



**Project Address: 10003 Commerce Avenue**  
**Foothill Boulevard Specific Plan Findings:**

**The project substantially complies with the applicable regulations, findings, standards, and provisions of the Specific Plan.**

The project respects the Foothill Boulevard Specific Plan. The project substantially complies with the standards and the regulations of the plan. Interior tenant improvement and change of use of our existing building takes the following into consideration. The project is located specifically in Major Activity Area No. 3.

**Section 2: Purposes (Page 1 of Specific Plan)**

- B. To enhance future commercial development of the Foothill Boulevard Corridor by establishing coordinating and comprehensive standards for parking, vehicle and pedestrian circulation, outdoor storage, building height, building design, building mass, landscape, and signs.**

*The proposed use in the existing building is a compatible use for the Commerce Avenue strip taking into consideration the following to meet Section 2B of the plan. The project is providing 5 parking spaces onsite and 18 parking spaces offsite with valet services provided at 7216 Valmont Street, 350 feet from the project site. See Sheet A1.1 of the plans. The building height is not changed and there will be no additional construction to add to the height or massing of the building. The wall sign facing Commerce Avenue has an original permit from 1952. Also, the business doors opening towards Commerce will generate pedestrian activity and will enhance the physical environment.*

- D. To create a vibrant commercial environment along Foothill Boulevard and Commerce Avenue by encouraging appropriate uses, building design, landscaping, screening of unsightly views, minimizing uninteresting blank walls, and proper site designs.**

*Commerce Avenue corridor used to be a vibrant strip however, it has declined significantly with many vacancies currently. The commercial corridor needs vibrant and exciting uses/businesses to come in and make the area much more desirable for the community. The project proposes the indoor playground for all ages of kids and all occasions, providing a community center for it's neighbors, a gathering place for festivities etc. will enhance the feel of the corridor. The design of the building will not change since it is an existing building.*



#### Section 4. Definitions (page 2 of Specific Plan)

***Neighborhood Services. Services used by residents and employees in the area on a regular basis, including: barber shops, beauty parlors, blueprinting, copy and print shops, child care facilities, clubs and lodges, bridge clubs, fraternal and religious associations, dressmaking, dry cleaners, financial services, laundries and laundromats, locksmiths, opticians, physicians, photographers, shoe repair, tailor and other similar services as determined by the Director or his/her designee.***

The change of use converting the use from the old video store and the print shop to the new Jump Club, a kid's indoor playground, community center, a facility for children of all ages for all types of occasions, school events etc. also meet the definition of "Neighborhood Services" specified in Section 4 of the plan. The center will be serving the community in multiple ways. Whether it's rented for meetings, community events, special occasions, or any other use it will be an important part of the community. It will be a focal point where the community can gather and feel safe. Business opening on Commerce will enhance the overall physical environment of the area.

#### Section 8. Commercial and Industrial Provisions

***A.2.b(2) Upon a change of use on lots fronting on Commerce Avenue, Foothill Boulevard, or Tujunga Canyon Boulevard, at least 70 percent of the Ground Floor frontage shall contain at least one of the following: retail sales, Personal Services, restaurants, pedestrian parks, plazas, cultural, art, and/or historical museums, or other related uses as determined by the Director or his/her designee through the Plan Approval process.***

We are in Major Activity Area No. 3 of the plan. Our project use and frontage are community service-based use. We are providing a use that is essential and needed in the community for not only children but of all ages. We are providing an indoor playground use and can also accommodate and serve the community with multiple uses/events since we have the capacity and the flexibility with our indoor space. Our doors are open to the community.

##### ***B.2 – Height***

***a. In addition to the height regulations set forth in Section 12.21.1 A 10 of the Code, new commercial buildings, structures, or additions to existing buildings or structures shall not exceed 33 feet in height, except in Major Activity Areas.***

***b. In addition to the height regulations set forth in Section 12.21.1 A 10 of the Code, new commercial buildings or structures or additions to such existing buildings or structures in Major Activity Areas, when abutting single-family residential zones, Foothill Boulevard, Commerce Avenue, or Tujunga Canyon Boulevard, shall be stepped back from the building line or lot line at a 45- degree angle for those portions over one story, or 25 feet to a***



***maximum height of 45 feet. When any additional story is stepped back, the step back shall be a minimum of 10 feet from the story immediately below it.***

The existing building height is 29 feet, complying with the Specific Plan height and the building is not located near any single-family residential zones.

## **SECTION 9: SIGN REGULATIONS**

### ***E. Wall Signs***

***1. Area. The total sign area of wall signs facing a street shall not exceed two square feet for each linear foot of building frontage.***

The building has a metal wall sign facing Commerce Avenue that has an original permit dated July 24, 1952. The sign still exists with the original metal and with a size of 40'x4' totaling 160 square feet. The frontage of the building has a frontage of 121 feet. The maximum allowed signage is 242 square feet. Therefore, the original signage size complies with the specific plan regulations.

The sticker letters on the original signage were peeled off to put Jump Club name on the signage but the size of the sign has not changed, and the sign has not been relocated or moved from the wall.