



Guidelines, Article 19, Section 15301 (Class 1), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

**4. Adopt** the attached Findings.

**CONDITIONS OF APPROVAL**

The project continues to be subject to all conditions of approval as required by CPC-2007-3888-CU-ZV-SPR, except as modified below:

*Modify Condition No. A.14 to read as follows (deletions are in ~~strikeout~~):*

**A. Entitlement Conditions: Conditional Use and Variance for Waste Transfer Station and Materials Recycling Facility**

**14. Community Plan Design Guidelines:**

- a. Designing the site and building(s) as to convey visual interest and to be visually compatible with adjacent uses.
- ~~b. Treating large expanses of blank walls and tilt-up concrete walls visible from the public right-of-way with contrasting complementary colors, building plane variation, murals, planters and/or other landscape elements to create visual interest.~~
- c. Screening of mechanical and electrical equipment from public view.
- ~~d. Screening of all rooftop equipment and building appurtenances from public view.~~
- e. Requiring the enclosure of trash areas for all projects.
- f. Requiring freestanding walls to conform to the requirements of Section A.2b above.
- g. Directing exterior lighting onto the project site and locating flood lighting so as not to impact any surrounding residential uses.

*Modify Condition No. A.15 to read as follows (deletions are in ~~strikeout~~):*

15. **Traffic and Circulation.** The project shall comply with the following conditions to the satisfaction of the Department of City Planning.
  - a. Delivery of refuse, recyclable materials, green waste or wood waste shall be performed completely on the subject property within the area designated for pick-up/drop-off.
  - b. Stacking for vehicles shall occur completely on site and not occur in the public right-of-way.
  - c. Within the Transportation Demand Management (TDM) Plan, the applicant shall implement the following:
    - ~~i. The applicant shall hire or assign an individual to direct traffic at the driveway entrance of the subject facility at Tujunga Avenue/Bradley Avenue. The monitor shall direct traffic entering the site to ensure no blockage occurs on the public street during the hours of 6:00 a.m. to 7:30 p.m.~~

*Modify Condition No. A.16.h. to read as follows (deletions are in ~~strikeout~~):*

16. **Environmental Justice.** The following conditions shall be performed by the applicant in the spirit of furthering environmental justice and in an effort to reduce and off-set the significant impacts identified by the Environmental Impact Report, including project-

specific and cumulative air quality impacts and to further reduce less than significant project specific and cumulative land use compatibility impacts:

- h. Weekly roadside cleanup of litter for typical truck access routes including but not limited to San Fernando Road, Glenoaks Boulevard, Bradley Avenue, Tujunga Avenue, Sheldon Street, Tuxford Street, and Penrose Street.

*Modify Condition No. A.23.d.iv. to read as follows (deletions are in ~~strikeout~~):*

**23. Public Improvements:**

- d. Dedication(s) and Improvement(s). Prior to the issuance of any building permits, public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary), for the following:

- iv. Improvements.

- (1) ~~Tujunga Avenue — Construct additional surfacing to join the existing improvements to provide a 35 foot half roadway in accordance with Secondary Highway Street standard, including asphalt pavement, integral concrete curb, and 2-foot gutter and a 10 foot full width concrete sidewalk for a frontage length of 700 feet along Tujunga Avenue, north of the intersection with Bradley Avenue. Improvements shall minimize or avoid disruption/conflict with the existing easements with Vulcan Industries and monitoring wells or equipment required by state and local permits. Improvements need not include widening of the roadway. These improvements should suitably transition to join the existing improvement to the satisfaction of the City Engineer. Such improvements shall be constructed to the satisfaction of the City Engineer prior to issuance of the final certificate of occupancy.~~

*Modify Condition No. A.26.c. to read as follows (deletions are in ~~strikeout~~):*

- 26. **Conditions of Case No. ZA 94-0792(ZV)(PAD):** The following conditions from previous grant of entitlement No. ZA 94-0792(ZV)(PAD), APPROVAL OF PLANS, dated June 2, 1998, although primarily governing the use of the site as a landfill operation, remain pertinent as they represent the amalgamated terms and conditions of approval of prior cases [Case No. ZA 92-0002(ZV) and Case No. ZA 94-0792(ZV)]. Therefore, the following applicable terms and conditions shall continue with the parenthetical indicating the previous condition number as stated in the June 2, 1998 entitlement:

- ~~e. The area in front of the masonry wall along Tujunga Avenue shall be landscaped with Oleander or similar shrubs and have a permanently installed watering system provided. (9)~~

**Administrative Conditions (Plan Approval Application)**

- 1. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building & Safety, the applicant shall submit all final construction plans that are awaiting

issuance of a building permit by the Department of Building & Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building & Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.

2. **Notations on Plans.** Plans submitted to the Department of Building & Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
3. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
4. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
5. **Department of Building & Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building & Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building & Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
6. **Enforcement.** Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
7. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
8. **Expedited Processing Section Fee.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
9. **Indemnification and Reimbursement of Litigation Costs.**  
Applicant shall do all of the following:
  - a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out, in whole or in part, of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

## PROJECT BACKGROUND

### Project Site

The subject property is a single, irregular-shaped parcel, generally located at 9227 North Tujunga Avenue and spanning approximately 2,626,317 square feet (60 acres) in total lot area. The subject property is zoned M2-1-G, M3-1-G, [T][Q]M2-1-G, and [T][Q]M3-1-G, and is located within the Sun Valley – La Tuna Canyon Community Plan which designates the site for Light Manufacturing and Heavy Manufacturing land uses as well as a “Refuse Collection Yard.” The project site is bounded by a City of Los Angeles Department of Water and Power transmission line right-of-way to the northwest and the Southern Pacific Railroad/MetroLink rail line to the southwest, and is located directly west of the intersection of Glenoaks Boulevard, Peoria Street, Tujunga Avenue, and Bradley Avenue.

Surrounding properties are generally improved and include various light manufacturing, heavy manufacturing, and public and institutional uses. Adjoining the property to the northwest is a City of Los Angeles Department of Water and Power transmission line right-of-way zoned PF-1XL and designated as Public Facilities within the Sun Valley – La Tuna Canyon Community Plan. Across Glenoaks Boulevard to the northeast is a landfill use in the A1-1XL-G Zone. Properties across Tujunga Avenue, Peoria Street and Bradley Avenue to the east include an automobile wrecking yard and a recycled rock materials business, zoned M3-1-G and designated as Heavy Manufacturing. Properties to the south include a concrete manufacturing facility in the M3-1-G Zone and the Southern Pacific Railroad/MetroLink rail line in the PF-1XL Zone.

The subject property was previously known as the Bradley Landfill and Recycling Center (BLRC), a municipal solid waste (MSW) disposal and recycling facility. The proposed use of site was authorized under Case No. CPC-2007-3888-CU-ZV-SPR, which approved the construction and operation of a Transfer Station and Materials Recycling Facility (“TS/MRF”) to receive, sort, consolidate, and prepare municipal solid waste as well as commercial and residential recyclable materials for transport to other regional landfills and recycled materials processing facilities. On February 24, 2010, the City Planning Commission had initially disapproved the project, but the City Council granted in part and denied in part the appeal which followed. As a result, the Conditional Use, Variances, and Site Plan Review for the project was approved subject to modified Conditions of Approval attached to Council File No. 10-0468. Subsequently, the City Council approved the appeal on May 11, 2010, and the Mayor issued final approval for the appeal on May 21, 2010.

### Operations

Vehicles bringing material to the TS/MRF will follow the road along the west side of the building and enter through a truck door located at the northwest corner. After entering the building, vehicles will be directed to dump material in one of three locations – organics, municipal solid waste (MSW), or recyclables. After unloading, the trucks will exit through a door located at the southwest corner of the building. Organics will be processed to remove contaminants and then sent to a sewage treatment plant to enhance digestion or sent to a composting facility. MSW, including contaminants from the organics processing line and the material process facility, will be loaded into transfer trucks to be sent to a landfill. Recyclables will be sorted and sent out for further processing. The facility will provide 94 parking spaces for employees and visitors along the west side of the building mentioned previously. Electric charging stations are also provided for electric vehicles.



In compliance with South Coast Air Quality Management District (SCAQMD) regulations, the operator will continue to maintain negative air pressure in the building, including air intake vents and processing areas to contain odors. Air is pulled from within the building by a roof mounted ventilation system and set to a separate compartment where particulate matter is removed and cycled to exhaust fans equipped with odor neutralizing systems. Under normal operating conditions, three times the volume of the building will be removed and treated each hour.

### Proposed Project

On May 3, 2017, the City Council adopted a motion recommending the City Council to instruct the Bureau of Engineering to report on the feasibility of the temporary closure of Peoria Street and Tujunga Avenue between Glenoaks Boulevard and 9000 Tujunga Avenue. The motion stated that excessive amounts of illegal dumping in the vicinity have created quality of life and public safety issues for the immediate area and surrounding community. On February 11, 2020, the City Council adopted a motion to reactivate Council File No. 17-0244 regarding the temporary closure of these streets. The intent is to permanently close this portion of Peoria Street and Tujunga Avenue for through-traffic in order to limit illegal dumping activity. Since the TS/MRF is the primary user of these streets in this location, traffic and circulation relative to the surrounding area would not be affected.

Per the City Council motion described above, and the future vacation of Peoria Street and Tujunga Avenue, the Applicant requests a Plan Approval pursuant to LAMC Section 12.24-M to allow for the modifications within the intent of City Planning Commission Case No. CPC-2007-3888-CU-ZV-SPR. The requested modifications are related to improvements associated with Peoria Street and Tujunga Avenue, which will no longer be relevant, as they would not serve any purpose for the project or for the streets that will be vacated. Modification of these conditions would allow the Applicant to proceed with all previously approved conditions and receive a final Certificate of Occupancy to complete the project as intended. There are no other changes to the previously approved project described above.

As part of the entitlements adopted conditions, Condition No. A.17.g. of Case No. CPC-2007-3888-CU-ZV-SPR requires that a "Plan Approval shall include the latest status of a detailed schedule of vehicle replacement or retrofitted vehicles as noted on Condition No. 16.d." The condition further reads that "this requirement shall no longer be applicable once the applicant is 100% compliant with the CARB WCV Regulation." In order to demonstrate compliance with this condition, the Applicant has submitted a Certificate of Reported Compliance for Heavy Cranes Subject to Solid Waste Collection Vehicle Regulation issued by the California Air Resources Board (CARB). The certificate confirms that the fleet owner has attested under penalty of perjury that the statements and information provided to the CARB are true, accurate, and complete regarding all relevant vehicles in the fleet require to show compliance with the Solid Waste Collection Vehicle Regulation. The Applicant has further provided a list of all operating trucks associated with the use, which are all CARB compliant. As such, the Applicant has demonstrated compliance with Condition No A.17.g. and no further reporting on this matter is necessary. The relevant documents are included in the case file.

## **MANDATORY FINDINGS**

### **APPROVAL OF PLANS**

Pursuant to LAMC Sections 12.24-M and 12.24-E, following is a delineation of the mandated findings required for approval of plans to revise the use of the site associated with the previously approved Transfer Station and Materials Recycling Facility (TS/MRF):

**1. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The subject property was previously known as the Bradley Landfill and Recycling Center (BLRC), a municipal solid waste (MSW) disposal and recycling facility. The site is currently occupied with a closed landfill, an inactive materials recycling facility with appurtenant equipment, and a green and wood waste recycling facility. Accessory activities on the site including environmental monitoring to meet local, state, and federal operating requirements.

The subject property is a single, irregular-shaped parcel, generally located at 9227 North Tujunga Avenue and spanning approximately 2,626,317 square feet (60 acres) in total lot area. The subject property is zoned M2-1-G, M3-1-G, [T][Q]M2-1-G, and [T][Q]M3-1-G, and is located within the Sun Valley – La Tuna Canyon Community Plan which designates the site for Light Manufacturing and Heavy Manufacturing land uses as well as a “Refuse Collection Yard.” The project site is bounded by a City of Los Angeles Department of Water and Power transmission line right-of-way to the northwest and the Southern Pacific Railroad/Metrolink rail line to the southwest, and is located directly west of the intersection of Glenoaks Boulevard, Peoria Street, Tujunga Avenue, and Bradley Avenue.

The proposed use of site was authorized under Case No. CPC-2007-3888-CU-ZV-SPR, which approved the construction and operation of a TS/MRF to receive, sort, consolidate, and prepare municipal solid waste as well as commercial and residential recyclable materials for transport to other regional landfills and recycled materials processing facilities. On February 24, 2010, the City Planning Commission had initially disapproved the project, but the City Council granted in part and denied in part the appeal which followed. As a result, the Conditional Use, Variances, and Site Plan Review for the project was approved subject to modified Conditions of Approval attached to Council File No. 10-0468. Subsequently, the City Council approved the appeal on May 11, 2010, and the Mayor issued final approval for the appeal on May 21, 2010.

As previously discussed, the Conditions of Approval require modifications in order to align with the City Council motion and future street vacation of Peoria Street and Tujunga Avenue. The intent of the street closures and future street vacations is to mitigate illegal dumping activity that has been occurring in the vicinity. The illegal dumping has been causing quality of life issues as well as public safety issues for both the immediate vicinity and surrounding community. The requested modifications are related to improvements associated with Peoria Street and Tujunga Avenue, which will no longer be relevant, as they would not serve any purpose for the project or for the streets that are to be vacated. Modification of these conditions would allow the Applicant to proceed with all previously approved conditions and receive a final Certificate of Occupancy to complete the project as intended. There are no other changes to the previously approved project described above.

Surrounding properties are generally improved and include various light manufacturing, heavy manufacturing, and public and institutional uses. Adjoining the property to the northwest is a City of Los Angeles Department of Water and Power transmission line right-of-way zoned PF-1XL and designated as Public Facilities within the Sun Valley – La Tuna Canyon Community Plan. Across Glenoaks Boulevard to the northeast is a landfill use in the A1-1XL-G Zone. Properties across Tujunga Avenue, Peoria Street and Bradley Avenue to the east include an automobile wrecking yard and a recycled rock materials business, zoned M3-1-G and designated as Heavy Manufacturing. Properties to the south include a



concrete manufacturing facility in the M3-1-G Zone and the Southern Pacific Railroad/Metrolink rail line in the PF-1XL Zone.

The approval of the instant request will allow the already approved TS/MRF to fully comply with the conditions required by Case No. CPC-2007-3888-CU-ZV-SPR and begin operation as originally intended. The requested modifications will assure that the conditions of the entitlement align with the actions of the City Council to vacate portions of Peoria Street and Tujunga Avenue. The proposed closures will support the safe and functional operation of the site and surrounding area, while limiting unauthorized public access and illegal dumping activity. Furthermore, adjacent public rights-of-way, including Bradley Avenue and Tuxford Street, are already improved to current mobility standards and will continue to provide access to within the vicinity of the project site. As a result, the development of the site will provide a beneficial service to the City while remaining compatible with the existing surrounding uses.

**2. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

Per the City Council motion described above, and the future vacation of Peoria Street and Tujunga Avenue, the Applicant requests a Plan Approval pursuant to LAMC Section 12.24-M to allow for the modifications within the intent of City Planning Commission Case No. CPC-2007-3888-CU-ZV-SPR. The closure of these streets has been necessitated by illegal dumping activity, which has degraded the quality of life and public safety for the immediate vicinity and surrounding community. The requested modifications are related to improvements associated with Peoria Street and Tujunga Avenue, which will no longer be relevant, as they would not serve any purpose for the project or for the streets that will be vacated. Modification of these conditions would allow the Applicant to proceed with all previously approved conditions and receive a final Certificate of Occupancy to complete the project as intended. There are no other changes to the previously approved project described above.

There is no change to the physical characteristics or operations of the previously approved use; therefore, the project's location, size, height, operations, and other significant features are and will continue to be compatible with the surrounding neighborhood. As previously discussed, the project's location has zoning and a land use designation for manufacturing uses as described in the Sun Valley – La Tuna Canyon Community Plan. Furthermore, the location of the project and surrounding area has a history of operating the site as a landfill, rendering the site suitable for the approved TS/MRF use. Appropriate conditions and mitigation measures have been imposed on the original entitlement to minimize impacts of the operation onto neighboring properties.

The approval of this instant request will allow the project to align with the actions by the City Council and thus improve the quality of life and public safety for residents and employees of the surrounding neighborhood. The conditions identified as part of this request will no longer be relevant nor serve their original function once the street vacations are completed. The Department of Public Works Bureau of Engineering defines a street vacation as the abandonment or termination of the public right to use a street or public service easement. Therefore, public access will no longer be permitted on Peoria Street and part of Tujunga Avenue upon completion of the street vacations, and the improvements originally required will no longer serve any purpose for the project or surrounding area. Adjacent public rights-of-way, including Bradley Avenue and Tuxford Street, are already improved to current

mobility standards and will continue to provide access to within the vicinity of the project site. Modification of the requested conditions related to improvements for these streets will allow the Applicant to proceed with and complete the previously approved use as its location, size, height, operations, and other significant features have been found to be compatible with and unlikely to adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety, as conditioned under the prior approval.

**3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The General Plan is comprised of several Elements, including the Land Use Element. The Land Use Element consists of 35 Community Plans, which contain the goals, objectives, and policies to guide the future development of the Plan Area. The Zoning Code is the implementing tool of the Community Plan's goals, objectives, and policies. The subject property is located in the Sun Valley – La Tuna Canyon Community Plan area, and designated for Light and Heavy Industrial land uses. The northern strip of the project site fronting Glenoaks Boulevard has a Light Industrial land use designation and lists the following corresponding zones: MR2 and M2. The majority of the project site has a Heavy Industrial land use designation, which corresponds to the M3 Zone. The site is zoned M2-1-G, M3-1-G, [T][Q]M2-1-G, and [T][Q]M3-1-G, which is consistent with the land use designation. Furthermore, the Community Plan labels the site as a "Refuse Collection Yard," which also aligns with the project.

The conditional use process is intended to provide review of the proposed use to assure compatibility with surrounding uses. As previously described, the use of the site as a TS/MRF was approved by the City Council on May 11, 2010 with the Mayor's final approval on May 21, 2010. The Conditional Use was approved with conditions that would ensure that any new development of the site would be in conformance with the intent of the General Plan. The proposed project has been designed to be compatible with the surrounding uses and the property will continue to be used in the manner in which it was approved, with no changes being proposed to any physical characteristics or operations of the use.

As such, the plan approval to allow for modifications to the TS/MRF will continue to conform with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

#### **ADDITIONAL MANDATORY FINDINGS**

- 4. Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone X, which is categorized as an area with a minimal chance of flood hazard.
- 5. Environmental Finding.** The City of Los Angeles found, based on the independent judgment of the decision maker, after consideration of the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Class 1), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.

## **AUTHORIZATION – TIME LIMIT AND TRANSFERABILITY**

The authorization granted herein shall be for a three year period from the effective date. If building permits are not issued and construction work is not begun within such time and carried on diligently so that building permits do not lapse, this approval shall become null and void. There are no time extensions available beyond this three year period. Furthermore, this grant is not a permit or license and that permits and licenses required by all applicable laws must be obtained from the proper agency.

In the event the property is sold, leased, rented, or occupied by any person or corporation other than yourself, it is incumbent that you advise such person or corporation regarding the conditions of this authorization. If any portion of the authorization is utilized, the conditions and requirement of the grant will become operative and must be strictly observed.

## **APPEAL PERIOD - EFFECTIVE DATE**

**The Determination in this matter will become effective after fifteen (15) days from the date of mailing this determination** unless an appeal there from is filed with the Department of City Planning. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at [www.cityplanning.lacity.org](http://www.cityplanning.lacity.org).

Planning Department public offices are located at:

**Figueroa Plaza**  
201 North Figueroa Street,  
4<sup>th</sup> Floor  
Los Angeles, CA 90012  
(213) 482-7077

**Marvin Braude San Fernando Valley  
Constituent Service Center**  
6262 Van Nuys Boulevard, Suite 251  
Van Nuys, CA 91401  
(818) 374-5050

**West Los Angeles Development  
Services Center**  
1828 Sawtelle Boulevard, 2<sup>nd</sup> Floor  
Los Angeles, CA 90025  
(310) 231-2901

The applicant is further advised that all subsequent contact with this office regarding this Determination must be with the decision-maker who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished by appointment only, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90<sup>th</sup> day following the date on which the City's decision becomes final.

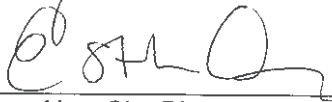
Vincent P. Bertoni, AICP  
Director of Planning

Approved by:



Nicholas Hendricks, Senior City Planner

Prepared by:



Esther Ahn, City Planner

Attachment:

Exhibit A: Site Plan