

**MASTER LAND USE PERMIT APPLICATION**  
**LOS ANGELES CITY PLANNING DEPARTMENT**

*Planning Staff Use Only*

ENV No. <u>2005-320-EAF</u>	Existing Zone <u>(Q) C2-1VL / (Q) P-1VL</u>	District Map <u>204B193</u>
APC <u>NORTH VALLEY</u>	Community Plan <u>SUNLAND-TUNINGA-LAKE VIEW...</u>	Council District <u>2</u>
Census Tract <u>1034.00</u>	APN <u>2559005020</u>	Staff Approval *
		Date

\* Approval for Filing by Community Planning or Division of Land Staff, When Applicable

**DIR 2005-319-SPP**

CASE No. \_\_\_\_\_

APPLICATION TYPE Project Permit Compliance with Foothill Specific Plan

(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 8040 Foothill Blvd. Zip Code 91040

Legal Description: Lot FR 2 Block -- Tract TR 18980

Lot Dimensions IRR 610x850 Lot Area (sq. ft.) 482000 Total Project Size (sq. ft.) 123,505

**2. PROJECT DESCRIPTION**

Describe what is to be done: Conversion of a Kmart retail store with indoor/outdoor garden center into a Home Depot retail store with garden center

Present Use: Commercial & parking Proposed Use: Same

Plan Check No. (if available) \_\_\_\_\_ Date Filed: \_\_\_\_\_

- Check all that apply:
- |  |  |   |                                     |
|--|--|---|-------------------------------------|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Change of Use | <input checked="" type="checkbox"/> Alterations | <input type="checkbox"/> Demolition |
| <input checked="" type="checkbox"/> Commercial       | <input type="checkbox"/> Industrial    | <input type="checkbox"/> Residential            |                                     |
- Additions to the building:
- |  |   |  |   |
|--|---|--|---|
| <input checked="" type="checkbox"/> Rear | <input checked="" type="checkbox"/> Front | <input checked="" type="checkbox"/> Height | <input checked="" type="checkbox"/> Side Yard |
|--|---|--|---|

**3. ACTION(S) REQUESTED**

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_  
Project permit compliance review with the Foothill Specific Plan

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

List related or pending case numbers relating to this site:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**SIGNATURES** of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family residential areas. (Attach sheet, if necessary)

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

**4. OWNER/APPLICANT INFORMATION**

Applicant's Name Scott Mommer Company Scott A. Mommer Consulting  
 Address: 4630 W. Jacquelyn Avenue, Suite 119 Telephone: (559) 276-2790 Fax: (559) 276-0850  
Fresno, CA. Zip: 93722 E-mail: \_\_\_\_\_

Property Owner's Name (if different than applicant) Paul & Eleanor Sade, Trustees of the Paul and Eleanor Sade  
 Address: 700 S. Orange Ave. Revocable Trust dated August 6, 1985 Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_  
West Covina Zip: 91790 E-mail: \_\_\_\_\_

Contact Person for project information John Parker, GLM Associates  
 Address: 1605 Astor Ave. Telephone: (805) 927-7550 Fax: (805) 927-  
Cambria Zip: 93428 E-mail: ParkrGroup@aol.com

**5. APPLICANT'S AFFIDAVIT**

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.

Signature: [Handwritten Signature]  
 Paul Sade, Trustee

Subscribed and sworn before me this (date): 12/28/04

Signature: Eleanor Sade Trustee  
 Eleanor Sade, Trustee

In the County of MAUI State of California  
 Notary Public [Handwritten Signature] HAWAII (gcl)  
 Stamp: \_\_\_\_\_

Date: 12/28/04

**7. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate "Special Instructions" handout. Provide on attached sheet(s) this additional information using the hand-out as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

*Planning Staff Use Only*

Base Fee <u>\$ 221.00</u>	Reviewed and Accepted by <u>H.L. AGUISTIN</u>	Date <u>1/21/05</u>
Receipt No. <u>251920</u>	Deemed Complete by _____	Date _____

**FOOTHILL BOULEVARD CORRIDOR SPECIFIC PLAN  
SUPPLEMENTAL APPLICATION FORM**

For City Planning Department Use Only	
Date filed at Public Counter:	_____
Date file deemed complete:	_____
Case File No.	_____
Environmental Case No.	_____

**Applicant(s)/Representative(s)**

Name: JOHN PARKER (REP.)  
 Address: 1605 ASTOR  
CAMBRIA CA 93428  
 Telephone: 805-927-7550  
 Fax: 805-927-7564  
 E-mail: PARKRGROUP@ADL.COM

**Property Owner(s)**

Name: PAUL & ELEANOR SAPE  
 Address: 700 S. ORANGE AVE.  
WEST COVINA CA 91790  
 Telephone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**1. Type of application:**

- Project Permit Compliance
- Modification of a Project Permit Compliance
- Project Permit Adjustment
- Interpretation of Specific Plan

**2. Project Permit Compliance:**

- a. Specific Plan subarea (if any): MAJOR ACTIVITY AREA NO. 2
- b. Describe how the site is presently developed, including details such as square footage of buildings, height and number of stories, number of parking spaces provided, amount of landscape, etc.

THE SUBJECT SITE IS PRESENTLY DEVELOPED WITH A K MART RETAIL STORE WHICH CEASED OPERATION IN OCTOBER 2004. IT CONTAINS APPROXIMATELY 99,350 SQ. FT. OF FLOOR AREA. THE K MART WILL BE REMOVED AND REPLACED BY A HOME DEPOT RETAIL STORE CONTAINING APPROX. 123,505 SQ. FT., 616 PARKING SPACES AND A MINIMUM OF 100 SQ. FT. OF LANDSCAPED AREA FOR EVERY 4 PARKING SPACES.

3. Adjacent properties:

	Zone	Existing Land Use
Northerly	C2-1VL	ONE- AND TWO-STORY RETAIL
Southerly	R1-1	SINGLE-FAMILY RESIDENCE
Westerly	AMP-1	MOBILE HOME PARK
Easterly	C2-1VL R1-1	ONE- AND TWO-STORY RETAIL SINGLE-FAMILY RESIDENCE

4. Proposed project:

a. Type:

New construction

Addition

Does this project contain less than 15,000 square feet of non-residential floor area? \_\_\_\_\_

Does this project generate 42 or fewer net new peak hour trips (A.M. or P.M., whichever is higher), as determined by the Department of Transportation (DOT)? \_\_\_\_\_ (Submit TGF Form.)

Change of use

Does this change of use generate 42 or fewer net new peak hour trips (A.M. or P.M., whichever is higher), as determined by the Department of Transportation (DOT)? \_\_\_\_\_ (Submit TGF Form.)

b. Height: 28 ft. (36 ft. for front facade & corner tower elements)

c. Floor Area: 123,505 sq. ft.

If the project is an addition, what will be the resulting total floor area of all buildings on the subject property? N/A

d. No. of dwelling units: N/A

e. Setbacks/yards:

Front: 580 ft.  
Rear: 60 ft.  
Side: 30 ft.

f. No. of parking spaces required: 494 provided: 616

g. No. of guest parking spaces required: N/A provided: \_\_\_\_\_

5. Modification of a Project Permit Compliance

Complete items #1, #2, #3, and #4 and the following:

- a. Date of original Project Permit Compliance decision: \_\_\_\_\_  
(Submit a copy of the original decision letter and any prior modification decisions with new modification request.)
- b. Provide a separate statement as to how the project is proposed to be modified and why it is necessary to modify the prior Project Permit Compliance decision(s).
- c. Is this modification request submitted as a requirement of a public agency? \_\_\_\_\_  
(If yes, submit letter from agency.)

6. Project Permit Adjustment

NOTE: Project Permit Adjustments are minor adjustments from certain specific plan regulations but do not grant relief from similar types of regulations in the Zoning Code which might apply to your project.

Complete items #1, #2, #3, and #4, and the following:

- a. Check any of the following Project Permit Adjustments which might apply to your project request and provide an explanation below:

Project height exceeds the designated Specific Plan height limit on the property by less than 10 percent.

\_\_\_\_\_  
\_\_\_\_\_

Portions of the project building(s) extend into a required yard, setback or other required open space a distance of less than 20 percent of the minimum width or depth of the required yard, setback or open space.

\_\_\_\_\_  
\_\_\_\_\_

DIR 2005-319

The minimum required landscape area for the project is adjusted by less than 20 percent, or minor adjustments are proposed to the required types of landscape materials.

---

---

Sign adjustments:

Signs exceed the maximum sign size (area) limitation by less than 20 percent.

Signs exceed the limit on the maximum number of signs by no more than 20 percent.

Signs exceed the maximum permitted sign height by no more than 2 feet.

---

---

Parking spaces fall the minimum or maximum number of required parking spaces by less than 10 percent.

---

---

Minor adjustments from other specific plan development regulations, which do not substantially alter the execution or intent of those specific plan regulations and do not change the permitted use, floor area, density or intensity, height or bulk, setbacks or yards, lot coverage limitations, or parking standards regulated by the specific plan.

---

---

b. What special circumstances are applicable to the project or project site which make the strict application of the Specific Plan regulation(s) impractical?

---

---

---

c. Does the project substantially comply with all applicable Specific Plan regulations?

---

---

---

DIR 2005-319

- d. How will the Project Permit Adjustment cause no detrimental effects on surrounding properties and public rights-of-way?

---

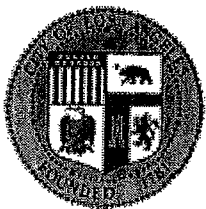
---

---

**7. Interpretation of Specific Plan**

Complete item #1 of these instructions, and the following:

Provide a separate statement indicating which Specific Plan regulation(s) is requested to be clarified and describe why a clarification is necessary for the project or subject property involved.



**City of Los Angeles  
Department of City Planning**

01/21/2005

**PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

8040 W FOOTHILL BLVD  
8026 W FOOTHILL BLVD

**ZIP CODES**

91040

**RECENT ACTIVITY**

None

**CASE NUMBERS**

CPC-25215  
CPC-1986-608  
ORD-164330-SA1960  
ORD-148929  
ORD-148679  
ZA-1998-168-CUB  
ZA-1998-167-CUB  
ZA-1988-524-CUZ  
ZA-1988-524  
ZA-13359  
YD-4729-YV  
OB-13937  
MND-98-82-CUB  
AFF-4853  
AFF-42392  
CFG-3000  
CFG-1500

**Address/Legal Information**

PIN Number:	204B193 168
Area (Calculated):	336,490.8 (sq ft)
Thomas Brothers Grid:	PAGE 503 - GRID H3
Assessor Parcel Number:	2559005020
Tract:	TR 18980
Map Reference:	M B 607-9/10
Block:	None
Lot:	FR 2
Arb (Lot Cut Reference):	None
Map Sheet:	204B193

**Jurisdictional Information**

Community Plan Area:	Sunland - Tujunga - Lake View Terrace-Shadow Hills-East La Tuna Canyon
Area Planning Commission:	North Valley
Neighborhood Council:	Sunland-Tujunga
Council District:	CD 2 - Wendy Gruel
Census Tract #:	1034.00
LADBS District Offices:	Van Nuys

**Planning and Zoning Information**

Zoning:	(Q)C2-1VL (Q)P-1VL
Zoning Information (ZI):	ZI-1802 Hillside Grading Ordinance Exemption Area ZI-2172 Foothill Boulevard Corridor
General Plan Land Use:	Community Commercial
Specific Plan Area:	Foothill Boulevard Corridor
Special Land Use / Zoning:	None
Design Review Board:	No
HPOZ - Historic Preservation Overlay Zones:	None
POD - Pedestrian Oriented Districts:	None
CDO - Community Design Overlay:	None
Adaptive Reuse Incentive Area:	None
35% Density Bonus:	Not Eligible
CRA - Community Redevelopment Agency:	None
Central City Parking:	No
Downtown Parking:	No
Building Line:	None
Traffic Analysis Zone:	No
500 Ft School Zone:	No

**Additional Information**

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Fire Buffer Zone:	YES
Mountain Fire District:	No
Proposed VHFHSZ:	No
Fire District No. 1:	No
Fire District No. 2:	YES
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	YES
Hillside Grading:	YES
Oil Wells:	None



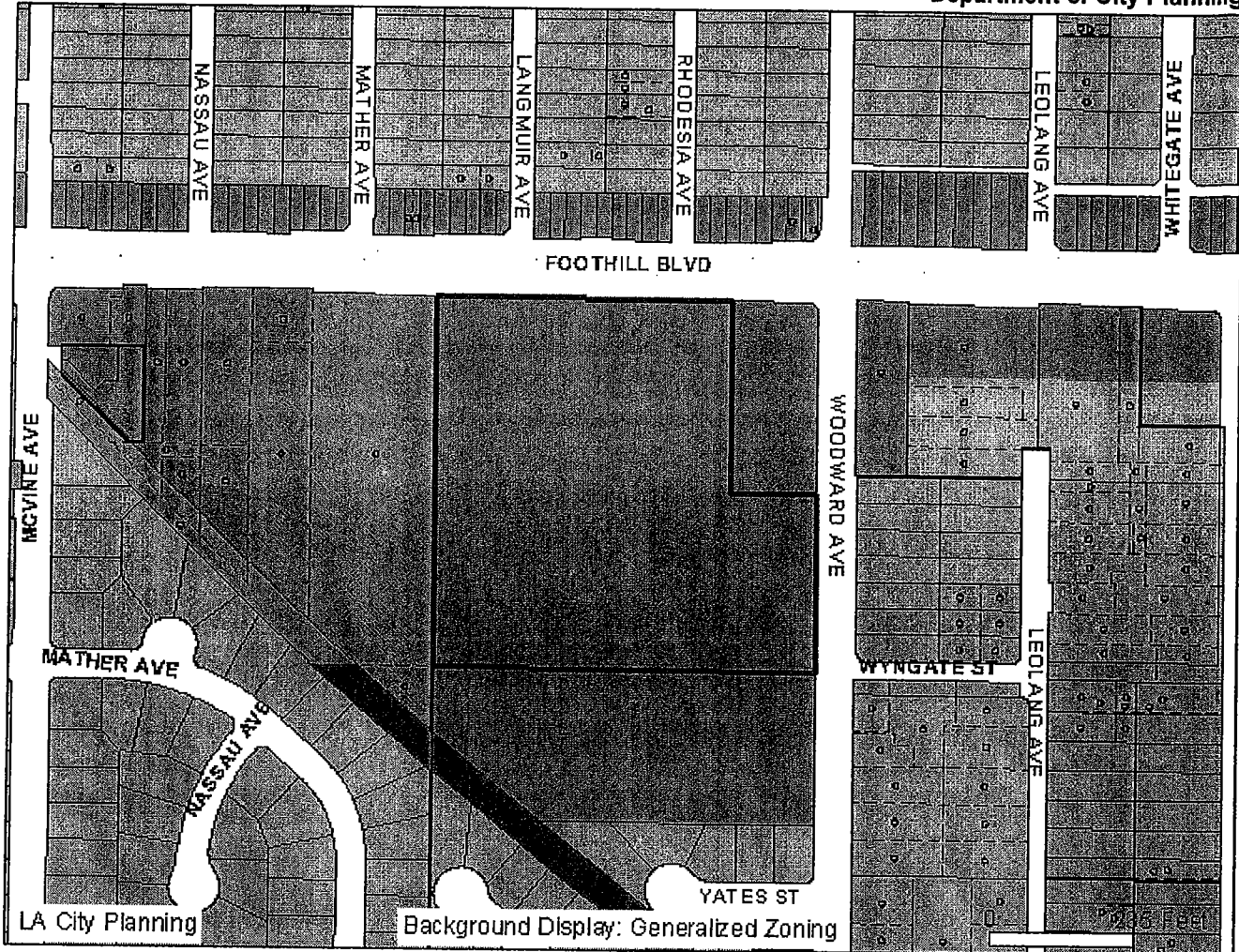
Alquist-Priolo Fault Zone: No  
Distance to Nearest Fault: Within Fault Zone  
Landslide: No  
Liquefaction: Yes

**Economic Development Areas**








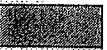

Business Improvement District: None  
Federal Empowerment Zone: None  
Renewal Community: No  
Revitalization Zone: None  
State Enterprise Zone: None  
Targeted Neighborhood Initiative: None

**Assessor Information**

Assessor Parcel Number: 2559005020  
L.A. County Ownership Info: SADE, PAUL AND ELEANOR TRS  
700 S ORANGE AVE  
WEST COVINA CA 91790  
City Clerk Ownership Info: SADE, PAUL & ELEANOR (TRS)  
PAUL & ELEAN OR SADE REV  
TR 8-6-85  
1184 N. CITRUS AVE.  
COVINA CA 91722  
Parcel Area (Approximate): 482,209.2 (sq ft)  
Use Code: 1500 - Shopping Center  
(Neighborhood)  
Building Class: Data Not Available  
Assessed Land Val.: \$1,795,090  
Assessed Improvement Val.: \$4,171,983  
Year Built: 1977  
1977  
Last Owner Change: 05/08/87  
Last Sale Amount: \$9  
Number of Units: 0  
Number of Bedrooms: 0  
Number of Bathrooms: 0  
Building Square Footage: 187,000.0 (sq ft)  
Tax Rate Area: 13  
Deed Reference No.: 724895

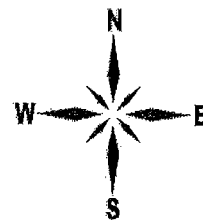
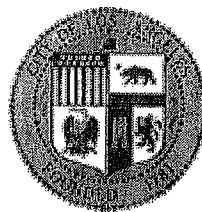


**Generalized Zoning**

-  OS
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, R4, R5
-  ADP, C1, C1.5, C2, C4, C5, CR, CW, LASED, WC
-  CM, MR, CCS, M1, M2, M3, SL
-  P, PB
-  PF
-  HILLSIDE

**Property Information**

Address:	8040 W FOOTHILL BLVD
APN:	2559005020
Tract:	TR 18980
Block:	None
Lot:	FR 2
Arb:	None
PIN #:	204B193 168
Zoning:	(Q)C2-1VL, (Q)P-1VL
General Plan:	Community Commercial



Streets Copyright (c) Thomas Brothers Maps, Inc.