



CITY OF LOS ANGELES
 DEPARTMENT OF CITY PLANNING
 City Hall 200 North Spring Street Los Angeles CA 90012

NOTICE OF PUBLIC HEARING

- To Owners:** Within a 100-Foot Radius
 Within a 500-Foot Radius
 Abutting a Proposed Development Site
- And Occupants:** Within a 100-Foot Radius
 Within a 500-Foot Radius
 Interested Parties/Others
- And:**

see in mail 10/10/20

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 8842 West Foothill Boulevard (primary); 8800-8850 West Foothill Boulevard, 8950 West Fenwick Street, 10455-10521 North Sunland Boulevard

Case No.: APCNV-2019-4521-ZC-SPE-ZV-SPP-CU **Council No:** 7 – Rodriguez

CEQA No.: ENV-2019-4522-CE **Related Cases:** None

Hearing Held By: North Valley Area Planning Commission

Date: November 5, 2020 **Plan Area:** Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon

Time: After 4:30pm **Zone:** C2-1L, P-1L

Place: In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the North Valley Area Planning Commission meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>]. **Plan Overlay:** Foothill Boulevard Corridor Specific Plan **Land Use:** Neighborhood Commercial

The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting apcnorthvalley@lacity.org

Staff Contact: Christine Bustillos, Planning Assistant
 6262 Van Nuys Blvd, Room 430
 Van Nuys, CA 91401
 Christine.Bustillos@lacity.org
 (818) 374-5072

Applicant: GFGK, LLC
Representative: Jonathan Lonner,
 Burns & Bouchard, Inc.

PROPOSED PROJECT:

The proposed project is for signage, hours of operation, and landscaping at an existing commercial center comprised of retail and restaurant uses and associated surface parking. The applicant is proposing the removal of an existing pole sign, and the construction, use, and maintenance of two (2), double-sided, 40 feet in height pole signs with areas of 425 square feet per side (850 square feet total) and 385 square feet per side (770 square feet total). The applicant is also proposing two (2) 8 feet in height, double-sided monument signs with an area of 35 square feet per side (70 square feet total). Additionally, the project includes a signage plan for the shopping center comprised of 36 wall signs. The signage plan proposes four (4) 300-square foot signs, six (6) 200-square foot signs, seven (7) 150-square foot signs, and nineteen (19)

75-square foot signs. The project site is 9.5 acres (413,996 square feet) in area and located in the C2-1L and P-1L Zones. The site is currently improved with a two-story, 159,154 square-foot commercial shopping center, two restaurant buildings, and a surface parking lot. No changes to the existing buildings are proposed. The existing, legal non-conforming pole sign adjacent to Coco's Restaurant will remain. The applicant is proposing hours of operation for the entire site of 24 hours a day seven days a week. There are no trees proposed for removal. Less than 500 cubic yards of soil will be graded. The site is located within Major Activity Area No. 1 of the Foothill Boulevard Corridor Specific Plan.

REQUESTED ACTION(S):

1. The North Valley Area Planning Commission shall consider an Exemption from CEQA pursuant to CEQA Guidelines Section 15301, Class 1, Section 15305, Class 5, and Section 15311, Class 11 and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 F, a **Zone Change** from C2-1L and P-1L to C2-1L.
3. Pursuant to LAMC Section 12.27, a **Zone Variance** to permit one (1) pole sign with 425 square feet in area per side (850 square feet total) and one (1) pole sign with 385 square feet in area per side (770 square feet total), in lieu of the 400 square foot total area permitted for both sides by LAMC Section 14.4.12.
4. Pursuant to LAMC Section 11.5.7, a **Specific Plan Exception** to permit one (1) pole sign with 425 square feet per side, one (1) pole sign with 385 square feet per side, four (4) 300-square foot wall signs, six (6) 200-square foot wall signs, and seven (7) 150-square foot wall signs, in lieu of the 75-square foot maximum size permitted for wall and freestanding signs by the Foothill Boulevard Corridor Specific Plan.
5. Pursuant to LAMC Section 11.5.7, a **Specific Plan Exception** to permit a total of 36 wall signs, in lieu of the maximum of three signs of any type which are permitted on a lot by the Foothill Boulevard Corridor Specific Plan.
6. Pursuant to LAMC Section 11.5.7, a **Specific Plan Exception** to exceed the total sign area of two square feet for each linear foot of building frontage to permit a total of 2,025 square feet of wall signs along the Sunland Boulevard, and to permit a total of 2,550 square feet of wall signs along the Fenwick Street and Foothill Boulevard frontages.
7. Pursuant to LAMC Section 11.5.7, a **Specific Plan Exception** to permit two (2) 40 feet in height pole signs, in lieu of the 25-foot height limit permitted by the Foothill Boulevard Corridor Specific Plan.
8. Pursuant to LAMC Section 11.5.7, a **Project Permit Compliance Review** to permit a Master Sign Program to allow 36 wall signs at an existing 2-story, 159,154 square foot commercial shopping center with two detached, existing restaurant buildings.
9. Pursuant to LAMC Section 12.24 W.27, a **Conditional Use** to permit a commercial shopping center with hours of operation (24 hours per day, 7 days a week) which deviate from the operating conditions enumerated in LAMC Section 12.22 A.23(b).
10. Pursuant to LAMC Section 12.24 W.27, a **Conditional Use** to permit a commercial shopping center with two (2) pole signs which deviate from the development standards enumerated in LAMC Section 12.22 A.23(a).
11. Pursuant to LAMC Section 12.24 W.27, a **Conditional Use** to permit a commercial shopping center with landscaped buffer which deviates front the landscaping development standards enumerated in LAMC Section 12.22 A.23(a).

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

FILE REVIEW - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. **Files are not available for review the day of or day before the hearing.**

AGENDAS AND REPORTS- Commission Agendas are accessible online at planning.lacity.org, by selecting "Commissions & Hearings", the specific Area or City Planning Commission and "Agendas". Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda.

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

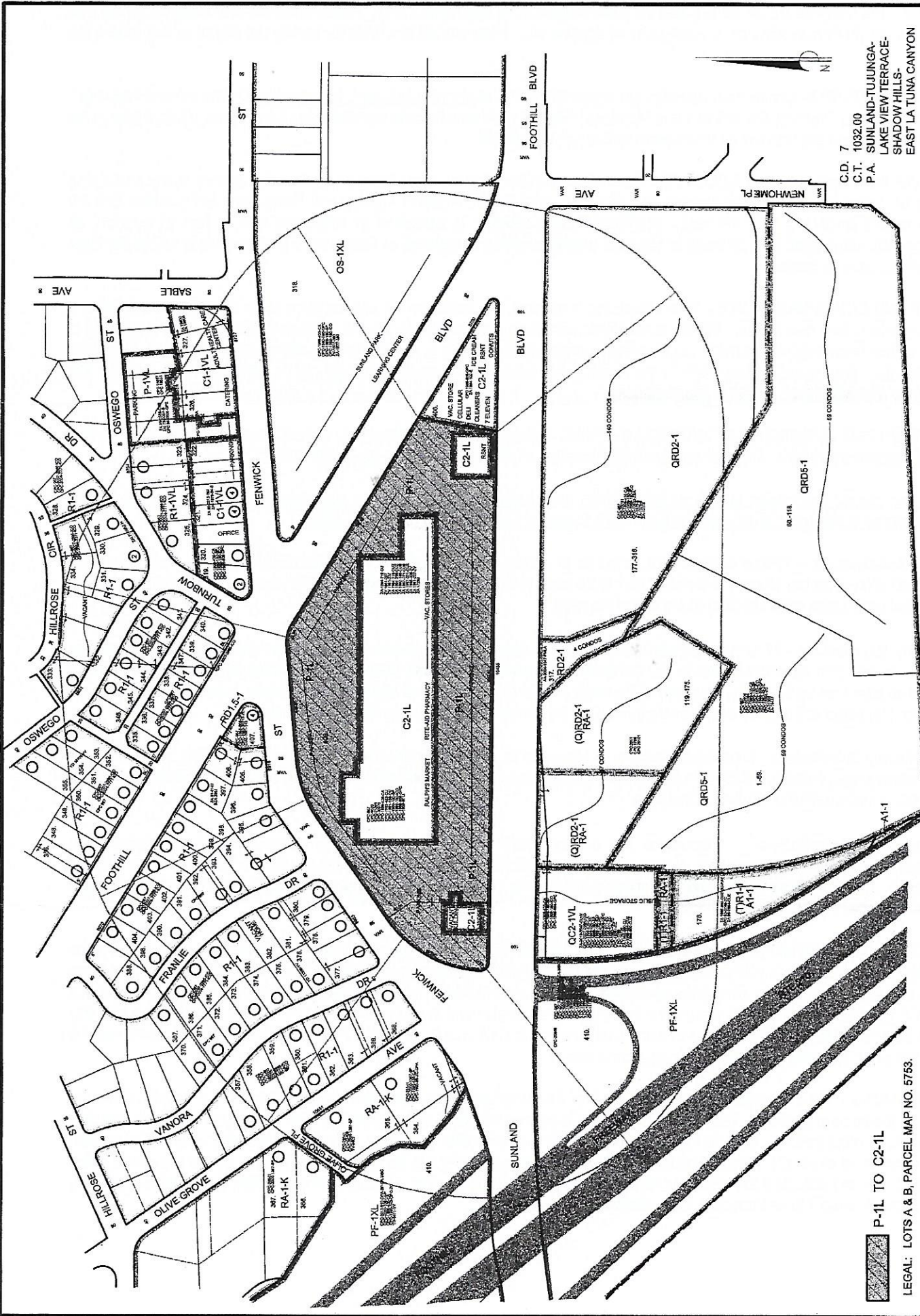
REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. The case number must be written on all communications, plans and exhibits.

Please see revised submission guidelines below which have been modified in order to accommodate the conduct of the public hearing telephonically in conformity with the Governor's Executive Order N-29-20 (March 17, 2020).

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. These must be submitted electronically to the Commission email identified on the front of this page.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at planning.lacity.org by selecting "Commissions & Hearings" and selecting the specific Commission.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - 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 agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

ACCOMMODATIONS - 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. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.



P-1L TO C2-1L

LEGAL: LOTS A & B, PARCEL MAP NO. 5753.

GC MAPPING SERVICE, INC.
 3055 WEST VALLEY BOULEVARD
 ALHAMBRA, CA 91803
 (626) 441-1080 FAX (626) 441-8850
 gcmapping@radiusmaps.com

ZONE CHANGE
SPECIFIC PLAN EXCEPTION
PROJECT PERMIT COMPLIANCE
CONDITIONAL USE-COMMERCIAL CORNER

9.50 NET AC.

C.D. 7
 C.T. 1032.00
 P.A. SUNLAND-TUJUNGA-
 LAKE VIEW TERRACE-
 SHADOW HILLS-
 EAST LA TUNA CANYON

SCALE: 1" = 100'
 USES FIELD
 D.M. 204 B 185, 204 B 189,
 207 B 185, 207 B 189
 T.B. PAGE: 503 GRID: E-3