

**PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE**

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
APCNV-2015-2330-ZC	ENV-2015-2331-MND	6 - Martinez
PROJECT ADDRESS:		
9502-9508 N. Van Nuys Blvd., 14533-14535 W. Plummer Street		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Raffiollah Cohen 10680 West Pico Blvd., Suite 300 Los Angeles, CA 90064	310-694-6584	rafficonstruction@gmail.com
<input type="checkbox"/> New/Changed		
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Kiran Rishi	818-374-5038	kiran.rishi@lacity.org
APPROVED PROJECT DESCRIPTION:		
<p>The project is the demolition of existing structures and construction of a new single-story retail building totaling 8,342 square feet with a height of 16'-6" on a 27,075 square foot lot.</p>		

COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)

1. Adopted the staff Findings, including the Environmental Findings.
2. Adopted the revised conditions and plans dated January 21, 2016.
3. Recommended that the City Council adopt a Zone Change from [Q]C2-1VL and RA-1VL to (T)(Q)C2-1VL, subject to the (Q) and (T) Conditions of Approval.
4. Recommended that the City Council adopt Mitigated Negative Declaration ENV-2015-2331-MND.
5. Advised 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.
6. Advised the Applicant that pursuant to the State Fish and Wildlife Code Section 711.4, a Fish and Wildlife and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice and Determination (NOD) filing.

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

Zone Change

FINAL ENTITLEMENTS NOT ADVANCING:

None

ITEMS APPEALED:

None.

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input checked="" type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/>
<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program	<input type="checkbox"/>
<input checked="" type="checkbox"/> Zone Change Map	<input type="checkbox"/>	<input type="checkbox"/> Other _____	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>		
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Exhibit A - Site Plan	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Mailing List	<input type="checkbox"/>		
<input type="checkbox"/> Land Use	<input type="checkbox"/>		
<input type="checkbox"/> Other _____	<input type="checkbox"/>		

NOTES / INSTRUCTION(S):

If the Commission has *disapproved* the Zone Change request, in whole or in part, only the applicant may appeal that disapproval to the City Council within 20 days after the mailing date of this determination. Any appeal not filed within the 20-day period shall not be considered by the Council.

FISCAL IMPACT STATEMENT:

Yes

No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
January 21, 2016	4 - 0
LAST DAY TO APPEAL:	APPEALED:
N/A	
TRANSMITTED BY:	TRANSMITTAL DATE:
Randa Hanna <i>Randa Hanna</i>	FEB 25 2016



NORTH VALLEY AREA PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

Determination Mailing Date: FEB 25 2016

CASE # APCNV-2015-2330-ZC
CEQA: ENV-2015-2331-MND

Location: 9502-9508 N. Van Nuys Blvd.
14533-14535 W. Plummer Street
Council District: 6 - Martinez
Plan Area: Mission Hills-Panorama City-
North Hills
Zone: [Q]C2-1VL; RA-1VL

Applicant: Raffiollah M. Cohen / Cohen
Construction Co. Inc.

At its meeting of **January 21, 2016**, the North Valley Area Planning Commission took the following action:

1. Adopted the staff Findings, including the Environmental Findings.
2. Adopted the revised conditions and plans dated January 21, 2016.
3. Recommended that the City Council adopt a Zone Change from [Q]C2-1VL and RA-1VL to (T)(Q)C2-1VL, subject to the (Q) and (T) Conditions of Approval.
4. Recommended that the City Council adopt Mitigated Negative Declaration ENV-2015-2331-MND.
5. Advised 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.
6. Advised the Applicant that pursuant to the State Fish and Wildlife Code Section 711.4, a Fish and Wildlife and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice and Determination (NOD) filing.

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: Commissioner Anguiano
Seconded: Commissioner Cadena
Ayes: Commissioners Garcia and Harootonian
Absent: Commissioner Sampson

Vote: 4 - 0


Randa M. Hanna, Commission Executive Assistant
North Valley Area Planning Commission

If the Commission has ***disapproved*** the Zone Change request, in whole or in part, **only the applicant** may appeal that disapproval to the City Council within 20 days after the mailing date of this determination. Any appeal not filed within the 20-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's public Counters at 201 North Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Room 251, Van Nuys. Forms are also available on-line at www.planning.lacity.org.

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.

Attachments: (T) Conditions, (Q) Conditions, Findings, Revised Conditions and plans dated January 21, 2016, Ordinance, Zone Change Map, Zone Change Signature Sheet

cc: Notification List
Kiran Rishi

(Q) QUALIFIED CONDITIONS OF APPROVAL
(Revised Conditions and Plans adopted January 21, 2016)

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

A. Development Conditions:

1. **Use.** The property shall comply with the use, restrictions/limitations, and area provisions of the C2 Zone, pursuant to LAMC Section 12.14, unless modified by herein conditions or subsequent action.
2. **Prohibited Uses.** No hotel or motel use shall be permitted.
3. **Residential Use.** Residential development shall be limited to the density permitted in the RE 11 Zone.
4. **Height.** The Project shall not exceed the height of 16'-6" pursuant to the plans labeled "Exhibit A" and attached to the subject case file.
5. **Building Line.** Pursuant to LAMC 12.32 R.4, the site plan shall be designed so no building, structure, wall, fence, hedge or other improvement shall be built within the space between the street line and the building line, unless the building line is first removed.
6. **Plot/Site Plan.** Prior to the issuance of any building permits for the subject project, detailed development plans, including site and elevation plans, and including complete landscape and irrigation plans prepared by a licensed landscape architect or architect, shall be submitted for review by the Department of City Planning for verification of compliance with the imposed conditions. The revised plans submitted to Building and Safety shall be in substantial conformance with the plans dated **May 15, 2015**, and labeled "**Exhibit A**", attached to the subject case file. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, and inclusion of all relevant conditions specified herein, and the intent of the subject permit authorization.
7. **Parking.** Automobile and bicycle parking shall be provided on-site as required by L.A.M.C. Sections 12.21 A.4 and 12.21 A.16, respectively, and to the satisfaction of the Department of Building and Safety. No tandem parking is permitted.
8. **Plant Materials.** Only drought tolerant and native landscaping shall be used to limit irrigation needs and conserve water. Mediterranean and other local climate-friendly plants may be used as a substitute for or incorporated with native species, but these plant materials shall be drought tolerant.

- B. Commercial Corner Development.** Pursuant to LAMC 12.22 A.23, **unless a conditional use is first approved**, the proposed development shall comply with the development standards and conditions of operation for a commercial corner development, including, but may not be limited to the following:

9. **Windows.** The exterior walls and doors of a ground floor containing non-residential uses that front adjacent streets shall consist of at least fifty percent transparent windows, unless otherwise prohibited by law.
10. **Lighting.** All public areas of the lot or lots not covered by a building shall have night lighting for safety and security. All other open exterior areas, such as walkways and trash areas, shall have low-level, security-type lighting. All exterior lighting shall be directed onto the lot or lots, and all flood lighting shall be designed to eliminate glare to adjoining properties. All parking areas shall have a minimum of $\frac{3}{4}$ foot-candle of flood lighting measured at the pavement.
11. **Signs.** No pole signs, projecting signs, or roof signs shall be permitted without first obtaining a conditional use permit. Monument signs and information signs shall be located only within the landscape-planted areas of the lot or lots.
12. **Utilities.** All new utility lines which directly service the lot or lots shall be installed underground. If underground service is not currently available, then provisions shall be made for future underground service.
13. **Walls.** A solid masonry wall at least six feet in height shall be erected along the lot lines of the lot where the lot abuts any residential zone or use, except for that portion where an access driveway is required by the City.
14. **Trash Storage.** Trash storage bins shall be located within a gated, covered enclosure constructed of materials identical to the exterior wall materials of the building. **The area shall be kept free of litter and trash bins shall be kept closed at all times when not in use.**
15. **Recycling Room.** Every Commercial Corner Development shall conform to the requirements of Section 12.21 A.19(c) of this Code.
16. **Landscaped Setback.** A landscaped, planted area having a minimum inside width of five feet shall be required along all street frontages of the lot and on the perimeters of all parking areas of the lot which abuts a residential zone or use.
17. **Irrigation System.** An automatic irrigation system shall be provided for all landscaped areas. This system shall be installed prior to the issuance of any certificate of occupancy.
18. **Graffiti.** All exterior wall surfaces shall at all times be kept free from graffiti and any signs of vandalism.
19. **Hours.** Parking lot cleaning and sweeping, and trash collections from and deliveries to a Mini-Shopping Center or Commercial Corner Development shall occur no earlier than 7a.m., nor later than 8p.m., Monday through Friday, and no earlier than 10a.m. nor later than 4p.m. Saturdays and Sundays.
20. **Hours of Operation.** Hours of operation shall be limited to 7a.m. to 11p.m. for all commercial uses on the subject property.

C. Design Conditions

21. At least three different textures, colors, materials, and distinctive architectural treatments shall be incorporated into the building façade on all sides of the development to add visual interest.
22. There shall be no chain link, barbed wire, or other spiked elements on the property.
23. There shall be no security bars or grates placed on windows.
24. Install electronic security to avoid the need for unsightly security grills and bars.
25. Ensure that store entrances are recessed, not flush, with the edge of the building façade to articulate the storefront and provide shelter for persons entering and exiting.
26. Use white or reflective paint on rooftops and light paving materials to reflect heat away from buildings and reduce the need for mechanical cooling.
27. All rooftop equipment such as air conditioning units, antennas and communication equipment, mechanical equipment, and vents shall be screened from the public right-of-way as well as adjacent residential uses.
28. All noise and odor-generating functions shall be enclosed in structures so as not to create a nuisance for building residents or adjacent neighbors.
29. Signs within the shopping center shall be part of a coherent design concept with regard to height, size, shape, location, and colors, and should be compatible with the architecture of the building.
30. Wall-mounted signage ~~should~~ **shall** not exceed 2 square feet of area per 1 linear foot of frontage of the site. The size and shape of a sign should be proportionate to the scale of the building and to the scale of adjacent signs.
31. Each commercial tenant ~~should~~ **shall** be limited to one sign per building facade of the leasehold facing a street or parking lot. The sign may include a logo, as well as text, but should not repeat any element on a given facade.

D. Environmental Conditions (ENV-2015-2331-MND):

32. **Landscape Plan.** All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.
33. **Surface Parking.** Environmental impacts may result from project implementation due to excessive ambient heat gain resulting from the new open-spaced parking lot. However, these impacts will be mitigated to a less than significant level by the following measures:
 - a. A minimum of one 24-inch box tree (minimum trunk diameter of two inches and a height of eight feet at the time of planting) shall be planted for every four new surface parking spaces.

- b. The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb, and landscape. An automatic irrigation plan shall be approved by the Department of City Planning.
 - c. Palm trees shall not be considered in meeting this requirement.
 - d. The genus or genera of the tree(s) shall provide a minimum crown of 30'- 50'. Please refer to City of Los Angeles Landscape Ordinance (Ord. No.170,978), Guidelines K - Vehicular Use Areas.
34. **Trash.** Open trash receptacles shall be located a minimum of 50 feet from the property line of any residential zone or use. Trash receptacles located within an enclosed building or structure shall not be required to observe this minimum buffer.
35. **Greenhouse Gases.** Low- and non-VOC containing paints, sealants, adhesives, solvents, asphalt primer, and architectural coatings (where used), or pre-fabricated architectural panels shall be used in the construction of the Project to reduce VOC emissions to the maximum extent practicable.
36. **Perimeter.** Fencing and Landscaping along the perimeter of the property lines will help to minimize disruption to the surrounding multi-residential uses.
37. **Tree Removal (Non-Protected Trees).** Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures: Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
38. **Increased Noise Levels (Demolition, Grading, and Construction Activities).** 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. The following shall apply:
- a. 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 Saturday. No Sunday construction shall be permitted.
 - b. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
 - c. The Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

E. Administrative Conditions

39. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review 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.
40. **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.
41. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these 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 assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
42. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
43. **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.
44. **Building Plans.** Page 1 of the grants 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.
45. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans.
46. **Mitigation Monitoring.** Pursuant to California State Public Resources Code Section 21081.6 and the California Environmental Quality Act, the applicant and any future owners, successors, heirs or assigns shall provide the Planning Department with status reports for assessing and ensuring the efficacy of the mitigation measures (environmental conditions) required herein.
 - a. Within 30 days of the effective date of this land use entitlement and prior to any Planning Department clearance of the conditions of approval contained herein, the applicant shall file a Mitigation Monitoring and Reporting Program (MMRP) in a manner satisfactory to the Planning Department which defines specific reporting and/or monitoring requirements to be enforced during Project implementation. Each environmental condition shall be identified as to the responsible mitigation monitor(s),

the applicable enforcement agency, the applicable monitoring agency and applicable phase of Project implementation as follows:

- i. Pre-construction (prior to issuance of a building permit);
- ii. Construction (prior to certificate of occupancy); and
- iii. Post-construction / maintenance (post-issuance of certificate of occupancy).

In some cases, a specific mitigation measure may require compliance monitoring during more than one phase of Project implementation. Such measures shall be noted within the discussion of the specific mitigation measure in the MMRP.

- b. The applicant shall demonstrate compliance with each mitigation measure in a written report submitted to the Planning Department and the applicable enforcement agency prior to issuance of a building permit or certificate of occupancy, and, as applicable, provide periodic status reports to the Planning Department regarding compliance with post-construction / maintenance conditions.
- c. If the environmental conditions include post-construction / maintenance mitigation measures, the applicant and all future owners, successors, heirs or assigns shall be obligated to disclose these ongoing mitigation monitoring requirements to future buyers of the subject property.
- d. The applicant and any future owners, successors, heirs or assigns shall reimburse the Planning Department for its actual costs, reasonably and necessarily incurred, necessary to accomplish the required review of periodic status reports.

47. **Indemnification.** INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does

- not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) Tentative Classification shall be removed, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

1. Dedication(s) and Improvement(s). 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).

Installation of 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. Some tree removal in conjunction with the street improvements may require Board of Public Works approval. The applicant should contact the Urban Forestry Division for further information at (213) 847-3077.

2. Responsibilities/Guarantees.
 - a. 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.
 - b. Prior to issuance of sign-offs for final site plan approval and/or project permits by the Planning Department, the applicant/developer shall provide written verification to the Planning Department 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 project design required by a public agency shall be documented in writing and submitted for review by the Planning Department.
3. Construction of necessary sewer facilities to the satisfaction of the Bureau of Engineering. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
4. Construction of necessary drainage facilities to the satisfaction of the Bureau of Engineering.
5. Construction of tree wells and planting of street trees and parkway landscaping to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance.
6. Preparation of a parking area and driveway plan to the satisfaction of the appropriate Valley District Office of the Bureau of Engineering and the Department of Transportation. The driveway, parking and loading area(s) shall be developed substantially in conformance with the provisions and conditions of the subject Department of Transportation authorization. Emergency vehicular access shall be subject to the approval of the Fire Department and other responsible agencies.
7. Installation of street lights to the satisfaction of the Bureau of Street Lighting.

9502-9508 N Van Nuys Blvd; 14533-14535 W Plummer St

8. That street lighting modifications be required at an intersection if there are improvements by the Department of Transportation (also for off-site improvements).
9. Preparation of a plot plan to the satisfaction of the Fire Department.
10. Making any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights-of-way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05N, to the satisfaction of the Department of Telecommunications.
11. Police Department. Preparation of a 'plot plan in conformance with the Design Out Crime Guideline Booklet and guidelines defined in the Crime Prevention Through Environmental Design (CPTED) handbook to mitigate impacts on police services. Police recommendations may include but are not limited to secured parking, security fencing, security lighting, information signs, building design and landscaping to reduce places of potential concealment. The plans shall be to the satisfaction of LAPD Crime Prevention Section Personnel.
12. Notice: Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.
13. 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.
14. Covenant. Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.
15. Recreation and Parks. Per Section 12.33 of the Los Angeles Municipal Code, the applicant shall dedicate land for park or recreational purposes or pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.

ZONE CHANGE FINDINGS

A. General Plan/Charter Findings

1. **General Plan Land Use Designation.** The subject property is located within the Mission Hills – Panorama City – North Hills Community Plan, updated and adopted by the City Council on June 9, 1999. The existing Plan designates the subject property with a General Commercial Land Use. The proposed zone change to (T)(Q)C2-1VL is consistent with the land use designation on the plan map and thus is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan. Approval of the requested Zone Change would keep the property in substantial conformance with surrounding General Plan Land Uses and zones.
2. **General Plan Text.** The Mission Hills – Panorama City – North Hills Community Plan text includes the following relevant land use goals, objectives, policies and programs:

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

Objective 2-1 To conserve, strengthen, and encourage investment in all commercial districts

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

The requested zone change and proposed project is for a commercial use on a lot designated General Commercial. The zone change will remove the portion of the lot zoned for residential uses and ensure that the full potential for commercial use of the lot is being utilized. The site is located across Van Nuys Boulevard from another commercial shopping center and will help contribute to the strong commercial base at this intersection.

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 development.

The proposed project is compatible with the size and scale of surrounding developments and uses. Located along Van Nuys Boulevard, this project will be compatible with surrounding commercial and multi-family residential scale. The proposed project is similar in size and scale to the existing commercial uses on site as well as the commercial center across the street in that the proposed project is one-story and set back from the street with parking in front. However, the proposed project will enhance the aesthetics of the existing site and provide more community-serving commercial uses that will create a variety of jobs for the surrounding community.

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

Policy 2-3.1 Require that any proposed development be designed to enhance and be compatible with adjacent development.

The proposed development will enhance adjacent development through the site

conditions contained herein, including required landscaping on the lot and varied colors, textures, and materials in building design. Surrounding developments are one and two story commercial and multi-family residential uses of varying architectural styles and the proposed building will be compatible with adjacent development. The enhancements from the conditioned design elements as well as use and operation restrictions will enhance the intersection. The on-site parking will ensure that there are minimal parking impacts on surrounding residential uses or congestion on Plummer Street or Van Nuys Boulevard.

Policy 2-3.2 Preserve community character, scale, and architectural diversity.

The proposed project will meet the objectives and policies of the Community Plan outlined by providing commercial uses that better serve the community than the existing commercial uses. The size, scale, and character of the proposed project conforms to surrounding developments. The design of the building has been conditioned to provide visual interest as well as provide an inviting exterior, by prohibiting the use of grills or gates, chain link fencing, and requiring landscaping along the street frontages and throughout the parking lot.

Objective 2-4 To maintain and increase the commercial employment base for community residents whenever possible.

Policy 2-4.1 Protect commercial plan designations so that commercial development is encouraged.

The requested zone change and proposed project is compatible with the commercial plan designations and will maximize commercial development in an existing General Commercial Land Use designation. A portion of the site is currently zoned RA-1VL and the zone change will create an entirely C2 zone, protecting the existing commercial plan designation.

The subject site has been conditioned to prohibit the hotel and motel uses and restrict residential density to densities permitted in the RE-11 zone to prohibit the development of apartment buildings at this site, as established under the existing [Q] conditions on the site under Ordinance 164,750.

The proposed project will meet the objectives and policies of the Community Plan outlined by maintaining the commercial uses in commercial land use designations and along main commercial corridors. The required street improvements, landscaping, and façade upgrades from the new construction of a commercial building will enhance the aesthetics of this corner and provide more community-oriented retail uses such as restaurants and small business offices that will benefit the surrounding residents.

The subject site is located adjacent to similarly zoned commercial uses along Van Nuys Boulevard and multi-family residential zones and uses along Plummer Street. The requested Zone Change directly conforms to the objectives of the Community Plan by providing a commercial space in a General Commercial Land Use Designation. The requested Zone Change will maintain the mode and character of the neighborhood and create a project that is of similar size and scale to surrounding properties.

The site has been conditioned to reduce the impacts from a new commercial center on surrounding and abutting residential uses. Conditions contained herein - including parking,

landscaping, screened equipment, trash enclosures, hours of operation and delivery, and signage – have all been included to reduce impacts from this new construction on the surrounding neighborhood. The site is currently operating with a used auto sales center, single family home, and finance office and the proposed development will better cater to the surrounding residents.

Applicable footnotes for this site include limiting the Height District to 1VL, and gross acreage includes streets.

Therefore, as conditioned, the recommended development meets the objectives of the Community Plan, is permitted in the C2 Zone and is consistent with the general plan land use designation.

B. Entitlement Findings

1. **Zone Change, L.A.M.C. Sec. 12.32-F:** The recommended zone change is in conformance with the public necessity, convenience, general welfare or good zoning practice in that:

The (T)(Q)C2-1VL zone is consistent with the existing General Commercial General Plan Land Use designation in that this land use category allows for a corresponding zone of C2. The subject site is currently zoned approximately two-thirds C2 and one-third RA. The project is convenient in location to several major streets, including Van Nuys Boulevard and Plummer Street, both of which transverse the majority of the San Fernando Valley, and the project will provide improvements to the adjacent public right-of-way, and as an infill project will have adequate access to existing City services and infrastructure. The construction of a 8,342 square foot shopping center will be compatible with surrounding land uses while contributing to the diversity of land uses in this area, both commercial and multi-family residential. Furthermore, such zone change will be in good zoning practice by providing a harmonious density and land use activity for the vicinity.

The site is currently housing an auto repair garage, used auto sales outlet and finance office. The existing single family home and detached garage on the RA-1VL zoned portion of the lot was built in the 1950's. The requested Zone Change for the entire lot to become commercial will contribute to the strong commercial base along Van Nuys Boulevard throughout the San Fernando Valley as well as contribute to the goals for commercial zones and uses in the Missions Hills – Panorama City – North Hills Community Plan.

Conditions have been placed on the approval to ensure that the proposed project does not have a negative impact on the surrounding neighborhood and the existing [Q] conditions have been retained. Design conditions have been imposed on the property to provide a visually interesting building at this site.

The action, as recommended, has been made contingent upon compliance with the "(T)" conditions imposed herein. Such limitations are necessary to protect the best interests of and to assure developments and improvements more compatible with surrounding properties, and to secure an appropriate development in harmony with the General Plan.

C. CEQA Findings

Environmental. The Environmental Review Section of the Planning Department issued the proposed project a Mitigated Negative Declaration ENV-2015-2331-MND on November 18, 2015. On the basis of the whole of the record before the lead agency including any comments

9502-9508 N Van Nuys Blvd; 14533-14535 W Plummer St

received, the lead agency finds that there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the North Valley Environmental Review Section of the Planning Department in Room 430, 6262 Van Nuys Blvd., Van Nuys.

APCNV-2015-2330-ZC
9502-9508 N Van Nuys Blvd; 14533-14535 W Plummer St

Sec. _____. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

Holly L. Wolcott , City Clerk

By _____ Deputy

Approved _____

Mayor

Pursuant to Section 558 of the City Charter, the North Valley Area Planning Commission on January 21, 2016, recommended this ordinance be adopted by the City Council.



Randa M. Hanna, Commission Executive Assistant
North Valley Area Planning Commission

File No. _____

ORDINANCE NO. _____

An ordinance amending Section .12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

NOVICE ST

100

S'LY LINE OF LOT 12, TR 12139

280

(T)(Q)C2-1VL

PLUMMER ST

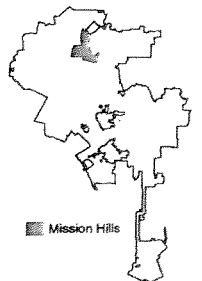
VAN NUYS BLVD



50 25 0 50 Feet



City of Los Angeles



C.M. 198 B 149

APCNV 2015-2330 ZC

LH/ae

020916

CONVEX ENTERPRISE LLC

RETAIL STORS

9502-9508 VAN NUYS ST
 PANORAMA CITY, CA. 91405

SCOPE OF WORK :

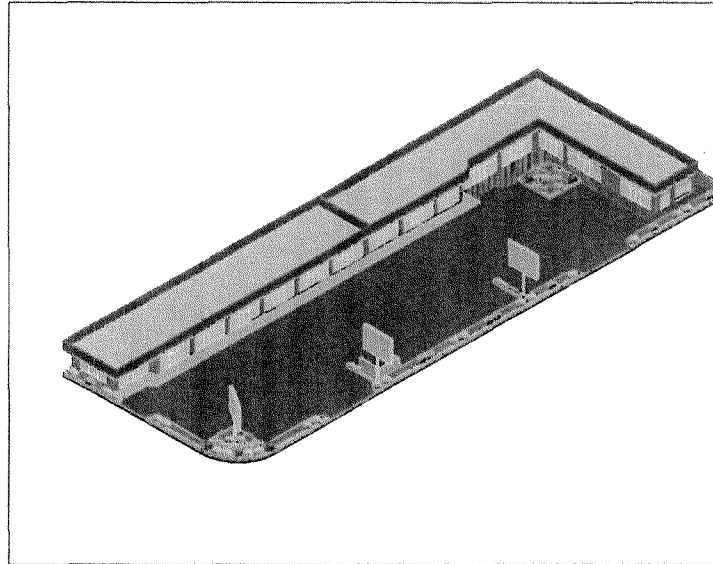
CHANGE ZONING
 CHANGE RA-1VL TO [Q]C2-1VL



VICINITY MAP

LEGAL DESCRIPTION

Lot FR 13 Block None
 Tract TR 12139
 PIN Number 198B149 44
 Thomas Brothers Grid PAGE 501 - GRID J6
 Assessor Parcel No. (APN) 2644025015
 Map Reference M B 236-38/40
 Map Sheet 198B149
 Arb (Lot Cut Reference) None
 Lot/Parcel Area (Calculated) 27,075.0 (sq ft)



APCNV 20 15 2330

SHEET SCHED.		
A	COVER SHEETS	
A1	PLOT PLAN	1/16"=1'-0"
A2	EXISTING & DEMOLITION FLOOR PLAN	1/20"=1'-0"
A3	NEW FLOOR PLAN	1/20"=1'-0"
A4	ROOF PLAN	1/20"=1'-0"
A5	SECTIONS AND ELEVATION	1/20"=1'-0"
A6	LANDSCAPING	1/20"=1'-0"

REVISIONS

COHEN CONSTRUCTION CO. INC.
 10680 W. PICO BLVD, SUITE #300
 LOS ANGELES, CA. 90064
 TEL. (310) 894-8584

CONVEX ENTERPRISE LLC
 9502 VAN NUYS ST
 PANORAMA CITY, CA. 91405

COVER SHEET

Date	MAY 15/15
Scale	
Drawn	
Job	
Sheet	

LEGAL DESCRIPTION

Lot FR 13 Block None
 Tract TR 12139
 PIN Number 198B149 44
 Thomas Brothers Grid PAGE 501 - GRID J6
 Assessor Parcel No. (APN) 2644025015
 Map Reference M 9 236-36/40
 Map Sheet 198B149
 Arb (Lot Cut Reference) None
 Lot/Parcel Area (Calculated) 27,075.0 (sq ft)

Project Address
 9502 N Van Nuys Blvd.
 Van Nuys, CA. 91402

SITE DESCRIPTION
 COMMERCIAL

EXISTING PARKING :
 BUSINESS OFFICE : 2076 SQ.FT. AREA / 500 5 SPACES
 OTHER BUSINESS : 1518 SQ.FT. AREA / 500 4 SPACES
 HANDICAPPED SPACES: 2 SPACES
 RESIDENTIAL : 2 B.ROOM 2 SPACES
TOTAL SPACES REQUIRED: 13 SPACES

PARKING REQUIRED:
 RETAIL : 8371.45 SQ.FT. AREA / 250 34 SPACES
TOTAL SPACES REQUIRED: 34 SPACES

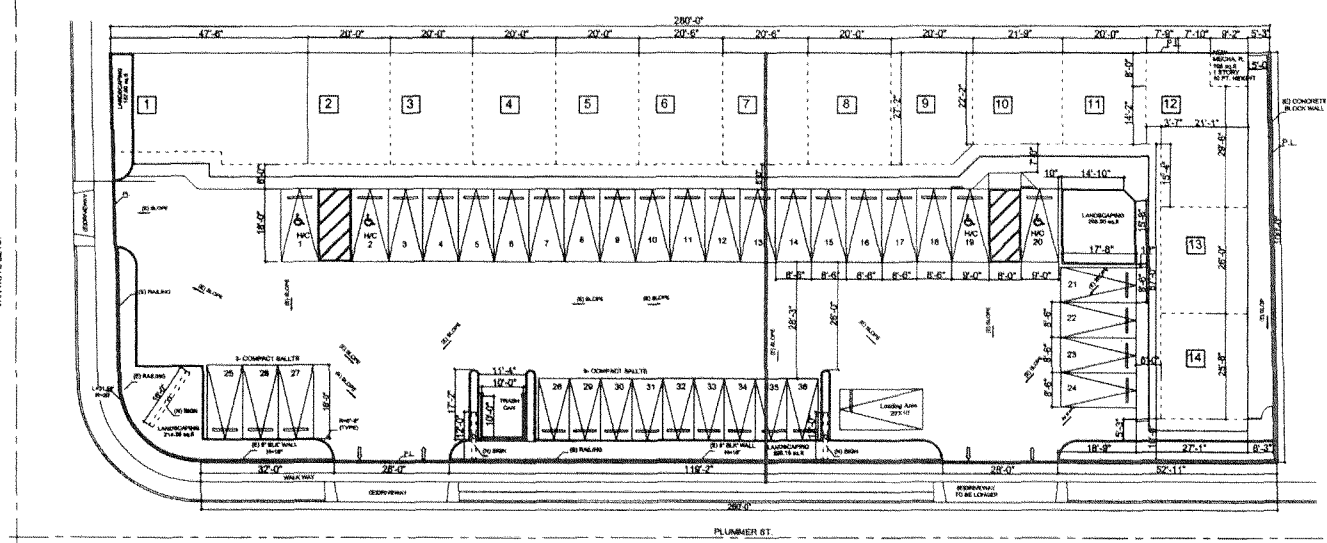
PARKING PROVIDED:
 HANDICAPPED SPACES: 4 SPACES
 STANDARD SPACES: 20 SPACES
 COMPACT SPACES: 12 SPACES
TOTAL SPACES PROVIDED: 36 SPACES
 36 SPACES > 34 SPACES

LANDSCAPING :
 LANDSCAPING REQUIRED:
 LANDSCAPING PROVIDED: (%9.1X18817.70) 1718.7 SQ.FT.

NEW RETAIL
 12 FT. HEIGHT
 TOTAL AREA: 8342.70 SQ.FT.

- 1 1059.43sq.ft 1 STORY
- 2 545.0sq.ft 1 STORY
- 3 545.0sq.ft 1 STORY
- 4 545.0sq.ft 1 STORY
- 5 545.0sq.ft 1 STORY
- 6 552.71sq.ft 1 STORY
- 7 552.71sq.ft 1 STORY
- 8 545.0sq.ft 1 STORY
- 9 530.56sq.ft 1 STORY
- 10 481.15sq.ft 1 STORY
- 11 442.80sq.ft 1 STORY
- 12 798.80sq.ft 1 STORY
- 13 547.820sq.ft 1 STORY
- 14 544.68sq.ft 1 STORY
- 15 59.36sq.ft STORAGE

Area Calculations	Area SQ.FT.	% Ratio	
Land	27,075.0	100	
Retail stors	8,342.70	30.82	31.55
Mechanical Room	198.0	0.73	
Landscaping Provided	1,875.70	6.93	6.93
Parking	5,075	18.74	18.74
Yard	11,583.6	42.78	42.78



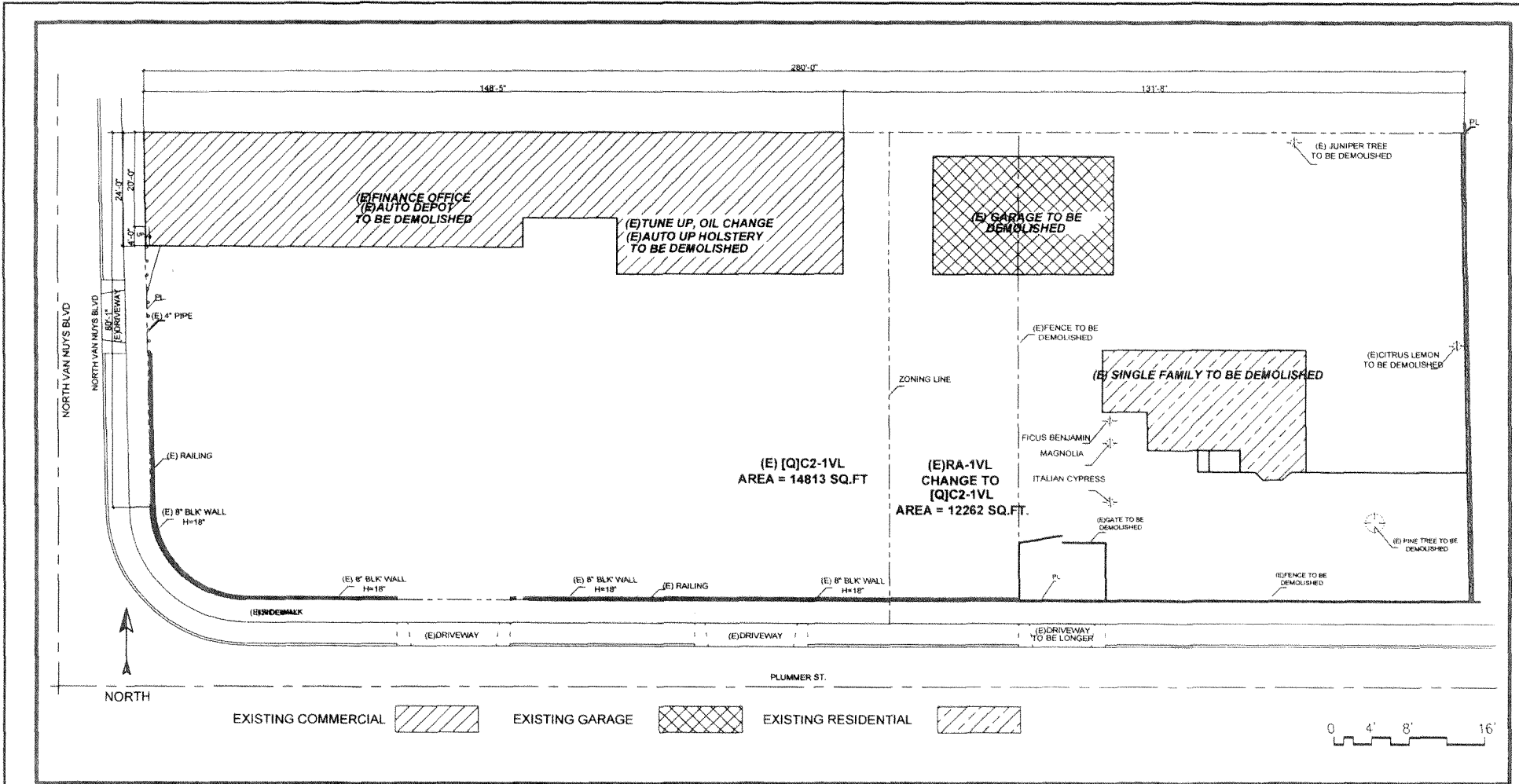
REVISIONS	BY

COHEN CONSTRUCTION CO. INC.
 10680 W. PICO BLVD. SUITE #300
 LOS ANGELES, CA. 90064
 TEL. (310) 694-6584

CONVEX ENTERPRISE LLC
 9502 VAN NUYS BLVD.
 PANORAMA CITY, CA. 91402

NEW PLOT PLAN

Date	MAY.15/15
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Drawn	
Job	
Sheet	A1



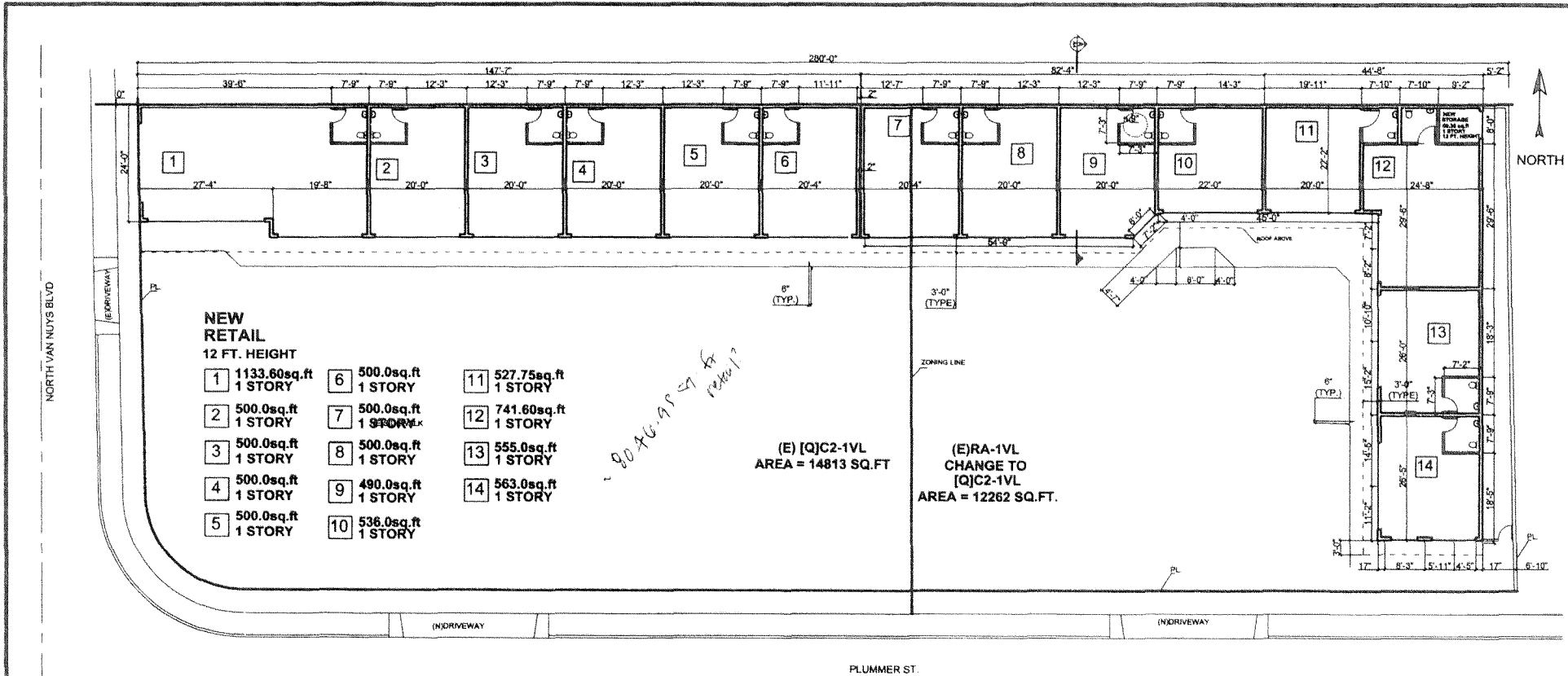
REVISIONS

COHEN CONSTRUCTION CO. INC.
 10680 W. PICO BLVD, SUITE #300
 LOS ANGELES, CA. 90064
 TEL. (310) 694-6584

CONVEX ENTERPRISE LLC
 9502 VAN NUYS ST
 PANORAMA CITY, CA. 91405

EXISTING PLOT PLAN

Date	MAY 15/15
Scale	1/2" = 1'-0"
Drawn	
Job	
Sheet	A2



NEW RETAIL

12 FT. HEIGHT

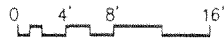
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|---------------------------|--------------------------|---------------------------|
| 1 1133.60sq.ft
1 STORY | 6 500.0sq.ft
1 STORY | 11 527.75sq.ft
1 STORY |
| 2 500.0sq.ft
1 STORY | 7 500.0sq.ft
1 STORY | 12 741.60sq.ft
1 STORY |
| 3 500.0sq.ft
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1 STORY | 13 555.0sq.ft
1 STORY |
| 4 500.0sq.ft
1 STORY | 9 490.0sq.ft
1 STORY | 14 563.0sq.ft
1 STORY |
| 5 500.0sq.ft
1 STORY | 10 536.0sq.ft
1 STORY | |

90 AG 95 17 12/16/17

(E) [Q]C2-1VL
AREA = 14813 SQ.FT

(E)RA-1VL
CHANGE TO
[Q]C2-1VL
AREA = 12262 SQ.FT.

Project Address
9502 N Van Nuys Blvd.
Van Nuys, CA. 91405



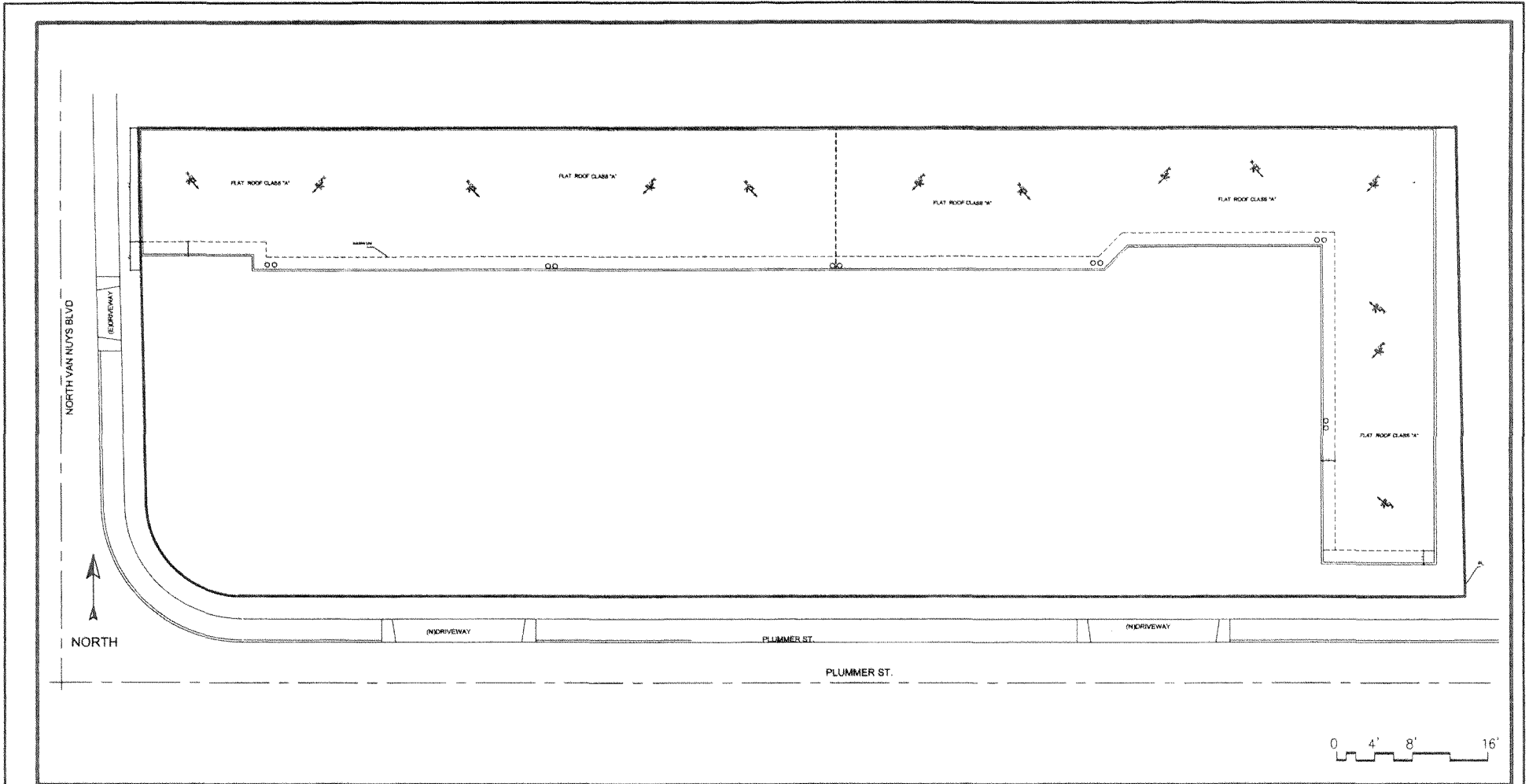
REVISIONS	BY

COHEN CONSTRUCTION CO. INC.
10680 W. PICO BLVD. SUITE #300
LOS ANGELES, CA. 90064
TEL. (310) 694-6564

CONVEX ENTERPRISE LLC
9502 VAN NUYS ST
PANORAMA CITY, CA. 91405

PROPOS PLAN

Date	MAY. 15/18
Scale	1/2"=1'-0"
Drawn	
Job	
Sheet	A3



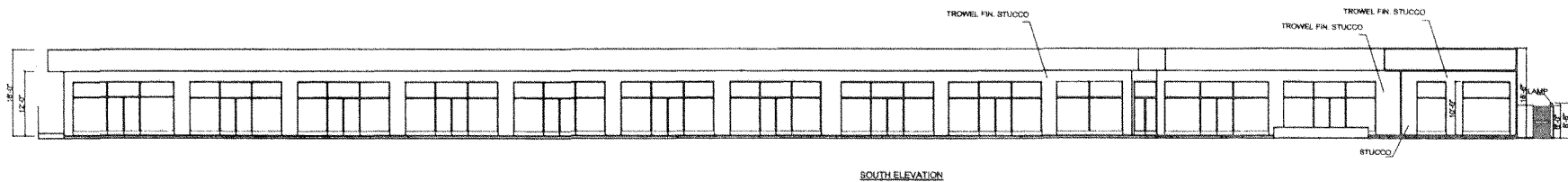
REVISIONS	BY

COHEN CONSTRUCTION CO. INC.
 10680 W. PICO BLVD. SUITE #300
 LOS ANGELES, CA. 90064
 TEL. (310) 694-6584

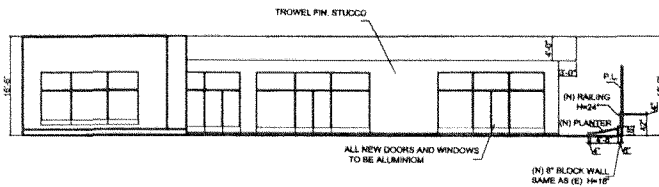
CONVEX ENTERPRISE LLC
 9502 VAN NUYS ST
 PANORAMA CITY, CA. 91405

ROOF PLAN

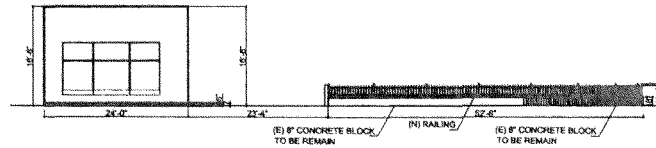
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Scale	
Drawn	
Job	
Sheet	A4



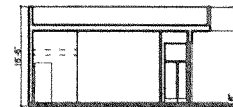
SOUTH ELEVATION



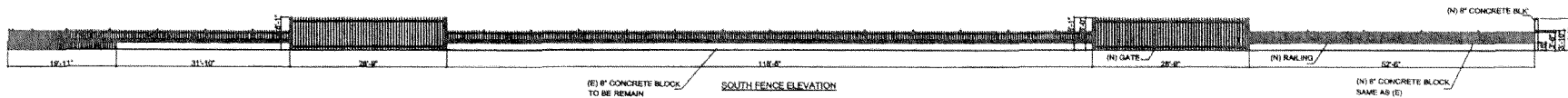
WEST ELEVATION



WEST FENCE ELEVATION



SEC. "A-A"



SOUTH FENCE ELEVATION

REVISIONS

BY

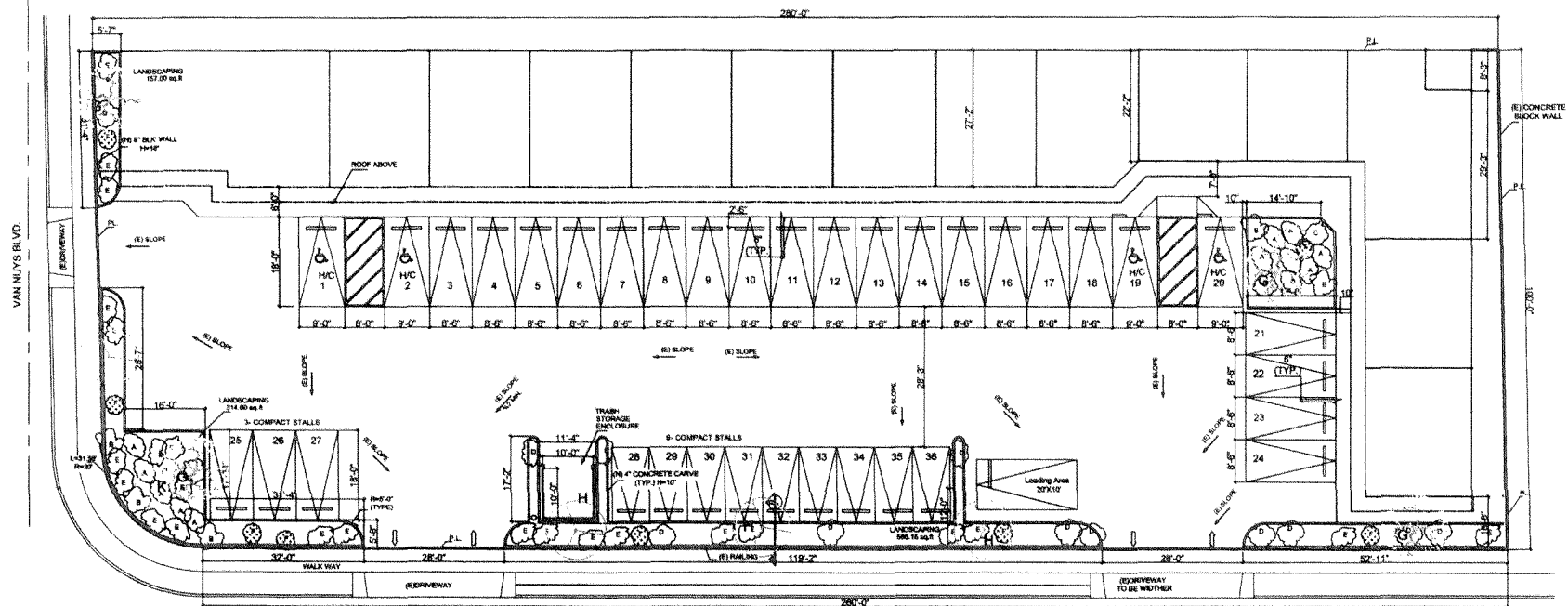
COHEN CONSTRUCTION CO. INC.
10680 W. PICO BLVD, SUITE #300
LOS ANGELES, CA. 90064
TEL. (310) 694-6584

CONVEX ENTERPRISE LLC
9502 VAN NUYS ST
PANORAMA CITY, CA. 91405

ELEVATIONS

Date MAR.10.2014
Scale 1/20"=1'-0"
Drawn
Job
Sheet

A5

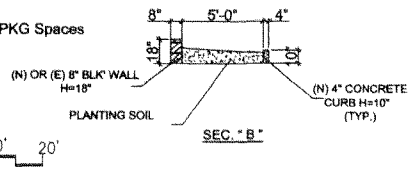


LEGAL DESCRIPTION

Lot FR 13 Block None
 Tract TR 12139
 PIN Number 198B149 44
 Thomas Brothers Grid PAGE 501 - GRID J6
 Assessor Parcel No. (APN) 2644025015
 Map Reference M B 236-38/40
 Map Sheet 198B149
 Arb (Lot Cut Reference) None
 Lot/Parcel Area (Calculated) 27,075.0 (sq ft)

- A - 7 Trailing Lavender Lantana
- B - 5 Red Yucca
- C - 4 Summer Bushes
- D - 12 Ninialisa
- E - 27 Zinnia Profusion Orange
- F - GROUND COVERS

- G - 4 Magnolia Tree 2x2 box 1 tree for 4 PKG Spaces
- H - 3 Grape Myrtle
- K - 2 Chinese Elm



Area Calculations		Area SQ.FT.	% Ratio
Land		27,075.0	100
Retail store		8,046.95	29.72
Mechanical Room		196.0	0.73
Landscaping Provided		2666.23	9.5
Parking		5,075	18.7
Yard		11,088.82	40.95

REVISIONS

ARCHITECTS:
 RAMON E. COVARRUBAS C-6717
 1735 HILL ST.
 SANTA MONICA, CA 90405
 TEL. (310) 650-1188
 MECOVARRUBAS@VERIZON.NET

CONVEX ENTERPRISE LLC
 9502 VAN NUYS ST
 PANORAMA CITY, CA. 91405

LANDSCAPING

Date	MAR 16 2014
Scale	3/32" = 1'-0"
Drawn	
Job	
Sheet	A6



DEPARTMENT OF CITY PLANNING



APCNV-2015-2330-ZC Staff Report Revisions North Valley APC January 21, 2016

The Planning Department requests the following conditions to be revised at the regularly scheduled North Valley Area Planning Commission meeting scheduled on 1/21/2016:

1. **Use.** The property shall comply with the use, restrictions/limitations, and area provisions of the C2 Zone, pursuant to LAMC Section ~~42.10~~ **12.14**, unless modified by herein conditions or subsequent action.
11. **Signs.** No pole signs, projecting signs, or roof signs shall be permitted without first obtaining a conditional use permit. Monument signs and information signs shall be located only within the landscape-planted areas of the lot or lots.
14. **Trash Storage.** Trash storage bins shall be located within a gated, covered enclosure constructed of materials identical to the exterior wall materials of the building. **The area shall be kept free of litter and trash bins shall be kept closed at all times when not in use.**
30. Wall-mounted signage ~~should~~ **shall** not exceed 2 square feet of area per 1 linear foot of frontage of the site. The size and shape of a sign should be proportionate to the scale of the building and to the scale of adjacent signs.
31. Each commercial tenant ~~should~~ **shall** be limited to one sign per building facade of the leasehold facing a street or parking lot. The sign may include a logo, as well as text, but should not repeat any element on a given facade.

CONVEX ENTERPRISE LLC RETAIL STORS

9502-9508 VAN NUYS ST
PANORAMA CITY, CA. 91405

SCOPE OF WORK :

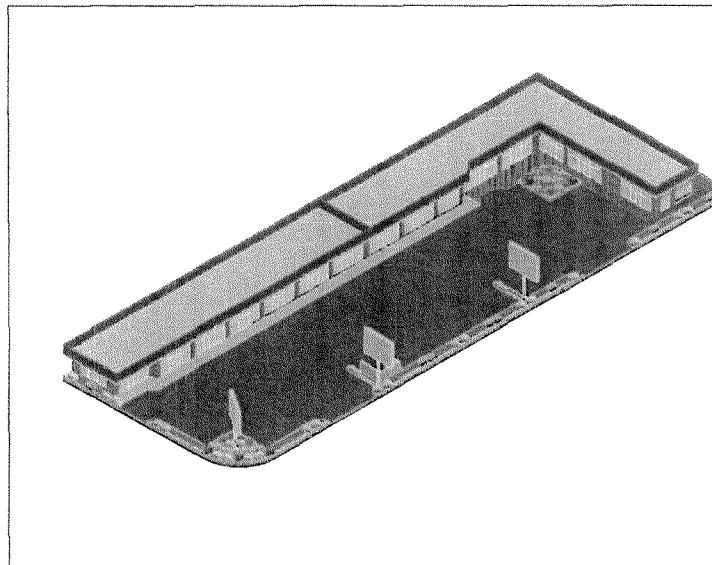
CHANGE ZONING
CHANGE RA-1VL TO [Q]C2-1VL



VICINITY MAP

LEGAL DESCRIPTION

Lot FR 13 Block None
Tract TR 12139
PIN Number 198B149 44
Thomas Brothers Grid PAGE 501 - GRID J6
Assessor Parcel No. (APN) 2644025015
Map Reference M B 236-38/40
Map Sheet 198B149
Arb (Lot Cut Reference) None
Lot/Parcel Area (Calculated) 27,075.0 (sq ft)



APCNV 20 15 2330

SHEET SCHED.		
A	COVER SHEETS	
A1	PLOT PLAN	1/16"=1'-0"
A2	EXISTING & DEMOLITION FLOOR PLAN	1/20"=1'-0"
A3	NEW FLOOR PLAN	1/20"=1'-0"
A4	ROOF PLAN	1/20"=1'-0"
A5	SECTIONS AND ELEVATION	1/20"=1'-0"
A6	LANDSCAPING	1/20"=1'-0"

REVISIONS

COHEN CONSTRUCTION CO. INC.
10880 W. PICO BLVD. SUITE #300
LOS ANGELES, CA. 90064
TEL. (310) 694-6584

CONVEX ENTERPRISE LLC
9502 VAN NUYS ST
PANORAMA CITY, CA. 91405

COVER SHEET

Date	MAY 16/15
Scale	
Drawn	
Job	
Sheet	

LEGAL DESCRIPTION

Lot FR 13 Block None
 Tract TR 12139
 PIN Number 198B149 44
 Thomas Brothers Grid PAGE 501 - GRID J6
 Assessor Parcel No. (APN) 2644025015
 Map Reference M.B 236-38/40
 Map Sheet 198B149
 Arb (Lot Cut Reference) None
 Lot/Parcel Area (Calculated) 27,075.0 (8q R)

Project Address
 9502 N Van Nuys Blvd.
 Van Nuys, CA. 91402

SITE DESCRIPTION

COMMERCIAL

EXISTING PARKING :
 BUSINESS OFFICE : 2076 SQ.FT. AREA / 500 5 SPACES
 OTHER BUSINESS : 1518 SQ.FT. AREA / 500 4 SPACES
 HANDICAPPED SPACES: 2 SPACES
 RESIDENTIAL : 2 B.ROOM 2 SPACES
TOTAL SPACES REQUIRED: 13 SPACES

PARKING REQUIRED:
 RETAIL : 8371.45 SQ.FT. AREA / 250 34 SPACES
TOTAL SPACES REQUIRED: 34 SPACES

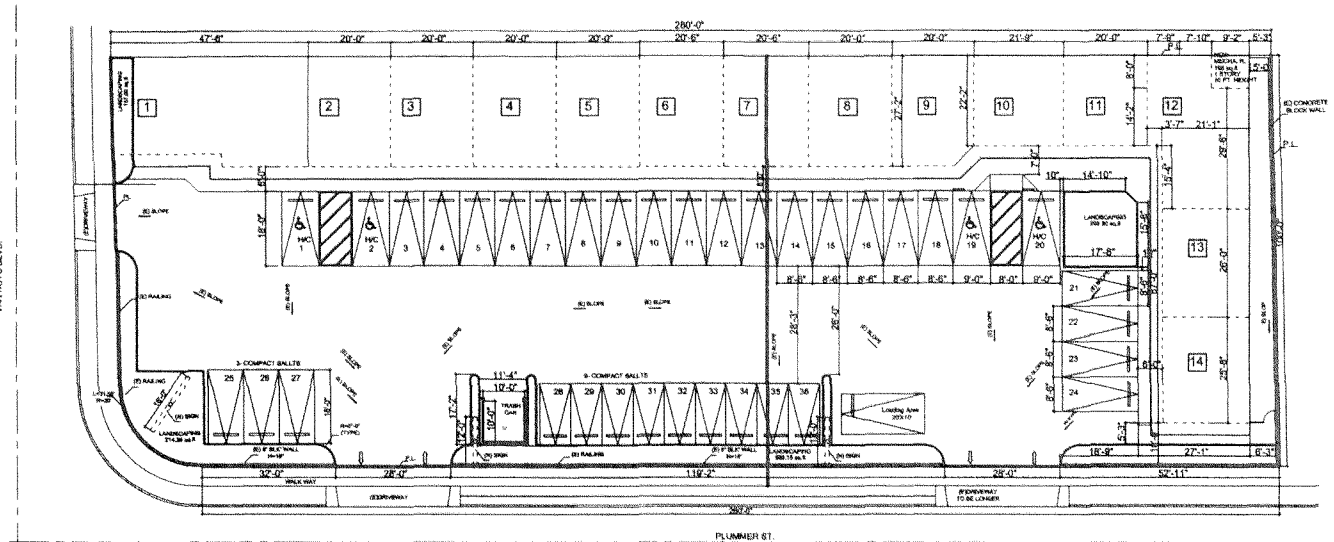
PARKING PROVIDED:
 HANDICAPPED SPACES: 4 SPACES
 STANDARD SPACES: 20 SPACES
 COMPACT SPACES: 12 SPACES
TOTAL SPACES PROVIDED: 36 SPACES
 36 SPACES > 34 SPACES

LANDSCAPING :
 LANDSCAPING REQUIRED:
 LANDSCAPING PROVIDED: (%9.1X18817.70) 1718.7 SQ.FT.

NEW RETAIL
 12 FT. HEIGHT
 TOTAL AREA: 8342.70 SQ.FT.

- 1 1059.43sq.ft
1 STORY
- 2 545.0sq.ft
1 STORY
- 3 545.0sq.ft
1 STORY
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- 12 798.80sq.ft
1 STORY
- 13 47.820sq.ft
1 STORY
- 14 544.68sq.ft
1 STORY
- 15 59.36sq.ft
STORAGE

Area Calculations		Area SQ.FT.	% Ratio	
Land		27,075.0	100	
Retail stors		8,342.70	30.82	31.55
Mechanical Room		198.0	0.73	
Landscaping Provided		1,875.70	6.93	6.93
Parking		5,075	18.74	18.74
Yard		11,583.6	42.78	42.78



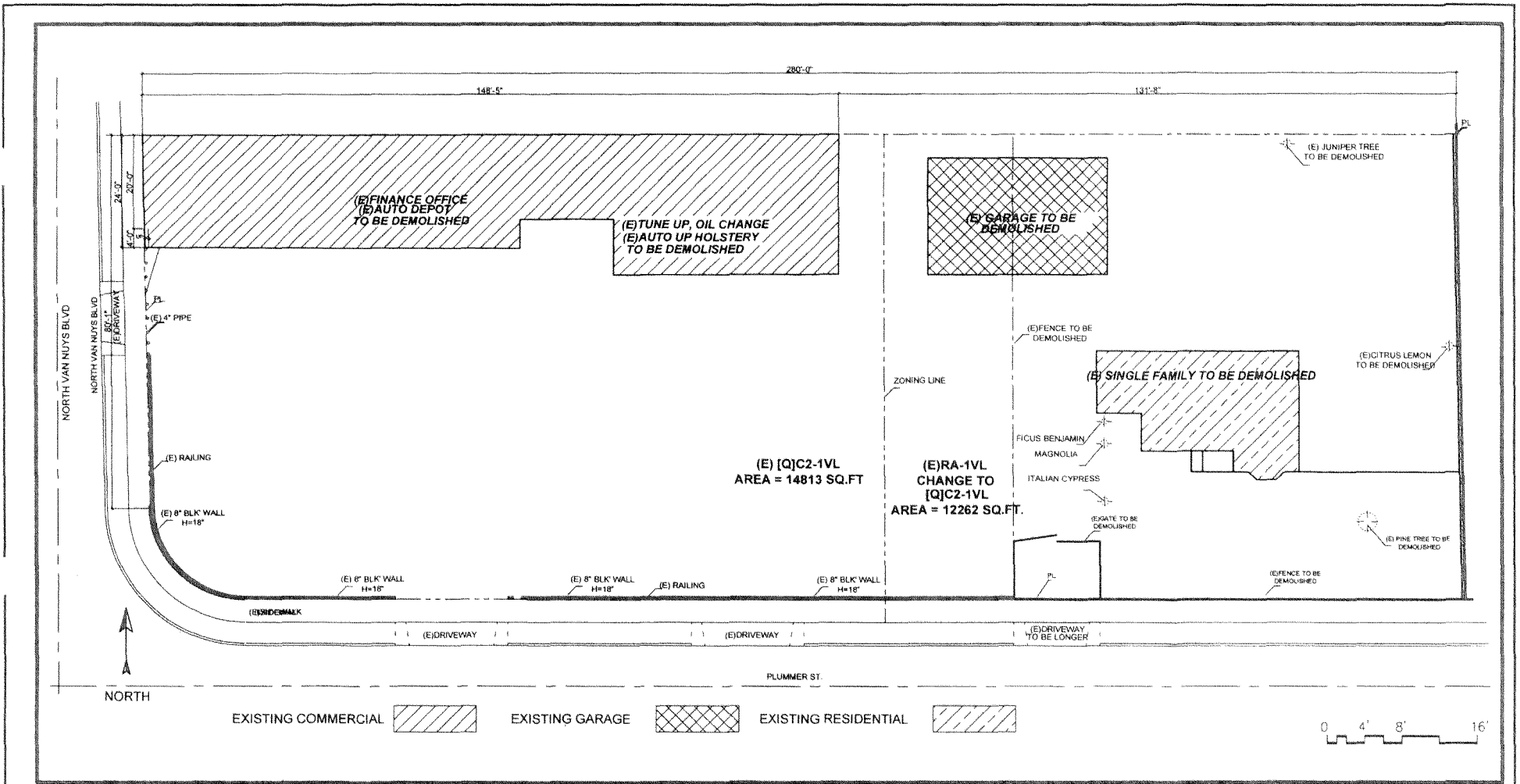
REVISIONS	BY

COHEN CONSTRUCTION CO. INC.
 10680 W. PICO BLVD. SUITE #300
 LOS ANGELES, CA. 90064
 TEL. (310) 694-6584

CONVEX ENTERPRISE LLC
 9502 VAN NUYS BLVD.
 PANORAMA CITY, CA. 91402

NEW PLOT PLAN

Date	MAY.15/15
Scale	1/16"=1'-0"
Drawn	
Job	
Sheet	A1



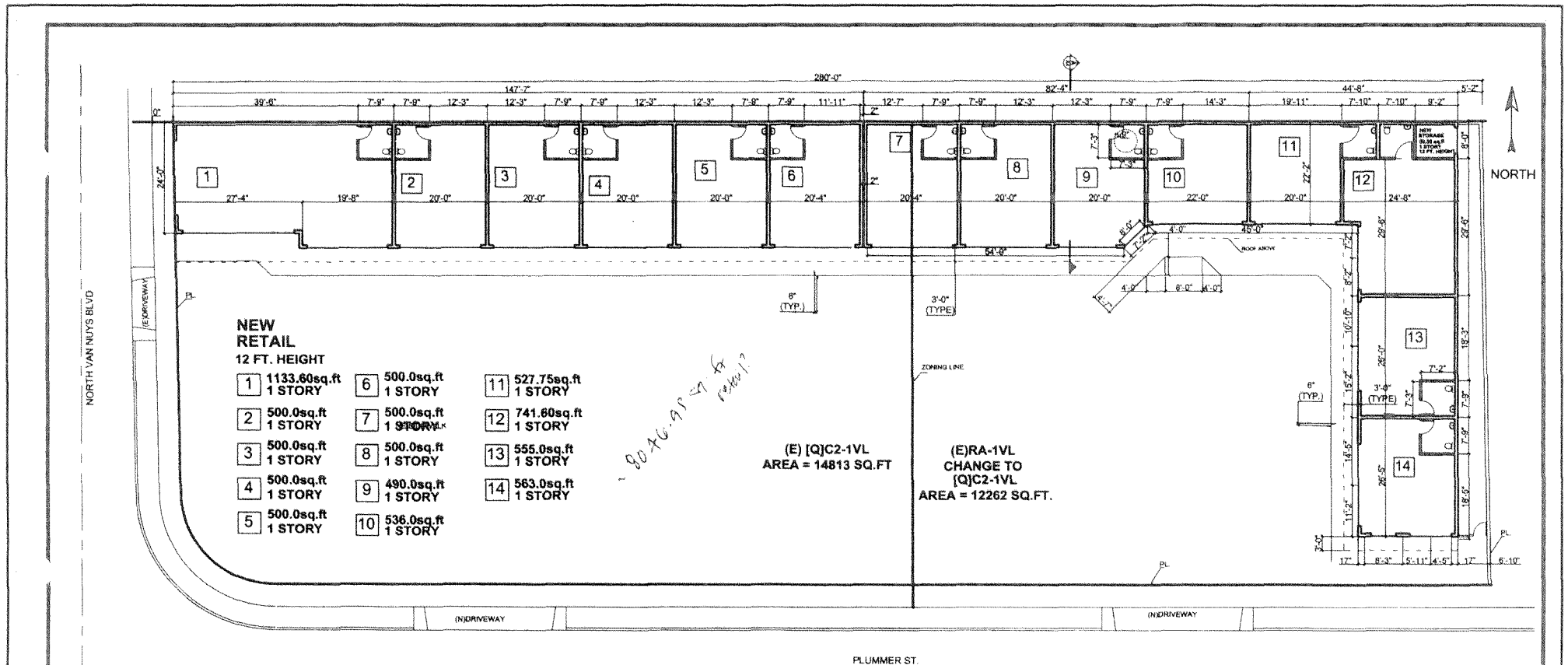
REVISIONS

COHEN CONSTRUCTION CO. INC.
 10680 W. PICO BLVD, SUITE #300
 LOS ANGELES, CA. 90064
 TEL. (310) 694-6584

CONVEX ENTERPRISE LLC
 9502 VAN NUYS ST
 PANORAMA CITY, CA. 91405

EXISTING PLOT PLAN

Date	MAY 15/15
Scale	1/2" = 1'-0"
Drawn	
Job	
Sheet	A2



NEW RETAIL
12 FT. HEIGHT

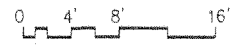
- | | | |
|---------------------------|--------------------------|---------------------------|
| 1 1133.60sq.ft
1 STORY | 6 500.0sq.ft
1 STORY | 11 527.75sq.ft
1 STORY |
| 2 500.0sq.ft
1 STORY | 7 500.0sq.ft
1 STORY | 12 741.60sq.ft
1 STORY |
| 3 500.0sq.ft
1 STORY | 8 500.0sq.ft
1 STORY | 13 555.0sq.ft
1 STORY |
| 4 500.0sq.ft
1 STORY | 9 490.0sq.ft
1 STORY | 14 563.0sq.ft
1 STORY |
| 5 500.0sq.ft
1 STORY | 10 536.0sq.ft
1 STORY | |

*9046-95 ST. X
10/11/17*

(E) [Q]C2-1VL
AREA = 14813 SQ.FT

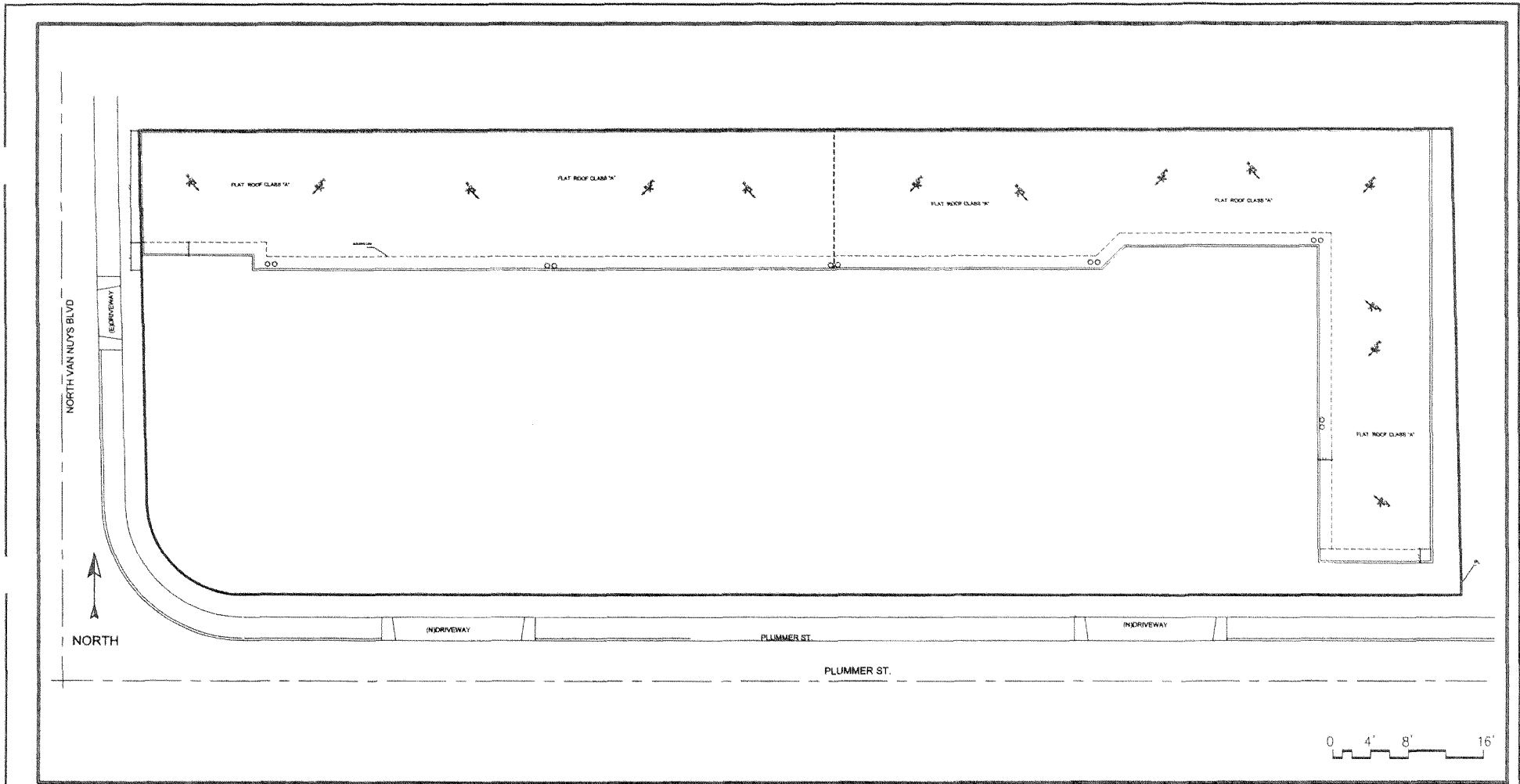
(E)RA-1VL
CHANGE TO
[Q]C2-1VL
AREA = 12262 SQ.FT.

Project Address
9502 N Van Nuys Blvd.
Van Nuys, CA. 91405



REVISIONS	BY	COHEN CONSTRUCTION CO. INC. 10680 W. PICO BLVD, SUITE #300 LOS ANGELES, CA. 90064 TEL. (310) 694-6584	CONVEX ENTERPRISE LLC 9502 VAN NUYS ST PANORAMA CITY, CA. 91405	PROPOS PLAN	Date MAY. 15/15 Scale 1/20"=1'-0" Drawn Job Sheet

A3



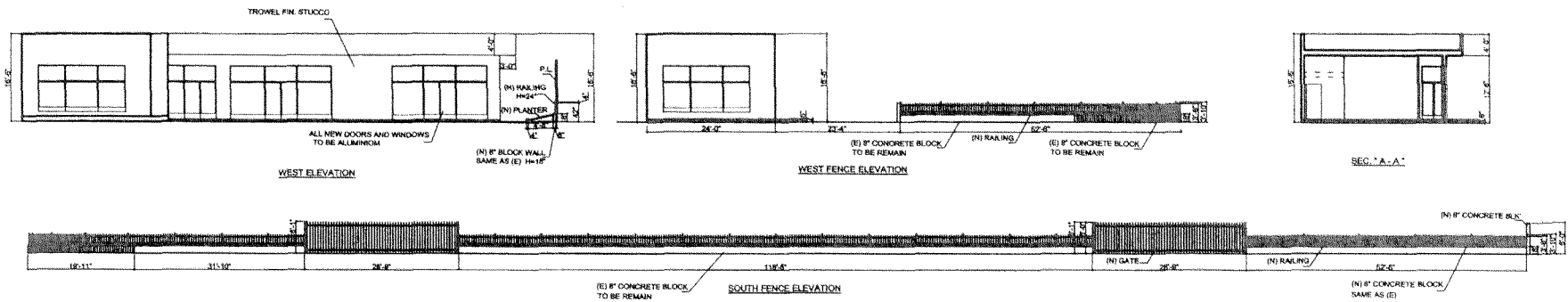
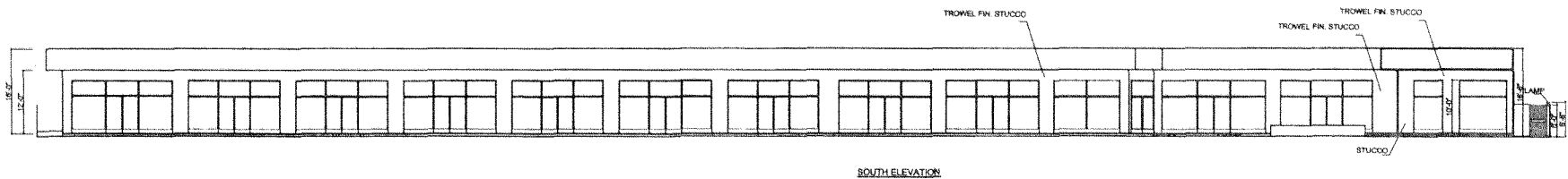
REVISIONS	BY

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CONVEX ENTERPRISE LLC
 9502 VAN NUYS ST
 PANORAMA CITY, CA. 91405

ROOF PLAN

Date	MAY.15.15
Scale	
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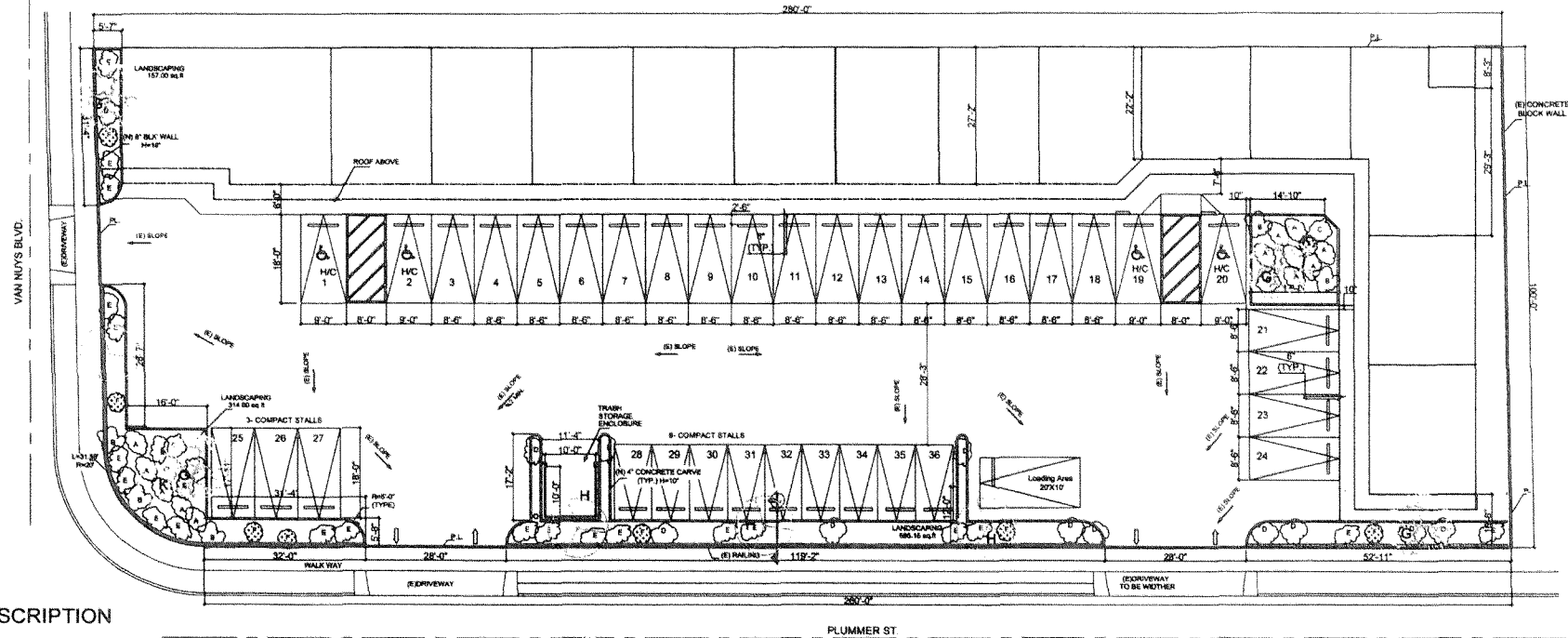
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CONVEX ENTERPRISE LLC
 9502 VAN NUYS ST
 PANORAMA CITY, CA. 91405

ELEVATIONS

Date	MAR 10/2014
Scale	1/2"=1' 0"
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Job	
Sheet	A5



LEGAL DESCRIPTION

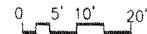
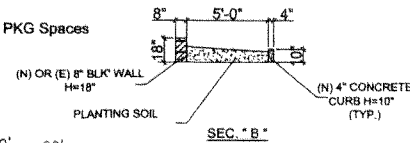
Lot FR 13 Block None
 Tract TR 12139
 PIN Number 198B149 44
 Thomas Brothers Grid PAGE 501 - GRID J6
 Assessor Parcel No. (APN) 2644025015
 Map Reference M B 236-38/40
 Map Sheet 198B149
 Arb (Lot Cut Reference) None
 Lot/Parcel Area (Calculated) 27,075.0 (sq ft)

- A - 7 Trailing Lavender' Lantana
- B - 5 Red Yucca
- C - 4 Summer Bushes
- D - 12 Ninialsa
- E - 27 Zinnia Profusion Orange
- F - GROUND COVERS

G - 4 Magnolia Tree 2x2 box 1 tree for 4 PKG Spaces

H - 3 Grape Myrtle

K - 2 Chinese Elm



Area Calculations		Area SQ.FT.	% Ratio	
Land		27,075.0	100	
Retail stores		8,046.95	29.72	30.45
Mechanical Room		196.0	0.73	
Landscaping Provided		2666.23	9.5	9.6
Parking		6,075	18.7	18.7
Yard		11,088.82	40.95	40.95

REVISIONS

ARCHITECTS:
 RAMON E. COVARRUBAS C-6717
 1735 HILL ST.
 SANTA MONICA, CA 90405
 TEL. (310) 650-1168
 MECOVARRUBAS@VERIZON.NET

CONVEX ENTERPRISE LLC
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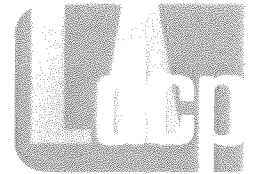
LANDSCAPING

Date	MAR 10 2014
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Job	
Sheet	A6



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT



North Valley Area Planning Commission

Date: Thursday, January 21, 2016
Time: After 4:30 p.m.
Place: Marvin Braude San Fernando Valley
Constituent Services Center
6262 Van Nuys Blvd., First Floor Meeting
Room
Van Nuys, CA 91401

Public Hearing: Monday, December 14, 2015
Appeal Status: Appealable by applicant if
denied
Expiration Date: February 1, 2016

Case No.: APCNV-2015-2330-ZC
CEQA No.: ENV 2015-2331-MND
Council District: 6 - Martinez
Plan Area: Mission Hills – Panorama City –
North Hills
Specific Plan: None
Certified NC: Panorama City
General Plan: General Commercial
Zone: [Q]C2-1VL; RA-1VL
Applicant: Raffiollah M. Cohen / Cohen
Construction Co. Inc.

PROJECT

LOCATION: 9502-9508 N Van Nuys Blvd; 14533-14535 W Plummer Street

PROPOSED PROJECT: The project is the demolition of existing structures and construction of a new single-story retail building totaling 8,342 square feet with a height of 16'-6" on a 27,075 square foot lot.

REQUESTED ACTION:

1. Pursuant to Section 21082.1 of the California Public Resources Code, a **Mitigated Negative Declaration** (ENV-2015-2331-MND) for the above referenced project; and
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code, a **Zone Change from [Q]C2-1VL and RA-1VL to (T)(Q)C2-1VL**.

RECOMMENDED ACTIONS:

1. **Approve and Recommend** that the City Council adopt **Mitigated Negative Declaration ENV-2015-2331-MND**;
2. **Approve and Recommend** that the City Council adopt a **Zone Change from [Q]C2-1VL and RA-1VL to (T)(Q)C2-1VL**, subject to the attached (Q) and (T) Conditions of Approval;
3. **Adopt** the attached Findings, including the Environmental Findings;
4. **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; and
5. **Advise** the Applicant that pursuant to the State Fish and Wildlife Code Section 711.4, a Fish and Wildlife and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice and Determination (NOD) filing.

MICHAEL LOGRANDE
Director of Planning



Robert Z. Duenas, Senior City Planner



Tom Glick, City Planner



Kiran Rishi
Planning Assistant
Kiran.Rishi@lacity.org

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, 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 this programs, services and activities. Sign language interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact the Commission Secretariat (Randa Hanna (213) 978-1128).

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Exhibits:

A – Maps and Photos

- A-1 – Vicinity Map and Aerial Photo
- A-2 – Radius Map
- A-3 – ZIMAS Zoning Map and Parcel Profile
- A-4 – Site Photos

B – Project Plans

- C – Environmental Clearance – Mitigated Negative Declaration No. ENV-2015-2331-MND and the Mitigation Monitoring Program.

PROJECT ANALYSIS

Project Summary

The proposed project is the demolition of an existing single family home, detached garage, and adjacent commercial building that currently houses an auto repair shop, used auto sales depot, and offices, and the construction of a new 8,342 square foot commercial building with a maximum height of 16'-6". The project is on an existing 27,075 square foot lot that is currently zoned as both [Q]C2-1VL and RA-1VL, and the applicant is requesting a zone change for the entire lot for zoning of (T)(Q)C2-1VL, consistent with the designated General Plan Land Use of General Commercial. The proposed project will provide 36 surface automobile parking spaces. The existing [Q] condition on the site was established under Ordinance 164,750 and limits residential development to the RE-11 density, as well as prohibits the hotel and motel use.

Background

Subject Property:

The subject site is zoned [Q]C2-1VL and RA-1VL with a land use designation of General Commercial within the Mission Hills – Panorama City – North Hills Community Plan Area.

The subject site is rectangular with an approximate depth of 100' and approximate length of 280' fronting Plummer Street. The site is currently developed with a commercial building containing used auto sales, auto repair, and office spaces as well as a single family home and detached garage. The RA zoned portion of the lot currently has a building line at 22 feet pursuant to Ordinance 99739. The site is located at the intersection of Van Nuys Boulevard and Plummer Street, which are designated as a Boulevard II and Avenue II, respectively, under the Los Angeles Mobility Plan 2035.

Surrounding Land Uses (see Exhibit A-2 – Radius Map):

The surrounding land uses are primarily multi-family residential uses and commercial uses, with a mix of commercial and multi-family zones. The properties on both the North and South sides of Plummer Street to the East are primarily developed with condos. To the West along Plummer Street is a commercial shopping center which includes a liquor store, hair salon, DVD store, and other retail uses. The Southwest corner of the intersection of Plummer Street and Van Nuys Boulevard is developed with a smog check and auto repair center. Approximately 500 feet down Plummer Street to the West is the new Fire Station 7.

Related Cases:

Nearby land-use actions relevant to the subject request on the site or in the area include:

Subject property

ORD-99739 – The subject property has a building line at 22' over the portion of the property currently zoned RA-1VL. The building line extends down Plummer Street to the East and West for most of the Eastern San Fernando Valley.

ORD-164,750 – This ordinance established the Q condition currently on the site, which prohibits the hotel and motel uses as well as limits residential development to densities permitted in the RE-11 Zone.

Surrounding Properties

There are no relevant cases on surrounding properties.

Analysis and Conclusion

Approval of the Zone Change request is recommended to allow for the development of a commercial center at this property. The requested action will not degrade or interrupt any existing single-family zones or uses and is consistent with good zoning practice and the designated General Plan Land Use. The project will contribute to the public necessity, convenience, and general welfare with the adoption of the recommended conditions by providing commercial space along a commercial corridor that will serve the surrounding multi-family residential uses. The addition of community serving retail and office space at this location will benefit the surrounding community by contributing to the strong commercial corridor of Van Nuys Boulevard that spans the San Fernando Valley from Sherman Oaks to Pacoima. The requested Zone Change contributes directly to the goals of the Mission Hills – Panorama City – North Hills community plan.

For the reasons stated above and in the attached findings, staff recommends approval of a zone change to (T)(Q)C2-1VL, subject to the attached conditions of approval.

(Q) QUALIFIED CONDITIONS OF APPROVAL

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

A. Development Conditions:

1. **Use.** The property shall comply with the use, restrictions/limitations, and area provisions of the C2 Zone, pursuant to LAMC Section 12.10, unless modified by herein conditions or subsequent action.
2. **Prohibited Uses.** No hotel or motel use shall be permitted.
3. **Residential Use.** Residential development shall be limited to the density permitted in the RE 11 Zone.
4. **Height.** The Project shall not exceed the height of 16'-6" pursuant to the plans labeled "Exhibit A" and attached to the subject case file.
5. **Building Line.** Pursuant to LAMC 12.32 R.4, the site plan shall be designed so no building, structure, wall, fence, hedge or other improvement shall be built within the space between the street line and the building line, unless the building line is first removed.
6. **Plot/Site Plan.** Prior to the issuance of any building permits for the subject project, detailed development plans, including site and elevation plans, and including complete landscape and irrigation plans prepared by a licensed landscape architect or architect, shall be submitted for review by the Department of City Planning for verification of compliance with the imposed conditions. The revised plans submitted to Building and Safety shall be in substantial conformance with the plans dated **May 15, 2015**, and labeled "**Exhibit A**", attached to the subject case file. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, and inclusion of all relevant conditions specified herein, and the intent of the subject permit authorization.
7. **Parking.** Automobile and bicycle parking shall be provided on-site as required by L.A.M.C. Sections 12.21 A.4 and 12.21 A.16, respectively, and to the satisfaction of the Department of Building and Safety. No tandem parking is permitted.
8. **Plant Materials.** Only drought tolerant and native landscaping shall be used to limit irrigation needs and conserve water. Mediterranean and other local climate-friendly plants may be used as a substitute for or incorporated with native species, but these plant materials shall be drought tolerant.

- B. Commercial Corner Development.** Pursuant to LAMC 12.22 A.23, **unless a conditional use is first approved**, the proposed development shall comply with the development standards and conditions of operation for a commercial corner development, including, but may not be limited to the following:

9. **Windows.** The exterior walls and doors of a ground floor containing non-residential uses that front adjacent streets shall consist of at least fifty percent transparent windows, unless otherwise prohibited by law.
10. **Lighting.** All public areas of the lot or lots not covered by a building shall have night lighting for safety and security. All other open exterior areas, such as walkways and trash areas, shall have low-level, security-type lighting. All exterior lighting shall be directed onto the lot or lots, and all flood lighting shall be designed to eliminate glare to adjoining properties. All parking areas shall have a minimum of $\frac{3}{4}$ foot-candle of flood lighting measured at the pavement.
11. **Signs.** No pole signs, projecting signs, or roof signs shall be permitted with first obtaining a conditional use permit. Monument signs and information signs shall be located only within the landscape-planted areas of the lot or lots.
12. **Utilities.** All new utility lines which directly service the lot or lots shall be installed underground. If underground service is not currently available, then provisions shall be made for future underground service.
13. **Walls.** A solid masonry wall at least six feet in height shall be erected along the lot lines of the lot where the lot abuts any residential zone or use, except for that portion where an access driveway is required by the City.
14. **Trash Storage.** Trash storage bins shall be located within a gated, covered enclosure constructed of materials identical to the exterior wall materials of the building.
15. **Recycling Room.** Every Commercial Corner Development shall conform to the requirements of Section 12.21 A.19(c) of this Code.
16. **Landscaped Setback.** A landscaped, planted area having a minimum inside width of five feet shall be required along all street frontages of the lot and on the perimeters of all parking areas of the lot which abuts a residential zone or use.
17. **Irrigation System.** An automatic irrigation system shall be provided for all landscaped areas. This system shall be installed prior to the issuance of any certificate of occupancy.
18. **Graffiti.** All exterior wall surfaces shall at all times be kept free from graffiti and any signs of vandalism.
19. **Hours.** Parking lot cleaning and sweeping, and trash collections from and deliveries to a Mini-Shopping Center or Commercial Corner Development shall occur no earlier than 7a.m., nor later than 8p.m., Monday through Friday, and no earlier than 10a.m. nor later than 4p.m. Saturdays and Sundays.
20. **Hours of Operation.** Hours of operation shall be limited to 7a.m. to 11p.m. for all commercial uses on the subject property.

C. Design Conditions

21. At least three different textures, colors, materials, and distinctive architectural treatments shall be incorporated into the building façade on all sides of the development to add visual interest.
22. There shall be no chain link, barbed wire, or other spiked elements on the property.
23. There shall be no security bars or grates placed on windows.
24. Install electronic security to avoid the need for unsightly security grills and bars.
25. Ensure that store entrances are recessed, not flush, with the edge of the building façade to articulate the storefront and provide shelter for persons entering and exiting.
26. Use white or reflective paint on rooftops and light paving materials to reflect heat away from buildings and reduce the need for mechanical cooling.
27. All rooftop equipment such as air conditioning units, antennas and communication equipment, mechanical equipment, and vents shall be screened from the public right-of-way as well as adjacent residential uses.
28. All noise and odor-generating functions shall be enclosed in structures so as not to create a nuisance for building residents or adjacent neighbors.
29. Signs within the shopping center shall be part of a coherent design concept with regard to height, size, shape, location, and colors, and should be compatible with the architecture of the building.
30. Wall-mounted signage should not exceed 2 square feet of area per 1 linear foot of frontage of the site. The size and shape of a sign should be proportionate to the scale of the building and to the scale of adjacent signs.
31. Each commercial tenant should be limited to one sign per building facade of the leasehold facing a street or parking lot. The sign may include a logo, as well as text, but should not repeat any element on a given facade.

D. Environmental Conditions (ENV-2015-2331-MND):

32. **Landscape Plan.** All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.
33. **Surface Parking.** Environmental impacts may result from project implementation due to excessive ambient heat gain resulting from the new open-spaced parking lot. However, these impacts will be mitigated to a less than significant level by the following measures:
 - a. A minimum of one 24-inch box tree (minimum trunk diameter of two inches and a height of eight feet at the time of planting) shall be planted for every four new surface parking spaces.

- b. The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb, and landscape. An automatic irrigation plan shall be approved by the Department of City Planning.
 - c. Palm trees shall not be considered in meeting this requirement.
 - d. The genus or genera of the tree(s) shall provide a minimum crown of 30'- 50'. Please refer to City of Los Angeles Landscape Ordinance (Ord. No.170,978), Guidelines K - Vehicular Use Areas.
34. **Trash.** Open trash receptacles shall be located a minimum of 50 feet from the property line of any residential zone or use. Trash receptacles located within an enclosed building or structure shall not be required to observe this minimum buffer.
35. **Greenhouse Gases.** Low- and non-VOC containing paints, sealants, adhesives, solvents, asphalt primer, and architectural coatings (where used), or pre-fabricated architectural panels shall be used in the construction of the Project to reduce VOC emissions to the maximum extent practicable.
36. **Perimeter.** Fencing and Landscaping along the perimeter of the property lines will help to minimize disruption to the surrounding multi-residential uses.
37. **Tree Removal (Non-Protected Trees).** Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures: Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
38. **Increased Noise Levels (Demolition, Grading, and Construction Activities).** 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. The following shall apply:
 - a. 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 Saturday. No Sunday construction shall be permitted.
 - b. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
 - c. The Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

E. Administrative Conditions

39. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review 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.
40. **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.
41. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these 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 assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
42. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
43. **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.
44. **Building Plans.** Page 1 of the grants 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.
45. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans.
46. **Mitigation Monitoring.** Pursuant to California State Public Resources Code Section 21081.6 and the California Environmental Quality Act, the applicant and any future owners, successors, heirs or assigns shall provide the Planning Department with status reports for assessing and ensuring the efficacy of the mitigation measures (environmental conditions) required herein.
 1. Within 30 days of the effective date of this land use entitlement and prior to any Planning Department clearance of the conditions of approval contained herein, the applicant shall file a Mitigation Monitoring and Reporting Program (MMRP) in a manner satisfactory to the Planning Department which defines specific reporting and/or monitoring requirements to be enforced during Project implementation. Each environmental condition shall be identified as to the responsible mitigation monitor(s),

the applicable enforcement agency, the applicable monitoring agency and applicable phase of Project implementation as follows:

- a. Pre-construction (prior to issuance of a building permit);
- b. Construction (prior to certificate of occupancy); and
- c. Post-construction / maintenance (post-issuance of certificate of occupancy).

In some cases, a specific mitigation measure may require compliance monitoring during more than one phase of Project implementation. Such measures shall be noted within the discussion of the specific mitigation measure in the MMRP.

2. The applicant shall demonstrate compliance with each mitigation measure in a written report submitted to the Planning Department and the applicable enforcement agency prior to issuance of a building permit or certificate of occupancy, and, as applicable, provide periodic status reports to the Planning Department regarding compliance with post-construction / maintenance conditions.
 3. If the environmental conditions include post-construction / maintenance mitigation measures, the applicant and all future owners, successors, heirs or assigns shall be obligated to disclose these ongoing mitigation monitoring requirements to future buyers of the subject property.
 4. The applicant and any future owners, successors, heirs or assigns shall reimburse the Planning Department for its actual costs, reasonably and necessarily incurred, necessary to accomplish the required review of periodic status reports.
47. **Indemnification.** INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does

- not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) Tentative Classification shall be removed, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

1. **Dedication(s) and Improvement(s).** 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).

Installation of 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. Some tree removal in conjunction with the street improvements may require Board of Public Works approval. The applicant should contact the Urban Forestry Division for further information at (213) 847-3077.

2. **Responsibilities/Guarantees.**
 - a. 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.
 - b. Prior to issuance of sign-offs for final site plan approval and/or project permits by the Planning Department, the applicant/developer shall provide written verification to the Planning Department 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 project design required by a public agency shall be documented in writing and submitted for review by the Planning Department.
3. Construction of necessary sewer facilities to the satisfaction of the Bureau of Engineering. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
4. Construction of necessary drainage facilities to the satisfaction of the Bureau of Engineering.
5. Construction of tree wells and planting of street trees and parkway landscaping to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance.
6. Preparation of a parking area and driveway plan to the satisfaction of the appropriate Valley District Office of the Bureau of Engineering and the Department of Transportation. The driveway, parking and loading area(s) shall be developed substantially in conformance with the provisions and conditions of the subject Department of Transportation authorization. Emergency vehicular access shall be subject to the approval of the Fire Department and other responsible agencies.
7. Installation of street lights to the satisfaction of the Bureau of Street Lighting.

8. That street lighting modifications be required at an intersection if there are improvements by the Department of Transportation (also for off-site improvements).
9. Preparation of a plot plan to the satisfaction of the Fire Department.
10. Making any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights-of-way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05N, to the satisfaction of the Department of Telecommunications.
11. Police Department. Preparation of a 'plot plan in conformance with the Design Out Crime Guideline Booklet and guidelines defined in the Crime Prevention Through Environmental Design (CPTED) handbook to mitigate impacts on police services. Police recommendations may include but are not limited to secured parking, security fencing, security lighting, information signs, building design and landscaping to reduce places of potential concealment. The plans shall be to the satisfaction of LAPD Crime Prevention Section Personnel.
12. Notice: Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.
13. 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.
14. Covenant. Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.
15. Recreation and Parks. Per Section 12.33 of the Los Angeles Municipal Code, the applicant shall dedicate land for park or recreational purposes or pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.

ZONE CHANGE FINDINGS

A. General Plan/Charter Findings

1. **General Plan Land Use Designation.** The subject property is located within the Mission Hills – Panorama City – North Hills Community Plan, updated and adopted by the City Council on June 9, 1999. The existing Plan designates the subject property with a General Commercial Land Use. The proposed zone change to (T)(Q)C2-1VL is consistent with the land use designation on the plan map and thus is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan. Approval of the requested Zone Change would keep the property in substantial conformance with surrounding General Plan Land Uses and zones.
2. **General Plan Text.** The Mission Hills – Panorama City – North Hills Community Plan text includes the following relevant land use goals, objectives, policies and programs:

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

Objective 2-1 To conserve, strengthen, and encourage investment in all commercial districts

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

The requested zone change and proposed project is for a commercial use on a lot designated General Commercial. The zone change will remove the portion of the lot zoned for residential uses and ensure that the full potential for commercial use of the lot is being utilized. The site is located across Van Nuys Boulevard from another commercial shopping center and will help contribute to the strong commercial base at this intersection.

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 development.

The proposed project is compatible with the size and scale of surrounding developments and uses. Located along Van Nuys Boulevard, this project will be compatible with surrounding commercial and multi-family residential scale. The proposed project is similar in size and scale to the existing commercial uses on site as well as the commercial center across the street in that the proposed project is one-story and set back from the street with parking in front. However, the proposed project will enhance the aesthetics of the existing site and provide more community-serving commercial uses that will create a variety of jobs for the surrounding community.

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

Policy 2-3.1 Require that any proposed development be designed to enhance and be compatible with adjacent development.

The proposed development will enhance adjacent development through the site

conditions contained herein, including required landscaping on the lot and varied colors, textures, and materials in building design. Surrounding developments are one and two story commercial and multi-family residential uses of varying architectural styles and the proposed building will be compatible with adjacent development. The enhancements from the conditioned design elements as well as use and operation restrictions will enhance the intersection. The on-site parking will ensure that there are minimal parking impacts on surrounding residential uses or congestion on Plummer Street or Van Nuys Boulevard.

Policy 2-3.2 Preserve community character, scale, and architectural diversity.

The proposed project will meet the objectives and policies of the Community Plan outlined by providing commercial uses that better serve the community than the existing commercial uses. The size, scale, and character of the proposed project conforms to surrounding developments. The design of the building has been conditioned to provide visual interest as well as provide an inviting exterior, by prohibiting the use of grills or gates, chain link fencing, and requiring landscaping along the street frontages and throughout the parking lot.

Objective 2-4 To maintain and increase the commercial employment base for community residents whenever possible.

Policy 2-4.1 Protect commercial plan designations so that commercial development is encouraged.

The requested zone change and proposed project is compatible with the commercial plan designations and will maximize commercial development in an existing General Commercial Land Use designation. A portion of the site is currently zoned RA-1VL and the zone change will create an entirely C2 zone, protecting the existing commercial plan designation.

The subject site has been conditioned to prohibit the hotel and motel uses and restrict residential density to densities permitted in the RE-11 zone to prohibit the development of apartment buildings at this site, as established under the existing [Q] conditions on the site under Ordinance 164,750.

The proposed project will meet the objectives and policies of the Community Plan outlined by maintaining the commercial uses in commercial land use designations and along main commercial corridors. The required street improvements, landscaping, and façade upgrades from the new construction of a commercial building will enhance the aesthetics of this corner and provide more community-oriented retail uses such as restaurants and small business offices that will benefit the surrounding residents.

The subject site is located adjacent to similarly zoned commercial uses along Van Nuys Boulevard and multi-family residential zones and uses along Plummer Street. The requested Zone Change directly conforms to the objectives of the Community Plan by providing a commercial space in a General Commercial Land Use Designation. The requested Zone Change will maintain the mode and character of the neighborhood and create a project that is of similar size and scale to surrounding properties.

The site has been conditioned to reduce the impacts from a new commercial center on surrounding and abutting residential uses. Conditions contained herein - including parking,

9502-9508 N Van Nuys Blvd; 14533-14535 W Plummer St

landscaping, screened equipment, trash enclosures, hours of operation and delivery, and signage – have all been included to reduce impacts from this new construction on the surrounding neighborhood. The site is currently operating with a used auto sales center, single family home, and finance office and the proposed development will better cater to the surrounding residents.

Applicable footnotes for this site include limiting the Height District to 1VL, and gross acreage includes streets.

Therefore, as conditioned, the recommended development meets the objectives of the Community Plan, is permitted in the C2 Zone and is consistent with the general plan land use designation.

B. Entitlement Findings

1. **Zone Change, L.A.M.C. Sec. 12.32-F:** The recommended zone change is in conformance with the public necessity, convenience, general welfare or good zoning practice in that:

The (T)(Q)C2-1VL zone is consistent with the existing General Commercial General Plan Land Use designation in that this land use category allows for a corresponding zone of C2. The subject site is currently zoned approximately two-thirds C2 and one-third RA. The project is convenient in location to several major streets, including Van Nuys Boulevard and Plummer Street, both of which transverse the majority of the San Fernando Valley, and the project will provide improvements to the adjacent public right-of-way, and as an infill project will have adequate access to existing City services and infrastructure. The construction of a 8,342 square foot shopping center will be compatible with surrounding land uses while contributing to the diversity of land uses in this area, both commercial and multi-family residential. Furthermore, such zone change will be in good zoning practice by providing a harmonious density and land use activity for the vicinity.

The site is currently housing an auto repair garage, used auto sales outlet and finance office. The existing single family home and detached garage on the RA-1VL zoned portion of the lot was built in the 1950's. The requested Zone Change for the entire lot to become commercial will contribute to the strong commercial base along Van Nuys Boulevard throughout the San Fernando Valley as well as contribute to the goals for commercial zones and uses in the Missions Hills – Panorama City – North Hills Community Plan.

Conditions have been placed on the approval to ensure that the proposed project does not have a negative impact on the surrounding neighborhood and the existing [Q] conditions have been retained. Design conditions have been imposed on the property to provide a visually interesting building at this site.

The action, as recommended, has been made contingent upon compliance with the "(T)" conditions imposed herein. Such limitations are necessary to protect the best interests of and to assure developments and improvements more compatible with surrounding properties, and to secure an appropriate development in harmony with the General Plan.

C. CEQA Findings

Environmental. The Environmental Review Section of the Planning Department issued the proposed project a Mitigated Negative Declaration ENV-2015-2331-MND on November 18, 2015. On the basis of the whole of the record before the lead agency including any comments

9502-9508 N Van Nuys Blvd; 14533-14535 W Plummer St

received, the lead agency finds that there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the North Valley Environmental Review Section of the Planning Department in Room 430, 6262 Van Nuys Blvd., Van Nuys.

PUBLIC HEARING AND COMMUNICATIONS

Public Hearing

A public hearing was held at the Marvin Braude Constituent Service Center on December 14, 2015. The public hearing was attended by the applicant, applicant's architect, and three neighbors. Public testimony was provided by the applicant's representative and neighbors.

Summary of Public Hearing Testimony

The applicant's architect, Ramon Covarrubias, explained the proposed commercial space for the site and the requested Zone Change. He explained that the existing buildings are in disrepair and the property is in dire need of development and new construction. This project will benefit the surrounding community as it will provide community serving retail uses, such as dental offices, paralegal and tax professional offices, apparel stores, restaurants, etc., in lieu of the existing used auto sales and repair shop. This will offer growth and employment opportunities to the surrounding community. The applicants have spoken with the Council Office.

Next, two neighbors of the project spoke but neither voiced opposition nor support for the project. Both were interested in hearing which property was subject to the Zone Change request and listening to the presentation of the project.

Finally, a third neighbor spoke who lives down Plummer Street to the West. The main concerns addressed include the following:

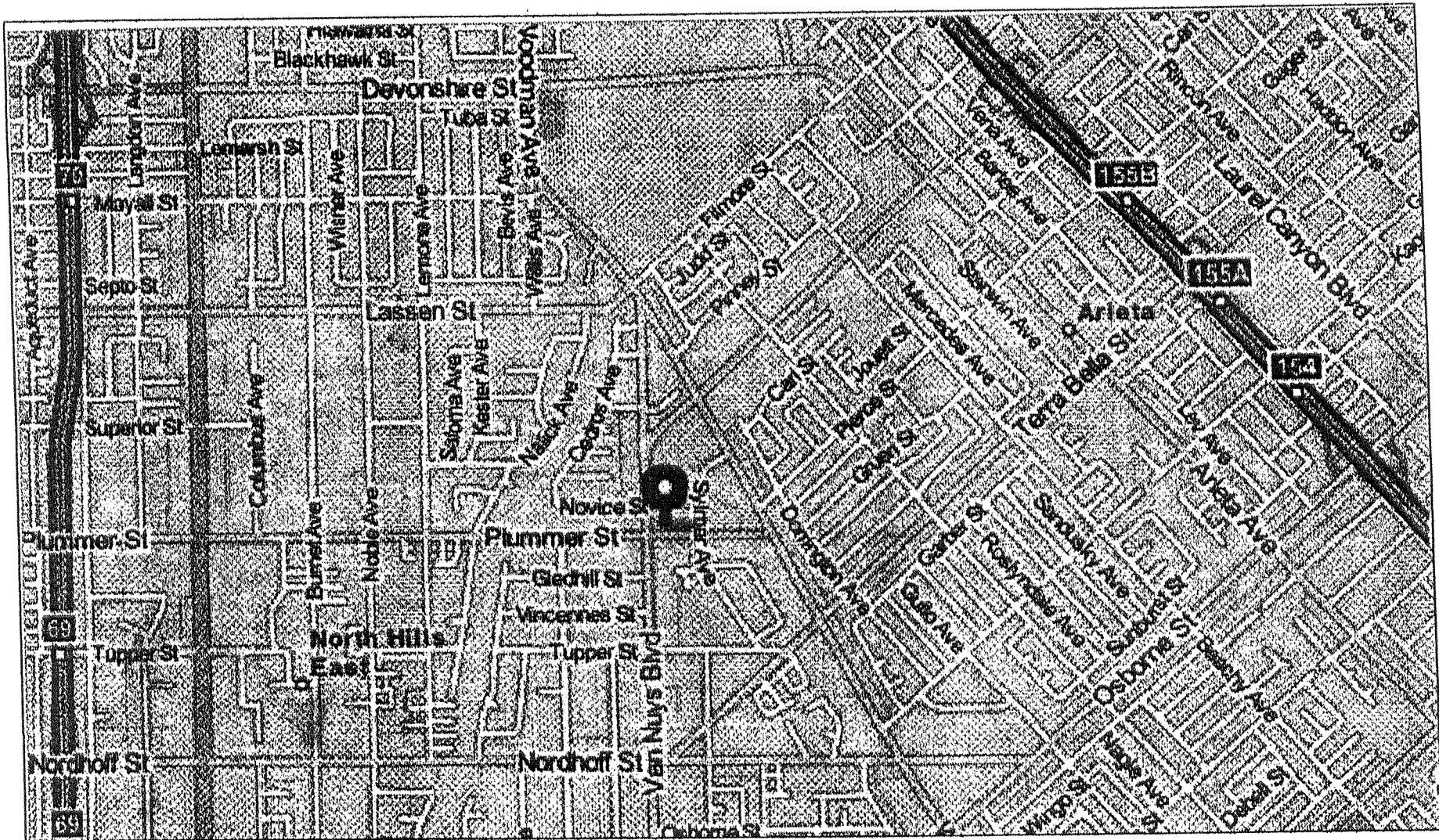
- There is currently high volumes of traffic along Plummer Street in the afternoon and evenings
- There is no left turn signal and people are lined up for blocks to turn, and make illegal u-turns at this intersection
- The introduction of a new fire station down the road has made it difficult for fire trucks to leave the station due to the gridlock
- From 3:30pm-6:00pm there is a back-up on Plummer Eastbound for approximately 700 feet to turn left onto Van Nuys Boulevard
- The adjacent shopping center creates loitering
- The apartment near the new fire station has to find street parking because the fire station has caused part of the parking area to be painted with a red curb
- There is pollution (trash) from the adjacent shopping center

The project's architect, Ramon Covarrubias, responded to the neighbor's comments by stating that the entitlement process allows the Planning Department and DOT to look at this intersection and take measures to improve it.

Ackley Padilla from Council District 6 attended the meeting and expressed concerns for future residential development on the site, and as such the existing [Q] conditions have been retained.

EXHIBIT A-1

VICINITY MAP
and
AERIAL PHOTO



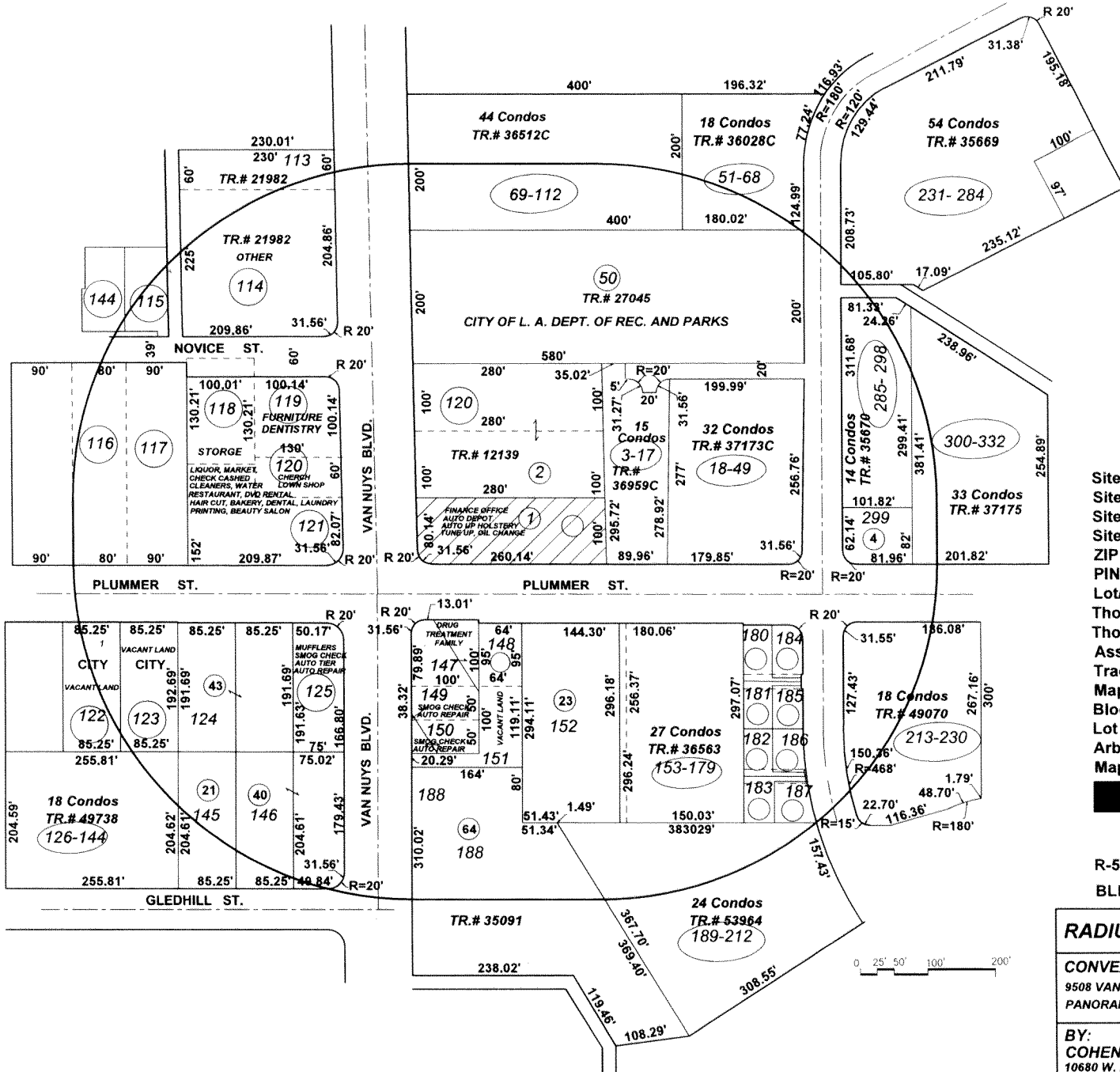
APCNV 20152330
VICINITY MAP



Aerial Photo

EXHIBIT A-2

RADIUS MAP



Site Address 9502 N VAN NUYS BLVD
 Site Address 9508 N VAN NUYS BLVD
 Site Address 14535 W PLUMMER ST
 Site Address 14533 W PLUMMER ST
 ZIP Code 91402
 PIN Number 198B149 44
 Lot/Parcel Area (Calculated) 27,075.0 (sq ft)
 Thomas Brothers Grid PAGE 501 - GRID J6
 Thomas Brothers Grid PAGE 502 - GRID A6
 Assessor Parcel No. (APN) 2644025015
 Tract TR 12139
 Map Reference M B 236-38/40
 Block None
 Lot FR 13
 Arb (Lot Cut Reference) None
 Map Sheet 198B149
CHANGE ZONE
[Q]C2-1VL, RA-1VL TO [Q]C2-1VL

R-500 FT. _____
 BLK. _____

RADIUS MAP	
CONVEXENTER PRICE INC. 9508 VAN NUYS ST. PANORAMA CITY, CA. 91402	
Scale : 1" = 100'-0"	Date: MAR.1.2014
Drawn by	Job No.
BY: COHEN CONSTRUCTION CO. INC. 10680 W. PICO BLVD. SUITE #300 LA. CA. 90064 TEL. (310) 694-6584	
Sheet No.	R

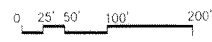
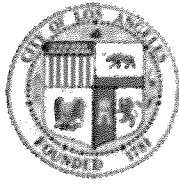


EXHIBIT A-3

ZIMAS ZONING MAP AND PARCEL PROFILE



City of Los Angeles Department of City Planning

1/11/2016 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

9502 N VAN NUYS BLVD
9508 N VAN NUYS BLVD
14535 W PLUMMER ST
14533 W PLUMMER ST

ZIP CODES

91402

RECENT ACTIVITY

None

CASE NUMBERS

APCNV-2015-2330-ZC
CPC-2010-589-CRA
CPC-2002-23-ICO
CPC-1986-602-GPC
CPC-1436
ORD-99739
ORD-92205
ORD-164750-SA1300
ENV-2015-2331-EAF
ENV-2002-35-CE
CND-78-32-SUB-ZC

Address/Legal Information

PIN Number 198B149 44
Lot/Parcel Area (Calculated) 27,075.0 (sq ft)
Thomas Brothers Grid PAGE 501 - GRID J6
PAGE 502 - GRID A6
Assessor Parcel No. (APN) 2644025015
Tract TR 12139
Map Reference M B 236-38/40
Block None
Lot FR 13
Arb (Lot Cut Reference) None
Map Sheet 198B149

Jurisdictional Information

Community Plan Area Mission Hills - Panorama City - North Hills
Area Planning Commission North Valley
Neighborhood Council Panorama City
Council District CD 6 - Nury Martinez
Census Tract # 1193.10
LADBS District Office Van Nuys

Planning and Zoning Information

Special Notes None
Zoning [Q]C2-1VL
RA-1VL
Zoning Information (ZI) ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
ZI-2438 Equine Keeping in the City of Los Angeles
General Plan Land Use General Commercial
General Plan Footnote(s) Yes
Hillside Area (Zoning Code) No
Baseline Hillside Ordinance No
Baseline Mansionization Ordinance Yes
Specific Plan Area None
Special Land Use / Zoning None
Design Review Board No
Historic Preservation Review No
Historic Preservation Overlay Zone None
Other Historic Designations None
Other Historic Survey Information None
Mills Act Contract None
POD - Pedestrian Oriented Districts None
CDO - Community Design Overlay None
NSO - Neighborhood Stabilization Overlay No
Sign District No
Streetscape No
Adaptive Reuse Incentive Area None
Ellis Act Property No
CRA - Community Redevelopment Agency Pacoima / Panorama City (CD7) Earthquake Disaster Assistance Project
Central City Parking No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Downtown Parking	No
Building Line	22
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	2644025015
Ownership (Assessor)	
Owner1	CONVEX ENTERPRISE LLC
Address	7639 VAN NUYS BLVD VAN NUYS CA 91402
Ownership (Bureau of Engineering, Land Records)	
Owner	CONVEX ENTERPRISE LLC
Address	7639 VAN NUYS BLVD VAN NUYS CA 91405
APN Area (Co. Public Works)*	0.641 (ac)
Use Code	1210 - Store and Residential Combination
Assessed Land Val.	\$980,723
Assessed Improvement Val.	\$85,279
Last Owner Change	09/27/11
Last Sale Amount	\$1,000,010
Tax Rate Area	8856
Deed Ref No. (City Clerk)	8-158 3-105 20610-11 1564239 1554560 1310115

Building 1

Year Built	1958
Building Class	C4A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,992.0 (sq ft)

Building 2

Year Built	1953
Building Class	D45B
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,548.0 (sq ft)

Building 3

Year Built	1946
Building Class	D55A
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	912.0 (sq ft)

Building 4 No data for building 4

Building 5 No data for building 5

Additional Information

Airport Hazard	350' Height Limit Above Elevation 790
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.52776736
Nearest Fault (Name)	Northridge
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	22.00000000
Rupture Top	5.00000000
Rupture Bottom	20.00000000
Dip Angle (degrees)	42.00000000
Maximum Magnitude	7.00000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	Valley
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None

Public Safety

Police Information	
Bureau	Valley
Division / Station	Mission
Reporting District	1963
Fire Information	
Bureau	Valley
Batallion	12
District / Fire Station	7
Red Flag Restricted Parking	No

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number: APCNV-2015-2330-ZC

Required Action(s): ZC-ZONE CHANGE

Project Descriptions(s): ZONE CHANGE THE RESIDENTIAL ZONE TO COMMERCIAL ZONE.

Case Number: CPC-2010-589-CRA

Required Action(s): CRA-COMMUNITY REDEVELOPMENT AGENCY

Project Descriptions(s): PROPOSED AMENDMENT AND EXPANSION OF THE REDEVELOPMENT PLAN WITHIN ARLETA-PACOIMA, MISSION HILLS - PANORAMA CITY- NORTH HILLS, NORTH HOLLYWOOD- VALLEY VILLAGE, SUN VALLEY - LA TUNA CANYON, SUNLAND - LAKE VIEW TERRACE - SHADOW HILLS - EAST LA TUNA CANYON, SYLMAR, RESEDA - WEST VAN NUYS

Case Number: CPC-2002-23-ICO

Required Action(s): ICO-INTERIM CONTROL ORDINANCE

Project Descriptions(s):

Case Number: CPC-1986-602-GPC

Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

Project Descriptions(s): GENERAL PLAN CONSISTENCY PROGRAM

Case Number: ENV-2015-2331-EAF

Required Action(s): EAF-ENVIRONMENTAL ASSESSMENT

Project Descriptions(s): Data Not Available

Case Number: ENV-2002-35-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s):

Case Number: CND-78-32-SUB-ZC

Required Action(s): SUB-SUBDIVISIONS

ZC-ZONE CHANGE

Project Descriptions(s): Data Not Available

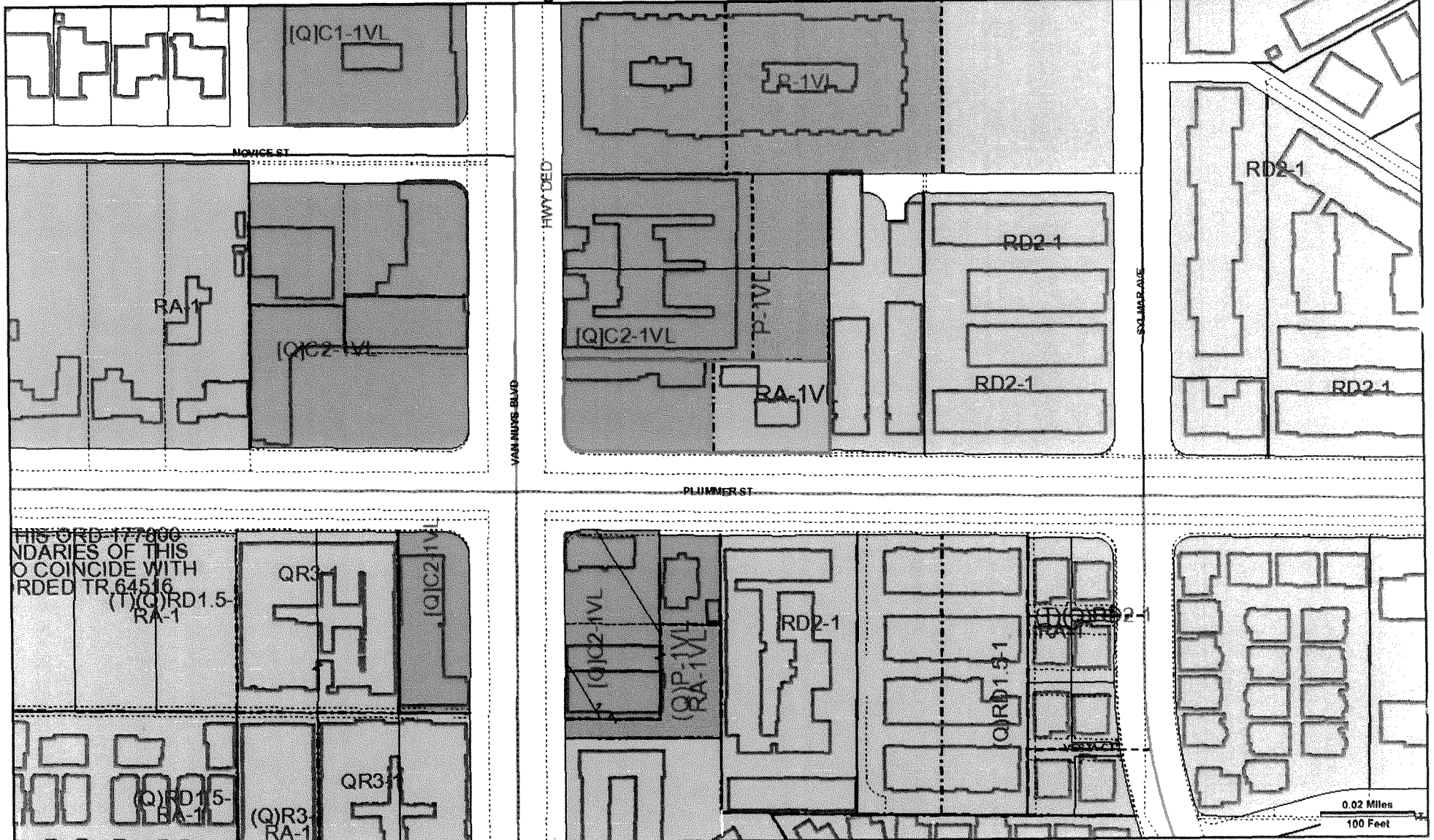
DATA NOT AVAILABLE

CPC-1436

ORD-99739

ORD-92205

ORD-164750-SA1300



Address: 9508 N VAN NUYS BLVD
 APN: 2644025015
 PIN #: 198B149 44

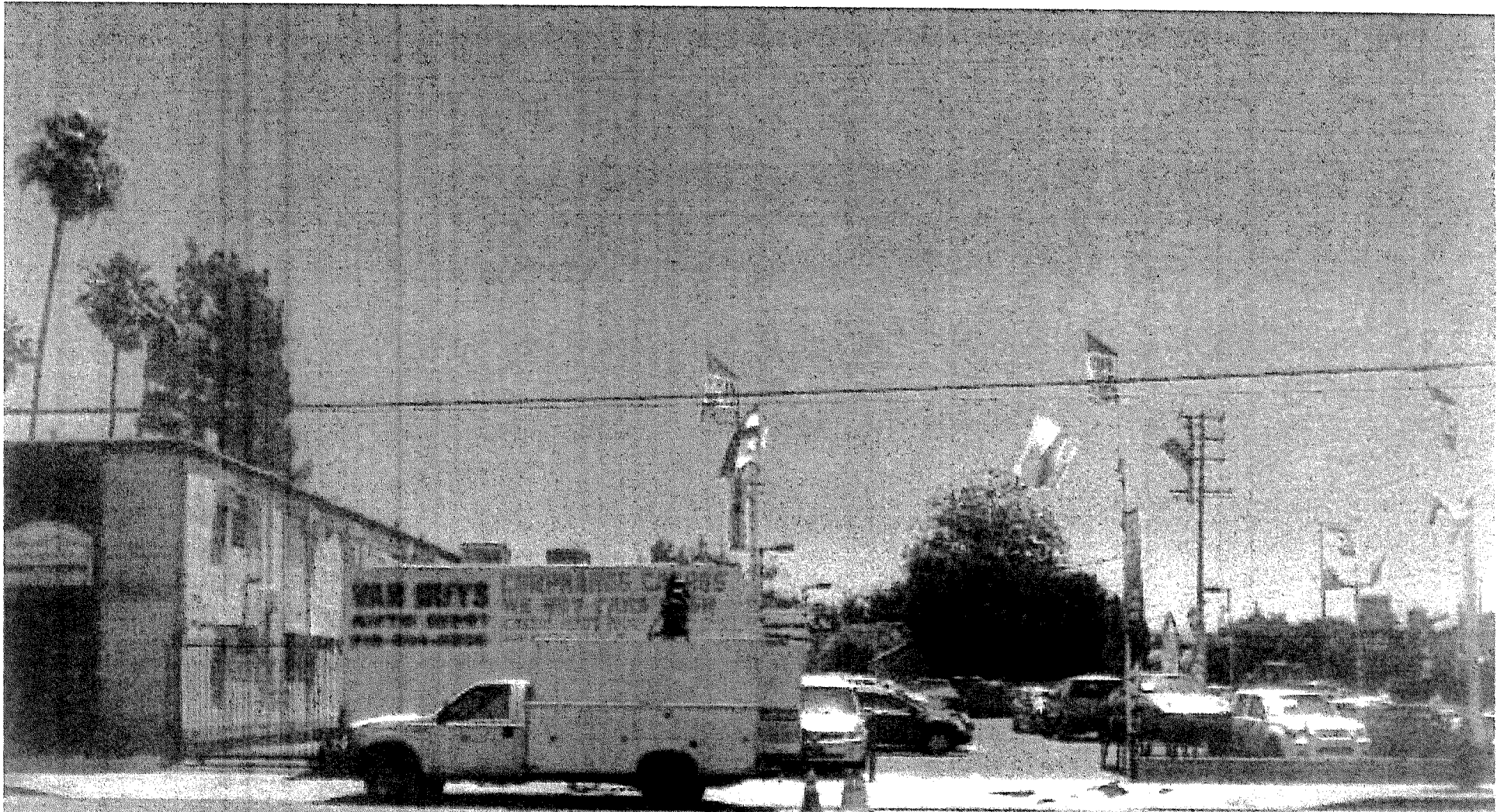
Tract: TR 12139
 Block: None
 Lot: FR 13
 Arb: None

Zoning: [Q]C2-1VL, RA-1VL
 General Plan: General Commercial



EXHIBIT A-4

SITE PHOTOS



APCNY 2015 2830

TO BE DEMOLITION -1

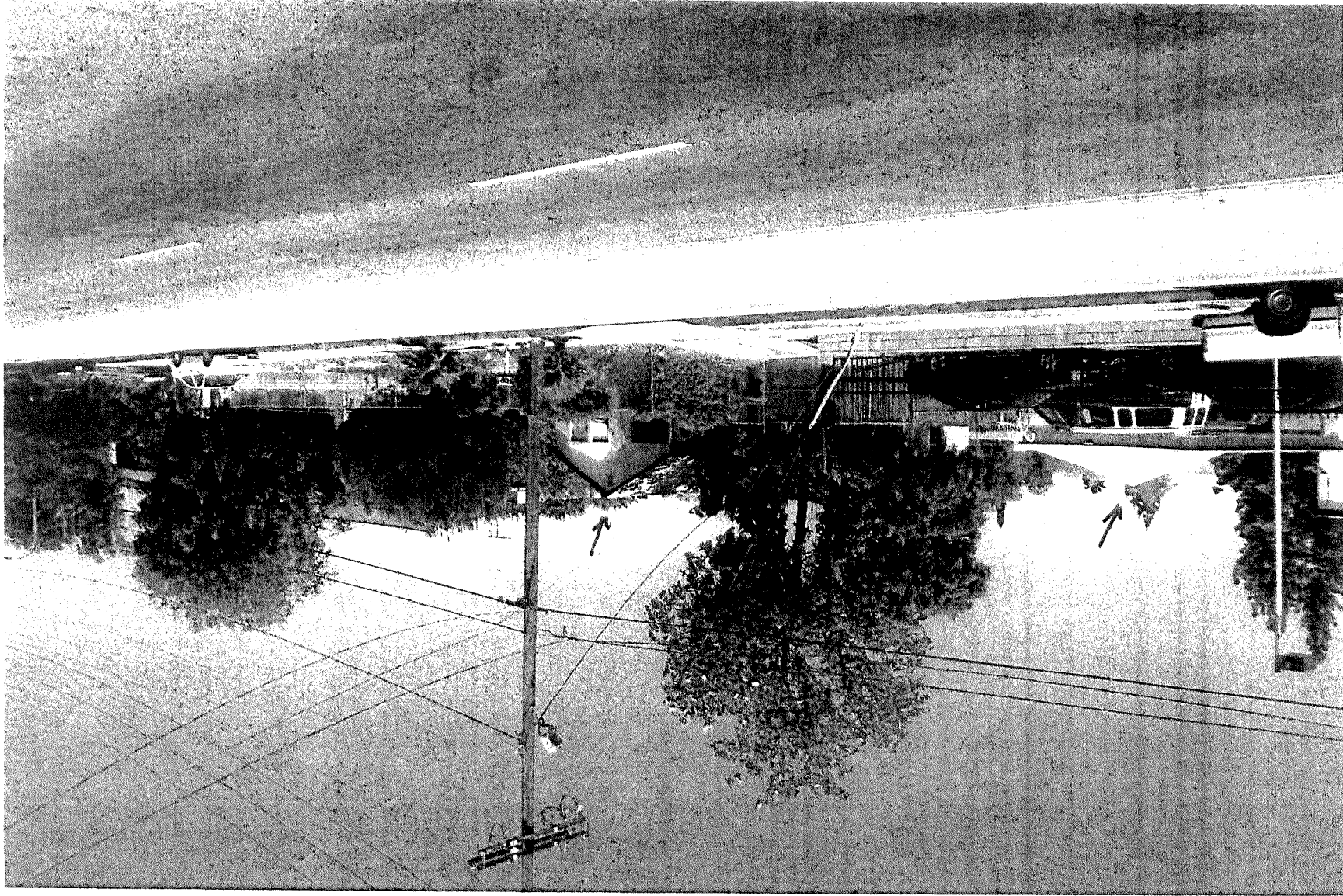


APCNV 2015 2330-NOITLOWMAD 3B OI



APC NV 2015 2330 3-NOITLIMED B O

APCNV 20152330 TO BE DEMOLITION-4

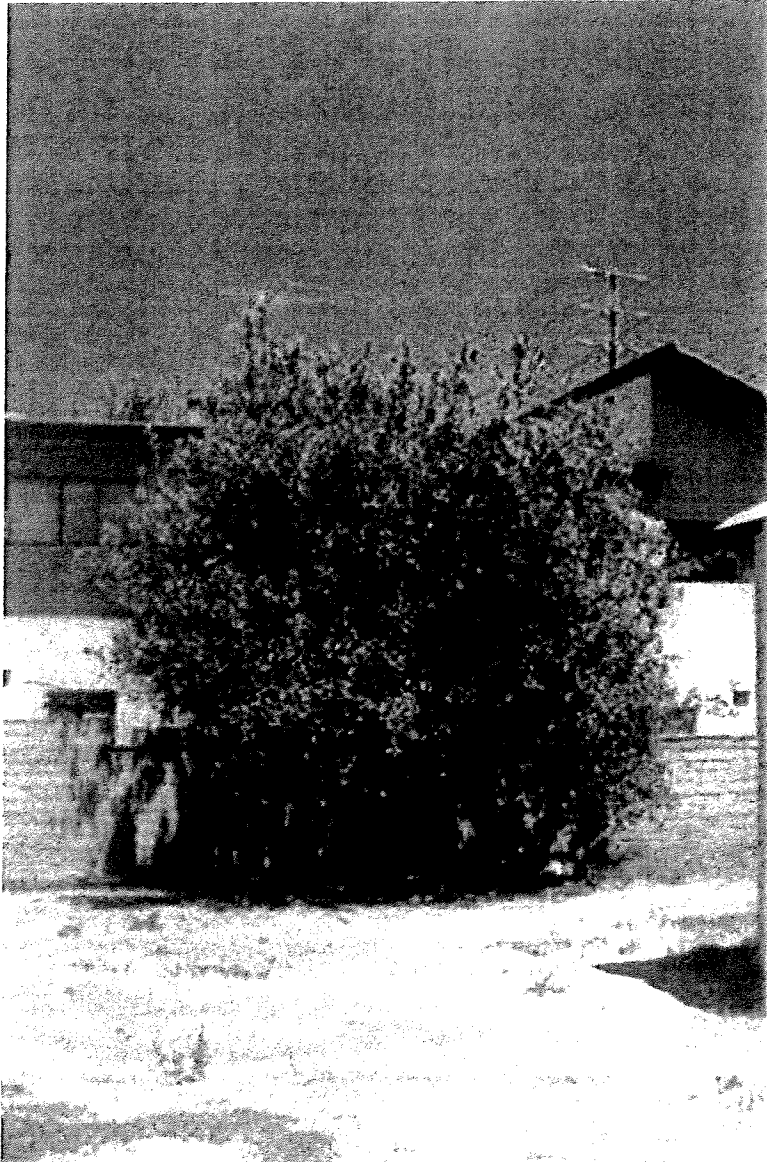




APC/NV 2015 2330

APCNV 20 15 2330

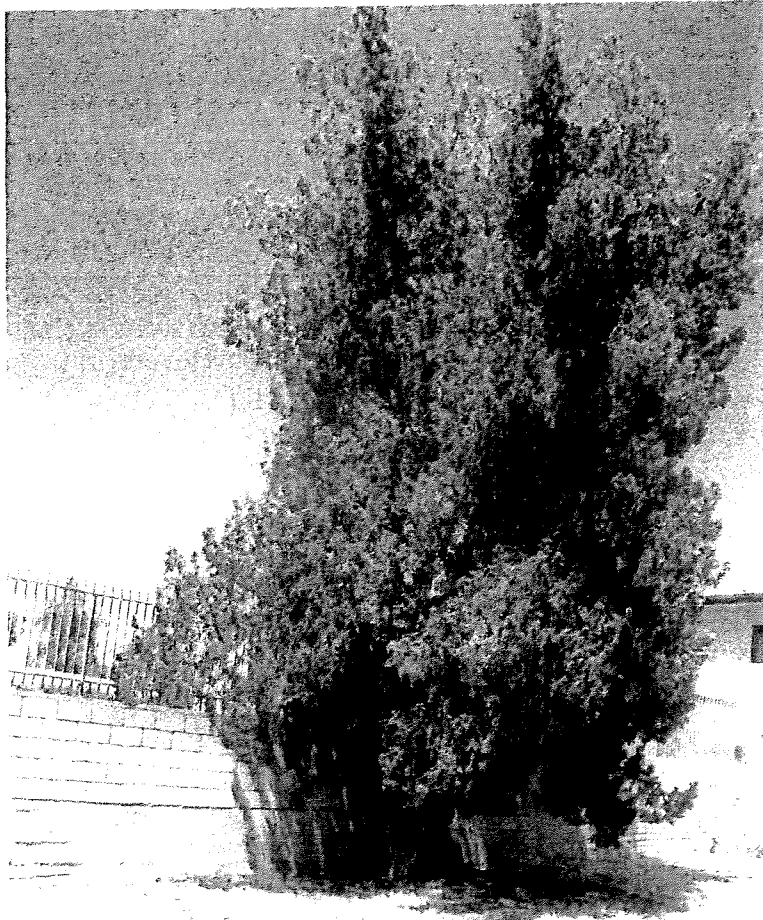




LEMON TREE, COMBINED D= 24", TO BE REMOVED

24"

APCIV 20152330



JUNIPER TREE, D=20", TO BE REMOVED

E

APC/NV 2015 2330



PINE TREE, D=24", TO BE REMOVED

"F"

APC/NV 2015 2330

EXHIBIT B

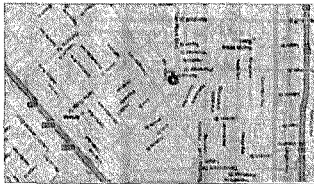
PROJECT PLANS

CONVEX ENTERPRISE LLC

RETAIL STORS

9502-9508 VAN NUYS ST
 PANORAMA CITY, CA. 91405

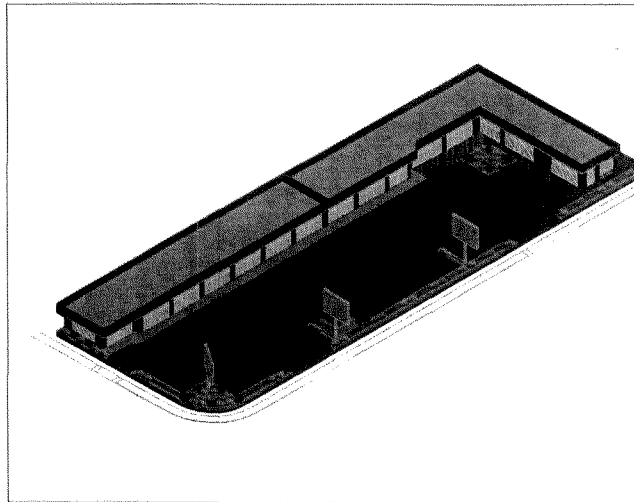
SCOPE OF WORK :
 CHANGE ZONING
 CHANGE RA-1VL TO [Q]C2-1VL



VICINITY MAP

LEGAL DESCRIPTION

Lot FR 13 Block None
 Tract TR 12139
 PIN Number 198B149 44
 Thomas Brothers Grid PAGE 501 - GRID J6
 Assessor Parcel No. (APN) 2644025015
 Map Reference M B 236-38/40
 Map Sheet 198B149
 Arb (Lot Cut Reference) None
 Lot/Parcel Area (Calculated) 27,075.0 (sq ft)



SHEET SCHED.

SHEET SCHED.		
A	COVER SHEETS	
A1	PLOT PLAN	1/16"=1'-0"
A2	EXISTING & DEMOLITION FLOOR PLAN	3/32"=1'-0"
A3	NEW FLOOR PLAN	3/32"=1'-0"
A4	ROOF PLAN	3/32"=1'-0"
A5	SECTIONS AND ELEVATION	3/32"=1'-0"
A6	LANDSCAPING	3/32"=1'-0"

REVISIONS

COHEN CONSTRUCTION CO. INC.
 19680 W. PICO BLVD. SUITE #300
 LOS ANGELES, CA. 90064
 TEL. (310) 694-6584

CONVEX ENTERPRISE LLC
 9502 VAN NUYS ST
 PANORAMA CITY, CA. 91405

COVER SHEET

Date MAR.10.2014
 Scale
 Drawn
 Job
 Sheet

A

LEGAL DESCRIPTION

Lot FR 13 Block None
 Tract TR 12139
 PIN Number 198B149 44
 Thomas Brothers Grid PAGE 501 - GRID J6
 Assessor Parcel No. (APN) 2644025015
 Map Reference M 8 236-38/40
 Map Sheet 198B149
 AIB (Lot Call Reference) None
 Lot/Parcel Area (Calculated) 27,075.0 (sq ft)

Project Address
 9502 N Van Nuys Blvd.
 Van Nuys, CA, 91402

SITE DESCRIPTION

COMMERCIAL

EXISTING PARKING:
 BUSINESS OFFICE : 2076 SQ.FT. AREA / 500 5 SPACES
 OTHER BUSINESS : 1518 SQ.FT. AREA / 500 4 SPACES
 HANDICAPPED SPACES: 2 SPACES
 RESIDENTIAL : 2 B.ROOM 2 SPACES
TOTAL SPACES REQUIRED: 13 SPACES

PARKING REQUIRED:
 RETAIL : 8371.45 SQ.FT. AREA / 250 34 SPACES
TOTAL SPACES REQUIRED: 34 SPACES

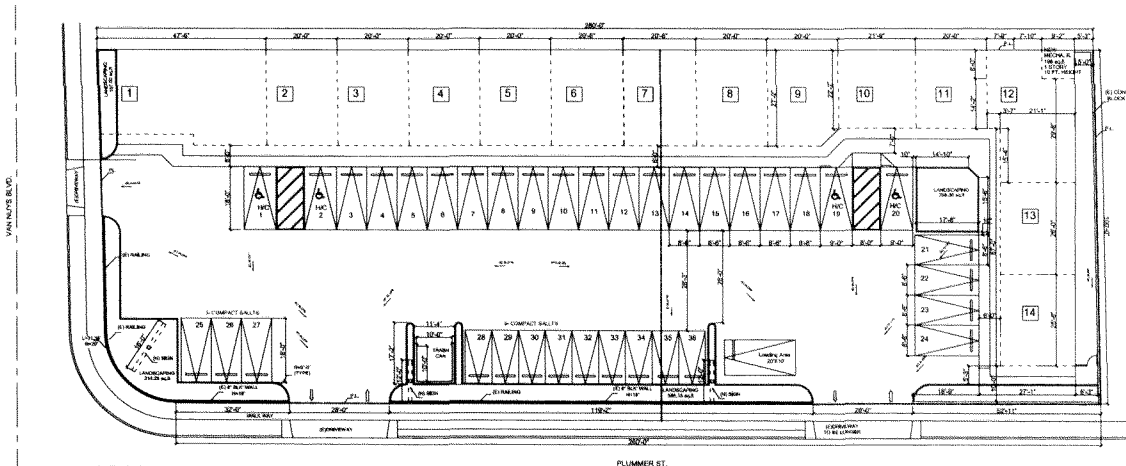
PARKING PROVIDED:
 HANDICAPPED SPACES: 4 SPACES
 STANDARD SPACES: 20 SPACES
 COMPACT SPACES: 12SPACES
TOTAL SPACES PROVIDED: 36 SPACES
 36 SPACES > 34 SPACES

LANDSCAPING :
 LANDSCAPING REQUIRED:
 LANDSCAPING PROVIDED: (%9.1X18817.70) 1716.7 SQ.FT.

Area Calculations	Area SQ.FT.	% Ratio
Land	27,075.0	100
Retail store	8,342.70	30.82
Mechanical Room	198.0	0.73
Landscaping Provided	1,875.70	6.93
Parking	5,075	18.74
Yard	11,583.6	42.78

NEW
 RETAIL
 12 FT. HEIGHT
 TOTAL AREA: 8342.70 SQ.FT.

1 1059.43sq.ft 1 STORY	6 552.71sq.ft 1 STORY	11 442.80sq.ft 1 STORY
2 545.0sq.ft 1 STORY	7 552.71sq.ft 1 STORY	12 798.80sq.ft 1 STORY
3 545.0sq.ft 1 STORY	8 545.0sq.ft 1 STORY	13 347.82sq.ft 1 STORY
4 545.0sq.ft 1 STORY	9 530.56sq.ft 1 STORY	14 544.68sq.ft 1 STORY
5 545.0sq.ft 1 STORY	10 481.15sq.ft 1 STORY	15 59.36sq.ft STORAGE



REVISIONS

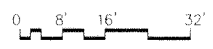
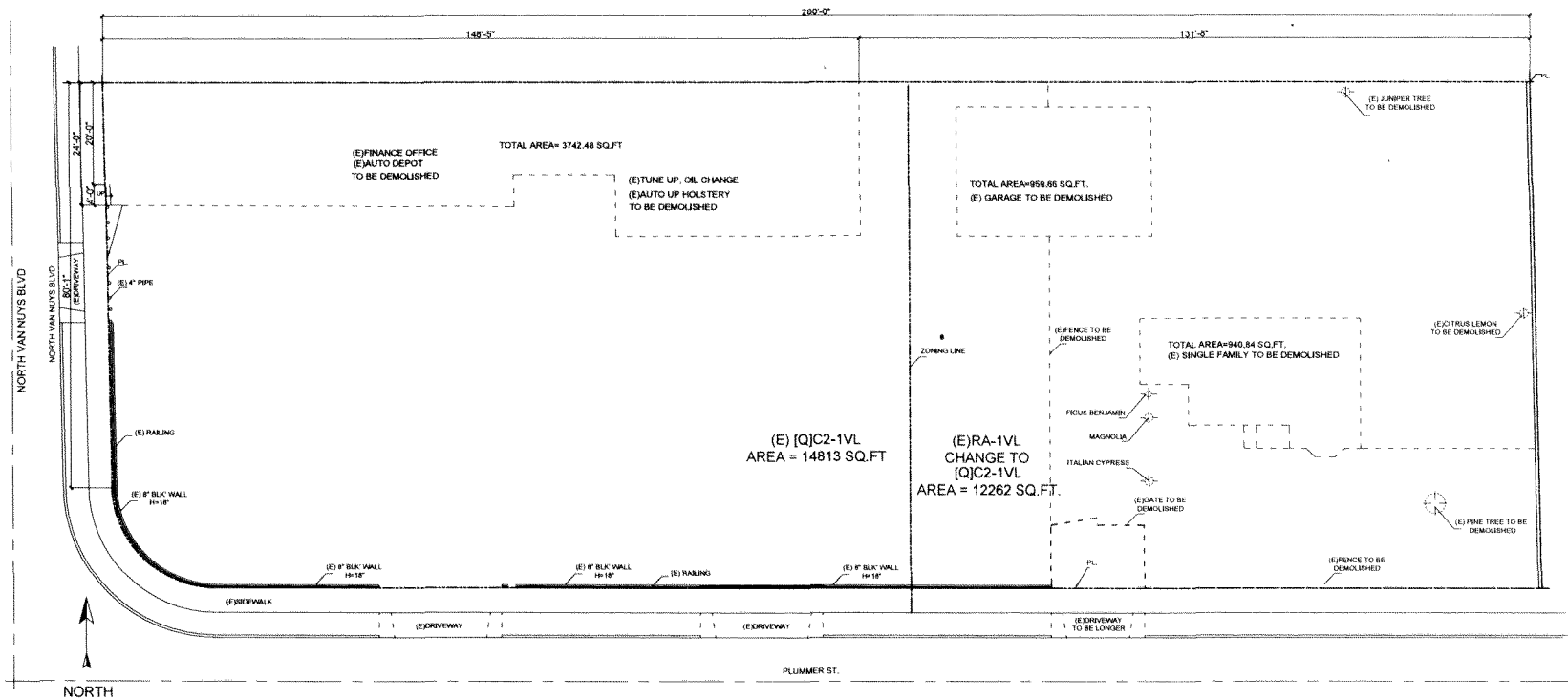
REVISIONS	BY

COHEN CONSTRUCTION CO. INC.
 10680 W. PICO BLVD. SUITE #300
 LOS ANGELES, CA. 90064
 TEL. (310) 694-6584

CONVEX ENTERPRISE LLC
 9502 VAN NUYS BLVD.
 PANORAMA CITY, CA. 91402

PLOT PLAN

Date	MAR.10/2014
Scale	1/16"=1'-0"
Drawn	
Job	
Sheet	A1



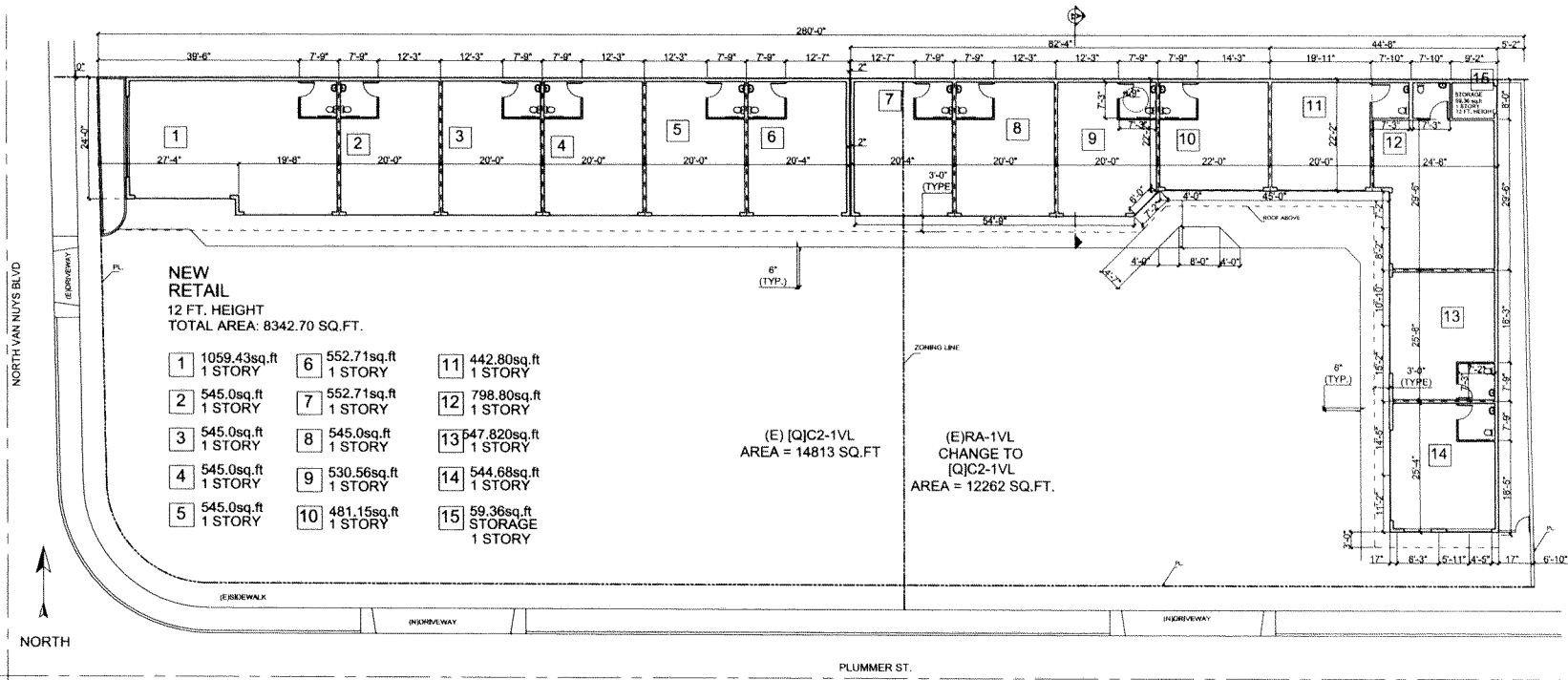
REVISIONS

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 10680 W. PICO BLVD, SUITE #300
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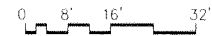
CONVEX ENTERPRISE LLC
 9502 VAN NUYS ST
 PANORAMA CITY, CA. 91405

EXISTING AND DEMOLITION PLAN

Date	MAR 10/2014
Scale	3/32"=1'-0"
Drawn	
Job	
Sheet	A2



Project Address
9502 N Van Nuys Blvd.
Van Nuys, CA. 91405



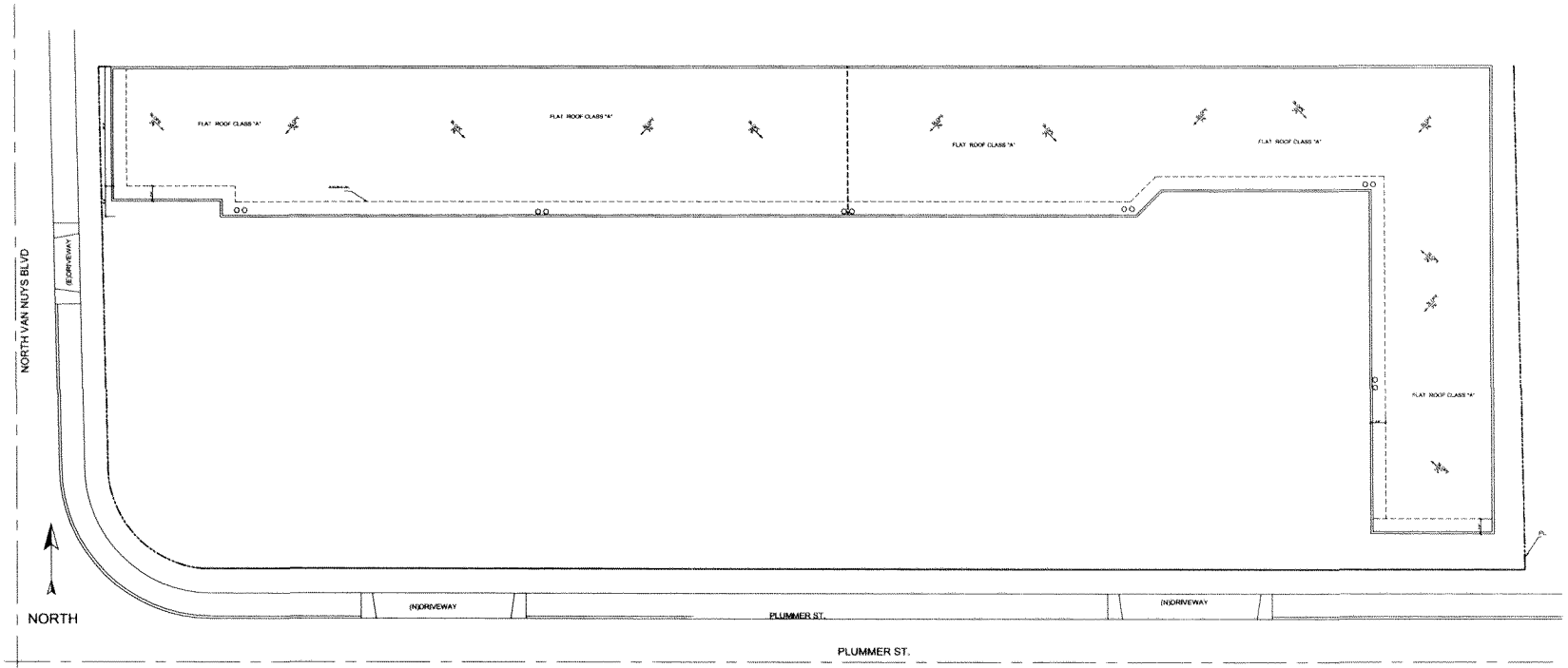
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TEL. (310) 694-6584

CONVEX ENTERPRISE LLC
9502 VAN NUYS ST
PANORAMA CITY, CA. 91405

PROPOSED PLAN

Date	MAR.10/2014
Scale	3/32"=1'-0"
Drawn	
Job	
Sheet	



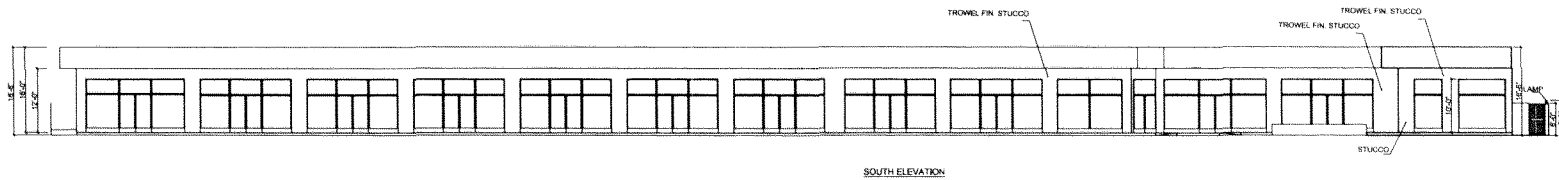
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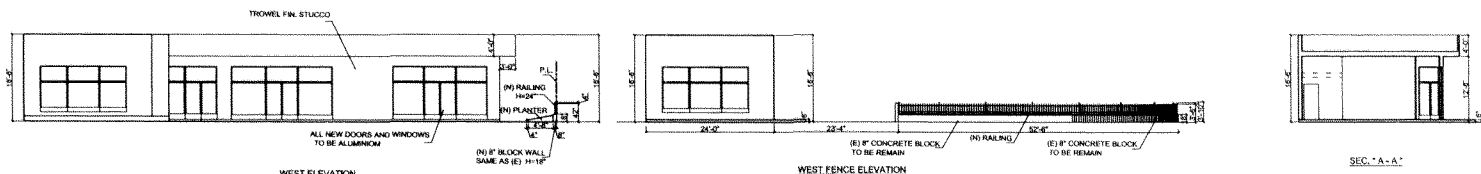
CONVEX ENTERPRISE LLC
 9502 VAN NUYS ST
 PANORAMA CITY, CA, 91405

ROOF PLAN

Date	MAR.19.2014
Scale	3/32"=1'-0"
Drawn	
Job	
Sheet	A4



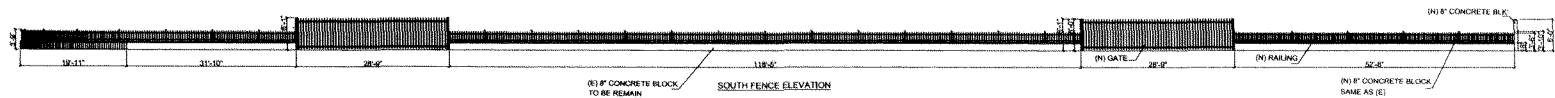
SOUTH ELEVATION



WEST ELEVATION

WEST FENCE ELEVATION

SEC. "A-A"



SOUTH FENCE ELEVATION

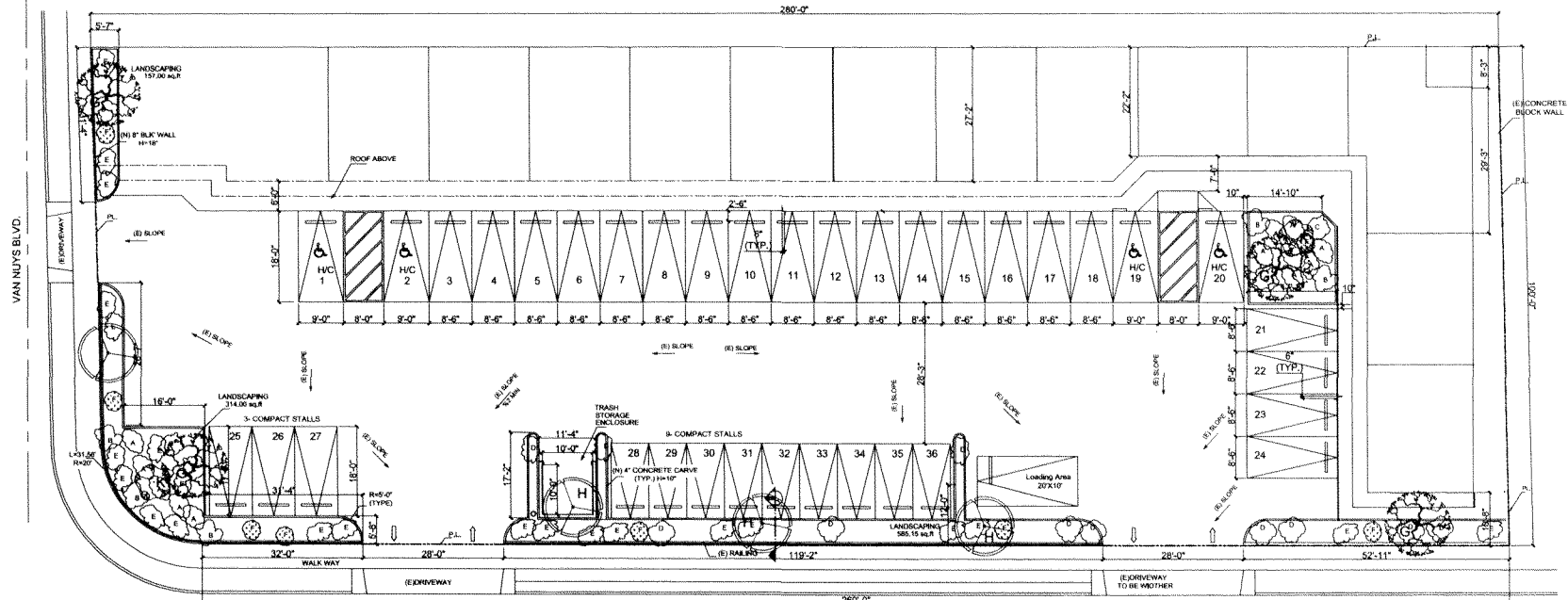
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ELEVATIONS

Date	MAR.19.2014
Scale	3/32"=1'-0"
Drawn	
Job	
Sheet	A5



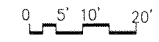
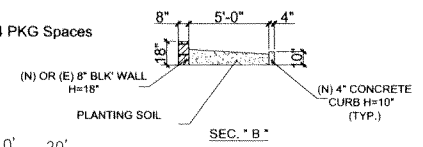
LEGAL DESCRIPTION

Lot FR 13 Block None
 Tract TR 12139
 PIN Number 198B149 44
 Thomas Brothers Grid PAGE 501 - GRID J6
 Assessor Parcel No. (APN) 2644025015
 Map Reference M B 236-38/40
 Map Sheet 198B149
 Arb (Lot Cut Reference) None
 Lot/Parcel Area (Calculated) 27,075.0 (sq ft)

- A - 7 Trailing Lavender' Lantana
- B - 5 Red Yucca
- C - 4 Summer Bushes
- D - 12 Niniials
- E - 27 Zinnia Profusion Orange
- F - GROUND COVERS

- G - 4 Magnolia Tree
- H - 3 Grape Myrtle
- K - 2 Chinese Elm

2x2 box 1 tree for 4 PKG Spaces



Area Calculations		Area SQ.FT.	% Ratio
Land		27,075.0	100
Retail stors		8,046.95	29.72
Mechanical Room		198.0	0.73
Landscaping Provided		2666.23	9.5
Parking		5,075	18.7
Yard		11,088.82	40.95

REVISIONS

ARCHITECTS:
 RAMON E. COVARRUBAS C-6717
 1735 HILL ST.
 SANTA MONICA, CA, 90405
 TEL. (310) 650-1168
 MECOVARRUBRAS@VERIZON.NET

CONVEX ENTERPRISE LLC
 9502 VAN NUYS ST
 PANORAMA CITY, CA, 91405

LANDSCAPING

Date	MAR. 10/2014
Scale	3/32"=1'-0"
Drawn	
Job	
Sheet	A6

EXHIBIT C

ENVIRONMENTAL CLEARANCE