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**FOOTHILL BOULEVARD CORRIDOR SPECIFIC PLAN  
PROJECT PERMIT COMPLIANCE REVIEW**

June 25, 2024

**Applicant**

Narineh Gabrelian  
10003 North Commerce Avenue  
Tujunga CA 91402

**Owner**

Valod Keshishian  
10003 North Commerce Avenue  
Tujunga CA 91042

**Representative**

Sevana Mailan-Medzoyan  
Mailian & Associates  
4447 Sunset Avenue  
Montrose CA 91020

**Case No.** DIR-2023-6871-SPP

**CEQA:** ENV-2023-6872-CE

**Project Location:** 10003, 10007, 10009, 10011  
Commerce Avenue, Tujunga CA

**Council District:** 7 – Rodriguez

**Neighborhood Council:** Sunland – Tujunga

**Community Plan Area:** Sunland – Tujunga – Lake View  
Terrace – Shadow Hills – East La  
Tuna Canyon

**Land Use Designation:** Neighborhood Office Commercial  
**Zone:** C2-1L

**Legal Description:** Lots 52, 53, 54, 55; Tract 6021

**Last Day to File an  
Appeal** July 10, 2024

**DETERMINATION**

Pursuant to LAMC Section 11.5.7 C, I have reviewed the proposed project, and as the designee of the Director of Planning, I hereby:

**DETERMINED** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

**APPROVE WITH CONDITIONS** a Foothill Boulevard Corridor Specific Plan Project Permit Compliance Review for the change of use from print shop and retail video store to a jump club and café within Major Activity Area No. 3, along with tenant improvement for the existing 9,313 square foot structure and 3 new wall signs on an approximate 14,516.4 square-foot site in the C2-1L Zone.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

## CONDITIONS OF APPROVAL

### BUILDING AND SITE CONDITIONS

1. **Building Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped Exhibit "A", and attached to the subject case file. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
2. **Use.** Approved herein is the change of use from print shop and retail video store to a jump club and cafe within an existing 9,313 square-foot building.
  - a. Exterior bars on windows shall be prohibited.
3. **Height.** The height of any buildings or structures shall not exceed 29.
4. **Parking.**
  - a. No parking deviations were requested nor approved as part of this grant.
  - b. The project shall provide 4 parking spaces onsite located at 10003 Commerce Avenue, along with a minimum of 18 parking spaces offsite utilizing valet services to be provided at 7216 Valmont Street as shown on Exhibit "A".
    - i. The applicant shall record a notarized parking covenant to allow parking located at 7216 Valmont Street to provide offsite parking for the subject property located at 10003 Commerce Avenue.
  - c. Gates shall remain open during operating hours.
  - d. Open storage is prohibited in the parking lot.
5. **General Landscape Provisions**
  - a. The use of artificial plants for exterior landscape shall be prohibited. In addition, drought-tolerant plant materials are encouraged and landscaping shall comply with the adopted Xeriscape Ordinance.
  - b. All softscape shall be watered, fertilized, trimmed and maintained in good condition.
  - c. Required landscape areas shall be maintained free of litter and other undesirable debris.
6. **Surface Parking Landscaping.**
  - a. All landscape areas shall be equipped with an automatic sprinkling or drip irrigation system designed to conserve water. In addition, the system shall be installed and operational prior to issuance of a certificate of occupancy.

- b. Each area to be landscaped shall be planted with a variety of plant materials which include shrubs, trees, ground cover, lawn, planter boxes or flowers.
  - c. At least seven percent of the total area of an open parking lot shall be softscaped.
  - d. A minimum one 24-inch box shade tree for every four parking spaces shall be provided.
    - i. At least half of the trees planted shall be evergreen shade-producing trees of no less than 24" box. These trees should be distributed throughout the parking lot so as to shade the parking area at maturity.
7. **Street Tree.** Trees shall be maintained in the public right-of-way to the specifications established by the Street Tree Division of the Department of Public Works at a ratio of at least one tree per 30 lineal feet of street frontage if applicable.
8. **General Design Provisions for Buildings and Structures.** The project shall be in substantial conformance with the following provisions:
- a. All roof mechanical equipment and duct work shall be screened from view. The parapet along the north elevation shall be added as shown in Exhibit "A".
  - b. Night lighting shall be shielded and directed onto the site and no floodlighting shall be located so as to be seen directly by adjacent properties. Blinking lights are prohibited. This provision shall not preclude the installation of low-level security lighting.
  - c. Trash/garbage areas shall be screened by a wall enclosure and/or landscape materials as shown in Exhibit "A".
9. **Wall Signs.** The project shall be in substantial conformance with Exhibit "A" and shall comply with the following provisions:
- a. The project is approved for 3 individual wall signs with the following provisions. No individual wall sign shall exceed a maximum of 75 square feet. The total combined square footage of all 3 wall signs shall not exceed beyond two square feet for each linear foot of building frontage.
    - i. Wall Sign A is approved for 60 square feet
    - ii. Wall Sign B is approved for 68 square feet
    - iii. Wall Sign C is approved for 32 square feet
10. **Prohibited Signs.** In addition to the prohibitions set forth in Section 91.6205(k) of the Code, the following signs shall not be permitted, constructed, erected, or maintained:
- a. Balloons for purposes of display or advertising located above the roof, including but not limited to those filled with any type of gas including helium and hot air balloons, whether affixed to a permanent location or used for riding.
  - b. Wall signs are painted with a message which contains more than the name and/or logogram of each business on the premise upon which the business is located.
  - c. Off-site commercial signs (i.e. billboards) except that existing legally erected off-site commercial signs may be replaced on the same site or a new site provided that the new location and sign otherwise meets all current ordinance requirements of Section 91.6220 of the Code relating to off-site signs.
  - d. Project signs, except that Village Pedestrian Signs shall be permitted.

- e. Roof signs
- f. Cabinet (box) signs where the letters are not encased and have a discernable boundary
- g. Sandwich sign located in the public right-of-way

**11. Land Use Prohibitions and Limitations.**

- a. The following uses are prohibited:
  - i. Bail bond broker or bail bond shop
  - ii. Bath, Turkish and the like
  - iii. Bathhouse
  - iv. Clothing, secondhand or thrift store
  - v. Escort bureau
  - vi. Massage parlor (when not operated as an accessory use to a health club, gymnasium, or doctor's office)
  - vii. Open Storage area
  - viii. Pawnshop
  - ix. Payroll storage or storage building for household goods, unless neighborhood retail or services or financial services are included at the property line for 70 percent of the frontage abutting Foothill Boulevard
  - x. Tattoo studio and
  - xi. Transfer (moving) business
  - xii. All drive-through uses
  - xiii. Auto repair

**12. Ground Floor Commercial Use.** At least 70 percent of the Ground Floor commercial frontage on Commerce Avenue 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.

- a. Neighborhood Services: This project is approved for a jump club and club café.
- b. 70% of of the ground floor Commercial Frontage shall comprise of either the jump club or club café.

**13. Final Plans.** The applicant's final plans shall be dimensioned to the satisfaction of the Department of City Planning and the Los Angeles Department of Building and Safety.

**ADMINISTRATIVE CONDITIONS**

**14. Notations on Plans.** Plans submitted to the Department of Building and Safety for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.

**15. Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

16. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
17. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
18. **Covenant and Agreement.** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for attachment to the subject case file.
19. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning through the enforcement of the Department of Building and Safety.
20. **Expiration.** In the event that this grant is not utilized within **three years** of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
21. **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 \$50,000. 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.

### **OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES - TIME EXTENSION**

All terms and conditions of this Director's Determination shall be complied with before the use may be established. This authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination. If such privileges are not utilized

or substantial physical construction work has not begun and carried on diligently to completion, the authorization shall become void.

## **TRANSFERABILITY**

This determination runs with the land. In the event the property is sold, leased, rented, or occupied by any person or corporation other than yourself, you must advise them regarding the conditions of this grant.

## **VIOLATIONS OF THE CONDITIONS, A MISDEMEANOR**

Section 11.00 M of the Los Angeles Municipal Code states: "It shall be unlawful to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction. Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

## **APPEAL PERIOD - EFFECTIVE DATE**

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

**Online Application System (OAS):** The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

**Drop off at DSC.** Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and

a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC  
(213) 482-7077  
201 N. Figueroa Street  
Los Angeles, CA 90012  
[planning.figcounter@lacity.org](mailto:planning.figcounter@lacity.org)

Van Nuys DSC  
(818) 374-5050  
6262 Van Nuys Boulevard  
Van Nuys, CA 91401  
[planning.mbc2@lacity.org](mailto:planning.mbc2@lacity.org)

West Los Angeles DSC  
(CURRENTLY CLOSED)  
(310) 231-2901  
1828 Sawtelle Boulevard  
West Los Angeles, CA 90025  
[planning.westla@lacity.org](mailto:planning.westla@lacity.org)

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

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.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's BuildLA portal ([appointments.lacity.org](http://appointments.lacity.org)). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to  
Online Appeal Filing



QR Code to Forms for In-  
Person Appeal Filing



QR Code to BuildLA  
Appointment Portal for  
Condition Clearance

### NOTICE

The applicant is further advised that subsequent contact regarding this determination must be with the staff assigned to this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.



## PROJECT PERMIT COMPLIANCE FINDINGS

The site is located on the northwest corner of Commerce Avenue and Tujunga Canyon Boulevard and contains an existing 9,313 square foot structure located on a 14,516.4 square foot lot within the C2-1VL Zone. The project is the change of use from print shop and retail video store to a jump club and café within Major Activity Area No. 3, along with tenant improvement and the permitting of a constructed wall sign.

The subject project includes four lots on Commerce Avenue. The property is zoned C1-1L and with a Commercial land use designation in the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan Area and in the Foothill Boulevard Specific Plan. The surrounding uses area are zoned C2, R3 and M1.

Based on a review of the plans and materials submitted labeled Exhibit "A" attached to the administrative file DIR-2023-6871-SPP, the Director of Planning makes the following findings in accordance with Section 11.5.7 C.2 of the Los Angeles Municipal Code, and the applicable review criteria of Sections 5, 6, 8 and 9 of the Foothill Boulevard Corridor Specific Plan.

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

The Foothill Boulevard Corridor Specific Plan establishes standards and guidelines for commercial development. The project is the change of use and a tenant improvement for an existing building to convert the existing print shop and the video store to a Jump Club and Club Café within Major Activity Area No. 3 on an approximate 14,516.4 square-foot site in the C2-1L Zone. The project is conditioned to allow the utilization of 18 off-site parking located at 7216 Valmont Street to be serviced by a Valet Service to supplement the proposed 4 on-site parking spaces.

Section 5.A of the Specific Plan requires projects, including changes of use, located within a Major Activity Area or a Target Area to obtain approval from the Director of Planning prior to the issuance of a building permit. The project site is located within Major Activity Area No. 3 of the Foothill Boulevard Specific Plan, and as such, is required to obtain such approval. Upon the granting of the subject request for a Project Permit Compliance, the project would be in compliance with this Section of the Specific Plan for the change of use and a tenant improvement for an existing building to convert the existing print shop and the video store to a Jump Club and Club Café.

Section 6.A of the Specific Plan sets forth general provisions for buildings and structures, requiring all rooftop mechanical equipment and duct work to be screened from view, requiring night lighting to be shielded and directed onto the site, requiring floodlighting to be located so that it cannot be seen by adjacent properties, and prohibiting blinking lights. As conditioned, the project includes those requirements therefore the project is in compliance with the section.

Section 6 B of the Specific Plan sets forth general provisions for access and circulation. No new driveways to the site's existing parking are proposed. The Department of Transportation will review the proposed circulation and the applicant proposed that both gates shall remain open during business hours to avoid vehicle stacking during queuing.

Section 6 C of the Specific Plan sets forth general provisions for Landscaping. The project is conditioned to provide at least seven percent of the total area of the surface parking lot to be softscaped. It shall have at least one 24-inch box shade tree for every four uncovered parking spaces. These trees should be distributed throughout the parking lot so as to shade the parking area at maturity. The project is also conditioned for the property owner or representative to ensure all landscape features are maintained in good condition and free of undesirable debris.

Section 8 of the Specific Plan sets forth development provisions for commercial and industrial uses. Section 8.A.1 specifies land use prohibitions and limitations within the Specific Plan area. The proposed Jump Club and Club Café is not listed as a prohibited use within the Specific Plan. Section 8.B specified development provisions related to the Specific Plan, including (1) Amenities, (2) Height, (3) Off-Street Parking, and (4) Street Trees.

The project does not meet the definition of a "Significant Project" and is not required to provide amenities (lots over 100,000 square feet). The maximum height of the existing building is 29 feet and is not proposed to change, which does not exceed the maximum permitted 33 feet in height per Section 8.B.2.b.

There are two existing tree well located in front of the property within the public right-of-way on Foothill Boulevard. The tree well and street tree planting and/or maintenance shall be to the standards of the Urban Forestry Division.

The surrounding areas have many vacant lots and underutilized properties. The Jump Club opening in this area is a major asset to the community and can potentially bring many more service-oriented commercial businesses to Commerce Avenue, which is highly desired by the community. Commerce Avenue used to be a vibrant commercial strip, so the goal is to revive this area for the surrounding communities. The Jump Club is a service-oriented use for the community in that it is a gathering place/indoor playground for children's events and space that can be rented and used by the community. There will be valet services for guests that will take the cars to 7216 Valmont Street to park. This offsite reserved parking space will eliminate any cars being parked on the streets. The physical building will not be changed but there will be tenant improvements inside to upgrade and update the interior.

Section 9 of the Specific Plan sets forth development provisions for signage regulations. Section 9.A. specifies signage prohibitions and limitations within the Specific Plan area. The project is conditioned as to not allow any signage prohibited by the Specific Plan. Section 9.C specifies development provisions for signage size. The project is conditioned to not exceed a maximum of 75 square feet per sign, and therefore complies. Section 9.D specifies the maximum number of signs. The project is approved for a maximum of 3 wall signs, which is in compliance with the Specific Plan's provision to not exceed a maximum of 3 signs of any type.

Based on the foregoing, the project substantially complies with the applicable regulations, findings, standards, and provisions of the Foothill Boulevard Corridor Specific Plan.

2. That the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.

Pursuant to State CEQA Guidelines and City Guidelines and based on the whole of the administrative record, the Project has been granted a Categorical Exemption under ENV-2023-5099-CE and has found to be exempt from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1. There is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

VINCENT P. BERTONI, AICP  
Director of Planning

APPROVED AND REVIEWED  
BY:

  
\_\_\_\_\_  
JoJo Pewsawang  
Senior City Planner

PREPARED BY:

  
\_\_\_\_\_  
Dang Nguyen  
City Planner

JP:DN:ly

Cc: Council District No. 7,  
Sunland-Tujunga Neighborhood Council, and adjacent Property Owners.

