MASTER LAND USE PERMIT APPLICATION

LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.	Existing Zone		District Map
APC	Community Plan		Council District
Census Tract	APN	Staff Approval *	Date

** Approval for Filing by Community Planning Staff, When Applicable*

THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT

CASE NO. _____

APPLICATION TYPE Project Permit Compliance Review – Foothill Boulevard Corridor Specific Plan
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 8040 West Foothill Boulevard, 10355 N. Woodward Avenue Zip Code 91040

Legal Description: Lot FR 2 & 3 Block _____ Tract 18980

Lot Dimensions Irregular Lot Area (sq. ft.) 481,338± Total Project Size (sq. ft.) 97,804 (no change)

2. PROJECT DESCRIPTION

Describe what is to be done: Remodel of existing commercial building for use as a Home Depot store.

Present Use: Retail (vacant) Proposed Use: Retail

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:	☐ New Construction	☒ Change of Use	☒ Alterations	☒ Demolition
	☒ Commercial	☐ Industrial	☐ Residential	
Additions to the building:	☐ Rear	☐ Front	☐ Height	☐ 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: 11.5.7 Code Section which authorizes relief: 11.5.7 C

Project Permit Compliance Review under the Foothill Corridor Specific Plan in connection with the remodeling of a former Kmart store for use as a Home Depot store.

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

4. **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

5. **OWNER/APPLICANT INFORMATION**

Applicant's Name Jeff Nichols Company Home Depot U.S.A., Inc

Address: 3800 W. Chapman Avenue Telephone: (714) 940-3603 Fax: ( )

City of Orange Zip: 92868 E-mail: jeff_nichols@HomeDepot.com

Property Owner's Name (if different than applicant) Paul and Eleanor Sade, Trustees of the Paul and Eleanor Sade Revocable Trust dated August 6, 1985 Trust

Address: 700 S. Orange Avenue Telephone: (415) 454-8754 Fax: ( )

West Covina, CA Zip: 91790 E-mail:

Contact Person for project information Michael Nytzen

Address: 801 South Figueroa Street, Suite 350 Telephone: (213) 570-8000 Fax: (213) 570-8010

Los Angeles, CA Zip: 90017 E-mail: mnytzen@parkvelayos.com

6. **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.

Home Depot U.S.A., Inc / Lessee

BY: Signature: _____ (Record owner only)

Print: Ann K. Jerhoff Counsel

Date: 4-22-08

Subscribed and sworn before me this (date): see attached

In the County of _____, State of California

Notary Public _____

Stamp:

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 an 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	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete by	Date

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this 22 (Date) day of April (Month), 2008 (Year), by

(1) Ann K. Jerhoff (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.)

(and

(2) _____ (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature _____ (Signature of Notary Public)

LISA M. SMITH
Commission # 1542011
Notary Public - California
Orange County
My Comm. Expires Jan 12, 2009

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Master Land Use Permit Application

Document Date: 4-22-08 Number of Pages: 2

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

©2007 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org Item #5910 Reorder: Call Toll-Free 1-800-876-6827

Paul and Eleanor Sade Revocable Trust
700 S. Orange Avenue
West Covina, CA 91790

April 21, 2008

City of Los Angeles
Department of City Planning
221 N. Figueroa Street, 4th Floor
Los Angeles, CA 90012

To Whom it May Concern:

The Paul and Eleanor Sade Revocable Trust, dated August 6, 1985, is the owner of the real property located at 8040 Foothill Boulevard and 10355 N. Woodward Avenue, legally described as FR Lots 2 and 3, Tract No. 18980, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 607, Pages 9 and 10 of Maps, in the Office of the County Recorder of said County.

In accordance with Paragraph 2 of the Planning Department's Master Land Use Instruction Sheet, this letter serves as the Property Ownership Disclosure.

The following principal owner has a 25% or greater interest in the Property:

Name	Address
Paul and Eleanor Sade Revocable Trust	700 S. Orange Avenue West Covina, CA 91790

In addition, this letter confirms that Paul and Eleanor Sade, jointly or individually, hereby consent to the filing of a Project Permit Compliance Review Application on the subject property by Home Depot U.S.A. Inc. for the use of the Property as a Home Depot store.

I declare under penalty of perjury, that all statements contained in this letter are true and correct.

Sincerely Yours,

Name: [signature] Trustee
Title: owner
Eleanor Sade, Trustee - owner

INCUMBENCY/SECRETARIAL CERTIFICATE

The undersigned Assistant Secretary of Home Depot U.S.A., Inc., a Delaware corporation (the "Corporation"), hereby certifies:

1. That the resolutions below constitute a true and correct copy of the resolutions contained in the Home Depot U.S.A., Inc., Unanimous Written Consent of the Board of Directors in Lieu of A Special Meeting, effective July 1, 2003, and that these resolutions have not been amended, annulled, rescinded or revoked and remain in full force and effect as of the date hereof.

RESOLVED, that the Executive Vice President, Secretary and General Counsel, the Senior Vice President-Real Estate, the Vice President - Real Estate, the Vice President-Real Estate Law, each of the Senior Directors-Real Estate Law, each of the Directors-Real Estate Law, each of the Corporate Counsel-Real Estate Law, and each of them acting alone or together, or their duly delegated designee, are hereby authorized and directed, in the name of the Corporation, to take such steps as are necessary or desirable to effect the Corporation's policy of expansion and maintenance of its properties including, but not limited to, the acquisition, disposition or financing of real estate, the execution of Leases, Reciprocal Easement Agreement, Development Agreements, Easements, Servitudes, Right of Way, Assignments and any amendments or modifications to the foregoing, or any other instrument required to accomplish the aforesaid Corporate purposes; and

FURTHER RESOLVED, that the Executive Vice President, Secretary and General Counsel, the Senior Vice President-Real Estate, the Vice President - Real Estate, the Vice President-Real Estate Law, each of the Senior Directors-Real Estate Law, each of the Directors-Real Estate Law, each of the Corporate Counsel-Real Estate Law and each of them acting either alone or together, or their duly delegated designee, are hereby authorized and directed, in the name of the Corporation, to take, or cause to be taken, any and all actions and to execute and deliver any and all such other contracts, assignments, easements, conveyances, deeds, leases, subleases, agreements, certificates, instruments or any other documents as such individual or delegated designee may consider necessary or desirable to carry out the foregoing resolution and the transactions contemplated thereby; and

FURTHER RESOLVED, that these resolutions hereby revoke and supersede any other resolutions that heretofore granted the delegation of corporate authority to execute and deliver real estate documents by and on behalf of the Corporation.

2. The persons named below were on the date hereof the duly designated and qualified signatories of the Corporation, as set opposite his or her respective name, and that the signature appearing opposite his or her name, is the genuine facsimile signature of said signatory:

Name	Title	Signature
Michael C. LaFerle	Vice President Real Estate	
Michael T. McGuire	Vice President Real Estate Law	
James J. Scott	Senior Director Real Estate Law	
Jeff A. Israel	Senior Director Real Estate Law	
Ann K. Jerhoff	Director Real Estate Law	
Jacob R. Pritcher, Jr.	Director Real Estate Law	
Cynthia L. Warren	Director Real Estate Law	
Brett D. Soloway	Director Real Estate Law	
Erika M. Strawn	Corporate Counsel - Real Estate Law	
Thomas K. Anderson	Corporate Counsel - Real Estate Law	

IN WITNESS WHEREOF, the undersigned has hereunto affixed the seal of the Corporation and set his/her signature, on this, the 1 day of March, 2007.

[CORPORATE SEAL]

HOME DEPOT U.S.A., INC. CORPORATE SEAL DELAWARE

Name: Mary Beth Lamoree
Title: Assistant Secretary

3.29.2006

FOOTHILL BOULEVARD CORRIDOR SPECIFIC PLAN
SUPPLEMENTAL APPLICATION FORM

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

Applicant(s)/Representative(s)

Name: Jeff Nichols, Home Depot U.S.A., Inc
Address: 3800 W. Chapman Avenue,
City of Orange, CA 92868
Telephone: (714) 940-3603
Fax:
E-mail: jeff_nichols@HomeDepot.com

Property Owner(s)

Name: Paul and Eleanor Sade Trust
Address: 700 S. Orange Avenue,
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 site is developed with a one-story 94,500 sf retail building, with a 4,607 sf garden center, which includes 2,554 sf of covered area, and an approximately 750 sf covered loading dock at the rear of the building. The 11.05 acre site would include approximately 52,000 sf (1.19 acres) of landscaped areas and approximately 595 parking spaces upon completion of the work. See attached Project Description for a detailed description of the site.

3. **Adjacent properties:**

	Zone	Existing Land Use
Northerly	C2-1VL	Fast-food restaurant, commercial businesses
Southerly	R1-1	Single family residences, Haines Canyon Drainage Channel
Westerly	RMP-1, RMP-1VL	Mobile home park
Easterly	C2-1VL. R1-1	Telephone utility building, fast-food restaurant, single-family residences

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.)

☒ Remodel and Change of use

Remodel of existing commercial building for use as a Home Depot store. Conversion of a former auto repair center within the building to retail sales area. Refer to Attachment 1 – Foothill Boulevard Corridor Specific Plan Requirements, and Attachment 2 – Foothill Boulevard Corridor Specific Plan Design Guidelines and Standards, for a discussion of the Project's compliance with the applicable provisions of the Specific Plan and Design Guidelines and Standards.

b. Height: Approximately 22 feet (no change)

c. Floor Area: 94,500 sf main building; 2,554 sf covered garden center; 750 sf covered loading dock

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: None

e. Setbacks/yards:

Front: 510'
Rear: 134'
Side: East – 44'; West – 135'

f. No. of parking spaces required: 391 provided: 595
g. No. of guest parking spaces required: None provided: N/A

5. Modification of a Project Permit Compliance N/A

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 N/A

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.

_____

_____

☐ 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 varies from 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?

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

7. Interpretation of Specific Plan **N/A**

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.

PROJECT DESCRIPTION

OVERVIEW

Project Location

The Project Site is located at 8040 W. Foothill Boulevard and 10355 N. Woodward Avenue (the "Project Site") in the Sunland - Tujunga - Shadow Hills - Lake View Terrace - East La Tuna Canyon Community Plan Area of the City of Los Angeles (the "City") (refer to Exhibit A). The Project Site is also within the Foothill Boulevard Corridor Specific Plan area (the "Specific Plan"). The Project Site is generally bounded by Foothill Boulevard on the north, Woodward Avenue on the east, Yates Street and the Haines Canyon drainage channel on the south, and the Monte Vista Mobile Home Estates to the west.

Description of the Project Site

The Project Site is approximately 11.05 acres and comprises a portion of Assessor's Parcel Number (APN) 2559-005-020. Existing development on the Project Site consists of an approximately 31 year old, one-story concrete masonry unit retail building of 94,500 square feet, a 4,607 square foot garden center, which includes 2,554 square feet of covered area and 2,053 square feet of outdoor area, a covered 750 square foot loading dock, and associated surface parking and landscaping (refer to Exhibit B). The Project Site currently contains approximately 660 parking spaces.

The Project Site contains a three to four foot high masonry wall along the western edge of the parking lot and along portions of Foothill Boulevard. Beyond the wall along the western edge of the parking lot is an approximately seven foot wide buffer adjoining the Monte Vista Mobile Home Estates, at a ground elevation ranging from approximately four to ten feet below the parking lot surface. A combination masonry wall and chain link fence runs along the western property line. Along the southern property line are walls ranging in height from approximately three feet to six feet, with a row of tall mature trees planted just to the north of the walls on the Project Site. The trees are located within an approximately 70 foot wide landscaped buffer located between the walls and the service area at the rear of the building.

Access to the Project Site is provided via two driveways located on Foothill Boulevard and one driveway on Woodward Avenue. No changes to the access are proposed. Right turns out are prohibited from the Project Site onto Woodward Avenue. Foothill Boulevard is designated as a Class II Major Highway and Woodward Avenue is designated as a Collector Street.

Description of Surrounding Area

The Project Site is located on Foothill Boulevard, which is the main commercial corridor in this area. The surrounding area is an urbanized setting that is characterized by a mixture of commercial and residential development. Land uses in the vicinity of the Project Site include: a telephone company utility building adjoining the northeast portion of the Project Site, fast food and commercial uses along the north side of Foothill Boulevard, a mobile home park to the west, and single-family homes to the south and southeast. The Apperson Street Elementary School is located at the southwest corner of Apperson Street and Woodward Avenue, approximately 940 feet south of the Project Site's driveway onto Woodward Avenue,

and approximately 440 feet south of the Project Site's southern boundary. Views of the surrounding land uses and Project Site are shown in Exhibit C

Land Use Designation & Zoning

As stated above, the Project Site is located within the Sunland - Tujunga - Shadow Hills - Lake View Terrace - East La Tuna Canyon Community Plan Area. The Community Plan designates the Project Site for Community Commercial uses. The Community Plan recognizes that the former Kmart store provided a larger retail radius for citizens living throughout the Community Plan area, and the reuse of the building as a Home Depot would continue to serve the greater Community Plan area.

The Project Site comprises the eastern portion of Major Activity Area No. 2 as designated by the Specific Plan. The Specific Plan defines a Major Activity Area as "one representing core areas with existing vibrant commercial activity."

The Project Site is zoned C2 (Commercial) and P (Parking) and is located within Height District 1VL, which limits structures to three stories and 45 feet in height. The proposed use is permitted within the C2 zone. The Project Site is also subject to "Q" Conditions relating to the development and operation of the Project Site, imposed by Ordinance No. 148,929, which approved the development of the existing Kmart store building.

PROJECT CHARACTERISTICS

The Project Applicant, Home Depot U.S.A., Inc. (the "Applicant"), proposes to remodel a former Kmart store for use as a Home Depot store and garden center. The building originally contained approximately 113,750-square feet of interior floor area, comprised of 94,500 square feet of ground level sales area,an 18,500 square foot mezzanine, and a 750 square foot covered loading dock. In addition, a garden center of approximately 4,607 square feet, including 2,554 square feet of covered area and 2,053 square feet of outdoor sales area, adjoins the southwest corner of the building. Operations at the remodeled store are intended to commence in early 2009.

The Kmart store operated at the Project Site from approximately 1977 until 2004. Subsequent to that, the store was operated temporarily as a discount book store until May 2006. The store originally included the main retail sales area, an approximately 5,000 square foot automobile service center, and an outdoor garden center. The automobile service center use had been discontinued and was most recently used as storage and sales support area. Kmart operated the store seven days a week from 6:00 a.m. until midnight, depending upon the season, with support activities including deliveries and stocking occurring during and beyond those hours. Approximately 130 employees worked at the store, with approximately 40 employees during working hour shifts and 20 employees after hours for stocking, cleaning and maintenance. The Kmart store was originally serviced by approximately 25 – 35 semi-trailer delivery trucks each week, with approximately ten of such deliveries typically occurring after the store was closed. In addition, approximately 20 smaller delivery and service trucks visited the site each week.

Some of the work necessary to reuse the building as a Home Depot store has already been completed pursuant to building permits issued by the City of Los Angeles Department of Building and Safety. These permits include: Permit No. 06016-10000-03354, the building permit to convert the existing Kmart building into a Home Depot, to remove the existing mezzanine floor and to reconfigure and reduce the garden center to approximately 4,607 square feet (including the 2,554 square feet covered area) from the previously existing 6,650 square foot garden center; Permit No. 06016-10001-03354, the grading permit for the replacement of the interior slab, reconfiguration of the handicapped parking area, and minor site grading; Permit No. 06041-10000-21552, the primary electrical permit; Permit No. 06043-10000-02040 for the installation of the fire sprinkler system; and Permit No. 06042-10000-22340 for a low pressure gas

line and potable water line. These permits were subsequently revoked by the City of Los Angeles. The approval of a Project Permit Compliance Review is now being sought by the Applicant to complete the remaining work and other minor improvements to reuse the existing building and site for a Home Depot store.

The main retail area of the Home Depot store would be approximately 94,500 square feet, the covered and outdoor garden center, including a houseplant enclosure area, would be approximately 4,607 square feet (2,554 square feet of covered area), and the covered loading dock area would be 750 square feet, for a total covered area of 97,804 square feet. The previously existing 18,500 square foot second floor mezzanine has already been demolished pursuant to Permit No. 06016-10000-03354. The remodeling of the building requires upgrades to comply with applicable code requirements, including the Americans with Disabilities Act, Title 24 of the California Code of Regulations (energy efficiency standards), and fire and life-safety codes, among others. The footprint of the existing building would remain the same and no additions are proposed. The proposed site improvements are depicted in Exhibit D.

All of the work described in the Project Description for reuse of the existing building and site, even if completed, is included in the current Project Permit Compliance Review application.

Building Improvements

The footprint of the existing building would remain intact along with the existing open-air garden center. The interior concrete slab floor has been replaced pursuant to Permit No. 06016-10001-03354 and new utility systems have been installed pursuant to Permit Nos. 06041-10000-21552, 06043-10000-02040, and 06042-10000-22340. A portion of the roof damaged during prior interior construction has been repaired. A cracked glue-laminated roof beam would be repaired.

The area formerly occupied by a Penske auto repair operation, and more recently as storage and store support area, would be combined into the main portion of the retail sales area. This area contains several in-ground hydraulic lifts, floor drains, and a 3-stage wastewater clarifier in the adjacent outside parking area, all of which would be removed. In addition, the concrete slab in the former auto center would be removed and replaced, and the asphalt parking lot adjoining this area would be patched or replaced.

The existing heating, ventilation and air-conditioning system would be replaced by a new, energy efficient system, which would include roof-mounted equipment. Two small satellite dishes would be located on the roof of the building. The satellite dishes would be screened appropriately and would be used for Home Depot business purposes.

New auto-sliding doors and storefront transom windows would be installed on the front of the building, and new auto-sliding doors would also be installed between the building and the garden center. A new auto-sliding door and an additional opening with an overhead door would be installed at the lumber pick up area on the west side of the building. The width of the opening with overhead door at the rear of the building would be increased from eight feet to twelve feet.

The loading dock at the rear of the building would be converted to a fully enclosed loading area through the addition of doors on the east side of the loading dock and the addition of a new wall on the west side.

The building would be repainted in neutral earth tone colors, with accent colors applied to the existing canopy arches and columns and at the storefronts.

Fences and Walls

The existing 12-foot high chain link fence surrounding the garden center has been replaced by a new 12-foot high metal security mesh fence pursuant to Permit No. 06016-10001-03354. In order to further secure this area, a new 20-foot high metal security mesh fence would be erected around the garden center, in place of the 12 foot high fence. The masonry walls along the south, west and portions of the north edges of the Project Site would be maintained. The property line wall along a portion of the Woodward Avenue frontage adjoining the building would be extended to a point that aligns with the rear projection of the back of the building. A new four foot high wall will be built adjacent to the north side of the existing building to screen the shopping cart storage area from view. Additionally, new shopping cart corrals with four foot high solid walls would be constructed within the parking lot.

Vehicular Access

Existing vehicular access would be retained. Customers would access the Project Site via entrances from Foothill Boulevard and Woodward Avenue. Trucks would access the Project Site from the western driveway on Foothill Boulevard, and exit the Project Site from the driveway on Woodward Avenue. Turns out of the Woodward Avenue driveway are restricted to left-turn out only (north on Woodward Avenue) and, therefore, traffic exiting the Project Site would not encroach into the nearby residential neighborhood or pass the nearby school. The intersection of Woodward Avenue and Foothill Boulevard is currently signalized.

Parking

The parking lot is located to the north and west of the building, and serves as a buffer between the building and the residential areas on the north side of Foothill Boulevard and the west side of Woodward Avenue. A total of approximately 660 parking spaces are currently provided within the existing parking areas. In order to provide for additional handicapped parking spaces, some areas of the parking lot were regraded and restriped, pursuant to Permit No. 06016-10001-03354. Minor repairs would be made to the surface of the parking lot (i.e. filling potholes and cracks) and the parking lot would be slurry sealed and restriped. The restriping would result in an increase in handicapped parking spaces and improved circulation, however, due to the reconfiguration of these spaces, the loading and access areas, and the addition of shopping cart storage areas, the overall number of spaces within the lot would be reduced to approximately 595 spaces. This number still significantly exceeds the original parking requirement of 226 parking spaces and the City's current Code requirement of 391 spaces[1], and would continue to exceed Code requirements during seasonal activities that would require use of some parking spaces.

Signage

The existing pole sign along the Foothill Boulevard frontage of the Project Site will be retained and reused. No structural alterations are proposed to the sign, and it contains the same area as existing, approximately 121 square feet per face.

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[1] At the time of original construction, the building required a total of 226 parking spaces, provided at a ratio of 1 space for every 500 square feet. Current Code for retail buildings requires 1 space for every 250 square feet, for a total of 391 spaces for the 94,500 square foot building, 750 square foot loading dock and 2,554 square foot covered garden center area. Because the Project Site supplies an excess of parking spaces beyond the requirements of the original permit, the City considers these surplus spaces as required parking, up to the amount required under the current Code provisions.

A wall sign listing the business name is proposed to be located on the wall above the existing canopy on the front of the store building, with two additional directional signs indicating entrances to specified areas of the store. The signs would be approximately 2.5 feet high by 30 feet wide (75 square feet), 1.5 feet high by 17.25 feet wide (26± square feet), and 1.5 feet high by 8.25 feet wide (12.5± square feet), for a total of 113.5± square feet, and would consist of internally illuminated individual channel letters. These signs would replace five wall signs containing a total area of approximately 394 square feet that were associated with Kmart's operations. The proposed signage is depicted in Exhibit E.

Lighting

Project Site lighting would continue to be provided by parking lot light poles and wall-mounted fixtures on the building. The Project proposes new energy efficient 'shielded' parking area lighting, as well as the replacement of the existing wall-mounted fixtures. The parking lot, walkways, trash area, and other areas at the Project Site would have properly shielded security lighting. The lighting is designed to contain light at the Project Site to ensure the safety of customers and employees, while reducing off-site glare.

Loading and Service Areas

The loading area would continue to be located at the rear of the building and is buffered from the residential uses to the south by a wide landscaped buffer area and masonry walls along the property line and along the south side of the loading dock. The existing covered open loading dock would be enclosed to further provide a buffer to the residential uses.

The trash collection area, which would continue to be located next to the loading dock at the rear of the existing building, would be screened from the adjacent property to the south by the existing dense landscaping and solid wall adjoining those properties. The trash would first be compacted and then stored in a fully enclosed container. The container would be periodically serviced by a waste management company. A recycling area would be located on the south side of the building adjacent to the trash compactor.

A new electrical transformer would replace the existing transformer at the same general location as the existing one. An emergency generator would be provided for backup power of emergency lighting and data systems and would be located inside the building.

Landscaping

The Project Site's landscaped areas would be maintained, and dead or dying plant materials would be replaced. New plant materials would be added where there are gaps in the existing landscape. These landscaped areas total approximately 52,000 square feet in area, and include approximately 105 mature trees, ranging in height from approximately 10 feet to 60 feet. Additionally, there are approximately 35 mature trees located within the public right-of-way immediately adjoining the Project Site.

The "Q" condition applicable to Project Site landscaping requires a total of 100 square feet of landscaped area for each nine parking spaces, or 6,611 square feet for the proposed reconfigured 595 space parking lot, and 7,333 square feet for the existing 660 space parking lot. The existing landscaped areas in the parking lot total approximately 14,750 square feet, and exceed the minimum landscape area requirements. Additionally, there is an approximately 37,250 square foot (.85 acre) acre landscaped buffer at the rear of the building adjoining the residential properties to the south. The existing street trees along Foothill Boulevard and Woodward Avenue, adjoining the Project Site, would not be impacted by the Project. The landscaped areas are depicted in Exhibit F.

Store Operations

The proposed Project would include the retail sale of (among other things): building materials, tools, plant and nursery items, household items such as appliances, barbeques, pool accessories, home furnishings, and patio furniture. The store's retail hours would be from approximately 5:30 a.m. to 11:00 p.m. seven days per week, with deliveries occurring during and after retail hours. The Project would also include incidental activities such as the rental of tools and equipment for construction, gardening, and home improvement projects; the sale of trailers; and seasonal sales. Seasonal sales such as Christmas tree sales and Halloween pumpkin sales would occur within tents or temporary fenced areas erected in the parking lot from time to time. The garden center would continue to be enclosed with fencing and a 2,554 square foot canopy cover, but would otherwise be open to the air. The store would have approximately 150 employees, with approximately 50 to 80 employees per shift. Approximately 12 to 18 semi-trailer trucks, along with approximately 20 to 30 smaller delivery and service vehicles, would service the store each week. Truck deliveries would access the site via the western driveway on Foothill Boulevard and exit the site onto northbound Woodward Avenue, as depicted on Exhibit G. All traffic would be limited to left turns out only from the Woodward Avenue driveway.

DISCRETIONARY ACTION

A Project Permit Compliance Review under the Foothill Boulevard Corridor Specific Plan is required to permit the work contemplated for the Project. No other discretionary approvals are required for the reuse of the Project Site as proposed by the Home Depot.

ATTACHMENT "1"

FOOTHILL BOULEVARD CORRIDOR SPECIFIC PLAN REQUIREMENTS

Applicable Specific Plan provisions shown in *italics* and responses shown in regular text.

Section 5. REQUIREMENTS

A. *No Project shall be issued a building permit unless it is first determined by the Department of Building and Safety to be in compliance with the Specific Plan. In addition, Projects located in a Major Activity Area, or a Target Area, shall first obtain a Plan Approval from the Director.*

The Project Site is located within Major Activity Area No. 2 of the Specific Plan, and accordingly, has requested a Plan Approval pursuant to the provisions of Section 10 of the Specific Plan. The proposed Project consists of the remodeling of a former Kmart store and garden center for use as a Home Depot store and garden center. No expansion of the existing store building is proposed.

D. Guidelines Manual

The Planning Department shall draft additional guidelines to be included in the Guidelines Manual that may include illustrations, interpretations, standards or policies, and may address color, materials, texture, and/or design of features including but not limited to exterior building facades, signs, street furniture, trash containers, landscape, traffic direction and parking information signs. These guidelines shall be considered by the Director in acting on Plan Approvals and Modifications and in issuing interpretations. Modified guidelines shall be presented to the City Planning Commission for hearing and approval within one year of enactment of the Foothill Boulevard Corridor Specific Plan.

See Attachment "2" for a discussion of the Project Site's compliance with the applicable Foothill Boulevard Corridor Specific Plan Design Guidelines And Standards.

Section 6. GENERAL PROVISIONS

A. General Design Provisions for Buildings and Structures

1. *All roof mechanical equipment and duct work shall be screened from view.*

   All new roof mechanical equipment and duct work would be screened from view by existing parapet walls or by the existing walls and landscaping located along the property lines. The existing property line wall along a portion of the Woodward Avenue frontage adjoining the building would be extended to a point that aligns with the rear projection of the back of the building.

2. *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.*

   All new exterior night lighting would be shielded and directed onto the Project Site and no floodlighting would be located so as to be seen directly by adjacent properties. No blinking lights are proposed.

3. *Trash/garbage areas shall be screened by a wall enclosure and/or landscape materials.*

   Exterior garbage collection areas would continue to be located at the rear of the building, and would be screened from adjoining uses to the south by the existing landscaped buffer, mature trees and masonry walls.

B. *General Provisions for Access and Circulation*

In order to reduce curb cuts and left turns from Foothill Boulevard, or Commerce Avenue within Major Activity Area No. 3 on Map 2B, the following shall apply to Significant Projects where an alley or side street is available for access to the Project: driveway access to Foothill Boulevard or Commerce Avenue is prohibited, unless the driveway is for an automotive fueling station and outside of Major Activity Area No. 3, or a written exception is obtained from the Department of Transportation.

Not applicable. The Project Site is in Major Activity Area No. 2.

C. *General Provisions for Landscaping*

Notwithstanding Section 12.23 of the Code related to non-conforming buildings and uses, in order to establish consistent landscape standards for Projects, no building permit shall be issued unless the Project is consistent with the landscape requirements set forth below. All parcels rendered nonconforming by the landscape standards shall comply with the landscape provisions within five years of the effective date of this ordinance. Exceptions to this section may be granted for existing landscape, provided that the Director finds that the landscape conforms to the intent of this ordinance or it is practically impossible to provide. Otherwise, all Projects shall incorporate landscaping in conformance with the following requirements:

1. *In addition to the provisions of Sections 12.24 C 44 and 12.26 I of the Code, all Significant Projects that will operate as an automobile repair business, fueling and service station, or laundry or wash rack shall provide landscaping at a minimum of four percent of the lot area.*

   Not applicable. This is an existing retail building and not an automobile repair business, fueling and service station, or laundry or wash rack.

2. *Landscaping shall be required only to the extent that it does not cause the reduction of the existing number of parking spaces below the legally required number, or require an increase in the number of tandem spaces. If a reduction in parking spaces occurs because of the landscape requirements set forth herein, exceptions may be granted after review by the Director.*

   The Project Site would continue to provide parking substantially in excess of the Municipal Code requirements. No tandem parking spaces are proposed.

3. *The following provisions shall apply to any Project and are applicable until the adoption of the Citywide landscape ordinance, which will then supersede the provisions in this Specific Plan. [Landscape Ordinance, Ord. No. 170,978, adopted April 3, 1996 and operational July 12, 1996]:*

   The requirements of the Landscape Ordinance apply to the construction of new parking areas, additions to existing parking areas constructed with impermeable paving, and new parking buildings. The Project does not involve the construction of or addition to existing parking areas, or the construction of any parking buildings, and therefore, is not subject to the requirements of the Landscape Ordinance. Further, the Landscape Ordinance provides that previously imposed "Q" conditions relating to landscaping control over the provisions of the Landscape Ordinance. The Project Site is subject to the requirements of "Q" Conditions 1 and 2 of Ordinance No. 148,929, which relate to landscaping, and were imposed in connection with the Project Site's original development. The Project Site's landscaped areas are not proposed to be changed from existing approved conditions. "Q" Condition No. 1 provides:

   1. That existing landscaping and mature trees around the perimeter of the subject ownership be retained, except where driveway access would be inhibited.

The existing mature landscaping at the southern perimeter of the Project Site and adjoining the telephone company building at 8000 Foothill Boulevard would remain intact and would be retained per the requirements of the "Q" Condition.

"Q" Condition No. 2 provides:

2. That a 100 square foot landscape area be provided for every nine off-street parking spaces in the parking area. Also, that said landscaping area shall be reasonably distributed evenly throughout the parking area. Further, said landscaping area shall include shrubs, ground cover, and a form of spreading tree of a size not less than 15 gallons and 10 feet in height at planting, and shall be of a type that reaches 25 to 35 feet at maturity, and shall be well maintained by the installation of a sprinkling system.

This condition requires a total landscaped area of 6,367 square feet, based on the 573 parking spaces proposed. The existing landscaped areas within and adjoining the parking lot are evenly distributed throughout the parking area, and total approximately 14,750 square feet, which exceeds the minimum requirements for parking lot landscaping. The trees planted within the parking lot are mature with heights of up to approximately 28 feet, and shade significant areas of the parking lot.

D. General Provisions for Buffering

All Projects shall incorporate buffering in conformance with the following requirements:

1. *Where a building or structure has been demolished or abandoned, and plans for new construction or renovation have not been submitted to the Department of Building and Safety, within 12 months from the completion of demolition or date of abandonment, owners of lots shall provide landscape screening, fencing, or walls around the perimeter of the lot until construction commences. If chain link fencing is used the fence shall be constructed with either wood lath or similar device woven into the fence for screening, or vines or vegetation espaliered on the fence. However, if transparency is desired for security purposes, notwithstanding the above, the chain link fence may be color coated dark green or black.*

   Not applicable. The existing building has not been demolished or abandoned.

2. *No wall or fence within 50 feet of a front yard setback from a public street shall extend more than 25 feet horizontally without a visual break. Visual breaks may be accomplished by articulation or architectural detailing in the wall plane facing the street, using a staggered wall, an indentation in the wall, a spacing of columns, a series of raised planters or by varying the height of elements and alignment of the wall or including gates or other penetrations for pedestrian access.*

   Not applicable. No changes are proposed to any existing walls along the Foothill Boulevard front yard area.

Section 7. MULTIPLE-FAMILY RESIDENTIAL PROVISIONS

Not applicable. This is not a residential project.

Section 8. COMMERCIAL AND INDUSTRIAL PROVISIONS

A. Land Use Prohibitions and Limitations

This Specific Plan permits land uses allowed by the General Plan and the Code, as additionally restricted [by the Specific Plan]

The building's use as a retail building materials store is first permitted in the C1.5 Zone pursuant to LAMC §12.13.5 A.2(a)(11), and further permitted in the C2 Zone pursuant to LAMC § 12.14 A.1(a)(1), which permits any use permitted in the C1.5 Zone by LAMC §12.13.5 A.2. The use is not listed as a prohibited use in Section 8.A.1 of the Specific Plan.

2. *The following uses are limited:*

   a. *In addition to the conditional use permit requirements as set forth in Sections 12.24 C 44 and 12.26 I of the Code, new construction of automobile repair businesses shall be located in an Automotive Repair Mall.*

      Not applicable. No automobile repair businesses are proposed on the Project Site.

   b. *Major Activity Area No. 3 Limitations*

      Not applicable. The Project Site is located in Major Activity Area No. 2.

   c. *In multi-level parking structures, where there is parking on the first story, 70 percent of the frontage of the first story along the property line which adjoins a public street (not including an alley), shall contain Financial Services, Neighborhood Retail, Neighborhood Services or other related uses as determined by the Director through the Plan Approval process.*

      Not applicable. No parking structures are proposed on the Project Site.

B. Development Provisions

1. *Amenities*

   a. *Significant Projects on lots that are 100,000 square feet or greater shall provide street furniture including benches, trash receptacles, newsracks, bicycle racks, indoor public telephones, and drinking fountains incorporated into the setback area in such a way that does not inhibit building access and pedestrian activity.*

      The Applicant will provide street furniture such as benches, trash receptacles, newsracks and bicycle racks, subject to the approval of the Department of Public Works Bureau of Street Services

   b. *Any rooftop patio area must be set back 10 feet from an exterior wall of the level immediately below.*

      Not applicable. The existing building does not contain any rooftop patio areas.

2. *Height*

   No additions are proposed to the building that would result in additional building height.

3. *Off-Street Parking*

Bicycle parking shall be provided at a ratio of 1/2 bicycle parking space for each 10 required vehicle parking spaces. Bicycle parking shall be located as close to the entrance of the facility as feasible, but not in the right-of-way.

The Project involves the reuse of an existing retail building built prior to the adoption of the Specific Plan, and does not result in any increase in the parking requirements. However, the applicant will provide 21 bicycle parking spaces (391 total vehicle parking spaces required divided by 10 = 39; multiplied by .5 = 20 minimum) located at the northeast corner of the building.

4. *Street Trees*

Trees shall be planted 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.

Not applicable. The existing street trees at the perimeter of the Project Site along Woodward Avenue and Foothill Boulevard are planted at approximately this interval and would be maintained.

C. Design Provisions

1. *Buildings*

   a. *Strip commercial centers along Foothill Boulevard shall have at least 50 percent of the building's vertical or horizontal facade plane articulated with at least six inches of horizontal or two feet of vertical variation.*

      Not applicable. The existing building is not a strip commercial center.

   b. *Exterior bars on windows are prohibited.*

      Exterior window bars are not proposed.

2. *Pedestrian Linkages*

   A system of walkways shall be incorporated into the Project which shall include decorative paving that enhances and reinforces pedestrian scale, such as paving where vehicles cross pedestrian walkways, the use of bollards and landscaping.

   Not applicable. The Project Site is developed in accordance with the approved "Q" conditions' requirements. Pedestrian walkways could not feasibly be added without reducing parking and landscape areas.

3. *Except when a Project is an interior tenant improvement, as defined by the Department of Building and Safety, lots with unenclosed industrial uses shall be enclosed by solid fences, walls or landscaping at least six feet in height.*

   Not applicable. The Project Site does not involve any unenclosed industrial uses.

Section 9. SIGN REGULATIONS

Notwithstanding any provision of the Code to the contrary, the Department of Building and Safety shall not issue a permit for a sign unless the sign complies with the provisions of this Specific Plan. The provisions shall apply to the construction, alteration, repair, erection, location, electrification, and maintenance of any sign or sign structure within the Specific Plan area. No provision of this Specific Plan

shall prohibit an ideological, political or other noncommercial message on a sign otherwise permitted by Division 62 of the Code.

A. Prohibited Signs

No prohibited signs are proposed to be installed on the Project Site.

C. Maximum Sizes. *No sign shall exceed a maximum of 75 square feet, except that wall or freestanding signs which abut an alley shall not exceed a maximum of 50 square feet.*
As described in detail under Paragraph E below, the Project proposes three new wall signs with areas of 75 square feet, 26 square feet and 12.5 square feet. The existing, legal nonconforming pole sign structure along Foothill Boulevard would be retained and the sign faces would be replaced with signage for Home Depot. The area of the existing pole sign, 121 square feet per sign face, would not be increased. The proposed signage is depicted on Exhibit E.

D. Number of Signs. *Notwithstanding Section 91.6220(b)4 of the Code, no more than three of any type of sign may be placed on a lot.*

1. *Awning Signs. One awning sign as allowed pursuant to Section 91.4506(f) of the Code shall be permitted per awning.*

   No awning signs are proposed for the Project Site.

2. *Window Signs. For each Ground Floor occupancy of a building, only one illuminated window sign shall be permitted in a window which directly faces a dedicated street, dedicated alley, mall, or parking lot area.*

   No window signs are proposed for the Project Site.

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.*

2. *Projection. A wall sign shall be erected or constructed so that it is either integrated into the wall, flat against the wall to which it is attached, or projecting not more than 10 inches from the wall to which it is attached.*

   The building has a frontage of 445 feet along Foothill Boulevard, and 204 feet along Woodward Avenue. Based on two square feet of sign area per linear foot of building frontage, this would permit a total of 890 square feet and 408 square feet of wall signs on the building facades facing these respective streets. However, the Specific Plan further restricts signs such that the area of each new sign may not exceed 75 square feet, and no more than three of each type of sign is permitted. Previously, there were a total of five wall signs on the building, with three facing Foothill Boulevard, one facing Woodward Avenue, and one on the west side of the building, with a total area of approximately 394 square feet. Under the current proposal and in compliance with the Specific Plan and Specific Plan Design Guidelines and Standards, three wall signs measuring approximately 75 square feet, 26 square feet and 12.5 square feet, with a combined area of approximately 113.5 square feet, would be located on the building's Foothill Boulevard façade. The wall signs would not project more than 10 inches from the face of the building.

F. Monument Signs

No monument signs are proposed for the Project Site.

G. Pole Signs

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

2. *No pole sign shall be allowed in Major Activity Area No. 3.*

3. *No pole sign shall be greater than 25 feet in height from ground level.*

Based on two square feet of sign area per linear foot of building frontage, this would permit a total of 890 square feet and 408 square feet of pole signs on the Project Site. However, the Specific Plan further restricts signs such that the area of each new sign may not exceed 75 square feet, and no more than three of each type of sign is permitted. The existing pole sign structure along Foothill Boulevard was erected prior to the adoption of the Specific Plan and is a legal nonconforming sign. The pole sign would be retained and the sign faces would be replaced with signage for the new tenant. The existing sign has an area of approximately 121 square feet per face, and is approximately 42 feet high.

H. Awning Signs

No awning signs are proposed for the Project Site.

I. *Window Signs*

The area of an illuminated window sign shall not exceed five percent of the window area. Signs constructed of stained glass shall be permitted to cover the entire area of any window. Signs constructed of any other permitted material which are not illuminated shall be permitted only on the interior surface of the window glass, provided that no combination of such window signs cover more than 10 percent of the area of any window.

No window signs are proposed for the building.

J. Amortization

Existing signs and/or support structures, constructed under a valid permit and used in conformance with the Code regulations and approvals in effect at the time of construction, shall be allowed to continue under those regulations and approvals even though subsequent adopted regulations and approvals have changed the requirement, provided that there shall be no increase in any existing sign area or height and no change in its location or orientation. The exceptions to continued use are as follows:

1. *If a nonconforming sign a) is damaged or partially destroyed by fire, flood, earthquake or other natural disaster to the extent of more than 50 percent of its replacement value at the time of the damage or destruction; and b) repair of the damage or destruction involves more than one sign face replacement; and, c) the sign has not been repaired within 30 days of the date of the damage or destruction, then the damaged sign shall be totally removed within 45 days of the date of the damage or destruction.*

2. *All signs lawfully erected on properties where there is a cessation of a business activity, service or product for 90 days shall be removed. This shall not apply to a sign which qualifies as an "advertising display" as defined in Section 5202 of the State of California Business and Professions Code.*

The existing pole sign would be reused and would not require any structural alterations. The five previously existing wall signs have been removed and would be replaced with three new wall signs conforming to the requirements of the Specific Plan.

ATTACHMENT "2"

FOOTHILL BOULEVARD CORRIDOR SPECIFIC PLAN DESIGN GUIDELINES AND STANDARDS

Applicable Specific Plan provisions shown in *italics* and responses shown in plain text.

Section 2. SITE PLANNING

A. Building Orientation: Major Activity Area No. 3

Not applicable. The Project Site is in Major Activity Area No. 2.

B. Parking Areas: Multiple-Family

Not applicable. This provision only applies to multiple-family development and the Project is the remodel of an existing retail building.

C. Circulation

Guideline 3: *Provide direct pedestrian access from public streets and parking areas, as well as from parking areas to the street.*

Pedestrian access to the site is available through the driveways on Foothill Boulevard and Woodward Avenue. New pedestrian access points from adjoining public streets could not be added without reducing parking and landscaped areas.

Standard 3a: *Where businesses are built to the front property line, front pedestrian entrances shall be provided.*

Not applicable. The building is not built to the front property line.

Standard 3b: *Loading areas shall be designed and located where there will be minimal negative impact on pedestrians, the flow of traffic, and on adjacent residential uses. Preferable location would be the rear of the establishment.*

The loading area would remain at the rear of the existing building, as approved under Case No. CPC 25215. The existing 750 square foot loading dock would be enclosed with a solid wall on the west side, and with doors on the east side, so that all loading and unloading from trucks at this location would be from within an enclosed area.

Standard 3c: *Vehicular ingress and egress shall, wherever possible, be located off of a side street or an alley in order to minimize pedestrian and vehicular conflicts.*

Vehicular ingress and egress would continue to be located on Foothill Boulevard and Woodward Avenue, consistent with the original approval under Case No. CPC 25215. Egress from the Site onto Woodward Avenue would be restricted to left turn only, preventing encroachment into the nearby residential neighborhood. The Project Site does not abut any alleys.

Standard 3d: *Parking areas shall be designed to include landscaped pedestrian walkways which shall connect with other walkways /sidewalks on the project site.*

Not applicable. The Project Site is developed in accordance with the requirements of the approved "Q" conditions. Pedestrian walkways could not be added without reducing parking and landscaped areas.

Section 3. PHYSICAL DESIGN ELEMENTS

A. Design: Shopping Centers

Guideline 4: *Design shopping centers to avoid box-like bulky appearance by horizontal or vertical articulation, by use of varied materials, textures and/or colors or by providing visual breaks such as balconies, terraces, recesses, and step back features.*

Not applicable. The existing building consists of a standalone retail building and is not a shopping center. In addition, the building was constructed prior to the adoption of the Specific Plan, and no changes are proposed to the footprint of the building. Nevertheless, the long façade of the building facing Foothill Boulevard is provided visual breaks by a structural canopy extending across a large portion of the façade, and architectural panels above the canopy give a vertical orientation to this portion of the building. The building's exterior materials provide further visual breaks to the façade and consist of a mixture of split face concrete blocks and smooth concrete masonry units.

B. Design: Major Activity Area No. 3

Not applicable. The Project Site is in Major Activity Area No. 2.

C. Building Materials

Guideline 7: *Use complementary building materials to those of surrounding structures. Indigenous or similar type materials are encouraged.*

Recommended building materials include: River rock; Bouquet Canyon Stone; common red or earth tone bricks and stone; lightly textured painted stucco; wood accents and wood trim for windows and doors; marble; tile; terrazzo.

Inappropriate building materials include: Metal (corrugated, exposed sheet metal, etc.); plastic or fiberglass; plywood or imitation wood siding; reflective, mirrored or opaque glass; imitation stone or masonry (natural veneers are acceptable); unfinished concrete and concrete block; bare aluminum (anodized is preferred); heavily textured plaster or stucco (combed finish, dash trowel finish, stipple-troweled finish); wood shakes or shingles. (Please note: some of these materials when used in moderation or as accents may be considered appropriate.)

Not applicable. No new structures are proposed on the Project Site. Nevertheless, the façade of the existing building is comprised of split-face and concrete masonry units and would be painted in earth tone colors complementary to surrounding structures.

D. Building Colors

Guideline 8: *Use simple, harmonious color schemes to complement adjacent structures. A variety of paint colors may be used, natural and earth tone colors as well as subdued colors are recommended.*

The existing building's exterior walls are proposed to be repainted in an earth tone color, "Manilla Tan" (ICI Paints #551), with the coping cap painted "Rawhide" (Kynar 500), both of which are complementary to adjacent structures.

Standard 8a: *For large scale areas, stark colors such as white or black shall not be used.*

The building is not proposed to be painted in white, black or other stark colors.

Standard 8b: *Bright colors including fluorescent and day-glow are not permitted, except when used as accent.*

The columns and arches of the existing canopy are proposed to be painted in an accent color, Home Depot Orange (ICI Paints #9200),and the metal roll-up doors at the loading dock are proposed to be painted with Home Depot Safety Orange (Kynar 500).

Standard 8c: *If masonry or brick is painted, it shall be painted the natural color of the original material or with colors in common with the main building.*

The existing building surfaces consist of split-face and painted smooth concrete masonry units. The smooth concrete masonry units would be repainted with colors in common with the overall building. No contrasting brick or masonry surfaces are proposed.

E. Exterior Buildings Walls & Facades

Guideline 9: *Employ decorative building materials, architectural elements, and landscape such as tile, brick, stone, marble, light elements (light sconce), wall insets for landscape, planters or trellises to provide relief to bland untreated portions of exterior building walls and facades.*

Not applicable. Notwithstanding, portions of the existing building's façade are surfaced with split-face concrete masonry units providing architectural relief and detail to large surface areas. Additionally, an existing structural canopy extending across a large expanse of the building's front façade that provides additional visual relief and articulation to the building form would be retained.

F. Parking Areas

Guideline 10: *Enhance the visibility and appearance of entrances and exits of parking areas through the use of space-defining elements in the landscape buffer such as a stone or masonry gateway, trellises, low walls, piers, bollards, arbors, hedges, trees or clustered landscape material.*

Not applicable. The existing entrances and exits of parking areas and adjoining landscaped areas were constructed prior to the adoption of the Specific Plan, and will remain and will not be modified. The western driveway on Foothill Boulevard features an approximately 130 foot long landscaped drive aisle. Additionally, the eastern driveway on Foothill Boulevard and the driveway on Woodward Avenue both feature landscape elements at the entrances to the parking areas.

Guideline 11: *Integrate parking structures with the design of the building they serve.*

Not applicable. No parking structures are proposed for the Project Site.

Standard 11a: *At least two colors shall be in common between the main building and the parking structure.*

Not applicable. No parking structures are proposed for the Project Site.

Standard 11b: *Two primary exterior surface materials shall be in common between the main building and the parking structure.*

Not applicable. No parking structures are proposed for the Project Site.

Guideline 12: *Soften, buffer, and conceal views of parking areas from adjacent uses with sufficient planting material.*

Existing landscaping along the Foothill Boulevard and Woodward Avenue frontages and within the parking area soften and buffer views of the parking areas from adjoining uses.

Standard 12a: *Parking structures, garages, and surface parking areas shall be screened with shrubs and various plant species and may incorporate planters, planter boxes, trellises, etc. as part of the landscape design.*

The existing parking areas are screened from view by the residential properties to the west by an existing wall that would remain. Existing landscaping along the Foothill Boulevard and Woodward Avenue frontages and within the parking area soften and buffer views of the parking areas from adjoining uses in these areas. The loading area in the rear of the building is buffered and screened from view by properties to the south by existing walls and mature trees.

G. Windows

Guideline 13: *Contribute to the overall transparency of the storefront through the use of doors and windows. Privacy can be accomplished through the use of cafe-style curtains which block views at lower levels while still maintaining some views and light into the interior.*

Not applicable. The existing building was built prior to the adoption of the Specific Plan and included only minimal storefront openings to the exterior. Two new storefronts, including transom windows, are proposed to be installed along the Foothill Boulevard façade of the building in place of the previous storefronts in these locations.

Standard 13a: *In Major Activity Areas (as defined by the specific plan), a minimum of 50 percent of the ground floor facade shall be transparent glass.*

Not applicable. The existing building was built prior to the adoption of the Specific Plan and was not required to meet this requirement at the time of construction. However, new transparent storefronts are proposed to be installed along the front of the building in place of the previous storefronts in these locations.

Standard 13b: *Windows shall not be painted or covered over with any type of material including but not limited to lattices, paper, and plywood.*

Windows would not be painted or covered over with any type of material including but not limited to lattices, paper, and plywood.

Standard 13c: *Reflective or very dark tinted glass is not permitted at the ground floor and mirror/reflective glass or films are not permitted in any location.*

No reflective, very dark tinted glass or mirror/reflective glass or films are proposed for the building.

H. Security Devices

Guideline 14: *Ensure that security devices are not visible during store hours of operation or use alternatives such as interior electronic security, fire alarm systems or vandal-proof glazing. Security bars, grates, gates, and similar devices are preferred to roll shutters and grills to allow after-hour window shopping and night security light spillage onto the sidewalk.*

Home Depot will not utilize exterior bars, grates or similar devices on the exterior of the building doors for security. Security is provided by interior systems that cannot be seen from the exterior of the building. The exterior garden center is secured by a metal fence with a gate entrance.

Standard 14a: *Exterior security bars, gates, grates, grilles, and similar devices shall be prohibited.*

No exterior security bars, gates, grates, grilles, or similar devices are proposed for the building.

Standard 14b: *Interior security bars, gates, grates, grilles, and similar devices must recess into pockets or receptacles to provide complete concealment when they are retracted.*

All interior security bars, gates, grates, grilles, and similar devices would recess into pockets or receptacles to provide complete concealment when they are retracted.

I. Awnings & Canopies

Guideline 15: *Use awnings to create shade and add architectural design interest.*

Standard 15a: *Awnings and canopies shall be constructed of high quality, durable, fade resistant, and fire retardant materials.*

Standard 15b: *Metal and plastic awnings or canopies are permitted only where the building design incorporates other metal or plastic architectural elements.*

Standard 15c: *Awnings and canopies shall not be internally illuminated.*

Guideline 16: *Individual awnings and canopies for each structural bay of a storefront are preferable to one unified awning or canopy covering several bays.*

Standard 16a: *Awnings and canopies shall be constructed of high quality, durable, fade resistant, and fire retardant materials.*

The existing structural canopy along the north façade of the building would be retained to provide shade and add architectural interest. The canopy is a structural element constructed out of exposed aggregate concrete columns and arches, and is fire-resistant. No metal or plastic awnings or canopies are proposed. Lighting will be installed under the canopy along the walkway, but the canopy is not constructed of translucent or light-transmitting materials, and the lighting would not illuminate the canopy.

J. Lighting

Guideline 17: *All lighting fixtures should be compatible with the architectural design of the building. Accent lighting of buildings and landscape to highlight features and elements is encouraged, such as the use of shaded gooseneck lights, indirect lighting, cove lighting or "wall washing," rim lighting or eaves, and overhead down lighting.*

The existing three- fixture cobra-head luminaires in the parking lot would be replaced with energy-efficient one and two-fixture luminaires (Lithonia Lighting model KVF2) that are shielded to minimize light spillover onto adjoining properties. Exterior building lighting would also be replaced with new energy-efficient and shielded wall fixtures (ANP Lighting Bella Vista series, model BVA01-H). All new fixtures would have a dark bronze finish and would be compatible with the architectural design of the building.

Guideline 18: *Provide exterior lighting for pedestrian walkway and vehicular access way illumination for safety and security, without excessive light levels or glare.*

Existing exterior lighting would be removed and replaced with new energy-efficient light fixtures. Parking lot lighting would consist of 40 foot high luminaires with cut off fixtures to minimize light spillage onto adjoining properties. Exterior building lighting would also be replaced with new energy-efficient and shielded wall fixtures. In addition, the parking lot luminaries would be Nighttime Friendly™, meaning that they would have no uplight, would meet the Illuminating Engineering Society of North America definition for full cutoff optics and would reduce high angle brightness. The wall lights would be Dark Sky compliant, meeting the standards established by the International Dark-Sky

Association. These measures of performance are consistent with sustainability standards for light pollution reduction.

K. Franchise Architecture

Guideline 19: *Modify standard franchise or corporate architectural design plans for buildings and signs to conform to these guidelines and standards.*

Not applicable. The Project involves the reuse of an existing building which was built prior to the adoption of the Specific Plan, and does not involve any architectural changes to the exterior of the existing building.

Standard 19a: *Standard architectural building and sign designs, including color palettes that are part of a corporate trademark or identity, shall be modified to be consistent with the Foothill Boulevard Corridor Specific Plan provisions, guidelines, and standards.*

Not applicable. The Project involves the reuse of an existing building which was built prior to the adoption of the Specific Plan, and does not involve any architectural changes to the exterior of the existing building. The exterior of the building would be repainted and new exterior signage would be installed in compliance with the Specific Plan's provisions, guidelines, and standards.

L. Store Front Articulation: Major Activity Area No. 3

M. Entryways: Major Activity Area No. 3

N. Bulkhead: Major Activity Area No. 3

Not applicable. The Project Site is in Major Activity Area No. 2.

Section 4. SIGNS

A. Design

Guideline 23: *Provide compatibility for project signs with regard to height, size, shape, location, and colors.*

Standard 23a: *Projects shall submit a sign plan with detailed elevations illustrating the number, location, size and color of proposed signs.*

Guideline 24: *Integrate signs with the building and landscape to complement the facade or architectural element on which it is placed.*

Standard 24a: *Signs shall not dominate or obscure the architectural elements of building facades, roofs or landscaped areas.*

Guideline 25: *Consider alternative designs for signs such as a village pedestrian sign (as defined by the specific plan), projecting signs over doorways, channel letters mounted to a building projection or channel letters mounted on raceways.*

The Project proposes to install three new wall signs on the building to replace the five wall signs that previously existed. There would be one primary sign indicating the tenant's name, and two secondary directional signs indicating entrances to designated areas of the store. The wall signs would be integrated with the building façade and the sign color would complement the accent color proposed to be applied to the canopy and columns along the front of the building. No signage would dominate or obscure the architectural elements of building facades, roofs or landscaped areas. The proposed signage is depicted on Exhibit E.

B. Sign Materials

Guideline 26: *A mixed-media approach where signs are composed of several different materials and treatments is encouraged (e.g. channel letters with some exposed neon as a graphic accent).*

Acceptable sign materials and treatments include, but are not limited to:

1. Reverse channel letters with clear acrylic backing.
2. Dimensional geometric shapes.
3. Painted metal.
4. Screens, grids, or mesh.
5. Etched, polished, or abraded metal.
6. Neon.
7. Opaque materials.
8. Tiled signs.

Prohibited sign materials and treatments:
1. Exposed fastenings, unless fastenings make an intentional design statement.
2. Simulated substances (i.e., wood grained plastic laminates, etc.) or the use of building wall covering (i.e., stucco, etc.).

The wall signs would consist of illuminated channel letters with translucent thermoplastic faces. The faces on the existing pole sign would be replaced with new translucent thermoplastic faces. The signage would not include any prohibited sign materials or treatments.

C. Sign Lighting

Guideline 27: *Illuminate signs using a variety of lighting techniques. Signs may use creative methods of internal and external illumination. Where fixtures, shades, or other elements are exposed, they should contribute to the design of the storefront.*

Acceptable lighting techniques include, but are not limited to:
1. Internal illumination.
2. Halo illumination.
3. Open channel neon.
4. Fiber optics.
5. Front lighting, baffled and obscured in channels where possible.
6. Cove lighting.
7. Gooseneck lamps.

Prohibited lighting techniques:
1. Signs shall not include lighting that flashes, blinks, moves, has the appearance of movement or has changes in hue or intensity of illumination.
2. Awning signs and canopy signs shall not be internally illuminated.

The wall and pole signs would be internally illuminated, and would not include any animation or changes in hue or intensity. The Project would not include any awning or canopy signs.

D. Sign Proliferation

Guideline 28: *Signs should not create visual clutter.*

Standard 28a: *Sign text shall be limited to business identification.*

Guideline 29: *Reduce on-site sign clutter by locating signs appropriately to provide identification for businesses and to assist pedestrians and vehicular traffic in locating their destination.*

Standard 29a: *Signs such as but not limited to company logos, identifying symbols, names, text messages or other forms of business identification shall not be located on outdoor patio umbrellas, telephone booths, trash receptacles or other similar site furniture, objects or structures.*

Standard 29b: *An awning sign shall not exceed 50 percent of the valence width.*

Standard 29c: *One village pedestrian sign (as defined by the specific plan) may be permitted underneath an awning, perpendicular to the face of the building not to extend beyond the lowest part of the awning.*

Standard 29d: *Directory signs or kiosks may be considered for private arcades and should be on private property located in courtyards, access ways, or passages. Directory signs or kiosks may be considered in the public right-of-way, subject to review and approval by the Planning Department, Public Works, and the Cultural Affairs Department.*

The proposed signage would be significantly reduced in area from that which previously was on the building. The wall signs would be consistent in appearance and would not create visual clutter. The Project does not propose any awning signs, village pedestrian signs, directory signs or kiosks.

Section 5. LANDSCAPE

In addition to the design guidelines and standards contained in this Design Manual, the City of Los Angeles Landscape Ordinance (Ord. No. 170,978) applies to all projects within the Foothill Boulevard Corridor Specific Plan.

The requirements of the Landscape Ordinance apply to the construction of new parking areas, additions to existing parking areas constructed with impermeable paving, and new parking buildings. The proposed renovation of the existing building does not involve the construction of or addition to existing parking areas, or the construction of any parking buildings and therefore the Landscape Ordinance is not applicable to the Project Site. The Project Site is subject to the requirements of Q Conditions 1 and 2 of Ordinance No. 148,929, which relate to landscaping, and which were imposed in connection with the original development of the Project Site. The existing landscaped areas of the Project Site are not proposed to be changed from existing approved conditions.

Softscape

A. Design

Guideline 30: *Provide and design landscape to complement project architecture, enhance parking lots, soften the way in which a building, parking lot or vacant parcel meets the sidewalk, and screen unappealing elements from view.*

The existing landscaping at the perimeter of the Project Site and within the parking areas softens the appearance of the building and parking areas when viewed from Foothill Boulevard and Woodward Avenue. Existing landscaped areas would be retained and properly maintained. Dead or dying plant materials would be removed and replaced and additional plantings would be installed along the westernmost drive aisle planters, adjoining the telephone company building at the northeast corner of the Project Site, at the driveway at Woodward Avenue, and within the landscaped buffer at the rear of the building to enhance the overall appearance of the landscaped areas.

Standard 30a: *Landscape areas, including vine pockets, shall use an automatically controlled irrigation system.*

All landscaped areas include an automatic irrigation system.

Standard 30b: *A minimum 5-foot radius of landscaped material shall surround a pole sign and a minimum 2-foot radius of landscaped material shall surround an information (directional) sign. Landscape material shall include both softscape and hardscape materials that complement the project signs, buildings and landscape.*

The existing pole sign structure, approved in connection with the original development of the Project Site, is to be retained and no changes are proposed, other than to replace the sign faces to reflect the new tenant of the building. Accordingly, these provisions are inapplicable unless the sign structure is removed or relocated.

Standard 30c: *Yards required by the underlying zone shall be landscaped, except for necessary driveways and walkways.*

The underlying C2 zone does not require any yards. However, (Q) Condition No. 1 of the site-specific zoning ordinance, Ordinance No. 148,929, requires "That existing landscaping and mature trees around the perimeter of the subject ownership be retained, except where driveway access would be inhibited." These areas, located generally along the southerly and southeasterly property lines, would be retained, along with viable trees and landscaped areas within the existing parking areas.

Standard 30d: *Gas stations shall install landscaped islands along the property line between places of egress and ingress.*

Not applicable. The Project Site is not proposed to be developed with a gas station.

Standard 30e: *Within required landscape buffers, automobile sales lots shall provide a minimum 1-foot high decorative wall between the landscape and the vehicles. Pilasters or decorative bollards may substitute for the decorative wall. If material is used to link the pilasters and bollards, the material must be rust resistant and decorative; metal is preferred.*

Not applicable. The Project Site is not proposed to be developed with an automobile sales lot.

B. Plant Material

Guideline 31: *Use a complementary variety and density of plant materials including but not limited to non-deciduous, drought tolerant, native trees, shrubs, perennials, flowers, ground cover, and vines, of various heights and species.*

Existing landscaped areas contain a complementary variety and density of plant materials, including non-deciduous, drought tolerant trees such as Italian stone pine and Indian laurel fig, along with shrubs and ground cover. These landscaped areas would be retained and properly maintained. Dead or dying plant materials would be removed and replaced to enhance the overall appearance of the landscaped areas.

Standard 31a: *Non-plant materials such as river rock, crushed rock, redwood, bark chips, pebbles and stone or masonry slabs shall be used to accent and enhance the overall landscape plan but not be used in-lieu of plant materials.*

Bark chips will be used to accent and enhance landscaped areas.

Standard 31b: *The use of columnar species such as palm trees in the interior of the project site is limited to accenting planters and landscape areas.*

No columnar plant species are proposed for the Project Site.

C. Location

Guideline 32: *Locate landscape to improve and soften building appearance, create shade, and provide pedestrian and visual amenities through the use of planters or landscape insets.*

The view of the existing building from both Foothill Boulevard and Woodward Avenue is softened by the existing mature landscaping at the perimeter of the Project Site and within the parking lot. Existing landscaped areas create shade and provide visual and pedestrian amenities, and would be retained and properly maintained. Dead or dying plant materials would be removed and replaced to enhance the overall appearance of the landscaped areas.

Standard 32a: *Where there are landscape buffers or landscape yards, 24-inch box trees shall be planted at a ratio of one per 20 lineal feet.*

Not applicable. No changes are proposed to the existing landscaped areas, and existing landscaping within these areas would be retained. Dead or dying plant materials would be replaced where necessary to enhance the overall appearance of landscaped areas.

Standard 32b: *Where movable planters are used to buffer patio/outdoor dining areas from parked vehicles and street traffic they shall not impede pedestrian flow.*

Not applicable. No outdoor patio or dining areas are proposed for the Project Site.

Guideline 33: *Cluster some landscape material in buffer areas to create visually pleasing highlights, such as a grouping of perennials and river rock.*

Not applicable. No changes are proposed to the existing landscaped areas, and existing landscaping within these areas would be retained. However, new shrubs and groundcover would be clustered and planted in the landscape buffer areas located at the south and east areas of the Project Site.

D. Open Space: Multiple-Family Residential

Not applicable. This provision only applies to multiple-family development and the Project involves the remodel of an existing retail building.

E. Street Trees

The existing street trees at the perimeter of the Project Site along Woodward Avenue and Foothill Boulevard would be maintained.

Hardscape

A. Pedestrian Walkways

Guideline 38: *Provide a safe, attractive shopping environment by incorporating pedestrian amenities such as walkways, shade, lighting, landscape, and gathering areas.*

Not applicable. The Project Site is developed in accordance with the requirements of the approved Q conditions. Pedestrian walkways could not be added without reducing parking and landscaped areas.

Standard 38a: *Where shopping center buildings and mini-malls include pedestrian walkways along building frontage, they shall be designed at a minimum width of 10 feet.*

Not applicable. The Project Site is not proposed to be developed with a shopping center or mini-mall. Nevertheless, the existing 13.25 foot wide sidewalk along the north side of the existing building would be retained.

Standard 38b: *Where pedestrian walkways are provided, storefronts shall provide awnings, canopies or trees to shade at least 50 percent of the pedestrian walkway.*

The existing canopy along the north side of the building would be retained, and shades approximately 50 percent of the pedestrian walkway.

Guideline 39: *Large areas of continuous, plain concrete are not desirable. Intersperse paved areas with other paving materials, architectural elements or landscape to emphasize entries, walkways, pedestrian activities and places of special interest.*

The existing landscape features interspersed within the parking areas provide visual relief from large expanses of open parking. The landscaping would be retained, and dead or dying plant materials would be replaced to enhance the overall appearance of the existing landscape areas.

Standard 39a: *Where walkways are used, especially where vehicles cross pedestrian walkways, materials for the paved areas shall consist of stone pavers, integrated color concrete, stamped concrete, interlocking concrete pavers, tile and/or brick pavers, permeable materials (e.g. turf block or turf stone) or similar materials.*

Not applicable. The Project Site is developed in accordance with the requirements of the approved Q conditions. Pedestrian walkways could not be added without reducing parking and landscaped areas.

Standard 39b: *Paving materials shall be complementary with the project structures; indigenous or similar materials are encouraged, such as Bouquet Canyon Stone and river rock.*

Not applicable. No changes are proposed to the existing paved areas of the Project Site.

Standard 39c: *Where rock salt treated concrete, stamped concrete, colored concrete, and plain concrete are used, they shall vary the pattern, material, color, or use decorative materials such as aggregate, ornamental inserts or pavers at a minimum of every 5 feet.*

Not applicable. The Project Site would not include any of these materials.

Standard 39d: *Asphalt shall be prohibited with the exception of vehicular pathways (e.g. driveways), parking lots, and bike paths.*

Existing asphalt-paved parking and driveway areas would be retained on the Project Site. All other areas are currently landscaped or occupied by the existing building and sidewalk.

Guideline 40: *Highlight landscape features and light pedestrian walkways through use of lighting.*

The pedestrian sidewalk along the front of the building will be lighted at night. Existing landscaping areas will remain unchanged, and no new pedestrian walkways are proposed. Accordingly, highlight lighting of such areas is not required.

Standard 40a: *If freestanding piers or bollards are used, they shall include low level safety lighting (i.e. internally or around the base).*

No freestanding pier or bollard lights are proposed to be installed upon the Project Site.

Guideline 41: *Incorporate landscape elements and permeable materials such as turf block and turf stone where feasible.*

Existing landscaped areas would be retained and properly maintained. Dead or dying plant materials would be removed and replaced and additional plantings would be installed along the westernmost drive aisle planters, adjoining the telephone company building at the northeast corner of the Project Site, at the driveway at Woodward Avenue, and within the landscaped buffer at the rear of the building to enhance the overall appearance of the landscaped areas.

B. Street Furniture

Guideline 42: *When required by the specific plan, install street furniture that encourages pedestrian activity or physical access to buildings and which is aesthetically pleasing, functional and comfortable. Street furniture may include such elements as bus and pedestrian benches, bus shelters, kiosks, trash receptacles, newspaper racks, bicycle racks, public telephones, landscaped planters, drinking fountains, and bollards.*

The Applicant will provide street furniture such as benches, trash receptacles, newsracks and bicycle racks, subject to the approval of the Department of Public Works Bureau of Street Services

Standard 42a: *If planters are used, except those adjacent to storefronts, they shall be properly maintained and provided with drainage and irrigation.*

The Project does not propose to include any planters within the public right-of-way adjoining the Project Site.

Standard 42b: *Projects fronting on a public street which include an existing or proposed bus stop, shall provide required street furniture within a bus stop waiting area. This waiting area shall be incorporated into the landscape buffer and meet the following conditions:*

1. *A minimum of one bus bench, one trash receptacle, and two bicycle racks shall be provided within the bus stop waiting area.*

2. *The bus stop waiting area shall be a minimum of 6 feet wide and 15 feet long and shall be of smooth, level impermeable surface or decorative material.*

3. *There shall be a minimum 1-1/2 foot high decorative wall surrounding the waiting area. The materials used for the decorative wall shall incorporate rock and stone work used for project buildings and/or indigenous rock and stone identical or similar to river rock and Bouquet Canyon Stone. The wall shall include a capstone.*

4. *A minimum of two 24-inch box shade producing trees should be planted adjacent to the waiting area.*

Not applicable. There are no bus stops adjoining the Project Site.

C. Bicycle Parking

Guideline 43: *Locate bicycle parking so that it is convenient and easily accessible.*

Standard 43a: *Each bicycle parking space shall be a minimum of two feet in width and six feet in length and shall have a minimum of six feet of overhead clearance.*

Standard 43b: *Bicycle parking shall include bicycle racks which shall be the Brandir Ribbon Rack® model or of a comparable style which can give the applicant credit under TDM plans and can be customized easily for the appropriate number of bike spaces*

The applicant will provide a minimum of 20 bicycle parking spaces within close proximity to the entrance of the building, pursuant to Section 8.B.3 of the Specific Plan.

Section 6. FREESTANDING WALLS & FENCE TREATMENT

Guideline 44: *Use materials that complement existing buildings when freestanding walls are used to provide security, screening and privacy. Materials may include masonry and wrought iron, with incorporated landscape.*

No changes are proposed to any existing walls on the Project Site. Existing walls are constructed of masonry materials, and provide security, screening and privacy to adjoining and adjacent uses. Approximately 60 linear feet of new masonry wall would be added to the north of the existing wall at the southeast corner of the Project Site along Woodward Avenue. The wall would be six feet high to match the existing wall, and would provide additional screening and security at that location.

Standard 44a: *If solid walls are used, they shall be decorative walls and include graffiti-resistant materials.*

Not applicable. No changes are proposed to any existing walls on the Project Site. Existing walls are constructed of masonry materials, and provide security, screening and privacy to adjoining and adjacent uses. The extension of the wall along Woodward Avenue would match the existing wall, and would be treated with a graffiti-resistant coating.

Standard 44b: *If walls or fences are used for multiple-family residential, commercial or industrial projects, they shall not be made of chain-link material; except where chain-link fencing is used for other projects; such as, educational facilities, the fencing shall be coated with a dark color of nylon or similar substance.*

The existing 12 foot high chain link fence enclosing the garden center would be removed and replaced by a new 20-foot high metal security mesh fence.

Standard 44c: *Non-decorative walls, corrugated metal or other type of solid metal, and plywood or rustic wood fences are not permitted.*

No non-decorative walls, corrugated metal or other type of solid metal, plywood or rustic wood fences are proposed.

Standard 44d: *Security devices such as razor or barbed wire are allowed provided they are not visible from Foothill Boulevard or Commerce Avenue. An alternative to such devices is to incorporate landscape species such as Bougainvillea and Rosa along the length of the wall and/or as a top accent.*

Not applicable. No razor or barbed wire is proposed to be installed.

Guideline 45: *Landscape freestanding walls and fences with a variety of plant material including but not limited to clinging vines, tall growing shrubs and trees.*

Not applicable. Existing walls would remain and no changes to those walls are proposed. A six foot high section of wall will be added along the Woodward Avenue property line to complete the screening of the rooftop mechanical units from Woodward Avenue at this location.

Standard 45a: *Where the landscape buffer for street front vehicular use areas contains a freestanding wall or fence, there shall be a minimum 3-foot wide landscape area between the right-of-way and the wall or fence.*

Not applicable. The Project Site was developed prior to the adoption of the Specific Plan and does not contain a landscaped buffer for street front vehicular use areas.

Guideline 46: *To maintain an open character and retain visibility, provide pedestrian openings for walls and fences along streets and walkways of commercial projects.*

Not applicable. Existing walls would remain and no changes to those walls are proposed.

Standard 46a: *When feasible, freestanding walls on lot lines shall allow for pedestrian linkage between adjacent similar uses and the public right-of-way.*

Not applicable. Existing walls would remain and no changes to those walls are proposed.

Standard 46b: *Pedestrian walkways shall be used where pedestrian linkage is provided from the right-of-way or another development.*

Not applicable. Existing walls would remain and no changes to those walls are proposed. Pedestrian access is available to the Project Site at the entrances along Foothill Boulevard and Woodward Avenue.

Section 7. UTILITIES & SERVICE AREAS

Guideline 47: *Screen and locate utilities, storage areas, loading docks, mechanical equipment and other service areas from public view. This can be accomplished through internal attic mounting, roof setbacks, location in wall or landscape enclosures or architectural integration with the design of the building.*

The utility, loading and storage areas would continue to be located at the rear of the existing building. This area is screened from view from adjoining properties by existing walls and landscaped buffer areas. Rooftop mechanical equipment would be screened from off-site views by the existing walls and landscaping at the perimeter of the Project Site. The existing wall along Woodward Avenue will be extended along the property line to close a gap and screen that area of the Project Site.

Standard 47a: *All service areas shall be enclosed or completely screened through the use of a wall enclosure and/or landscape.*

The service areas would continue to be located at the rear of the existing building. This area is screened from view from adjoining properties by existing walls and landscaped buffer areas.

Standard 47b: *Wall enclosures shall use decorative walls using graffiti-resistant material and screened with adequate landscape, including clinging vines.*

The Project does not propose to include any wall enclosures. The service areas would continue to be located at the rear of the existing building. This area is screened from view from adjoining properties by existing walls and landscaped buffer areas

Standard 47c: *All architectural screening devices (e.g. parapets) shall be designed as an integral part of the building architecture.*

No new parapet walls are proposed.

Standard 47d: *Exterior wall-mounted or ground-mounted equipment shall be located to the rear of the site and concealed by an architectural barrier, wall enclosure or solid landscape barrier.*

A new electrical transformer would be installed at the rear of the existing building to replace the previously existing transformer. This area is screened from view from adjoining properties by the existing walls along the property line and the existing landscaped buffer area.

Standard 47e: *Mechanical equipment (e.g., air conditioners) shall not be permitted in window or door openings facing Foothill Boulevard or Commerce Avenue.*

The building does not propose any mechanical equipment in window or door openings facing Foothill Boulevard.

Standard 47f: *New utility service shall be located underground, where determined physically feasible by the Department of Water and Power.*

Electrical and telephone utility service to the building are currently located underground.

Guideline 48: *Design easily accessible and regularly maintained trash and recycling areas.*

Trash and recycling areas would continue to be located at the rear of the building. Trash would be compacted and the Project Site would be regularly serviced by a trash hauler.

Standard 48a: *Trash and recycling areas shall be designed as a smooth, level impermeable surface, located with access to a water line, provided with a drain routed to the sanitary sewer, and include a self-closing solid gate.*

Not applicable. Trash and recycling areas will continue to be provided at the rear of the building consistent with the previous tenant's operation.

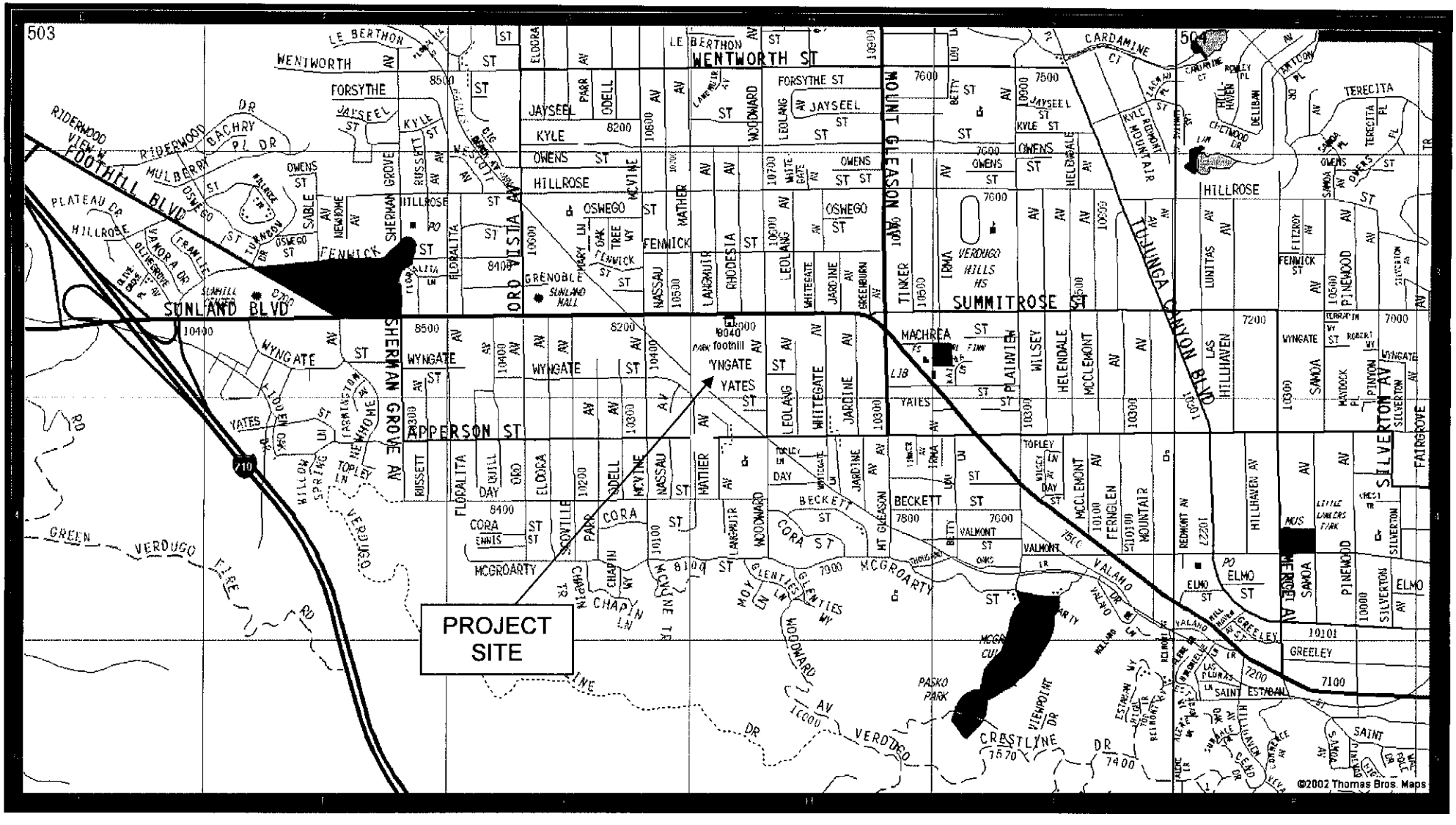
Guideline 49: *Screen shopping cart storage areas from parking lots and off-site views.*

New shopping cart corrals with four foot high solid walls will be located within the parking lots to screen views of shopping carts.

Standard 49a: *Shopping cart storage areas adjacent to buildings shall be incorporated into the design of the building (e.g. through the use of a low wall).*

A new four foot high wall will be built adjacent to the north side of the existing building to screen the shopping cart storage area from view.

VICINITY MAP
8040 W. Foothill Blvd. / 10355 N. Woodward Ave.



City of Los Angeles
Department of City Planning

02/13/2008
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
8040 W FOOTHILL BLVD
8026 W FOOTHILL BLVD

ZIP CODES
91040

RECENT ACTIVITY
DIR-2006-9072-BSA-1A

CASE NUMBERS
CPC-25215
CPC-25133
CPC-1986-608-GPC
ORD-164330-SA1960
ORD-148929
ORD-148679
DIR-2006-9072-BSA
DIR-2005-319-SPP
ZA-1998-168-CUB
ZA-1998-167-CUB-CUZ
ZA-1988-524-CUZ
ZA-13359
YD-4729-YV
ENV-2005-320-EAF
MND-98-82-CUB
OB-13937
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 Greuel
Census Tract #:	1034.00
LADBS District Office:	Van Nuys

Planning and Zoning Information

Special Notes:	None
Zoning:	(Q)C2-1VL (Q)P-1VL
Zoning Information (ZI):	ZI-1802 Hillside Grading Ordinance Exemption Area
General Plan Land Use:	Community Commercial
Plan Footnote - Site Req.:	16 17
Additional Plan Footnotes:	Sunland
Specific Plan Area:	Foothill Boulevard Corridor
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
Streetscape:	No
Sign District:	No
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
500 Ft School Zone:	No
500 Ft Park Zone:	No

Assessor Information

Assessor Parcel Number:	2559005020
Parcel Area (Approximate):	482,209.2 (sq ft)
Use Code:	1500 - Shopping Center (Neighborhood)
Assessed Land Val.:	$22,285,368
Assessed Improvement Val.:	$0
Last Owner Change:	11/15/04

The contents of this report are bound by the User Agreement as described in the Terms and Conditions of this website. For more details, please refer to the Terms & Conditions link located at http://zimas.lacity.org.

Last Sale Amount:	$0
Tax Rate Area:	13
Deed Reference No.:	724895
Building 1:	
1. Year Built:	1977
1. Building Class:	Not Available
1. Number of Units:	0
1. Number of Bedrooms:	0
1. Number of Bathrooms:	0
1. Building Square Footage:	187,000.0 (sq ft)
Building 2:	
2. Year Built:	1977
2. Building Class:	C65
2. Number of Units:	0
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	94,500.0 (sq ft)
Building 3:	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
Building 4:	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
Building 5:	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

Additional Information

Paul Williams Designed:	No
Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	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

Public Safety

Police Information:	
Bureau:	Valley

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Division / Station:	Foothill
Report District:	1693
Fire Information:	
District / Fire Station:	74
Batallion:	12
Division:	3
Red Flag Restricted Parking:	No

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CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

Case Number: DIR-2006-9072-BSA-1A
Required Action(s): BSA-BUILDING AND SAFETY APPEAL TO ZA
Project Description(s): APPEAL FROM B&S OF TI OF HOME DEPOT.

Case Number: CPC-1986-608-GPC
Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s): AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - SUNLAND AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUITE W ...

Case Number: DIR-2006-9072-BSA
Required Action(s): BSA-BUILDING AND SAFETY APPEAL TO ZA
Project Description(s): APPEAL FROM B&S OF TI OF HOME DEPOT.

Case Number: DIR-2005-319-SPP
Required Action(s): SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Description(s): A PROJECT PERMIT COMPLIANCE PURSUANT TO THE FOOTHILL BOULEVARD CORRIDOR SPECIFIC PLAN TO PERMIT THE CONVERSION OF A K-MART RETAIL STORE WITH INDOOR/OURDOOR GARDEN CENTER INTO A HOME DEPOT RETAIL STORE WITH GARDEN CENTER, IN THE (Q)C2-1VL AND (Q)P-1VL ZONES.

Case Number: ZA-1998-168-CUB
Required Action(s): CUB-CONDITIONAL USE BEVERAGE (ALCOHOL)
Project Description(s): TO PERMIT THE OFF-SITE SALE OF BEER AND WINE.

Case Number: ZA-1998-167-CUB-CUZ
Required Action(s): CUZ-ALL OTHER CONDITIONAL USE CASES
CUB-CONDITIONAL USE BEVERAGE (ALCOHOL)
Project Description(s): TO PERMIT THE RELOCATION OF AN EXISTING PAWN SHOP

Case Number: ZA-1988-524-CUZ
Required Action(s): CUZ-ALL OTHER CONDITIONAL USE CASES
Project Description(s): REQUEST TO INSTALL ON THE BACK (SOUTHEAST CORNER) SIDE WHICH IS 450' LONG & 210'WIDE A SATELLITE ANTENNA (NEC 1.8M.VSAT) 6' IN DIAMETER TO BE WALL MOUNTED ON THE SIDE OF THE WALL WHICH IS 19' TALL IN THE (Q)C2-1 AND (Q)P-1 ZONE.

Case Number: YD-4729-YV
Required Action(s): YV-HEIGHT AND DENSITY ADJUSTMENTS 20% OR MORE
Project Description(s): Data Not Available

Case Number: ENV-2005-320-EAF
Required Action(s): EAF-ENVIRONMENTAL ASSESSMENT
Project Description(s): A PROJECT PERMIT COMPLIANCE PURSUANT TO THE FOOTHILL BOULEVARD CORRIDOR SPECIFIC PLAN TO PERMIT THE CONVERSION OF A K-MART RETAIL STORE WITH INDOOR/OURDOOR GARDEN CENTER INTO A HOME DEPOT RETAIL STORE WITH GARDEN CENTER, IN THE (Q)C2-1VL AND (Q)P-1VL ZONES.

Case Number: MND-98-82-CUB
Required Action(s): CUB-CONDITIONAL USE BEVERAGE (ALCOHOL)
Project Description(s): Data Not Available

DATA NOT AVAILABLE

CPC-25215
CPC-25133

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ORD-164330-SA1960
ORD-148929
ORD-148679
ZA-13359
OB-13937
AFF-4853
AFF-42392
CFG-3000
CFG-1500

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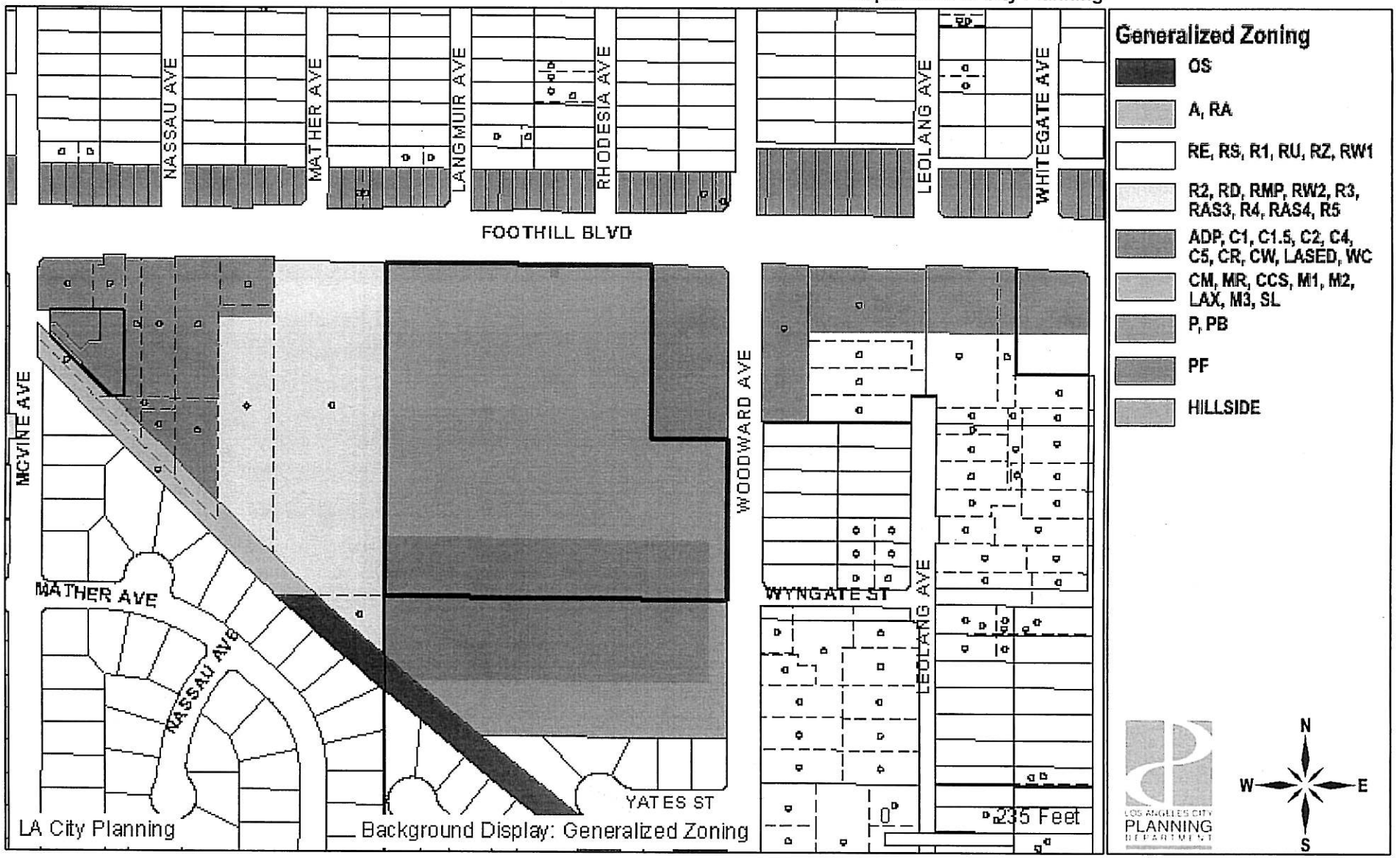
ZIMAS INTERNET

02/13/2008

City of Los Angeles
Department of City Planning



Address: 8026 W FOOTHILL BLVD
APN: 2559005020
PIN #: 204B193 168

Tract: TR 18980
Block: None
Lot: FR 2
Arb: None

Zoning: (Q)C2-1VL, (Q)P-1VL
General Plan: Community Commercial

Streets Copyright (c) Thomas Brothers Maps, Inc.

Quality Mapping Service

14549 Archwood Street, Suite 301 • Van Nuys, California 91405 • (818) 997-7949 • Fax (818) 997-0351

I hereby certify that the information contained herein is true and correct in accordance with the records in the City Clerk's and City Planning Department Offices.

I further hereby certify that to the best of my knowledge and under penalty of perjury the attached ownership list correctly shows the latest names and addresses on the City Clerk's records and the Los Angeles County Tax Assessor's Role as of:

Peter Elias (MB) — Peter Elias

2/15/08 — Date

The following is a color-coded key for distribution of this material:

GREEN	CLIENT COPY
BLUE	BTC, INC
PINK	CITY OF LOS ANGELES, ORIGINAL
RED	ADJACENT LABELS (for Zoning Administration Cases only)
PURPLE	VALLEY OFFICE COPY (for projects in the San Fernando Valley only)
GOLDEN	COUNCIL DISTRICT (for 5 or 11 only)
WHITE	NEIGHBORHOOD COUNCIL COPY

Situs Address: 8040 Foothill Blvd. Total Notification: 504

CAUTION: THIS MAP MUST BE FILED WITHIN (90) NINETY DAYS FROM THE DATE ON THE MAP.

OWNERSHIP LIST FEBRUARY 15, 2008

1)
SADE PAUL & ELEANOR
700 S ORANGE AVE
WEST COVINA CA 91790-2613

2)
DELGADO INC
24811 LAURELCREST LN
STEVENSON RNH CA 91381-2242

3)
RODRIGUEZ LOUIS & TRUST
11945 DORAL AVE
NORTHRIDGE CA 91326-1437

4)
ANTISTA JAMES P & HARRIET J
11051 TAMBERLY LN
TUJUNGA CA 91042-1275

5)
GARNER ANDREW K
10415 QUILL AVE
SUNLAND CA 91040-3025

6)
AYALA MARITZA E
9557 BURNET AVE
NORTH HILLS CA 91343-2308

7)
OLSON ELIZABETH A
2315 BRENTFORD RD
SAN MARINO CA 91108-2804

8)
SCHELLENBACH PETER H & FAMILY
6635 DAY ST
TUJUNGA CA 91042-2523

9)
ELYAS NABIL & M FAMILY TRUST
10727 WHITE OAK AVE STE 109
GRANADA HILLS CA 91344-4650

10)
AXOTIS FONTE J & KATHY
11135 VIKING AVE
NORTHRIDGE CA 91326-2440

11)
MONTE VISTA TRAILER PARK
725 5TH ST STE 4
HERMOSA BEACH CA 90254-4700

12)
EMMA JOSEPH JR
10368 MATHER AVE
SUNLAND CA 91040-3134

13)
GARCIA JOHN R & NANCY E
10360 MATHER AVE
SUNLAND CA 91040-3134

14)
L A CO FLOOD CONTROL DIST S BY S
500 W TEMPLE ST STE 754
LOS ANGELES CA 90012-2700

15)
BITTICK PATRICIA J
10356 MATHER AVE
SUNLAND CA 91040-3134

16)
VALADEZ FRANCISCO & JOAN & FAMILY
10348 MATHER AVE
SUNLAND CA 91040-3134

17)
MENDOLA THOMAS J & RHONDA S
10342 MATHER AVE
SUNLAND CA 91040-3134

18)
SWANSON ELEANORE A
10338 MATHER AVE
SUNLAND CA 91040-3134

19)
TOMASKE M D
10332 MATHER AVE
SUNLAND CA 91040-3134

20)
SWEENEY BRUCE J & KIMBERLY M
10326 LANGMUIR AVE
SUNLAND CA 91040-3113

21)
CREITZ WILLIAM F
9009 MULBERRY DR
SUNLAND CA 91040-2615

22)
ROESCH STEVE D
8726 WYNGATE ST
SUNLAND CA 91040-1916

23)
DELGADO JOSE G & PAMELA C & FAMILY
10344 LANGMUIR AVE
SUNLAND CA 91040-3113

24)
PARENT MICHAEL & MARY J
8001 YATES ST
SUNLAND CA 91040-3130

25)
CARLSON STEVEN S & MARIA E
8009 YATES ST
SUNLAND CA 91040-3130

26)
SARKIS SIMON E
8015 YATES ST
SUNLAND CA 91040-3130

27)
PATTEN JONATHAN W
8023 YATES ST
SUNLAND CA 91040-3130

28)
GHAZARIAN MANOOK
8029 YATES ST
SUNLAND CA 91040-3130

29)
SICARI DOMINIQUE & ESTELLE & D &
11419 ORCAS AVE
SYLMAR CA 91342-6727

30)
GTE CALIF INC
8000 FOOTHILL BLVD
SUNLAND CA 91040-2939

31)
L A CITY HALL
PLANNING DEPT
200 N SPRING ST
LOS ANGELES CA 90012

32)
AVAGYAN KHACHIK
10410 WOODWARD AVE
SUNLAND CA 91040-3129

33)
AMIRIAN JESCIK N TRUST
10406 WOODWARD AVE
SUNLAND CA 91040-3129

34)
VENTENILLA FRED G
1336 NEOLA ST
LOS ANGELES CA 90041-2410

35)
CORNERSTONE HILLS INC
1851 LUCILE AVE
LOS ANGELES CA 90026-1025

36)
L A CITY
PO BOX 51111
LOS ANGELES CA 90051-5700

37)
RIOS DENNIS L
7934 WYNGATE ST
SUNLAND CA 91040-3156

38)
MERVINE JOSHUA
10358 WOODWARD AVE
SUNLAND CA 91040-3127

39)
DEPEW JAMES M
10350 WOODWARD AVE
SUNLAND CA 91040-3127

40)
MCCLANE WILLIAM C
10344 WOODWARD AVE
SUNLAND CA 91040-3127

41)
LOPEZ HERALDO & EVA
10340 WOODWARD AVE
SUNLAND CA 91040-3127

42)
MOODY DAVID S & EMILIE W
10330 WOODWARD AVE
SUNLAND CA 91040-3127

43)
TURNER EVELYN G
10326 WOODWARD AVE
SUNLAND CA 91040-3127

SUNLAND - TUJUNGA
NEIGHBORHOOD COUNICL
7747 FOOTHILL BLVD ROOM 101
TUJUNGA CA 91402

CALTRANS - DISTRICT 7
DEPT. OF TRANSPORTATION
100 S. MAIN STREET
LOS ANGELES, CA 90012

L.A. UNIFIED SCHOOL DISTRICT
PLANNING & RESEARCH DIVISION
333 S. BEAUDRY AVE., 23RD FL.
LOS ANGELES, CA 90017-1466

DIRECTOR OF PLANNING
REGIONAL PLANNING DEPT.
320 W. TEMPLE STREET, #1382
LOS ANGELES, CA 90012

CITY OF BURBANK
COMMUNITY DEV. DEPARTMENT
275 E. OLIVE AVE.
BURBANK, CA 91502

PLANNING DIVISION
CITY OF GLENDALE
633 E. BROADWAY, ROOM 103
GLENDALE, CA 91206-4386

ANGELES NATIONAL FOREST
SUPERVISOR'S OFFICE
701 N. SANTA ANITA AVE.
ARCADIA, CA 91006

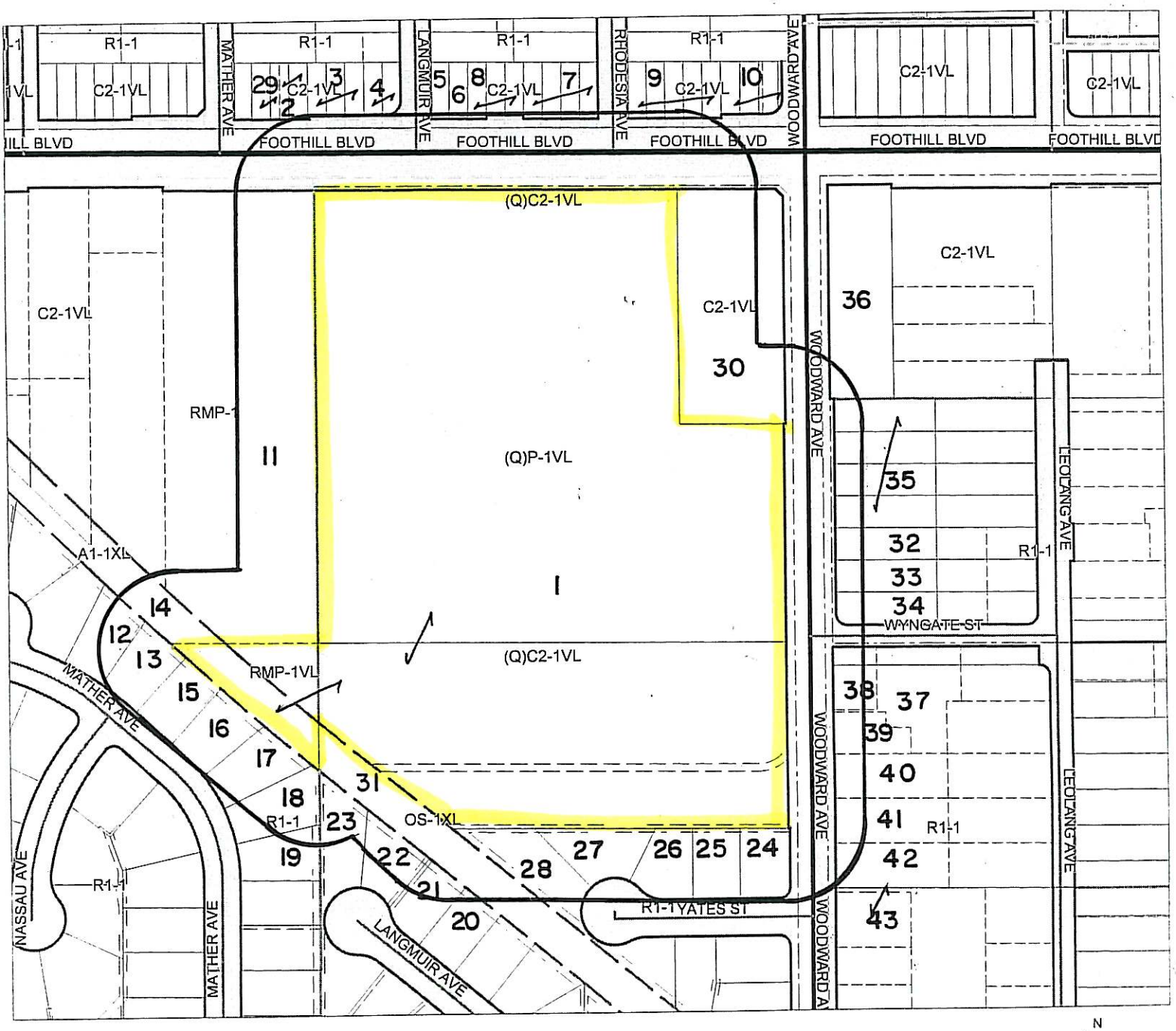
PARKS & VELAYOS LLP
801 S FIGUEROA ST SUITE 350
LOS ANGELES CA 90017
ATTN: E. MICHAEL NYTZEN

08-039
QUALITY MAPPING SERVICE
14549 ARCHWOOD STREET #301
VAN NUYS CA 91405

Dale Thrush, Planning Director
Council District Two
200 N. Spring St., Room 475
Los Angeles, CA 90012

Ron Van Orden
Department of Building and Safety
6262 Van Nuys Blvd., 2nd Floor
Van Nuys, CA 91401

100 FT. NOTIFICATION MAP 8040 FOOTHILL BLVD



SCALE 1 : 2,325

200 0 200 400 600

FEET

N

CASE NO.

QMS 08-039

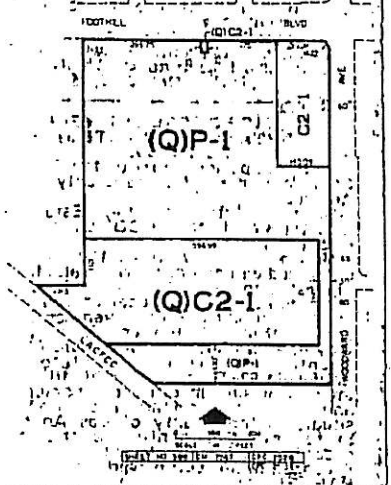
Saturday, February 16, 2008 9:27 AM

Ordinance No. 148,929

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:



Sec. 2. Pursuant to Section 12.32 J of the Los Angeles Municipal Code the following limitations are hereby imposed upon the use of that property shown in Section 1 hereof which is subject to the "Q" Qualified classifications:

1. That existing landscaping and mature trees around the perimeter of the subject ownership be retained, except where driveway access would be inhibited.

2. That a 100-square-foot landscape area be provided for every nine off-street parking spaces in the parking area. Also, that said landscaping area shall be reasonably distributed evenly throughout the parking area. Further, said landscaping area shall include shrubs, ground cover, and a form of spreading tree of a size not less than 15 gallons and 10 feet in height at planting, and shall be of a type that reaches 25 to 35 feet at maturity, and shall be well-maintained by the installation of a sprinkling system. For landscaping suggestion, see: **Technical Report, Shrubs and Trees for Landscaping and Screening**, Department of City Planning, Los Angeles, California.

3. That driveway access onto Woodman Avenue be limited to one driveway within the first 50 feet south of the rear property line of the adjacent telephone company.

4. That a sign be posted at the Woodward Avenue exit from the site limiting the traffic to left turns only; and that the driveway be designed in such a manner to discourage right-hand turns.

5. That the property shall be developed substantially in accordance with the plot plan, Exhibit A-1.2, attached to City Plan Case No. 25215 on file in the Department of City Planning.

6. Prior to issuance of building permits, a detailed and complete plot plan indicating landscaping plans, plans for the loading area and trash area enclosure, and driveway plans shall be submitted to and approved by the Department of City Planning.

7. All lights to illuminate the parking shall be so arranged as to reflect the light away from any adjoining residential properties.

8. That the wall required to enclose the parking area shall be of ornamental or decorative design.

Sec. 3. The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of October 6, 1976.

REX E. LAYTON,
City Clerk

By Edward W. Ashdown, Deputy.

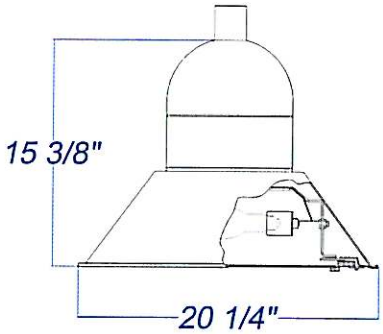
Approved October 15, 1976.

JOHN S. GIBSON, JR.,
Acting Mayor.

File No. 75-692 & 74-2820

E(J49350A) Oct 25

BVA01-H
Catalog: Sketch Pad Pg 16



	Inc (Incandescent)	Up to 42W WPL (Fluorescent) 26W,32W,42W	Up to 100W HID (MH/HPS) 50W,70W,100W	Up to 175W HID (MH/HPS)
Max Wattages	300W	42W	100W	175W

	250W HID (MH/HPS)	55 IND (Induction)	85 IND (Induction)
Max Wattages	250W	55W	85W

**HID refers to Metal Halide (MH), or High Pressure Sodium (HPS). Please specify preference

Available Colors

Color plates below represent available colors for this product.
If photograph not available in selected color, color back plate will be shown

Description:
Angled Shade & Segmented Horizontal Reflector
Heavy Duty Cast Aluminum Top Dome
Heavy Gauge Aluminum Spinnings
Standard with clear tempered flat glass door assembly and segmented optics.
Dark Sky Compliant
Please specify optic type: H2, H3, or H5

General Specification:
Cast aluminum parts shall be cast from 356 aluminum alloy. Porcelain medium base 4kv pulse rated socket. Typical hardware will be stainless steel.

Ballast Information:
If required voltage cannot be determined, only the 277v lead will be pulled out of the fixture. All other line voltage wires will be left inside the fixture in order to prevent damage to the ballast due to incorrect power connections.

All H.I.D. ballast will be high power factor except as noted. Typical H.I.D ballast will be multitap.

Phillips Induction System Available Tempratures	Available Voltages
2100K	100-120 volts
3000K	200-277 volts
4000K	

Fluorescent:
Multitap 120 volts - 277 volts electronic

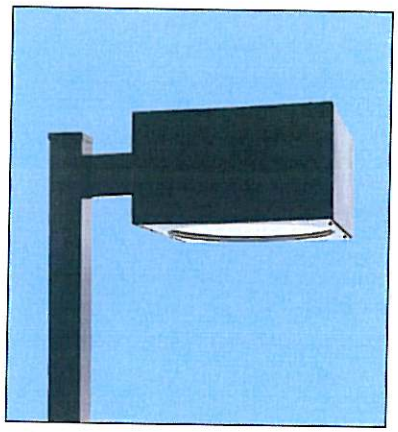
Paint:
Standard Powder Coating Process
A polyester powder coat is used for superior gloss and color retention. -State of the art 20 PSI pressure power wash at 140° incorporates five step iron phosphate process with sealer and DI water to cleanse and pre-treat the metal surface for maximum paint adhesion. Electrostatically applied ranging from texture to smooth glossy polyester powder topcoat and baked at 430° for maximum hardness and exterior durability.

Marine Grade Paint:
For objects exposed to extreme conditions as is found in coastal regions or industrial atmospheres we offer, at an additional charge, a highly weather and UV resistant powder coating that withstands up to 3000 hours of continuous salt spray and comes with a 5 year warranty. Consult Factory for additional paint cost and availability.

DARK SKY COMPLIANT

Architectural Vertical Cutoff

KVF



Intended Use

For car lots, street lighting or parking areas.

Features

Construction – Heavy-gauge, die-formed aluminum housing, fabricated using robotic continuous seam-weld process for weathertight integrity. Integral structural support plate for mounting arm and electrical components. Hinged aluminium door frame with stainless steel hardware. Continuous silicone gasketing surrounds lens.

Finish – Standard finish is dark bronze corrosion-resistant electrostatically applied powder paint. Optional linear embossed accent reveals are available. Dark bronze polyester powder paint is standard. Other architechtural colors available.

Optics – Vertical-lamp reflectors are one-piece spun and formed anodized aluminum. Horizontal-lamp reflectors also available. Mogul-base porcelain socket with copper alloy, nickel-plated screw shell and center contact. Horizontal position-oriented for types R2, R3 and R4. Reflectors are rotatable and interchangable. UL Listed 1500W-600V, 4KV pulse rated. (1000S is 5K pulse rated.)

Electrical – Electrical components mounted to heavy-gauge plate to maximize heat dissipation and structural integrity. Constant-wattage autotransformer ballasts are copper wound and 100% factory tested. Super CWA pulse start ballasts required for 320M, 350M, 450M and 750M (must order SCWA option).

Installation – Extruded aluminium arm with integral splice compartment. Standard arm is 9" in length. (12" arm is required for fixtures mounted at 90°.)

Listings

UL Listed (standard). CSA Certified (see Options). UL Listed for wet locations. Optical chamber is IP65 rated for ingress protection per IEC529 international standards.

Ordering Information

Example: **KVF 1000M SYMDL 480 SP09 LPI**

Designation

High pressure sodium
- **KVF 250S**
- **KVF 400S**
- **KVF 1000S**[1]

Metal halide
- **KVF 175M**[2]
- **KVF 200M**[3]
- **KVF 250M**[2]
- **KVF 320M**[3]
- **KVF 350M**[3]
- **KVF 400M**[2]
- **KVF 450M**[3]
- **KVF 750M**[3]
- **KVF 1000M**[2,4]

Distribution

Vertical lamp distribution
- **SYMDL** Symmetric square, drop lens, semi-cutoff
- **ASYDL** Asymmetric, drop lens, semi-cutoff
- **SYMFL** Symmetric square, flat lens, full-cutoff[5]
- **ASYFL** Asymmetric, flat lens, full-cutoff[5]
- **VFADL** Vertical forward throw, automotive, drop lens, semi-cutoff
- **VFAFL** Vertical forward throw, automotive, flat lens, full-cutoff[5]

Horizontal lamp distribution
- **R2DL** Type II roadway, drop lens[5]
- **R3DL** Type III asymmetric, drop lens[5]
- **R2FL** Type II roadway, flat lens[5]
- **R3FL** Type III asymmetric, flat lens[5]

Segmented reflector
- **SR2FL** Type II segmented, roadway, flat lens[5,6,10]
- **SR3FL** Type III segmented, asymmetric, flat lens[5,6,10]
- **SR4SCFL** Type IV segmented, forward throw, sharp cutoff, flat lens[5,6,10]
- **SR4WFL** Type IV segmented, wide forward throw, sharp cutoff, flat lens[5,6,10]

Voltage
- **120**
- **208**[7]
- **240**[7]
- **277**
- **347**
- **480**[7]
- **TB**[8]

Mounting

Arm mounting
- **SP04** 4" Square pole arm[9]
- **RP04** 4" Round pole arm[9]
- **SP06** 6" Square pole arm[9]
- **RP06** 6" Round pole arm[9]
- **SP09** 9" Square pole arm[9]
- **RP09** 9" Round pole arm[9]
- **SP12** 12" Square pole arm
- **RP12** 12" Round pole arm
- **WB12** 12" Wall bracket
- **KMA** Mast arm (external fitter)

Post-top mounting[10]
- **PT4** Post-top, 4" OD open-top pole
- **PT45** Post-top, 4-1/2" OD open-top pole
- **PT5** Post-top, 5" OD open-top pole
- **PT6** Post-top, 6" OD open-top pole
- **RPF20** Round pole fitter (2-3/8" OD tenon)
- **RPF25** Round pole fitter (2-7/8" OD tenon)
- **SPF20** Square pole fitter (2-3/8" OD tenon)
- **SPF25** Square pole fitter (2-7/8" OD tenon)

Options/accessories

Installed
- **LPI** Lamp included
- **L/LP** Less lamp
- **PER** NEMA twist-lock receptacle only (photocontrol not included)
- **SF** Single fuse, 120V, 277V, 347V (n/a TB)
- **DF** Double fuse, 208V, 240V, 480V (n/a TB)
- **EC** Emergency circuit (250W max., lamp not included)
- **SCWA** Super CWA pulse start ballast (n/a HPS)[11]
- **KW1** KiloWatch 120V control relay[12]
- **KW4** KiloWatch 277V control relay[12]
- **EHS** External house-side shield[13]
- **EHSB** External house-side shield black[13]
- **QRS** Quartz restrike system (250W max., lamp not included)
- **QRSTD** QRS time delay (250W max., lamp not included)
- **TLS** Tool-less access
- **CR** Enhanced corrosion resistance
- **EA** Embossed accents
- **CSA** CSA Certified
- **NOM** NOM Certified (consult factory)

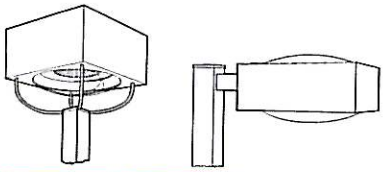
Shipped separately
- **PE1** NEMA twist-lock PE (120V-240V)
- **PE3** NEMA twist-lock PE (347V)
- **PE4** NEMA twist-lock PE (480V)
- **PE7** NEMA twist-lock PE (277V)
- **SC** Shorting cap for PER option
- **KVFVG** Vandal guard

For tenon slipfitters, see page 540.

NOTES:
1. Must use standard E-25 lamp. Only available with SYMDL, ASYDL and VFADL, n/a 347V.
2. May be ordered with SCWA.
3. Must be ordered with SCWA.
4. 1000M requires BT37 reduced jacket lamp.
5. Not available with 1000S.
6. Not available with 450M, 750M or 1000M.
7. Consult factory for availability in Canada.
8. Optional multi-tap ballast (120V, 208V, 240V, 277V). In Canada 120V, 277V, 347V; ships as 120V/347V.
9. Must order SP12 or RP12 when two or more luminaires are oriented on a 90° drilling pattern.
10. Segmented reflectors not available with post-top mounting configurations.
11. 175M, 750M and 1000M available in vertical lamp distributions only.
12. For specific ordering information, consult factory.
13. May be ordered as an accessory.

Dimensions are shown in **inches (centimeters)** unless otherwise noted.

EPA:[4]	2.8ft² (.25m²)
Square:	21-1/2 (54.6)
Height:	17 (43.2)
Max. weight:	53 lbs (24 kg)

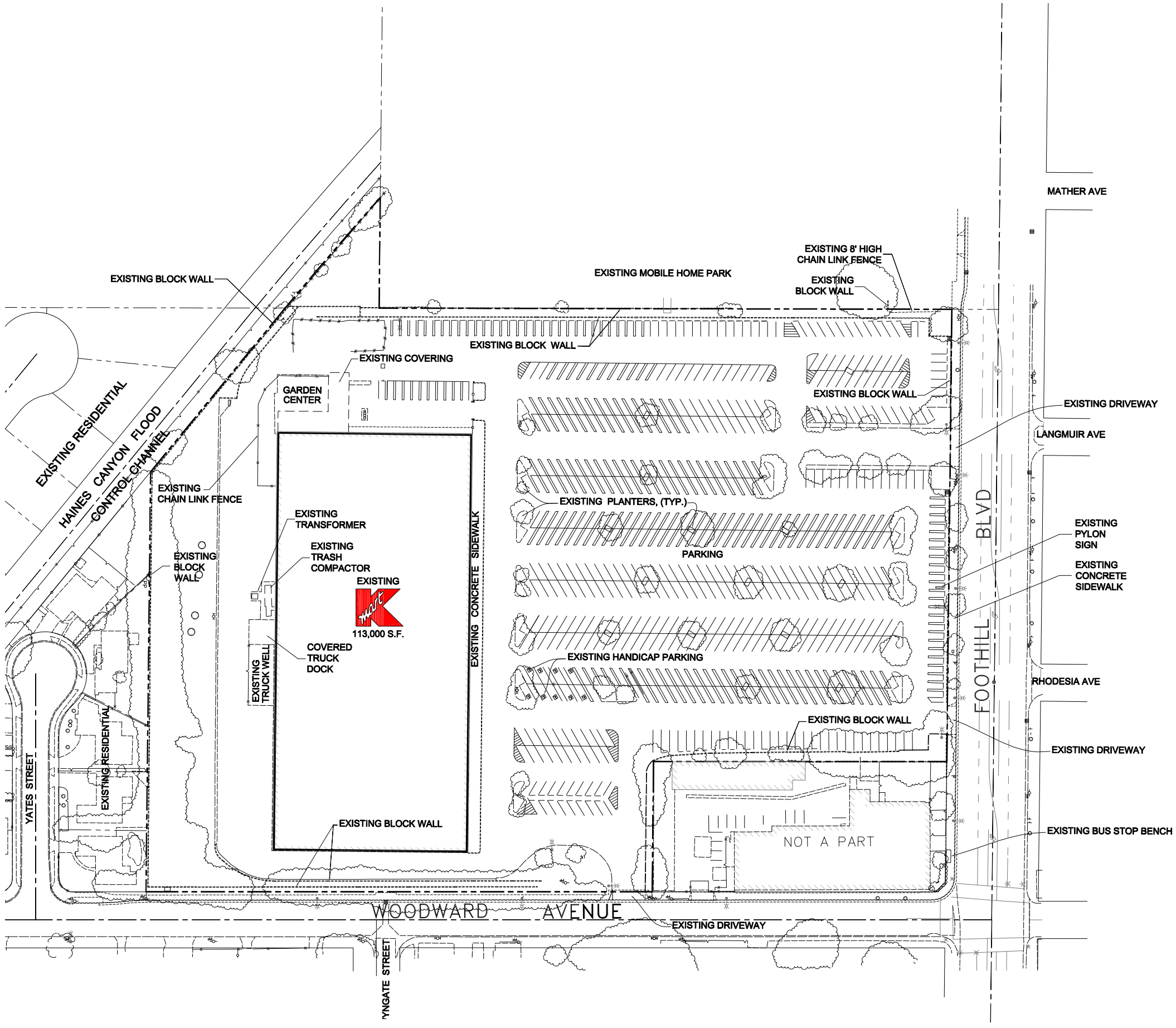


NIGHTTIME FRIENDLY

Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

Will not meet with DL or EHS options.

www.lithonia.com, keyword: KVF



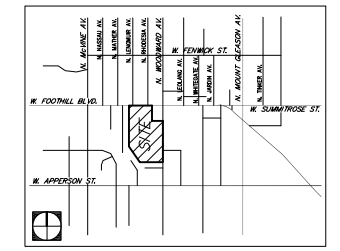
EXISTING SITE PLAN - EXHIBIT "A"

SCOTT A. MOMMER CONSULTING

LAND DEVELOPMENT SERVICES

4694 W. JACQUELYN AVE. FRESNO CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 SMOMMER@LARSANDERSEN.COM

LOCATION MAP (NOT TO SCALE)



EXISTING SITE DATA:

EXISTING BUILDING AREA:

BUILDING AREA:

EXISTING KMART BUILDING:	94,500± SF
EXISTING MEZZANINE:	18,500± SF
EXISTING COVERED TRUCK DOCK:	750± SF
TOTAL EXISTING BUILDING :	113,750± SF
EXISTING COVERED GARDEN CENTER	2,554± SF
EXISTING OPEN GARDEN CENTER	4,096± SF
TOTAL EXISTING GARDEN CENTER AREA:	6,650± SF

EXISTING PARKING SUMMARY

PARKING SPACES:

KMART BUILDING	660 SPACES
TOTAL EXISTING PARKING:	660 SPACES
PARKING RATIO	6.66 SPACES/1,000 SF

EXISTING SITE LAND AREA:

KMART BUILDING	11.052 AC
TOTAL SITE LAND AREA:	11.052 AC
SITE COVERAGE	20.63±% (8,988±SF/AC)

EXISTING LANDSCAPE AREA:

LANDSCAPING:	52,000 S.F.

ZONING CLASSIFICATION

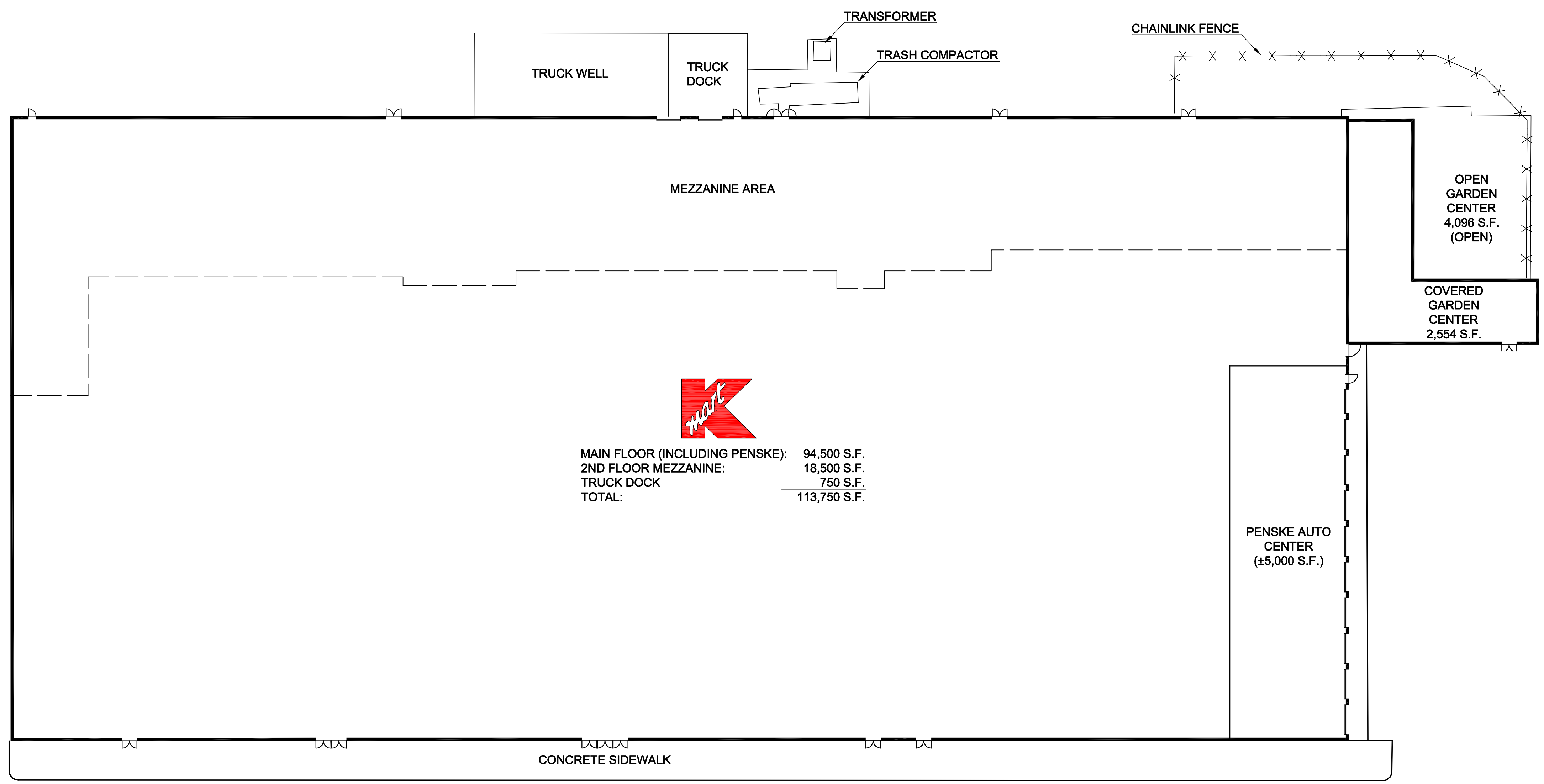
PROPERTY ZONED:	(Q)C2-1 VL & (Q)P-1VL

SUNLAND, CA
8040 FOOTHILL BLVD.

DATE:	04-15-08
SAMC PROJECT NUMBER	SM023.04

0 20 40 80 120 160

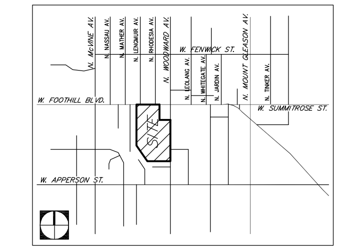
Drawing Name: P:\PROJ\SM023\Dwg\Exhibit\Civil\Exhibit A – Existing Site.dwg Last Modified: Apr 16, 2008 – 12:57pm Plotted on: Apr 16, 2008 – 12:57pm by AFOX



KMART BUILDING PLAN - EXHIBIT "B"

SCOTT A. MOMMER CONSULTING
LAND DEVELOPMENT SERVICES
4694 W. JACQUELYN AVE. FRESNO CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 SMOMMER@LARSANDERSEN.COM

LOCATION MAP (NOT TO SCALE)



EXISTING SITE DATA:
EXISTING BUILDING AREA:

BUILDING AREA:	
EXISTING KMART BUILDING:	94,500± SF
EXISTING MEZZANINE:	18,500± SF
COVERED TRUCK DOCK:	750± SF
TOTAL EXISTING BUILDING :	113,750± SF
EXISTING COVERED GARDEN CENTER	2,554± SF
EXISTING OPEN GARDEN CENTER	4,096± SF
TOTAL EXISTING GARDEN CENTER AREA:	6,650± SF

SUNLAND, CA
8040 FOOTHILL BLVD.

DATE: 04-15-08
SAMC PROJECT NUMBER SM023.04

0 8 16 32 48 64

Drawing Name: P:\PROJ\SM023\dwg\Exhibits\Civil\Exhibit B - Existing Building.dwg Last Modified: Apr 16, 2008 - 12:54pm Plotted on: Apr 16, 2008 - 12:54pm by AFOX

EXHIBIT C

PHOTOGRAPHS OF THE PROJECT SITE AND SURROUNDING USES

PRELIMINARY REVIEW

Sunland Home Depot

Views of the Project Site

Prepared for:
City of Los Angeles

Prepared By:
CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

March 2008

View 1: View from eastern edge of the Project Site looking west towards the front of the existing on-site building.

View 2: View from the eastern edge of the Project Site looking west towards the back of the existing on-site building, including the loading dock area.

View 3: View from the eastern edge of the Project Site looking southwest towards the berm and vegetation along southern property boundary.

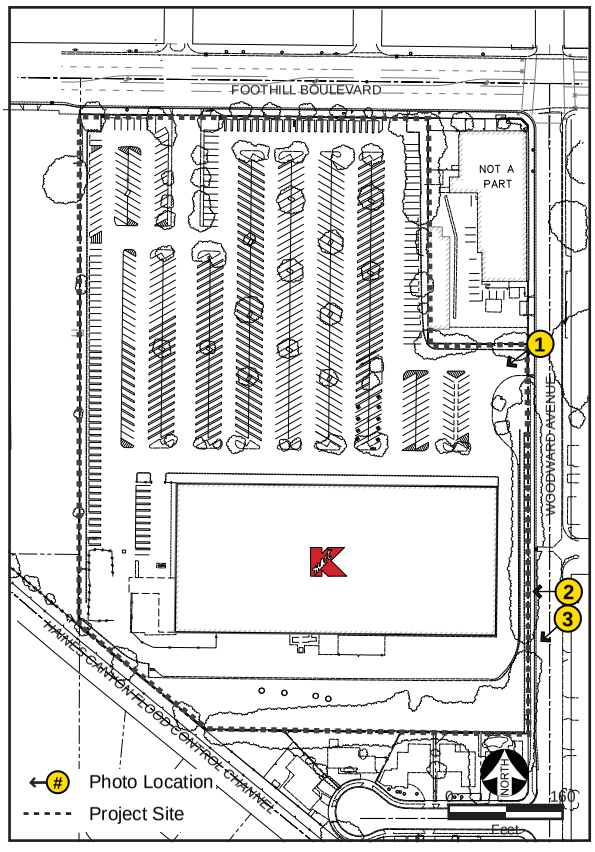


PHOTO LOCATION MAP

Source: Christopher A. Joseph & Associates, 2008.

View 4: View from the southern eastern edge of the Project Site looking west towards the front of the existing on-site building, including the rear of the existing garden area.

View 5: View from the southern eastern edge of the Project Site looking east towards the back of the existing on-site building, including loading dock area.

View 6: View of the front of the existing garden center area from parking lot.

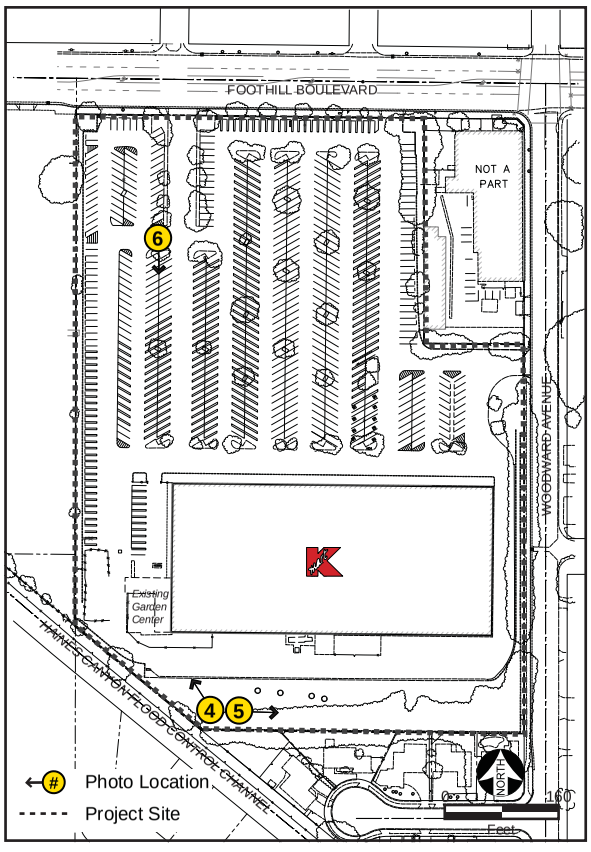
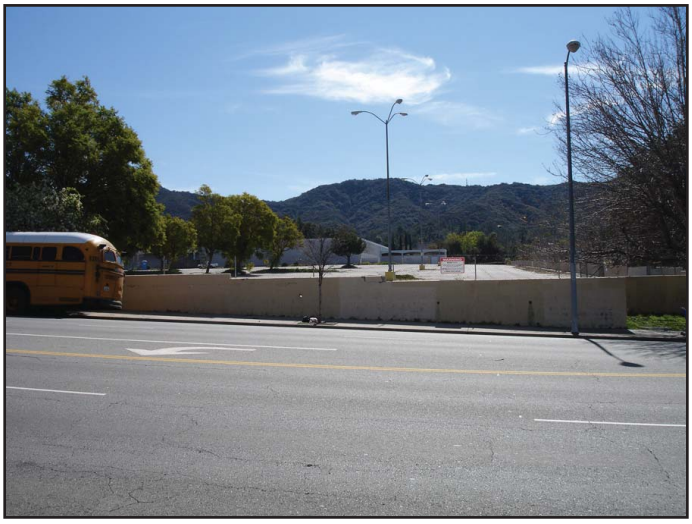


PHOTO LOCATION MAP

Source: Christopher A. Joseph & Associates, 2008.



View 7: View from across Foothill Boulevard looking south towards the western portion of Project Site, including the Garden Center and concrete wall along Foothill Boulevard.

View 8: View from across Foothill Boulevard looking south towards the central portion of Project Site, including the eastern Foothill Boulevard driveway.

View 9: View from across Foothill Boulevard looking south towards the central portion of Project Site, including the existing pole sign.

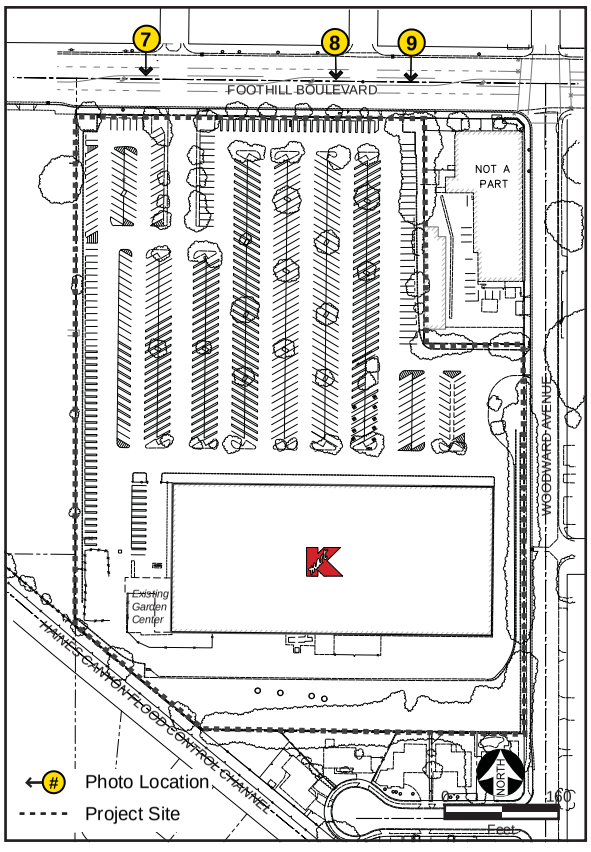


PHOTO LOCATION MAP

Source: Christopher A. Joseph & Associates, 2008.

View 10: View from in front of existing building looking north towards the existing surface parking lot and vegetation.

View 11: View from across Woodward Avenue looking northwest towards the southeast corner of the Project Site.

View 12: View from the existing surface parking lot looking southwest towards the wall separating the Project Site from the Monte Vista Mobile Estates.

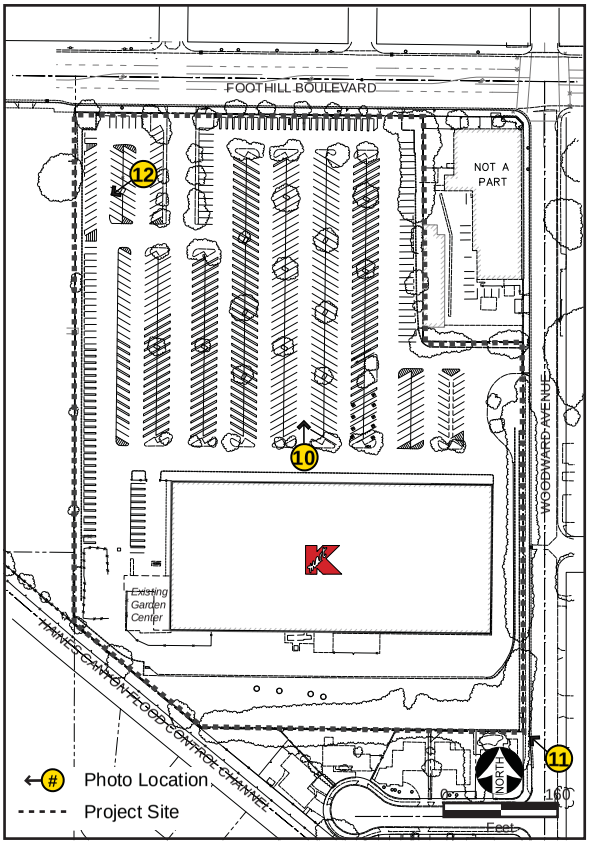


PHOTO LOCATION MAP

Source: Christopher A. Joseph & Associates, 2008.

PRELIMINARY REVIEW

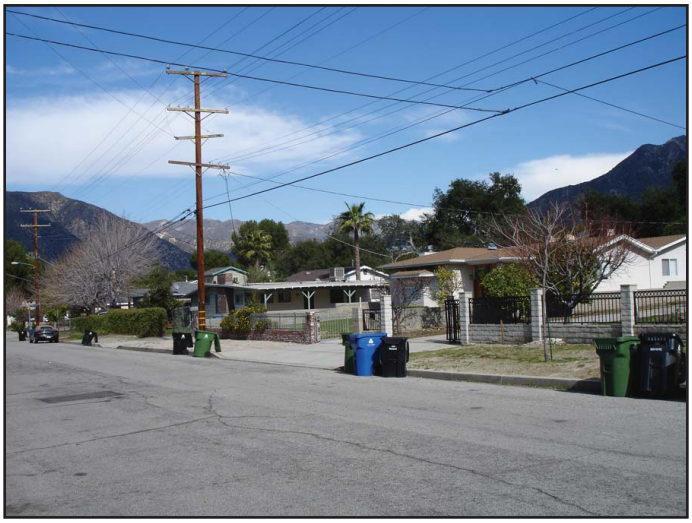
Sunland Home Depot

Views of Surrounding Uses

Prepared for:
City of Los Angeles

Prepared By:
CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

March 2008



View 1: View from the eastern edge of Project Site looking northeast towards the residential properties east of Woodward Avenue.

View 2: View from across Foothill Boulevard looking south towards the Monte Vista Mobile Estates, located adjacent to the western edge of the Project Site.

View 3: View on Yates Street looking north towards the residential properties located adjacent to southern edge of the Project Site.

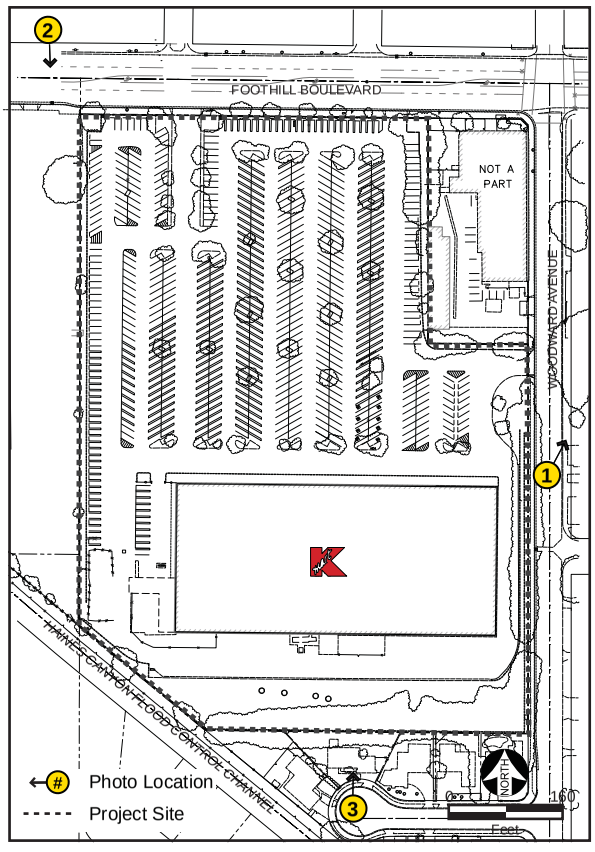
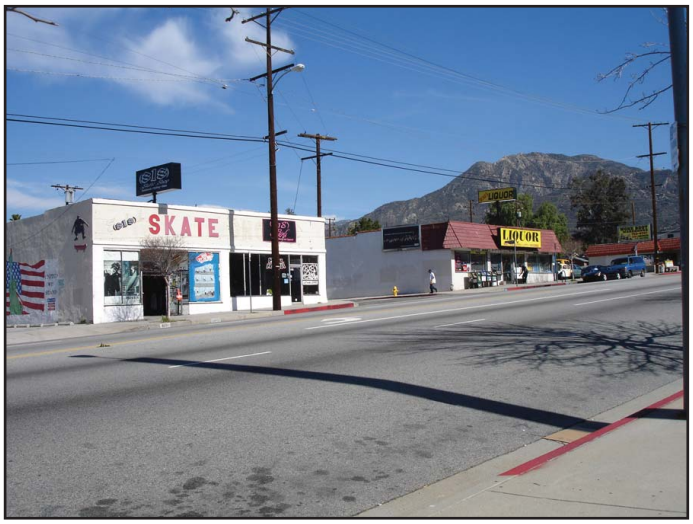


PHOTO LOCATION MAP

Source: Christopher A. Joseph & Associates, 2008.

View 4: View from the northern edge of Project Site looking east towards the land uses adjacent to Foothill Boulevard.

View 5: View from the northern edge of Project Site looking west towards the land uses adjacent to Foothill Boulevard.



View 6: View from the northern edge of Project Site looking northeast towards the land uses directly across Foothill Boulevard.

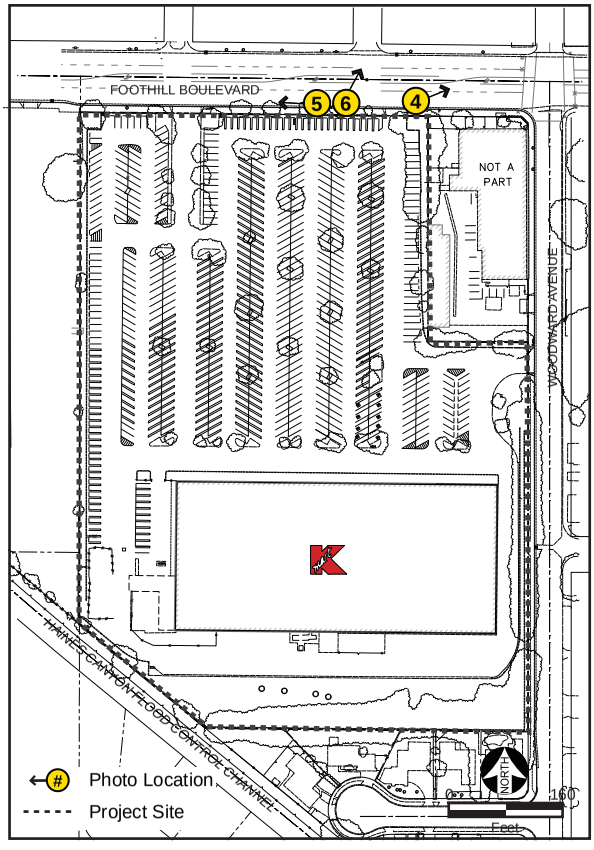


PHOTO LOCATION MAP

Source: Christopher A. Joseph & Associates, 2008.

View 7: View from the northwest corner of Project Site looking west towards the land uses adjacent to Foothill Boulevard.

View 8: View from the southwest edge of Project Site of the Haines Canyon Flood Control Channel and maintenance road separating the Project Site from adjacent residential uses.

View 9: View from the eastern edge of Project Site looking east towards the vacant parcel under construction across Woodward Avenue.

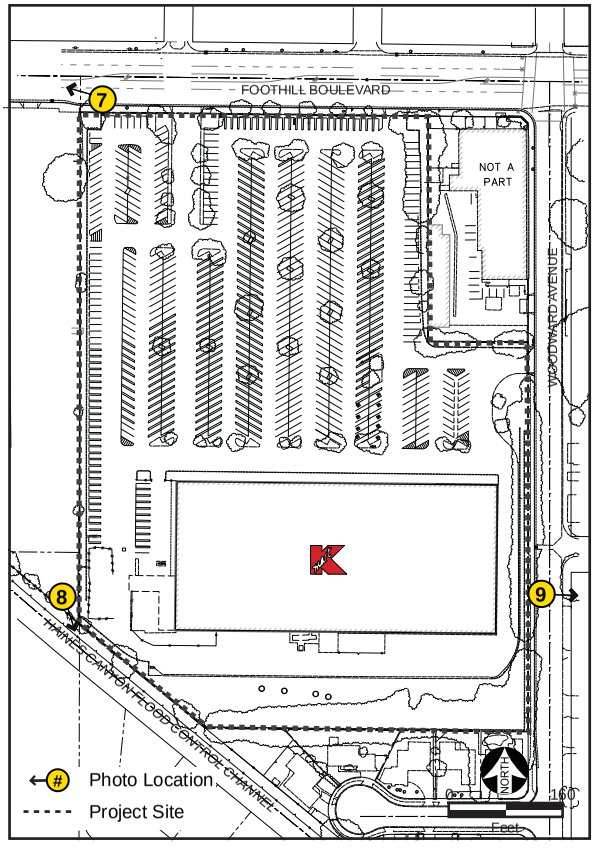
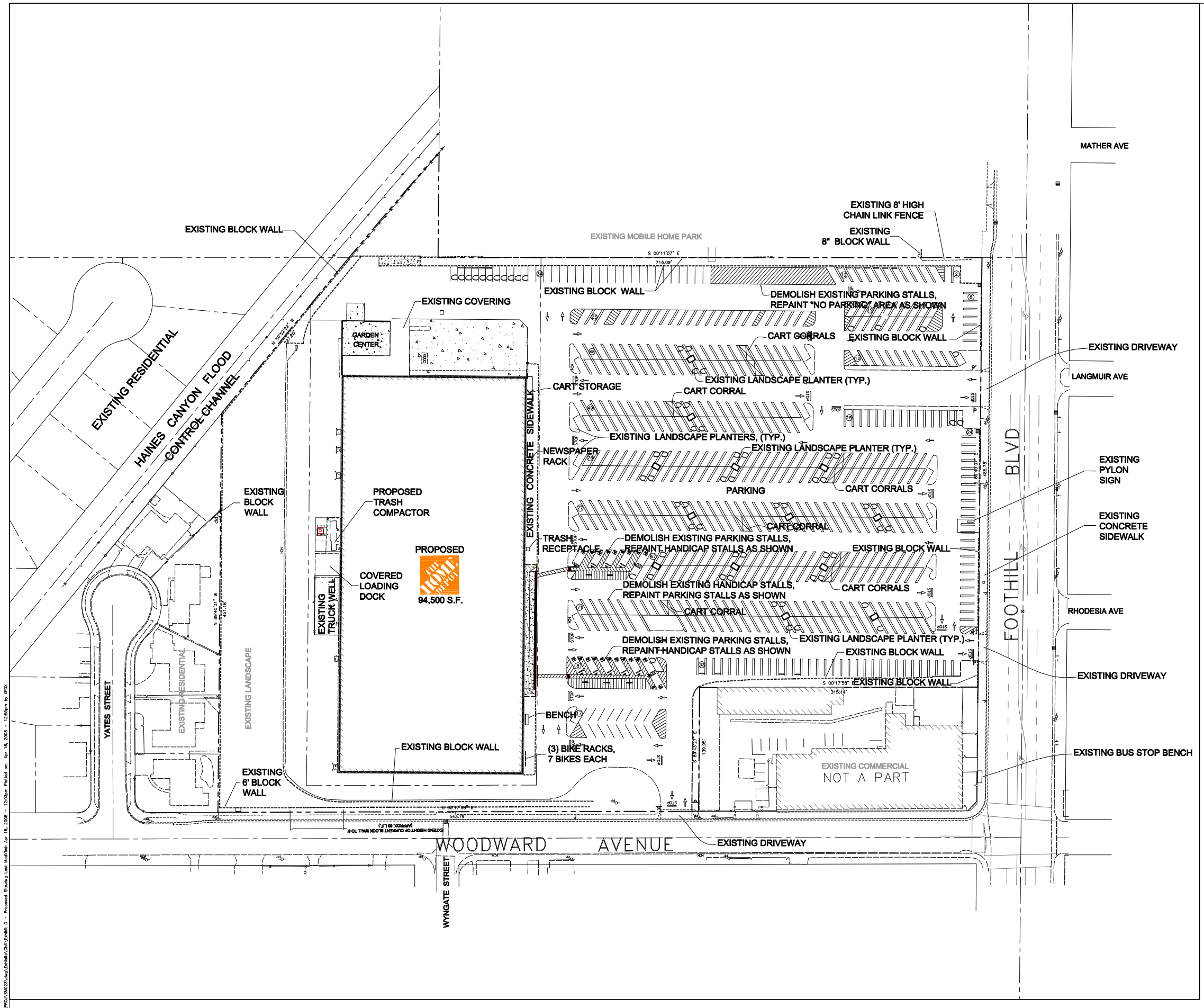


PHOTO LOCATION MAP

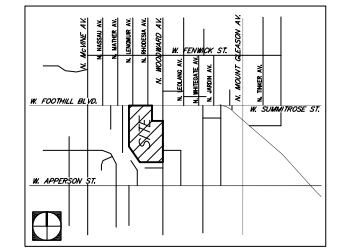
Source: Christopher A. Joseph & Associates, 2008.



PROPOSED SITE PLAN - EXHIBIT "D"

SCOTT A. MOMMER CONSULTING
LAND DEVELOPMENT SERVICES
4694 W. JACQUELYN AVE. FRESNO CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 SMOMMER@LARSANDERSEN.COM

LOCATION MAP (NOT TO SCALE)



SITE DATA:

BUILDING AREA:

BUILDING AREA:	
EXISTING BUILDING	94,500± SF
EXISTING COVERED GARDEN CENTER	2,554± SF
COVERED LOADING DOCK	750± SF
TOTAL BUILDING AREA:	97,804± SF

PARKING SUMMARY

PARKING SPACES:	
HOME DEPOT BUILDING	595 SPACES
TOTAL PARKING:	595 SPACES
PARKING RATIO	6.08 SPACES/1,000 SF

SITE LAND AREA:

HOME DEPOT BUILDING	11.052 AC
TOTAL SITE LAND AREA:	11.052 AC
SITE COVERAGE	20.63±% (8,988±SF/AC)

LANDSCAPE AREA:

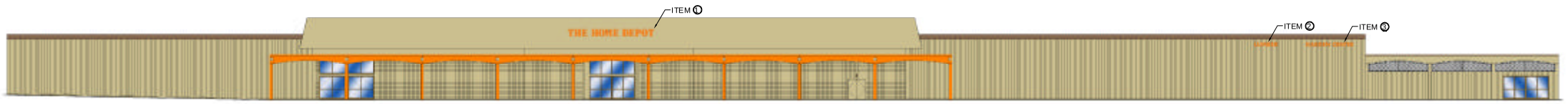
REQUIRED LANDSCAPING: (100 S.F. PER 9 STALLS, TOTAL OF 595 STALLS)	6,611 S.F.
LANDSCAPING PROVIDED:	52,000 S.F.

SUNLAND, CA
8040 FOOTHILL BLVD.

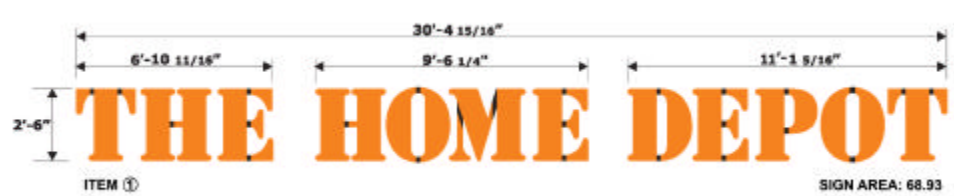
DATE:	04-15-08
SAMC PROJECT NUMBER	SM023.04

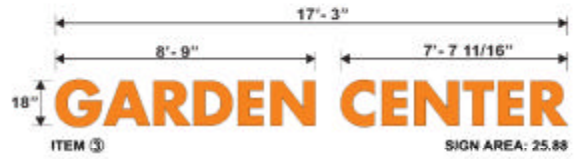
0 20 40 80 120 160

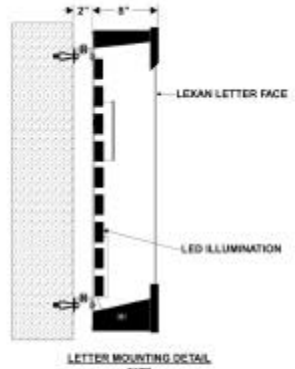
Drawing Name: P:\PROJ\SM023\dwg\Exhibit D\Exhibit D - Proposed Site.dwg Last Modified: Apr 15, 2008 - 12:53pm Plotted on: Apr 15, 2008 - 12:53pm by AKW



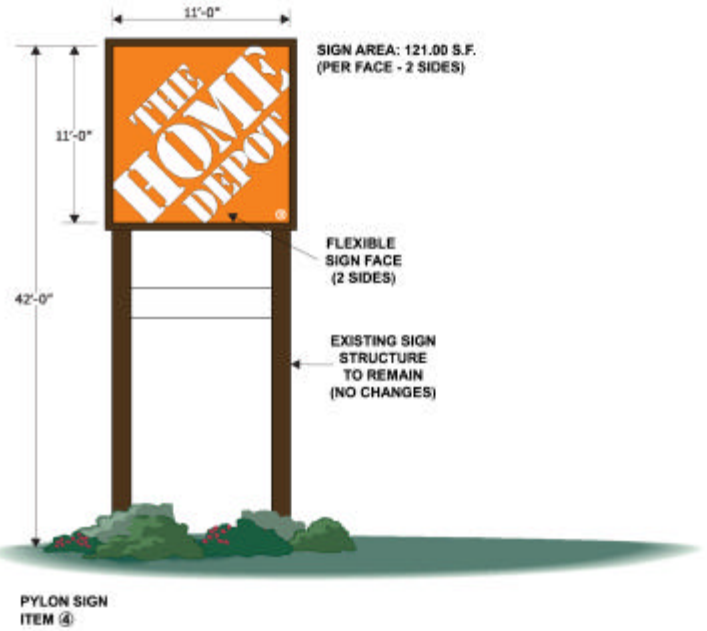
FRONT ELEVATION
0'-1/16" = 1'-0"







LETTER MOUNTING DETAIL
*NTS

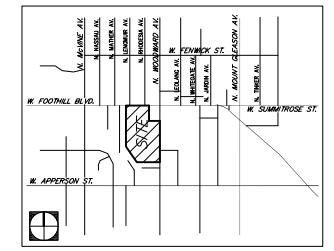


SITE PLAN
N.T.S.

SIGNAGE - EXHIBIT "E"

SCOTT A. MOMMER CONSULTING
LAND DEVELOPMENT SERVICES
4694 W. JACQUELYN AVE. FRESNO CALIFORNIA 93722
TEL: 559 276-2760 FAX: 559 276-0850 SMOMMER@LARSANDERSEN.COM

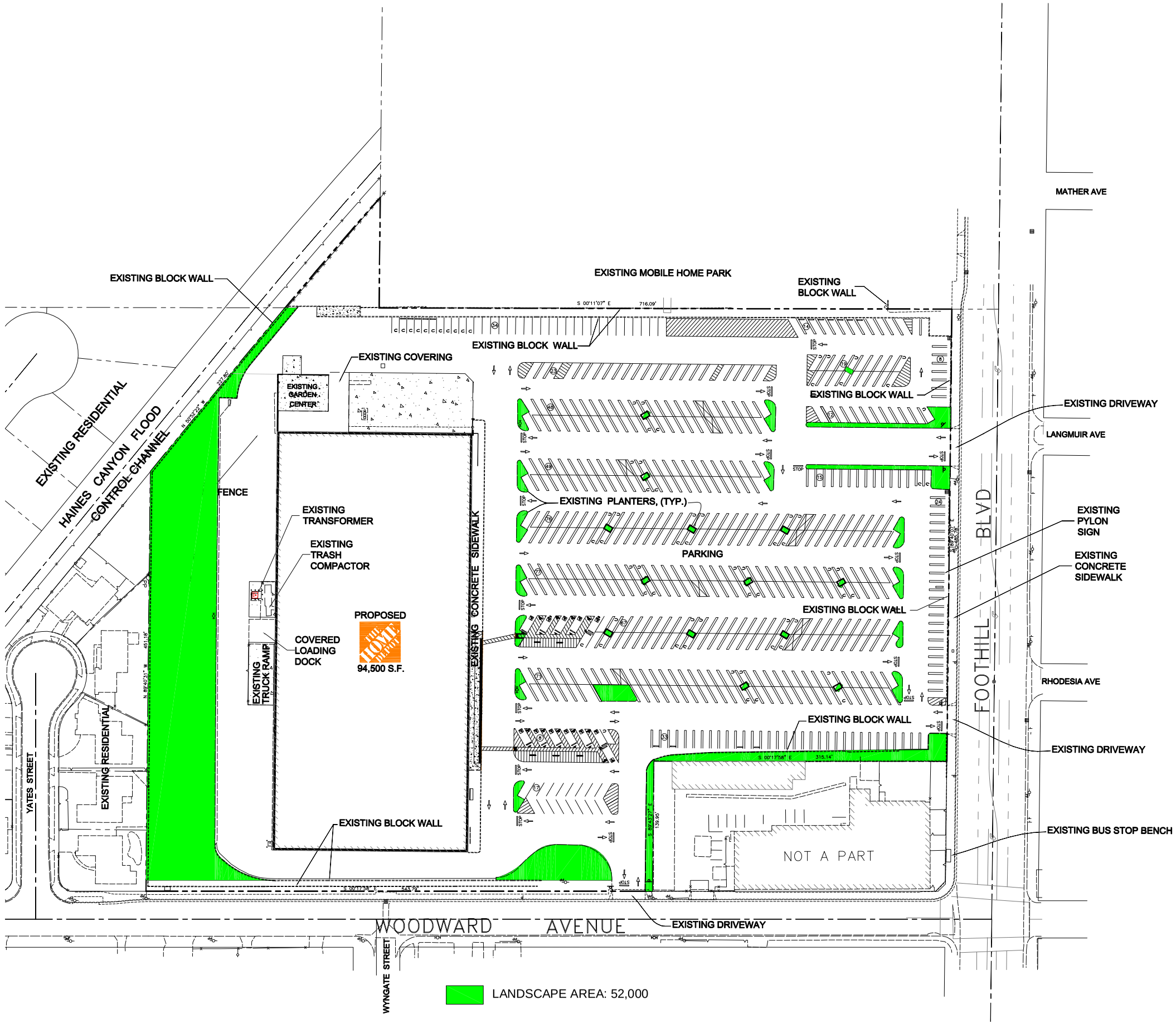
LOCATION MAP (NOT TO SCALE)



SUNLAND, CA
8040 FOOTHILL BLVD.

DATE: 04-15-08
SAMC PROJECT NUMBER SM023.04

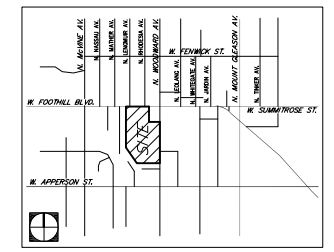
Drawing Name: P:\PROJ\SM023\dwg\Exhibit\Cert\Exhibit E - Signage.dwg Last Modified: Apr 21, 2008 - 1:07pm Plotted on: Apr 21, 2008 - 1:40pm by CMENDOZA



LANDSCAPED AREAS - EXHIBIT "F"

SCOTT A. MOMMER CONSULTING
LAND DEVELOPMENT SERVICES
4694 W. JACQUELYN AVE. FRESNO CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 SMOMMER@LARSANDERSEN.COM

LOCATION MAP (NOT TO SCALE)



SITE LAND AREA:

EXISTING SITE	11.052 AC
TOTAL SITE LAND AREA:	11.052 AC

EXISTING LANDSCAPE AREA:

REQUIRED LANDSCAPING: (100 S.F. PER 9 STALLS, TOTAL OF 595 STALLS)	6,611 S.F.
LANDSCAPING PROVIDED:	
PARKING AREA:	14,750 S.F.
REAR OF BUILDING:	37,250 S.F.
TOTAL	52,000 S.F.

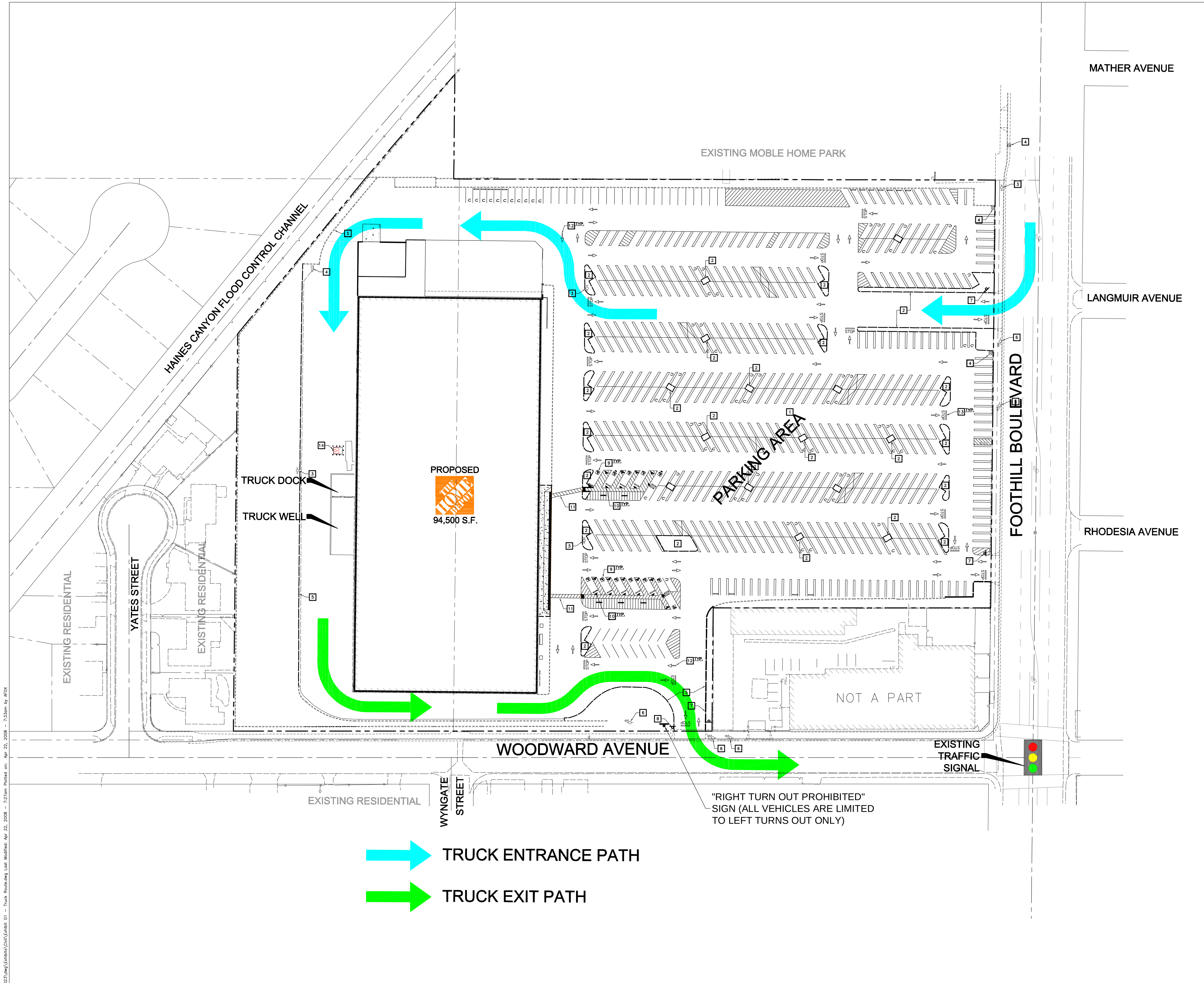
ZONING CLASSIFICATION
PROPERTY ZONED: (Q)C2-1 VL & (Q)P-1VL

SUNLAND, CA
8040 FOOTHILL BLVD.

DATE: 04/15/08
SAMC PROJECT NUMBER SM023.04

0 20 40 80 120 160

Drawing Name: P:\PROJ\SMO23\dwg\Exhibit\Exhibit F - Landscape.dwg Last Modified: Apr 16, 2008 - 12:56pm Plotted on: Apr 21, 2008 - 11:16am by OMONOZA



TRUCK ROUTE - EXHIBIT "G"

SCOTT A. MOMMER CONSULTING
LAND DEVELOPMENT SERVICES
4694 W. JACQUELYN AVE. FRESNO CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 SMOMMER@LARSANDERSEN.COM

SUNLAND, CA
8040 FOOTHILL BLVD.

DATE: 04-15-08
SAMC PROJECT NUMBER SM023.04

0 20 40 80 120 160

CITY OF LOS ANGELES

PROJECT PERMIT COMPLIANCE REVIEW
FOR

THE HOME DEPOT USA, INC.

8040 FOOTHILL BLVD.
SUNLAND, CA

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	LANDSCAPE PLAN
4	SITE LIGHTING PLAN
5	SIGNAGE PLAN
6	ELEVATIONS

SCOTT A. MOMMER CONSULTING
LAND DEVELOPMENT SERVICES
4694 W. JACQUELYN AVE. FRESNO CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 SMOMMER@LARSANDERSEN.COM

ZONING CLASSIFICATION
PROPERTY ZONED: (Q)C2-1 VL & (Q)P-1VL

COVERSHEET

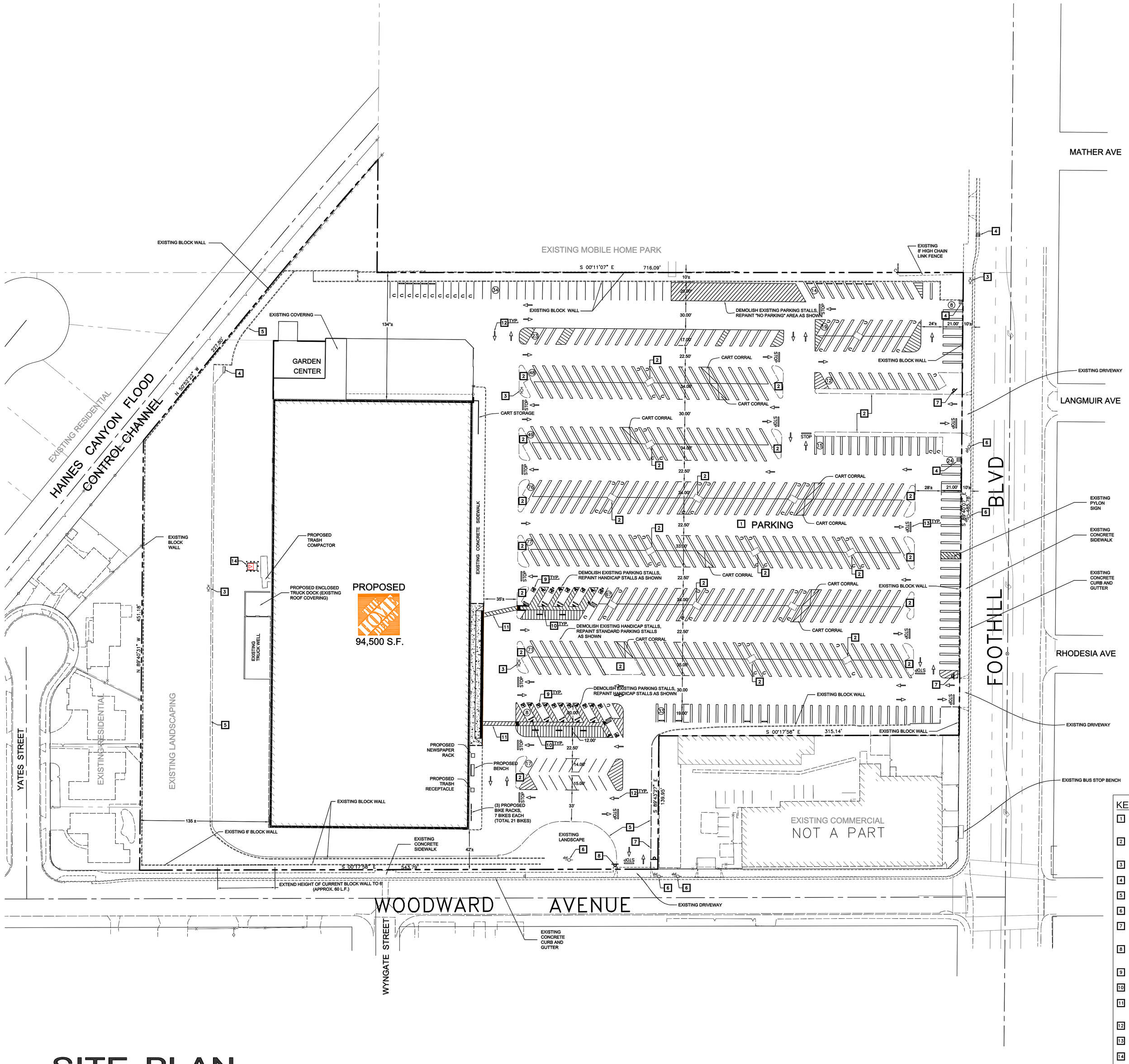
DRAWING ISSUE/REVISION RECORD
DATE: 4-16-08

SITE PLANNER	AL
SITE DEVELOPMENT COORDINATOR	SCOTT MOMMER
REAL ESTATE MARKET	LOS ANGELES
REAL ESTATE AGENDA NAME	HOME DEPOT-SUNLAND, CA

THE HOME DEPOT
SUNLAND, CA
8040 FOOTHILL BLVD.

HOME DEPOT STORE NUMBER	#6969
SAMC PROJECT NUMBER	SM023.04

Drawing Name: P:\PROJ\SM023\dwg\Plan\Civil\Conception\Scheme-1A\01COVER.dwg Last Modified: Apr 22, 2008 - 9:48am Plotted on: Apr 22, 2008 - 9:52am by AFOX



SITE PLAN

KEY NOTES:

1. EXISTING PARKING AREA TO BE REPAIRED, RE-STRIPED AND RE-SEALED AS SHOWN
2. EXISTING LANDSCAPE PLANTER (CURBED) TO REMAIN WHERE SHOWN
3. EXISTING FIRE HYDRANT
4. EXISTING DRAIN INLET
5. EXISTING CONCRETE CURBING
6. EXISTING POWER POLE
7. PROPOSED "UNAUTHORIZED VEHICLE PARKING WARNING" SIGN
8. PROPOSED "RIGHT TURN OUT PROHIBITED" SIGN
9. PROPOSED PAINTED HANDICAP GRAPHIC
10. PROPOSED HANDICAP PARKING SIGN
11. PROPOSED PAINTED STRIPED "PATH OF TRAVEL"
12. PROPOSED PAINTED DIRECTIONAL ARROW
13. PROPOSED PAINTED "STOP" AND STOP BAR
14. PROPOSED TRANSFORMER

SCOTT A. MOMMER CONSULTING

LAND DEVELOPMENT SERVICES

4694 W. JACQUELYN AVE. FRESNO CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 SMOMMER@LARSANDERSEN.COM

(NOT TO SCALE)

SITE DATA:

BUILDING AREA:

BUILDING AREA:	
EXISTING BUILDING	94,500± SF
ENCLOSED TRUCK DOCK	750± SF
EXISTING UNCOVERED GARDEN CENTER	2,053± SF
EXISTING COVERED GARDEN CENTER	2,554± SF
TOTAL EXISTING BUILDING AREA:	99,857± SF

PARKING SUMMARY

PARKING SPACES:	
REGULAR	512 SPACES
COMPACT	71 SPACES
HANDICAP	12 SPACES
TOTAL PARKING:	595 SPACES
PARKING RATIO	5.96 SPACES/1,000 SF

SITE LAND AREA:

HOME DEPOT BUILDING	11.052 AC
TOTAL SITE LAND AREA:	11.052 AC
SITE COVERAGE	20.72±% (9,035±SF/AC)

LANDSCAPE AREA:

REQUIRED LANDSCAPING: (100 S.F. PER 9 STALLS, TOTAL OF 595 STALLS)	6,611 S.F.
LANDSCAPING PROVIDED:	52,000 S.F.

ZONING CLASSIFICATION

PROPERTY ZONED: (Q)C2-1 VL & (Q)P-1VL

SITE PLAN

DRAWING ISSUE/REVISION RECORD

DATE: 4-16-08

SITE PLANNER	AL
SITE DEVELOPMENT COORDINATOR	SCOTT MOMMER
REAL ESTATE MARKET	LOS ANGELES
REAL ESTATE AGENDA NAME	HOME DEPOT-SUNLAND, CA

THE HOME DEPOT SUNLAND, CA

8040 FOOTHILL BLVD.

HOME DEPOT STORE NUMBER	#6969
SAMC PROJECT NUMBER	SM023.04

W S Z E 0' 40' 80'
SCALE 1"=40'

SHEET
2 OF 6

Drawing Name: P:\PROJ\SM023\dwg\Plan\Civil\Conceptual\Scheme-AA\SITE.dwg Last Modified: Apr 22, 2008 - 9:50am Plotted on: Apr 22, 2008 - 9:52am by AYOX

TOPSOIL NOTES

1.) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AN ALTERNATE NUMBER IN THE BASE BID TO FURNISH AND INSTALL A 6" LAYER OF AMENDED TOPSOIL IN ALL LANDSCAPE BEDS UNLESS OTHERWISE NOTED. AMENDED TOPSOIL SHALL INCLUDE ALL NECESSARY FERTILIZERS, ORGANIC AND INORGANIC AMENDMENTS, BASED ON INDUSTRY STANDARDS FOR EXCEPTIONAL PLANT DEVELOPMENT.

2.) UPON BEING AWARDED THE CONTRACT, THE GENERAL CONTRACTOR SHALL COORDINATE WITH A STATE LICENSED SOIL LABORATORY AND THE LANDSCAPE ARCHITECT, TO DETERMINE THE SUITABILITY AND AVAILABILITY OF THE EXISTING SITE TOPSOIL. THE CONTRACTOR SHALL SEND THE TOPSOIL TO A SOIL LABORATORY FOR ANALYSIS STATING THAT THE TOPSOIL BE ANALYZED FOR A LANDSCAPE CROP. AFTER RECEIVING RECOMMENDATIONS FROM THE SOILS EXPERT, A COPY SHALL BE FORWARDED TO THE OWNERS REPRESENTATIVE AT WHICH TIME A DECISION WILL BE MADE BY THE OWNER AS TO WHETHER OR NOT THE EXISTING ON-SITE STOCKPILE WILL BE USED FOR THE PROJECT.

3.) IF THE EXISTING TOPSOIL IS TO BE USED, THE CONTRACTOR SHALL ADD THE RECOMMENDED AMENDMENTS AND FERTILIZERS AS STATED IN THE SOILS ANALYSIS ALONG WITH ADDITIONAL AMENDMENTS AND FERTILIZERS LISTED IN NOTE #6 AND #7 BELOW.

4.) IN THE EVENT THE EXISTING ON-SITE TOPSOIL IS OF POOR QUALITY (AS DETERMINED BY THE SOIL ANALYSIS) OR IS UNAVAILABLE FOR USE, THE OWNER'S REPRESENTATIVE WILL MAKE A DECISION AS TO WHETHER OR NOT THE NUMBER FOR IMPORTING 6" OF AMENDED IMPORTED TOPSOIL WILL BE ADDED TO THE SIGNED CONTRACT AGREEMENT.

5.) IF AMENDED IMPORTED TOPSOIL IS TO BE USED, THE GENERAL CONTRACTOR WILL BE NOTIFIED IN WRITING BY THE OWNER'S REPRESENTATIVE AND THE CONTRACT MODIFIED ACCORDINGLY. TOPSOIL SHALL BE OBTAINED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4 INCHES DEEP. DO NOT OBTAIN FROM BOGS OR MARSHES. IMPORTED TOPSOIL TO COMPLY WITH ASTM D 5268, WITH A PH RANGE OF 5.5 TO 7.0, FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION, AND ANY OTHER EXTRANEOUS MATERIALS (ROCKS, STICKS, RUBBISH, SOD) HARMFUL TO PLANT GROWTH. AN ADDITIONAL SOILS ANALYSIS WILL BE REQUIRED FOR THE IMPORTED TOPSOIL.

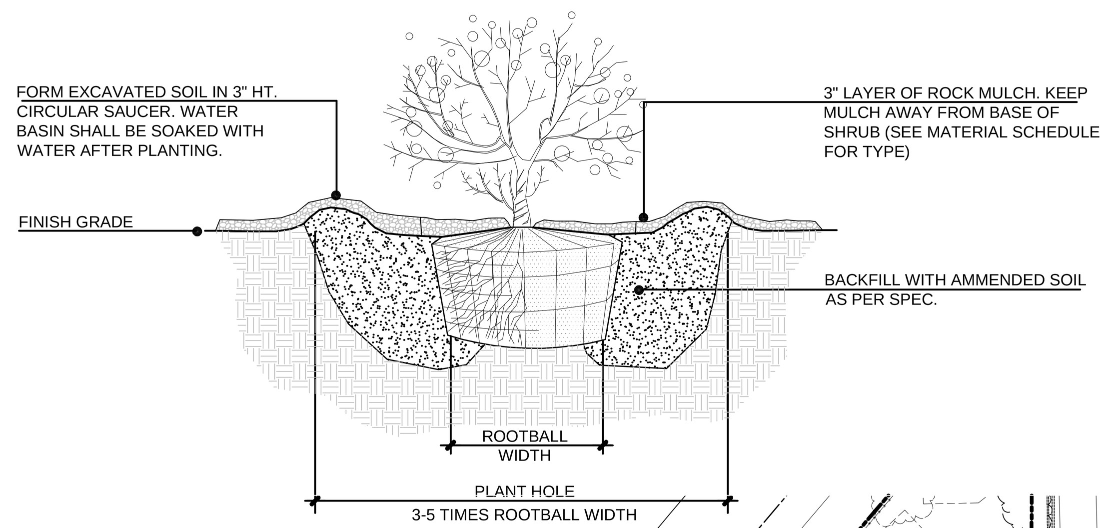
6.) AMENDED IMPORTED TOPSOIL SHALL INCLUDE ALL NECESSARY FERTILIZERS AND AMENDMENTS PER THE SOIL ANALYSIS RECOMMENDATIONS. TOPSOIL ANALYSIS SHALL STATE ORGANIC MATTER, INORGANIC MATTER (SILT, CLAY AND SAND), DELETERIOUS MATERIAL, PH, MINERAL AND PLANT-NUTRIENT CONTENT. IN ADDITION THE REPORT SHALL ALSO STATE RECOMMENDED QUANTITIES (BY PERCENTAGE OF WEIGHT "I.E. 2 LBS OF 15-15-15 PER 1000SF) OF NITROGEN, PHOSPHORUS AND POTASH, NUTRIENTS AND ANY LIMESTONE, ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY AMENDED TOPSOIL. FURNISH REPORT AND RECOMMENDATIONS TO LANDSCAPE ARCHITECT FOR REVIEW AND WRITTEN APPROVAL 30 DAYS PRIOR TO MOBILIZATION.

7.) IN ADDITION TO THE SOILS ANALYSIS RECOMMENDATIONS THE LANDSCAPE CONTRACTOR SHALL ADD 1 PART (2 " LAYER) OF APPROVED HUMUS MATERIAL TO 2 PARTS AMENDED TOPSOIL. SUBMIT CUT SHEET OF HUMUS MATERIAL (CERTIFIED FINE COMPOSTED YARD DEBRIS) TO LANDSCAPE ARCHITECT FOR REVIEW AND WRITTEN APPROVAL PRIOR TO MIXING.

8.) PRIOR TO PLACEMENT OF TOPSOIL SCARIFY AND LOOSEN SUBGRADE OF PLANTING BED AREA TO A MINIMUM DEPTH OF 6 INCHES. REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH AND OTHER EXTRANEOUS MATERIALS. REMOVE WEEDS FROM EXISTING SUBGRADE AND TREAT WITH NECESSARY HERBICIDE TO PREVENT WEED GROWTH. SPREAD HALF OF THE AMENDED TOPSOIL MIXTURE AND WORK INTO TOP OF LOOSEN SUBGRADE TO CREATE A TRANSITION LAYER. PLACE REMAINING HALF OF THE PLANTING SOIL MIXTURE TO THE DEPTH REQUIRED TO MEET THICKNESS, GRADES AND ELEVATIONS SHOWN, AFTER LIGHT ROLLING AND NATURAL SETTLEMENT.

9.) WITHIN TREE WELLS, REMOVE EXISTING SOIL AND OTHER DEBRIS, TO A MINIMUM DEPTH OF 3'-0" AND REPLACE WITH AMENDED TOPSOIL. ADD ADDITIONAL SOIL AS REQUIRED PER DETAILS AND NOTES.

10.) THE CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT, SHIPPING TICKETS FOR IMPORTED TOP SOIL AND HUMUS MATERIAL, 60 DAYS PRIOR TO INSTALLATION FOR REVIEW AND WRITTEN APPROVAL.



1 DETAIL: SHRUB PLANTING

EXISTING LANDSCAPE KEYNOTES

1. (NOT USED)
2. JACCARANDA SPECIES, TO REMAIN IN PLACE.
3. PINUS SPECIES, TO REMAIN IN PLACE.
4. PLATANUS SPECIES, TO REMAIN IN PLACE.
5. PYRUS SPECIES, TO REMAIN IN PLACE.
6. FRAXINUS SPECIES, TO REMAIN IN PLACE.
7. EUCALYPTUS SPECIES, TO REMAIN IN PLACE.
8. NERIUM SPECIES, TO REMAIN IN PLACE.
9. FICUS SPECIES, TO REMAIN IN PLACE.
10. SCATTERED PLANTINGS OF GAZANIA AND OTHER MIXED GRASSES, TO REMAIN IN PLACE.
11. EXISTING TREES REMOVED; TO BE REPLACED WITH PLATANUS SPECIES (15 GAL).

LANDSCAPE MATERIAL SCHEDULE

TREES Item	Size	Quantity	Comments
Existing Tree (varies - see key notes)	existing		
SHRUBS & ACCENTS Item	Size	Quantity	
Muhlenbergia rigens Deer Grass	5 gal.	33	
Rhus integrifolia Lemonade Berry	5 gal.	20	
Carpenteria californica Bush Anemone	5 gal.	14	
Rhamnus californica Coffeeberry	5 gal.	21	
Mahonia 'Golden Abundance' Hybrid Oregon Grape	5 gal.	17	
GROUNDCOVERS Item	Size	Quantity	
Arctostaphylos edmundsii 'Carmel Sur' Little Sur Manzanita	5 gal.	70	
Rosa Californica California Wild Rose	1 gal.	105	
MISCELLANEOUS Item	Type	Quantity	Comments
DG Decomposed Granite	Mocha	Field Verify	2" Depth in all planting areas.

GENERAL NOTES: LANDSCAPE PLAN

1.) CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.

2.) CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.

3.) CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT.

4.) ALL PLANT MASSES TO BE CONTAINED WITHIN A 2" LAYER OF BARK MULCH BED, UNLESS NOTED OTHERWISE. BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.

5.) CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS.

6.) QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT LEGEND AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GRAPHIC SYMBOL QUANTITY SHALL GOVERN.

7.) COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.

8.) CONTRACTOR SHALL NOT REMOVE ANY TREES DURING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AS DIRECTED BY THE LANDSCAPE ARCHITECT.

9.) WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS.

10.) LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN NOTIFICATION TO THE OWNER. MAINTAIN TREES, SHRUBS, LAWNS AND OTHER PLANTS UNTIL FINAL ACCEPTANCE OR 90 DAYS AFTER NOTIFICATION AND ACCEPTANCE, WHICHEVER IS LONGER.

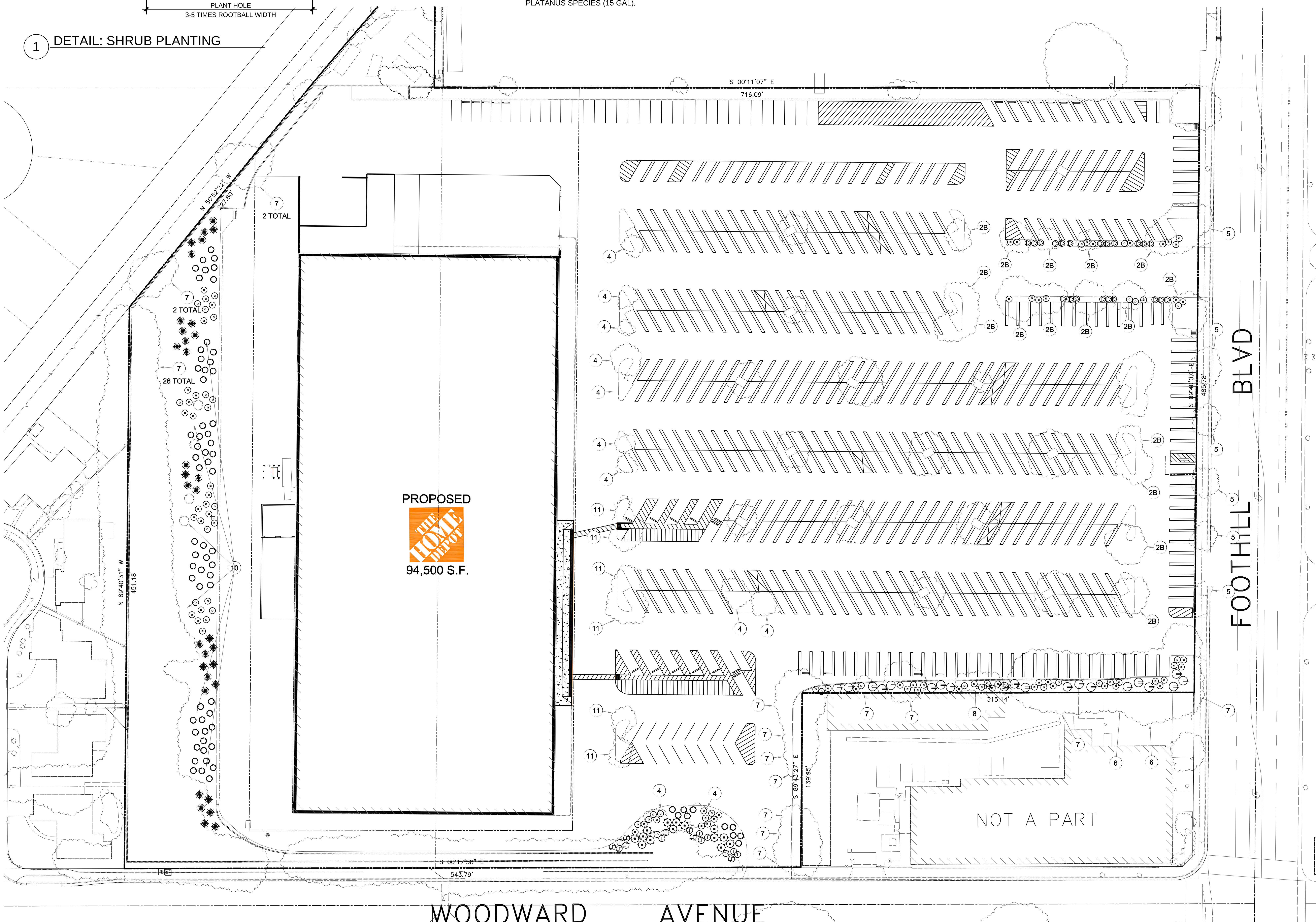
11.) REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER PER THE RECOMMENDATIONS OF THE SOIL ANALYSIS FROM THE SITE.

12.) BACKFILL MATERIAL FOR TREE AND SHRUB PLANTING SHALL CONTAIN: ONE PART FINE GRADE COMPOST TO ONE PART TOPSOIL BY VOLUME, BONEMEAL PER MANUFACTURER'S RECOMMENDATION, AND SLOW RELEASE FERTILIZER PER MANUFACTURER'S RECOMMENDATION.

13.) CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.

14.) CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PLANT MATERIAL IN THE SIZE SPECIFIED ON PLAN PRIOR TO INSTALLATION. IN THE EVENT THE PLANT MATERIAL IS NOT AVAILABLE IN THE SIZE SPECIFIED, THE CONTRACTOR SHALL SUBMIT TO THE OWNERS' REPRESENTATIVE, AND THE LANDSCAPE ARCHITECT, A WRITTEN ESTIMATE TO INCREASE PLANT MATERAIL (AND INSTALL) THE NEXT AVAILABLE CONTAINER SIZE PLANT (I.E. 4" POT TO ONE GALLON CONTAINER, 2" CALIPER TREE TO 2.5" CALIPER).

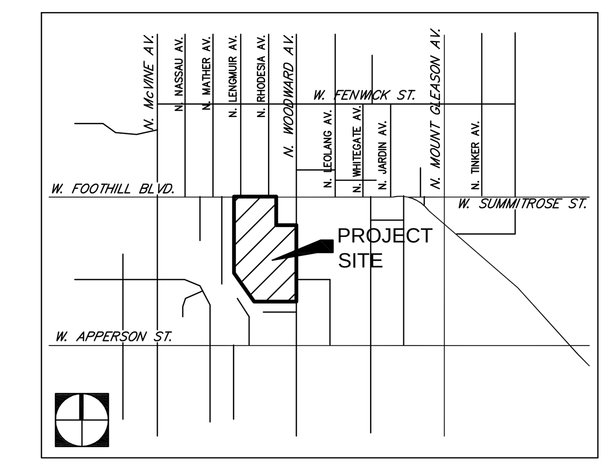
15.) CONTRACTOR SHALL BE RESPONSIBLE TO IMPLEMENT BEST MANAGEMENT PRACTICES TO STABILIZE ALL SLOPES 2.5:1 OR GREATER AND PREVENT EROSION OR MOVEMENT OF SOIL FROM SLOPES. THIS COULD INCLUDE, BUT NOT LIMITED TO, EROSION CONTROL FABRIC, STAKING, NETTING, AND STRAW WATTLES. SUBMIT METHOD OF SLOPE STABILIZATION TO LANDSCAPE ARCHITECT FOR REVIEW AND WRITTEN APPROVAL 30 DAYS PRIOR TO IMPLEMENTATION.



LANDSCAPE PLAN

SCOTT A. MOMMER CONSULTING
LAND DEVELOPMENT SERVICES
4694 W. JACQUELYN AVE. FRESNO CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 SMOMMER@LARSANDERSEN.COM

LOCATION MAP (NOT TO SCALE)



LANDSCAPE AREA:

(100 S.F. PER 9 STALLS, TOTAL OF 595 STALLS) 6,611 S.F.
PROPOSED LANDSCAPE: 52,000 S.F.

ZONING CLASSIFICATION

PROPERTY ZONED: (Q)C2-1 VL & (Q)P-1VL

LANDSCAPE PLAN

DRAWING ISSUE/REVISION RECORD

DATE: 4-16-08

SITE PLANNER AL
SITE DEVELOPMENT COORDINATOR SCOTT MOMMER
REAL ESTATE MARKET LOS ANGELES
REAL ESTATE AGENDA NAME HOME DEPOT-SUNLAND, CA

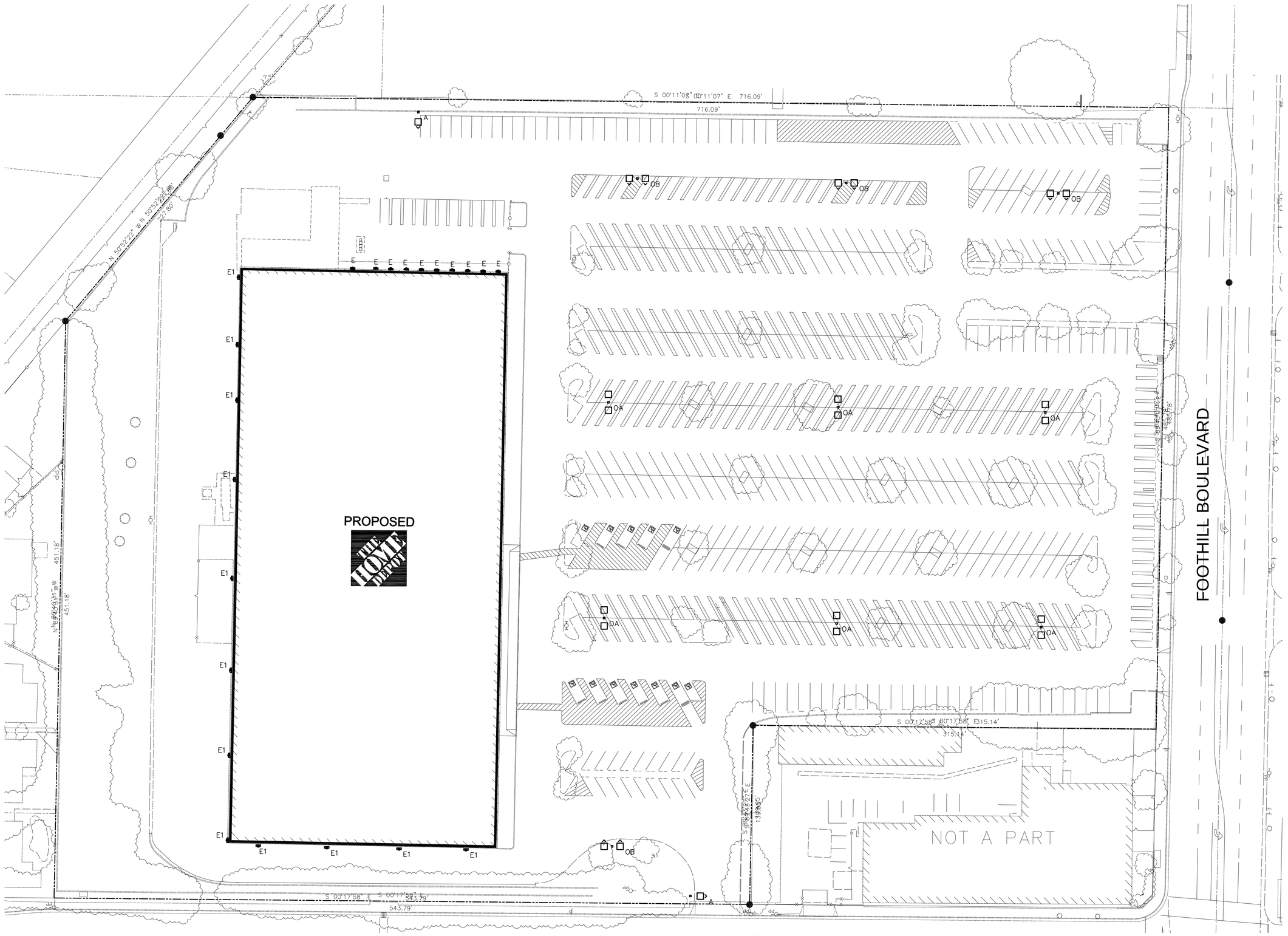
THE HOME DEPOT
SUNLAND, CA
8040 FOOTHILL BLVD.

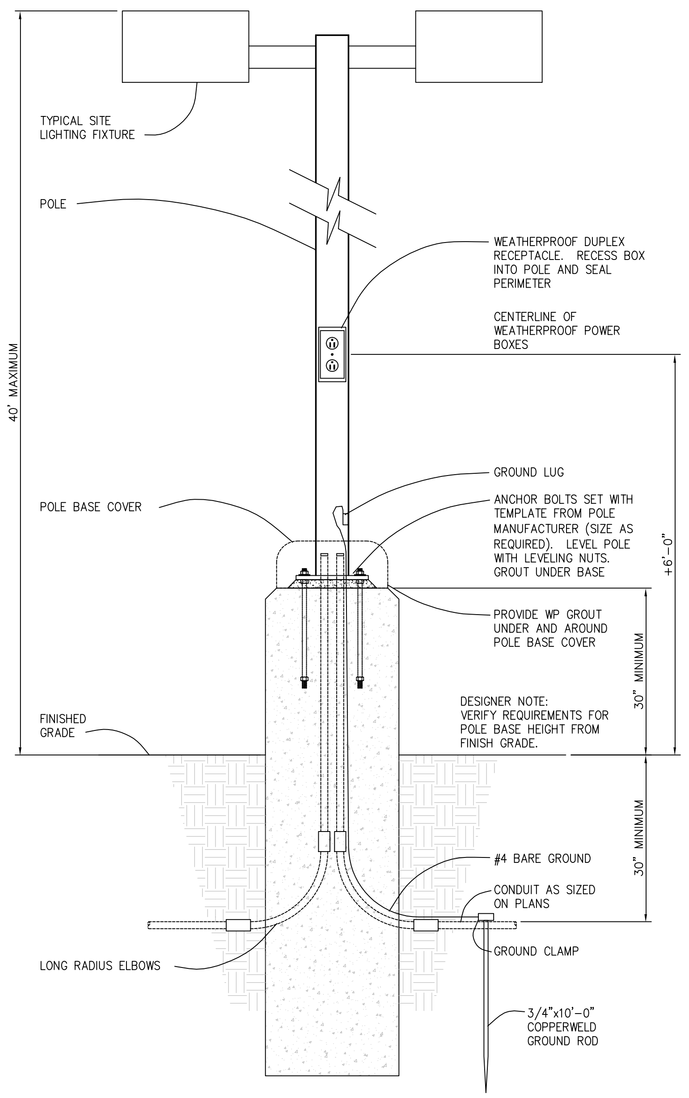
HOME DEPOT STORE NUMBER #6969
SAMC PROJECT NUMBER SM023.04

SCALE 1"=40'

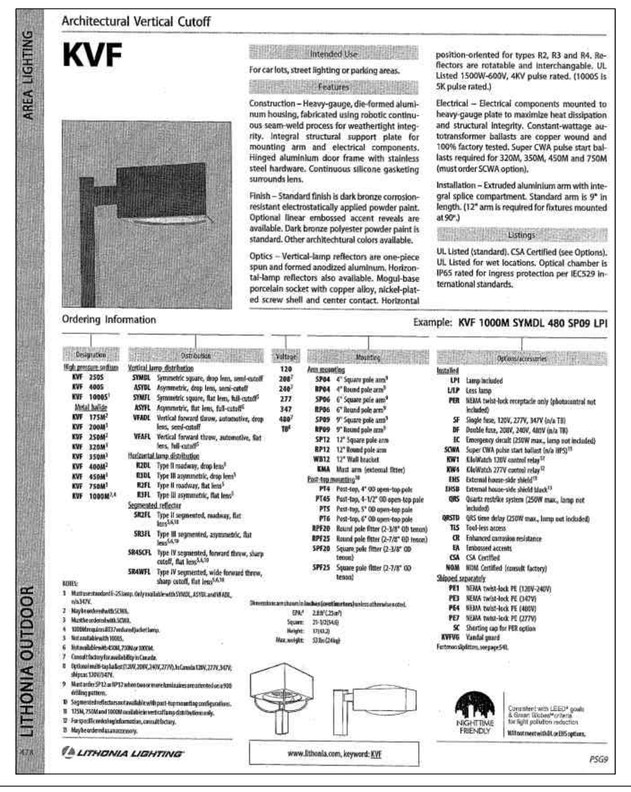
SHEET
3 OF 6

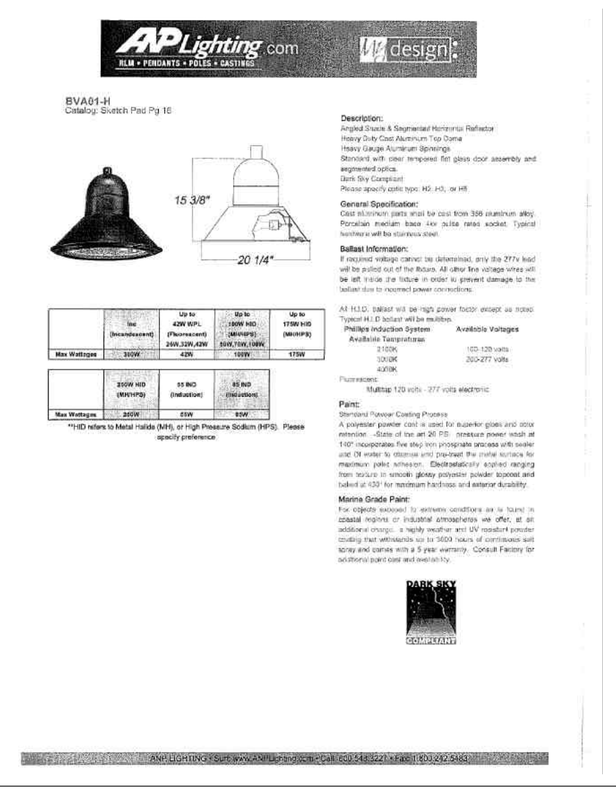
Drawing Name: P:\PROJ\SM023\dwg\Plan\Civil\Conceptual\Scheme-M\03LANDSCAPING.dwg Last Modified: Apr 22, 2008 - 9:49am Plotted on: Apr 22, 2008 - 9:52am by AFOX





LIGHT POLE DETAIL
SCALE: NO SCALE





STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Front Lot Summary	X	3.2 fc	5.0 fc	1.1 fc	4.5:1	2.9:1
Spill Light Summary	+	1.1 fc	8.8 fc	0.0 fc	N / A	N / A

LUMINAIRE SCHEDULE

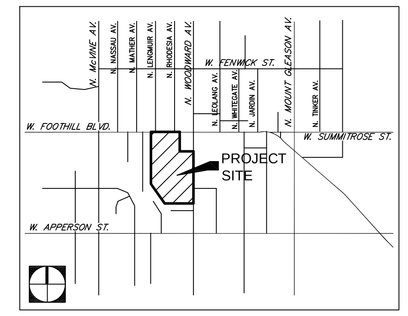
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Mtg. Ht.
	OA	6	KVF2 1000M SYMFL	SQUARE AREA LIGHT, SYMMETRIC DISTRIBUTION, FLAT LENS. Meets the "NIGHTIME FRIENDLY" Criteria	ONE 1000-WATT CLEAR BT-37 METAL HALIDE, VERTICAL BASE-UP POSITION.	LTL11378A.IES	110000	0.75	40'-0"
	OB	4	KVF2 1000M ASYFL	SQUARE AREA LIGHT, ASYMMETRIC DISTRIBUTION, FLAT LENS. Meets the "NIGHTIME FRIENDLY" Criteria	ONE 1000-WATT CLEAR BT-37 METAL HALIDE, VERTICAL BASE-UP POSITION.	Ltl11380A.ies	110000	0.75	40'-0"
	E	10	BVA01-H 150M FS	GENERAL PURPOSE BUILDING MOUNTED LUMINAIRE, 150W MH, CLEAR LAMP, W/ DECORATIVE ARM	ONE 150-WATT CLEAR ED-28 METAL HALIDE,	LTL11534.IES	12000	0.75	18'-0"
	A	2	KVF2 1000M ASYFL EHS	SQUARE AREA LIGHT, ASYMMETRIC DISTRIBUTION, FLAT LENS, HOUSE SIDE SHIELD.	ONE 1000-WATT CLEAR BT-37 METAL HALIDE, VERTICAL BASE-UP POSITION.	LTL11574A.IES	110000	0.75	40'-0"
	E1	12	BVA01-H 150M FS	GENERAL PURPOSE BUILDING MOUNTED LUMINAIRE, 250W MH, CLEAR LAMP, W/ DECORATIVE ARM	ONE 250-WATT CLEAR ED-28 METAL HALIDE,	LTL11484.IES	20000	0.75	18'-0"

SCOTT A. MOMMER CONSULTING

LAND DEVELOPMENT SERVICES

4694 W. JACQUELYN AVE. FRESNO CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 SMOMMER@LARSANDERSEN.COM

LOCATION MAP (NOT TO SCALE)



ZONING CLASSIFICATION

PROPERTY ZONED: (Q)C2-1 VL & (Q)P-1VL

PHOTOMETRIC PLAN

DRAWING ISSUE/REVISION RECORD

DATE: 4-16-08

SITE PLANNER	AL
SITE DEVELOPMENT COORDINATOR	SCOTT MOMMER
REAL ESTATE MARKET	LOS ANGELES
REAL ESTATE AGENDA NAME	HOME DEPOT-SUNLAND, CA

THE HOME DEPOT SUNLAND, CA

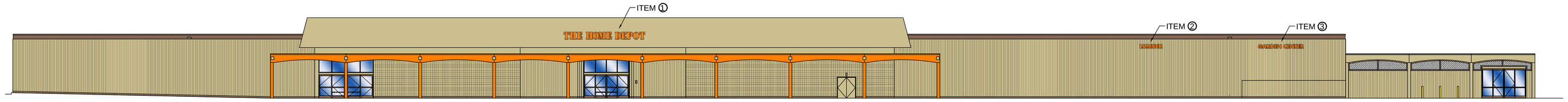
8040 FOOTHILL BLVD.

HOME DEPOT STORE NUMBER	#6969
SAMC PROJECT NUMBER	SM023.04

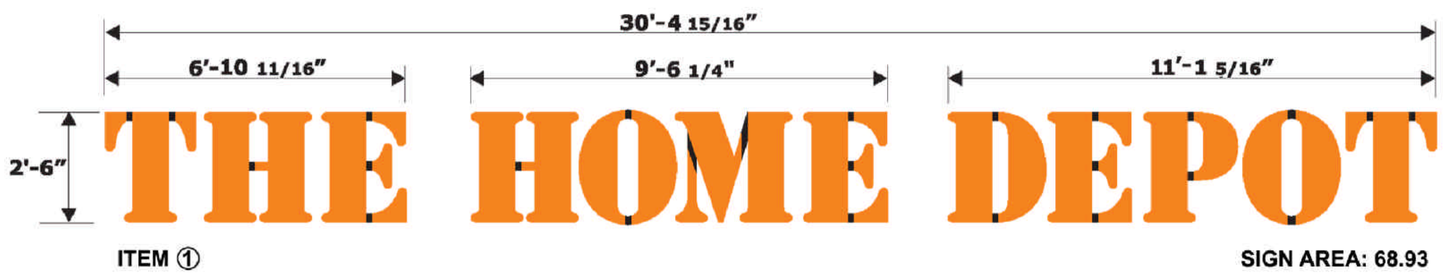
SCALE 1"=40'

SHEET 4 OF 6

Drawing Name: P:\PROJ\SMO23\dwg\Plan\Civil\Conceptual\Scheme-M\CIVILSKETCHING.dwg Last Modified: Apr 22, 2008 - 8:50am Plotted on: Apr 22, 2008 - 9:53am by AFox

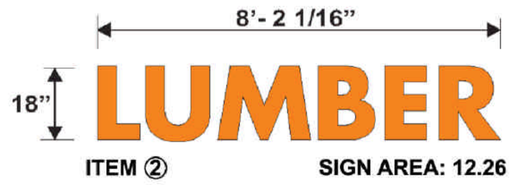


BUILDING ELEVATION
0'-1/16" = 1'-0"



ITEM ①

SIGN AREA: 68.93



ITEM ②

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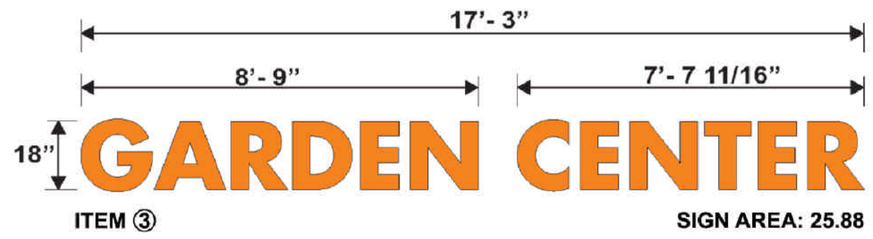

ITEM ③

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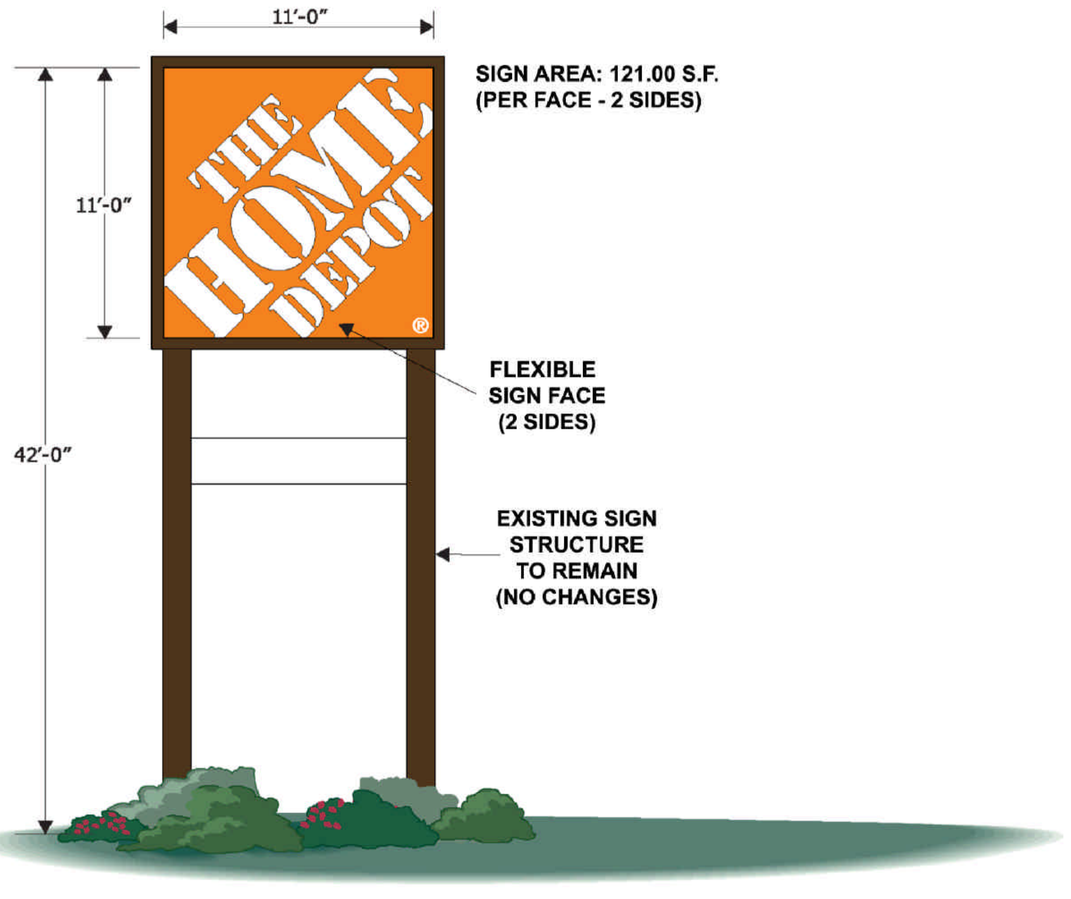
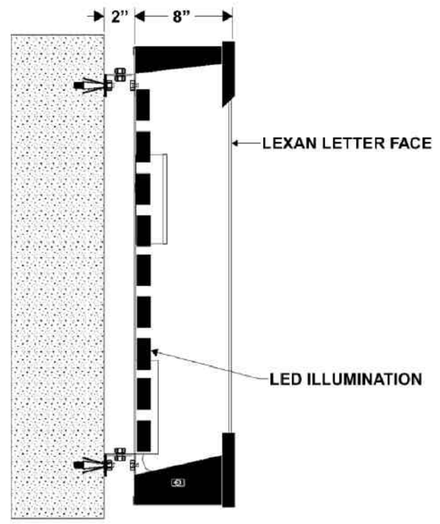
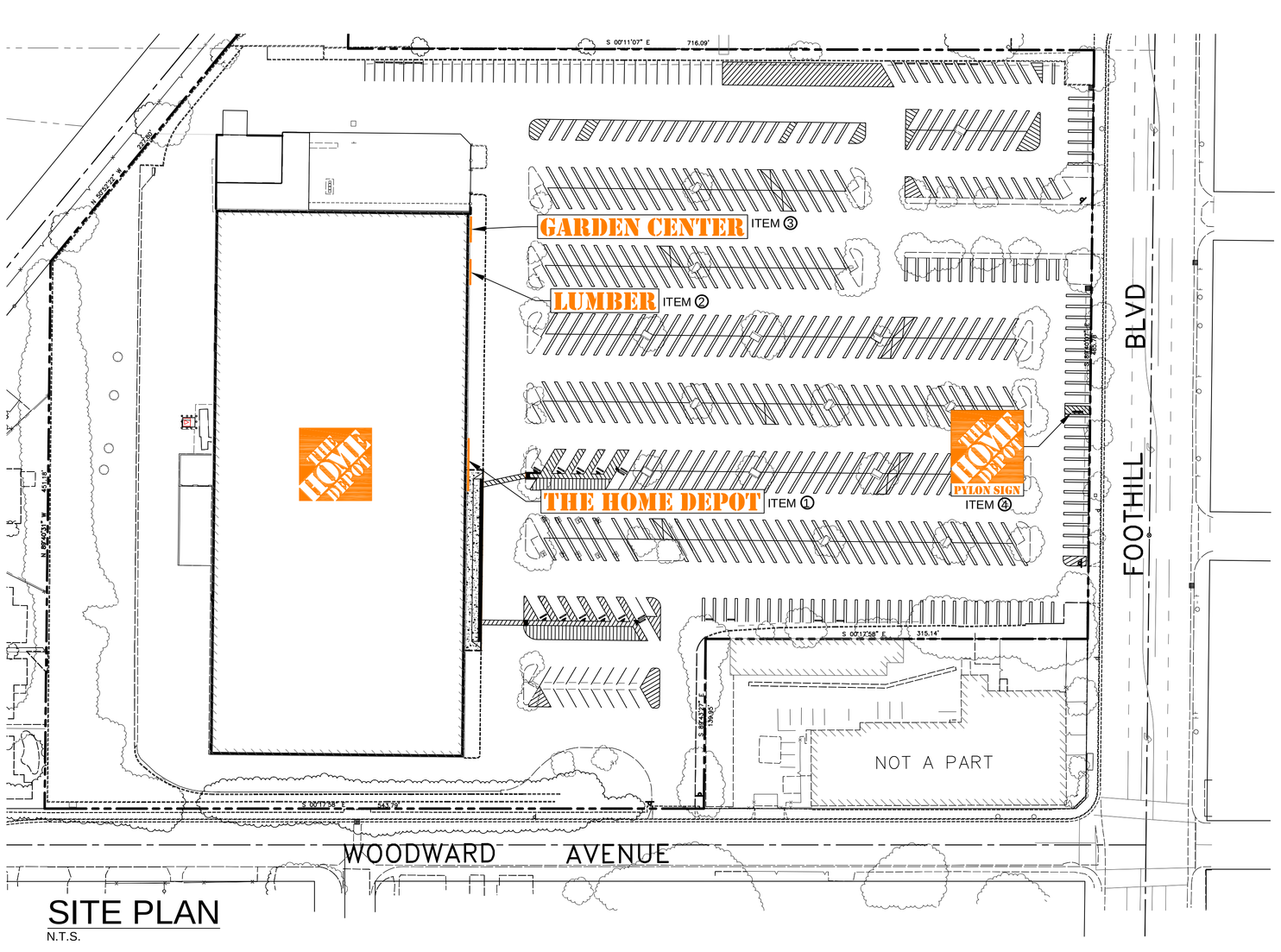


PYLON SIGN
ITEM ④



LETTER MOUNTING DETAIL
NTS



SITE PLAN
N.T.S.

SCOTT A. MOMMER CONSULTING
LAND DEVELOPMENT SERVICES
4694 W. JACQUELYN AVE. FRESNO CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 SMOMMER@LARSANDERSEN.COM

ZONING CLASSIFICATION
PROPERTY ZONED: (Q)C2-1 VL & (Q)P-1VL

SIGNAGE PLAN

DRAWING ISSUE/REVISION RECORD
DATE: 4-16-08

SITE PLANNER	AL
SITE DEVELOPMENT COORDINATOR	SCOTT MOMMER
REAL ESTATE MARKET	LOS ANGELES
REAL ESTATE AGENDA NAME	HOME DEPOT-SUNLAND, CA

THE HOME DEPOT
SUNLAND, CA
8040 FOOTHILL BLVD.

HOME DEPOT STORE NUMBER	#6969
SAMC PROJECT NUMBER	SM023.04

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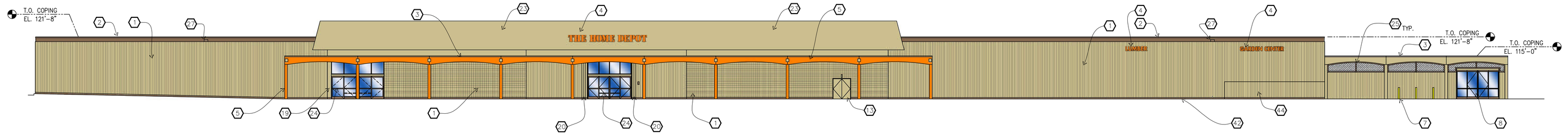
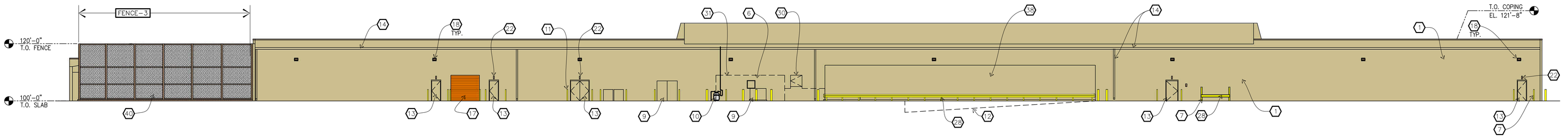


FRONT ELEVATION - NORTH
SCALE: 1/16"=1'-0"



REAR ELEVATION - SOUTH
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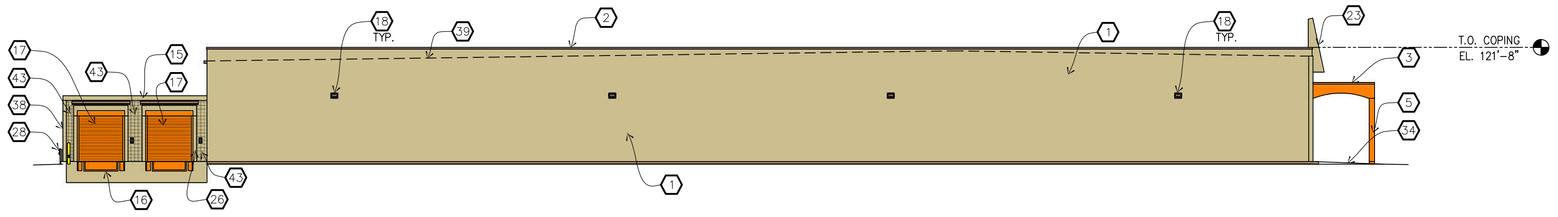

ELEVATION - EAST
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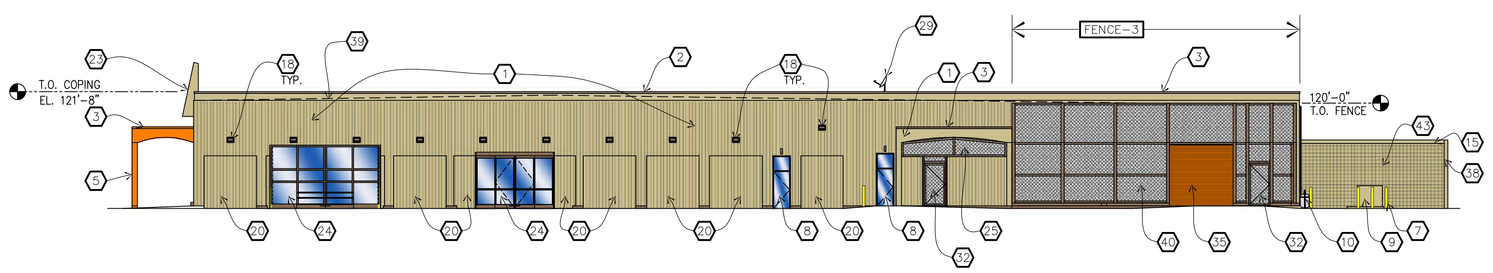

ELEVATION - WEST
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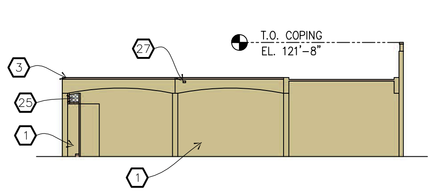
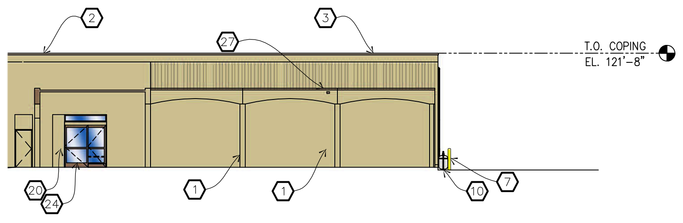


G.C. ELEVATION - SOUTH
SCALE: 1/16"=1'-0"



G.C. ELEVATION - WEST
SCALE: 1/16"=1'-0"

EXTERIOR FINISH SCHEDULE

PAINTS AND COATINGS

PT-1	"HOME DEPOT ORANGE" (ICI 9200)
PT-2	"MANILLA TAN" (ICI 20YY 61/127 OR 1666) (551)
PT-4	FACTORY APPLIED KYNAR 500 "HOME DEPOT SAFETY ORANGE"
PT-5	FACTORY APPLIED KYNAR 500 "RAWHIDE"
PT-6	FACTORY APPLIED KYNAR 500 "MANILLA TAN"
PT-8	"STANDARD WHITE DRYFOG" (ICI 1200)
PT-9	"CINDER GREY" (ICI 30GG 30/016)
PT-12	"TRAFFIC YELLOW"
PT-13	TEXTURED SURFACE COATING "MANILLA TAN"

NOTE:

APPLY GRAFFITI RESISTANT COATING UP TO 12'-8" ON FRONT WALL AND UP TO 10'-0" ON SIDE AND REAR WALLS.

FENCE TYPES:

SQUARE FRAMING

THE FOLLOWING FENCETYPES TO HAVE POST, RAIL AND GATE FRAMING FINISHED PT-9

FENCE-3	11 GA. x 3/8" BLACK SECURITY MESH FENCING FROM BOTTOM RAIL TO 20'-0" ABOVE SLAB

KEYED NOTES:

1. MASONRY OR CONCRETE – PAINT PT-13
2. METAL COPING CAP, PAINT PT-5.
3. PREFINISHED METAL COPING CAP, PAINT PT-5.
4. SIGNAGE, NOT IN CONTRACT UNDER SEPARATE PERMIT
5. EXPOSED AGGREGATE CONCRETE COLUMNS AND ARCHES TO BE CLEANED, PAINT. PT-1
6. NEW GALV. METAL LOUVER IN EXISTING OPENING, FIELD VERIFY – PAINT PT-13
7. ALL CONCRETE FILLED STEEL PIPE BOLLARD PAINT PT-12
8. CLEAR ANODIZED ALUMINUM STOREFRONT IN EXISTING OPENING.
9. TRANSFORMER AND SWITCH GEAR –REFER TO ELECTRICAL DRAWINGS – PAINT PT-2
10. GAS METER
11. KNOX BOX LOCATED AT 60" A.F.F. LOCATION WITH LOCAL FIRE MARSHAL PRIOR TO INSTALLATION
12. APPROXIMATE LINE OF EXISTING TRUCK WELL BEYOND.
13. NEW METAL DOOR AND FRAME, PAINT PT-2
14. PREFINISHED METAL GUTTER & DOWNSPOUTS TO MATCH EXISTING – PAINT PT-6
15. DOCK ROOF. PAINT PT-13
16. DOCK LEVELERS AND BUMPERS
17. METAL ROLL-UP DOORS PT-4
18. WALL MOUNTED LIGHT FIXTURE.
19. MASONRY INFILL AT EXISTING OPENING – REMOVE DOOR AND FRAME & FINISH TO MATCH ADJ. CENTER SCORED CMU WALL
20. MASONRY INFILL AT EXISTING OPENING – REMOVE DOOR AND FRAME & FINISH TO MATCH ADJ. SPLIT FACED FLUTED CMU WALL
21. NEW ROOF FLASHING UP HEIGHT OF PARAPET.
22. EMERGENCY LIGHT, MOUNT (CENTERED) AT 1'-0" ABOVE WALL OPENING, CENTER ON DOOR
23. AGGREGATE PANELS – PAINT PT-13
24. CLEAR ANODIZED ALUM. AUTO SLIDING DOOR,
25. SECURITY MESH FENCE-3 ABOVE EXISTING MASONRY WALL TO BTM OF PRECAST PANEL
26. DOOR SAFETY LIGHTS MOUNTED AT 48" ABOVE SLAB– REFER TO ELECTRICAL DRAWINGS
27. METAL SCUPPERS TO BE REPAIRED AS REQUIRED – PAINT PT-6
28. EXISTING GUARDRAIL PAINT PT-12.
29. SATELLITE ON EXISTING MAST PAINT MAST PT-2.
30. NEW COMPACTOR DOOR AND FRAME. PAINT PT-2
31. NEW TRASH COMPACTOR, NOT IN CONTRACT
32. FENCE GATES OR DOOR.
33. FENCE GATES IN EXISTING OPENING
34. ZERO CURB
35. OVERHEAD COILING DOOR,
36. (NOT USED)
37. (NOT USED)
38. PRECAST SCREEN WALL. PAINT PT-13
39. LINE OF ROOF BEYOND.
40. FENCE FRAMING (INCLUDING JAMB POSTS AT GATES AND COILING DOORS) IN AREA SPECIFIED SHALL BE PROVIDED AND INSTALLED BY GARDEN CENTER SUPPLIER. ALL OTHER FENCE FRAMING SHALL BE BY CONTACTOR.
41. (NOT USED)
42. (NOT USED)
43. NEW MASONRY TO MATCH ADJACENT SCORED C.M.U. WALL – PAINT PT-13
44. NEW MASONRY SCREEN TO MATCH ADJACENT C.M.U. WALL – PAINT PT-13

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ZONING CLASSIFICATION

PROPERTY ZONED: (Q)C2-1 VL & (Q)P-1VL

ELEVATIONS

DRAWING ISSUE/REVISION RECORD

DATE: 4-16-08

SITE PLANNER	AL
SITE DEVELOPMENT COORDINATOR	SCOTT MOMMER
REAL ESTATE MARKET	LOS ANGELES
REAL ESTATE AGENDA NAME	HOME DEPOT-SUNLAND, CA

THE HOME DEPOT SUNLAND, CA
8040 FOOTHILL BLVD.

HOME DEPOT STORE NUMBER	#6969
SAMC PROJECT NUMBER	SM023.04

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