



NOTICE OF PUBLIC HEARING

RE-SCHEDULING OF PUBLIC HEARING

- | | |
|---|---|
| To Owners:
<input type="checkbox"/> Within a 100-Foot Radius
<input checked="" type="checkbox"/> Within a 500-Foot Radius
<input type="checkbox"/> Abutting a Proposed Development Site | And Occupants:
<input type="checkbox"/> Within a 100-Foot Radius
<input checked="" type="checkbox"/> Within a 500-Foot Radius
And:
<input type="checkbox"/> Interested Parties/Others |
|---|---|

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:	Hearing Officer for the North Valley Area Planning Commission		
Date:	March 2, 2020 March 6, 2020	Plan Area	Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon
Time	10:00am 2:00pm	Zone:	C2-1L, P-1L
Place:	Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Boulevard, Room 1B Van Nuys, CA 91401	Plan Overlay:	Foothill Boulevard Corridor Specific Plan
Staff Contact:	Christine Bustillos, Planning Assistant 6262 Van Nuys Blvd, Room 430 Van Nuys, CA 91401 Christine.Bustillos@lacity.org (818) 374-5072	Land Use:	Neighborhood Commercial
		Applicant:	GFGK, LLC
		Representative:	Jonathan Lonner, Burns & Bouchard, Inc.

PROPOSED PROJECT:

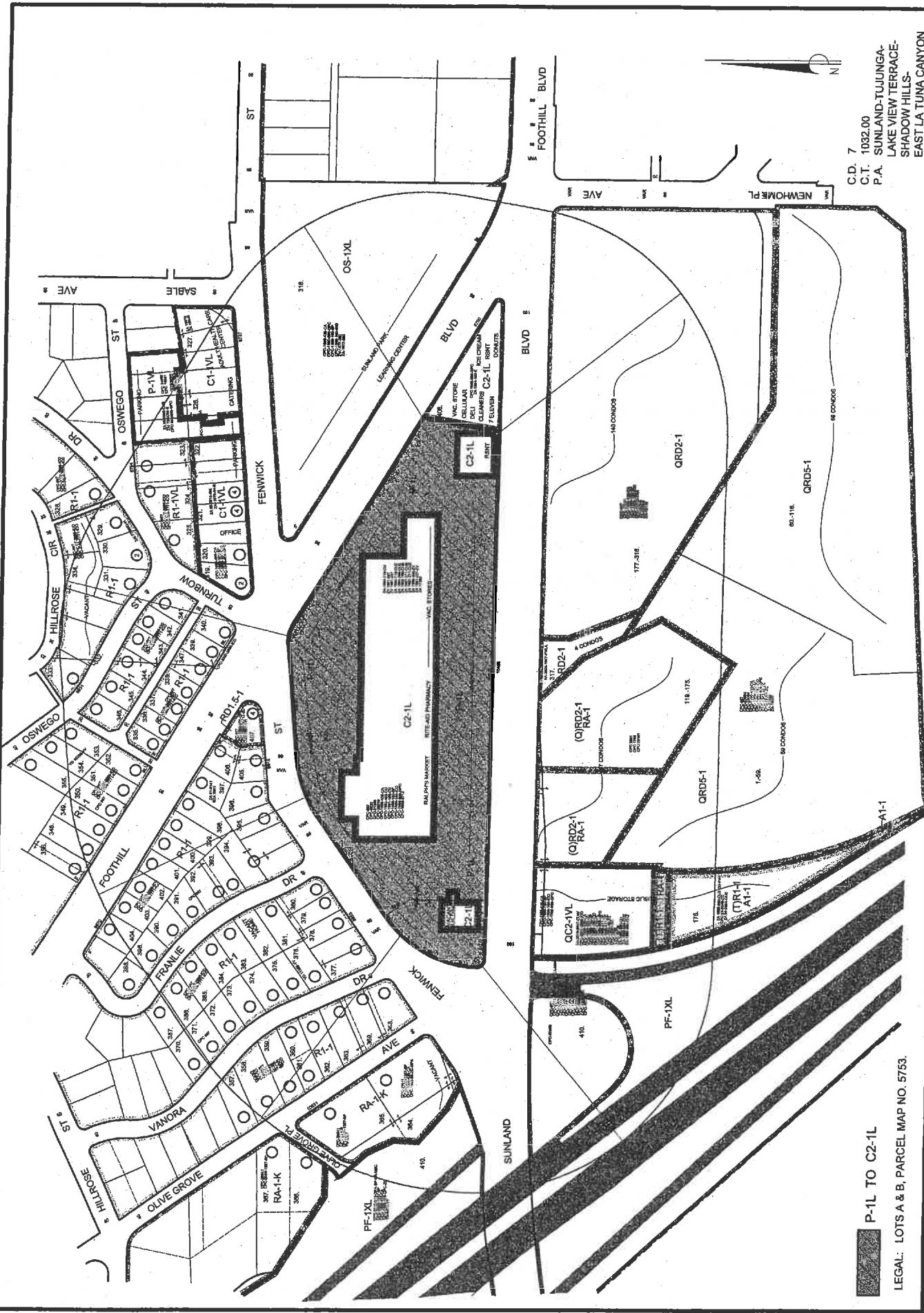
The project is the removal of an existing pole sign, and the construction, use, and maintenance of two (2), double-sided, 40 feet in height pole signs with total areas of 427 square feet and 402 square feet and two 8 feet in height, double-sided monument signs with a total area of 63.2 square feet. Additionally, the project includes a signage plan comprised of 27 wall signs at an existing shopping center. The signage plan proposes four (4) 300-square foot signs, six (6) 200 square foot signs, five (5) 150-square foot signs, and twelve 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 and a surface parking lot. No changes to the existing building are proposed. The applicant is proposing to maintain the existing hours of operation for the 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 13511, 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) 427-square foot, double-sided pole sign and one (1) 402-square foot, double-sided pole sign, in lieu of the 400 square foot maximum area permitted by LAMC Section 14.4.12.
4. Pursuant to LAMC Section 11.5.7, a **Specific Plan Exception** to permit one (1) 427-square foot, double-sided pole sign, one (1) 402-square foot, double-sided pole sign, four (4) 300-square foot wall signs, six (6) 200-square foot wall signs, and four (4) 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 27 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 permit a total of 1,725 square feet of wall signs along the Sunland Boulevard, and to permit a total of 2,325 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 a 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 12.24 W.27, a **Conditional Use** to permit a commercial shopping center with hours of operation which deviate from the operating conditions enumerated in LAMC Section 12.22 A.23(b).
9. 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).
10. Pursuant to LAMC Section 12.24 W.27, a **Conditional Use** to permit a commercial shopping center with landscaped buffer which deviates from the landscaping development standards enumerated in LAMC Section 12.22 A.23(a).



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

CASE NO.
 DATE: 09-19-2019
 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

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

9.50 NET AC.

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

