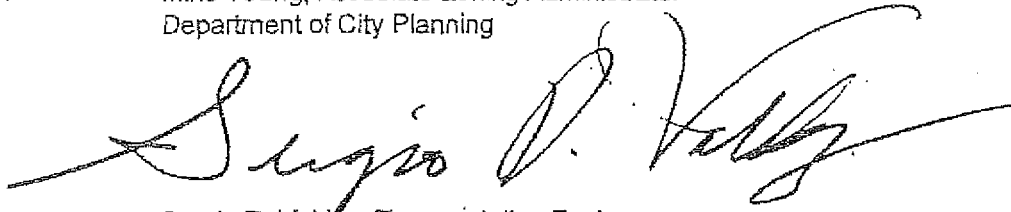
cc: Michael Laughlin
Valley District Office

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

EXHIBIT E2

7934 Lankershim Boulevard
DOT Case No. SFV 2008-80

Date: January 29, 2009
To: Mike Young, Associate Zoning Administrator
Department of City Planning



From: Sergio D. Valdez, Transportation Engineer
Department of Transportation

Subject: **TRAFFIC ASSESSMENT FOR THE PROPOSED LANKERSHIM & STRATHERN SHOPPING CENTER LOCATED AT 7934 LANKERSHIM BOULEVARD**

The Department of Transportation (DOT) has completed the traffic assessment for the proposed shopping center located at 7934 Lankershim Boulevard, on the southeast corner of Lankershim Boulevard and Strathern Street. This traffic assessment is based on a traffic study prepared by Crain & Associates submitted on November 24, 2008. After careful review of the pertinent data, DOT has determined that the traffic study, as revised, adequately describes the project related traffic impacts of the proposed development.

DISCUSSION AND FINDINGS

The proposed project includes 40,300 square feet of typical shopping center uses, a 5,000 square-foot fast-food restaurant with drive-through and a 14,700 square-foot pharmacy with drive through. The proposed project will generate approximately 3,195 net daily trips, 148 new a.m. peak hour trips and 276 new p.m. peak hour trips, as shown in Table 1. The trip generation estimates are based on formulas published by the Institute of Transportation Engineers (ITE) Trip Generation, 7th Edition, 2003.

The traffic study reviewed nine intersections and one residential street segment for traffic impacts:

Study Intersections:

1. Roscoe Boulevard/Webb Avenue
2. Roscoe Boulevard-Tuxford Street/Lankershim Boulevard
3. Strathern Street/Laurel Canyon Boulevard
4. Strathern Street/Webb Avenue/Lankershim Boulevard
5. Strathern Street/Tujunga Avenue
6. Blythe Street/Lankershim Boulevard
7. Satcoy Street/Lankershim Boulevard
8. Sherman Way/Lankershim Boulevard
9. Vanowen Street/Lankershim Boulevard

Residential street segment:

Blythe Street, west of Lankershim Boulevard

The traffic study was revised by DOT to accurately reflect the level of service (LOS) methodology and significant impact criteria used by DOT for the studied intersections, as shown in Table 2. After a review of the pertinent data, DOT has determined that the proposed project will have significant impacts at two of the nine studied intersections, as shown in Table 3, which is a summary of the volume-to-capacity (V/C) ratios and levels of service (LOS) at the study intersections. The project can mitigate its project traffic impacts at the above-mentioned intersection to a less than significant level with the mitigation suggested. DOT also determined that the proposed project will have significant traffic impacts at the residential street segment studied, as shown in Table 4.

DOT recommends that the following Project Requirements be adopted as conditions of project approval in order to mitigate the project's traffic impact to less than significant levels.

PROJECT REQUIREMENTS

A. Mitigation Measures for Strathern Street/Webb Avenue/Lankershim Boulevard

This intersection will be mitigated to a less-than-significant level by re-striping the intersection to provide dual left-turn lanes in the northbound direction. Signal modification and an overhead guide sign are also required. The applicant shall be responsible for the signal design and installation of the overhead guide sign. Detailed proposed plans are required to be submitted to DOT for review prior to final approval.

In the event that the re-striping mitigation measure turns out to be not feasible, the developer must provide an alternative mitigation to mitigate the project impact at this location. These improvements are guaranteed through a cash payment prior to the issuance of any building permit, if approved by DOT.

B. Mitigation Measures for Blythe Street/Lankershim Boulevard

This intersection will be mitigated to a less-than-significant level by re-striping the intersection to provide a shared left-turn/through travel lane and a right-turn only lane for the project driveway, opposite Blythe Street, along Lankershim Boulevard. In addition, the installation of northbound right-turn only lane for vehicles entering the project site at the intersection of Blythe Street/Lankershim Boulevard, which will require the removal of on-street parking.

In the event that the re-striping mitigation measure turns out to be not feasible, the developer must provide an alternative mitigation to mitigate the project impact at this location. These improvements are guaranteed through a cash payment prior to the issuance of any building permit, if approved by DOT.

C. Transportation Demand Management (TDM)

The applicant is required to implement a TDM program for the project to reduce and manage employee commute-related trips in private vehicles.

D. Neighborhood Traffic Impact Mitigation

The applicant is required to deposit \$120,000 into Neighborhood Traffic Management Plan fund to be used for neighborhood traffic mitigation measures prior to the issuance of any building permit. All community outreach efforts to solicit input from residents shall be coordinated through DOT and the Council Office. Potential mitigation measures may include, but are not limited to: installation of speed humps, diverters, turn restrictions, enforcement, geometric changes, signing and marking. Upon the expiration of three years after the issuance of the final certificate of occupancy of the entire project, the applicant may request a refund from DOT of any unused portion of these funds. However, the refund shall only be granted if DOT and the Council Office determine that all of the provisions of the Plan have been fully complied with and no additional improvements are necessary.

E. Highway Dedications and Improvements

Lankershim Boulevard is a designated Major Highway – Class II in the Streets and Highways Element of the City's General Plan. Standard Plan S-470-0, effective November 10, 1999, dictates that the standard cross section for a Major Highway – Class II is a 40-foot half-roadway on a 52-foot half right-of-way. Lankershim Boulevard consists of a 40-foot half-roadway and 45 to 50-foot half right-of-way. A two to seven foot dedication and widening along project frontage on Lankershim Boulevard will be required to bring the right-of-way and sidewalk up to the standard required by the General Plan.

Strathern Street is a designated Secondary Highway in the Streets and Highways Element of the City's General Plan. Standard Plan S-470-0, effective November 10, 1999, dictates that the standard cross section for a Secondary Highway is a 35-foot half-roadway on a 45-foot half right-of-way. Strathern Street consists of a variable half right-of-way. Variable dedication and widening along project frontage on Strathern Street will be required to bring the right-of-way, roadway and sidewalk up to the standard required by the General Plan.

The applicant should contact the Bureau of Engineering (BOE) to determine exact dedication and widening standards and to ensure compliance of these requirements of the municipal code. The applicant should contact BOE to determine any other required street improvements.

All required street improvements shall be guaranteed through the B-permit process of BOE before the issuance of any building permit for this project. The street dedication shall be completed through Edmond Yew in the Land Development Group, (213) 977-7095. These measures shall be completed to the satisfaction of DOT and BOE prior to the issuance of any certificate of occupancy.

F. Site Access and Internal Circulation

This determination does not include final approval of the project's driveways, internal circulation, and parking scheme. However, the following general comments do apply:

1. All loading/unloading of goods shall be accomplished on site and shown on the site plan.
2. Two-way driveways shall be 30 feet wide and one-way driveways shall be 16 feet wide, exclusive of side slopes. To minimize conflict between vehicles using adjoining driveways, a minimum of 50-feet of full-height curb shall be provided between driveways.
3. To avoid vehicles encroaching onto the public right-of-way, a minimum 40-foot reservoir space (distance between property line and first parking stall) shall be provided at all ingress driveways for lots containing 100 to 300 spaces, and a minimum 60-foot reservoir space shall be provided at all ingress driveways for lots containing more than 300 spaces.

Final DOT approval shall be obtained prior to issuance of any building permits. This should be accomplished by submitting a detailed site and/or driveway plan, at a scale of at least 1" = 40', to DOT's Valley Development Review Section at 6262 Van Nuys Boulevard, Suite 320, Van Nuys, 91401, prior to submittal of building plans for plan check to the Department of Building and Safety.

If you have any questions, you may contact me or Vicente Cordero of my staff at (818) 374-4699.

- c: Sixth Council District, Daniel Skoinick
Brian Gallagher, DOT East Valley District
Tim Conger, DOT Geometric Design
John Varguese, DOT Signal Design
Guido Marucut, DOT Accounting
Edmond Yew, BOE Land Development Group
Ali Nahass, BOE Valley District
George Rhyner, Crain & Associates

Table 1: Project Trip Generation Estimates

Project: Lankershim & Strathern Shopping Center

Use	Notes	Use Description	Size Unit	Daily Trips	A.M. Peak Hour			P.M. Peak Hour		
					In	Out	Total	In	Out	Total
Proposed development:										
1	ITE 820	Shopping center	40,300 S.F. Gr. Leasable Area	3,762	56	35	91	165	179	344
		Internal capture	5% of use 2	(65)	(1)	(1)	(2)	(3)	(3)	(6)
		Internal capture	10% of use 3	(248)	(13)	(14)	(27)	(8)	(9)	(17)
2	ITE 881	Pharmacy/drugstore, with drive-thru	14,700 S.F. Gross Floor Area	1,296	22	17	39	62	65	127
		Internal capture	5% of use 2	(65)	(1)	(1)	(2)	(3)	(3)	(6)
3	ITE 934	Fast food with drive thru	5,000 S.F. Gross Floor Area	2,481	136	130	266	90	83	173
		Internal capture	10% of use 3	(248)	(14)	(13)	(27)	(9)	(8)	(17)
Total new adjacent proposed trips:				6,913	185	153	338	294	304	598
Pass-by reductions for vehicles:										
1		Shopping center	50%	(1,725)	(21)	(10)	(31)	(77)	(64)	(161)
2		Pharmacy/drugstore, with drive-thru	40%	(492)	(8)	(7)	(15)	(24)	(24)	(48)
3		Fast food with drive thru	50%	(1,117)	(61)	(59)	(120)	(41)	(37)	(78)
Total new non-adjacent proposed trips:				(3,334)	(90)	(76)	(166)	(142)	(145)	(287)
Existing development:										
9	ITE 817	Nursery (garden center)	4 Acres	385	5	5	10	15	15	30
10	ITE 942	Auto care center	1,520 S.F. Gr. Leasable Area	24	3	1	4	3	2	5
11	ITE 210	Single family detached housing	4 Dwelling Units	54	3	9	12	2	4	6
Total existing adjacent trips:				463	11	15	26	20	21	41
Pass-by reductions for vehicles:										
9		Nursery (garden center)	20%	(77)	(1)	(1)	(2)	(3)	(3)	(6)
10		Auto care center	10%	(2)	-	-	-	-	-	-
Total existing non-adjacent trips:				384	10	14	24	17	18	35
Net project trips:				3,195	85	63	148	135	141	276

Table 2: Significant Transportation Impact Thresholds

Level of Service	Projected Future Volume to Capacity Ratio (V/C), Including Project	Project-Related Impact (Δ V/C)
C	between 0.701 and 0.800	≥ 0.040
D	between 0.801 and 0.900	≥ 0.020
E, F	≥ 0.901	≥ 0.010

**Table 3: Summary of Volume to Capacity Ratios (v/c) and Levels of Service (LOS)
Lankershim & Strathern Shopping Center**

Intersection	Peak Hour	Year 2008 Existing		Year 2011 w/out Project		Year 2011 with Project		Project Impact $\Delta v/c$	Year 2011 with mitigation	
		v/c	LOS	v/c	LOS	v/c	LOS		v/c	$\Delta v/c$
1. Roscoe Blvd/ Webb Ave	AM	0.571	A	0.568	A	0.576	A	0.008		
	PM	0.572	A	0.544	A	0.555	A	0.011		
2. Roscoe Blvd- Tuxford St/ Lankershim Blvd	AM	0.593	A	0.587	A	0.596	A	0.009		
	PM	0.638	B	0.615	B	0.630	B	0.015		
3. Strathern St/ Laurel Canyon Blvd	AM	0.561	A	0.563	A	0.565	A	0.002		
	PM	0.623	B	0.606	B	0.613	B	0.007		
4. Strathern St/ Webb Ave/ Lankershim Blvd	AM	0.802	D	0.805	D	0.840	D	0.035*	0.764	-0.041
	PM	0.875	D	0.876	D	0.939	E	0.063*	0.879	0.003
5. Strathern St/ Tujunga Ave	AM	0.721	C	0.716	C	0.729	C	0.013		
	PM	0.730	C	0.701	C	0.728	C	0.027		
6. Blythe St/ Lankershim Blvd	AM	0.442	A	0.516	A	0.582	A	0.066	0.557	0.041
	PM	0.469	A	0.540	A	0.752	C	0.212*	0.664	0.124
7. Saticoy St/ Lankershim Blvd	AM	0.599	A	0.581	A	0.587	A	0.006		
	PM	0.627	A	0.605	B	0.619	B	0.014		
8. Sherman Way/ Lankershim Blvd	AM	0.758	C	0.741	C	0.746	C	0.005		
	PM	0.773	C	0.743	C	0.752	C	0.009		
9. Vanowen St/ Lankershim Blvd	AM	0.744	C	0.739	C	0.741	C	0.002		
	PM	0.767	C	0.749	C	0.764	C	0.015		

*Significant traffic impact

Table 4: Residential Street Impact Analysis

Location	Year 2008 Existing ADT	Year 2011 Without Project ADT	Year 2011 Project Traffic	Year 2011 With Project ADT	Year 2011 % Project Traffic	Significant Impact
Blythe Street, west of Lankershim Boulevard	572	607	258	865	42.5%	YES

EXHIBIT E3

CITY OF LOS ANGELES

CALIFORNIA



NORTH HOLLYWOOD NORTH
EAST NEIGHBORHOOD
COUNCIL

P. O. Box 16478
North Hollywood, CA
91615-0478

NoHoNorthEastNC@gmail.com

L.A. DOME TELEPHONE
(818) 756-9628

BOARD MEMBERS of NHNENC:

Randal Luse - Pres.
Inez T. Morin - Int. Treas.
Wung Chiang
Florence Dorick
Al Henriquez
Philip Manson

Emie Moscoso - V-Pres.
J. Eric Freedner - Sec.
Donald Corton
Judy Harris-Brice
Loretta Luse
Katie Pelych
Sarah Ramsawack

April 20, 2009

Office of Councilman Tony Cardenas
14410 Sylvan Street - Room 215
Van Nuys, CA 91401

Joanne Carras
Lankershim Retail Group
24518 Town Center Drive, #8
Valencia, CA 91355

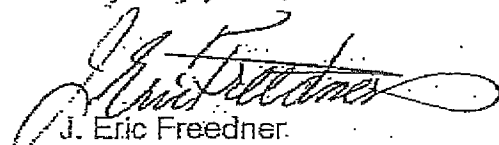
Re: Lankershim & Strathern Center, North Hollywood, CA

Dear Councilman Cardenas:

At its regular monthly meeting held April 13, 2009, the Board of North Hollywood North East Neighborhood Council the Lankershim & Strathern Center came on as an Agenda item. Jose Acevedo, Joanne Carras and Christopher Compton described the proposed development and took questions from the Board and public. Upon conclusion of the question-and-answer period, the Board by motion of Emie Mossoro, seconded by Florence Dorick, voted its unanimous support of the project as presented.

We attach a copy of our Minutes of the meeting. The Board directed that this letter be sent to both Councilman Cardenas and Ms. Carras on behalf of the developers, for such purpose as they deem appropriate, including entry into a public record at any forthcoming hearing on this matter.

Very truly yours,


J. Eric Freedner
Secretary, NHNENC

Determination Letter
CPC-2008-4744-GPA-ZC-BL-ZV-CU-
CUB-ZAA-SPR
Mailing Date: 4/29/10 & 5/20/10

Tony Cardenas – CD 6
City Hall, Room 455
Mail Stop 210

Applicant
Cynthia Futter
Lankershim Retail Group LLC
2463 Ashland Avenue
Santa Monica, CA 90405

Representative
Michael Laughlin PSOMAS
555 South Flower Street, Ste 4400
Los Angeles, CA 90071

Karl Kunah
8148 Irvine Avenue
N. Hollywood, CA 91605

Chris Compton
350 N. Glenoak Boulevard
Burbank, CA 91502

Galit Ambar
11660 Strathern Avenue
N. Hollywood, CA 91605

Amnon Ambar
11656 Strathern Avenue
N. Hollywood, CA 91605

Daniel Skolnick CD 6
City Hall, Room 455
Mail Stop 210

Margaret Carroll Carroll Law Grp.
2663 Centinela
Santa Monica, CA 90405

Martha Stevens
4288 Klumys Avenue
Studio City, CA 91602

Paul Samek SCNHC
4461 Van Noord Avenue
Studio City, CA 91604

Sarah Ramsawack NHNE NHC
12240 Milldale Court
North Hollywood, CA 91605

Sergio Barreno
8022 Troost Avenue
North Hollywood, CA 91605

L. Hiatt
P.O. Box 1086
Studio City, CA 91614

Holly Grzywacz
5850 Canoga Avenue, Ste. 650
Woodland Hills, CA 91367

Clyde Miyatn
7934 Lankershim Boulevard
N. Hollywood, CA 91605

Rhoda Rosen
13331 Moorpark Street #355
Sherman Oaks, CA 91423

Jae Kim
City Planner
City Hall, Room 721
Mail Stop 395

Street Services via e-mail
Greg.monfette@lacity.org

Transportation via e-mail
Taimour.tanavoli@lacity.org

Engineering via e-mail
Mohammed.irillian@lacity.org

Fae Tsukamoto- G.I.S Section
City Hall, Room 825
Mail Stop 395

Liaison via e--mail
Nelson.larios@lacity.org
Tony.staples@lacity.org
Iris.fagar-awakuni@lacity.org

Fire via e-mail
Marylou.najera@lacity.org

Karemeon.waddell-peterson@abc.ca.gov
Joann.aguilar@abc.ca.gov
Margot.hoffman@abc.ca.gov
VNY.Direct@abc.ca.gov
E8272@lapd.lacity.org

James Williams
CEA I
James.k.williams@lacity.org