



CITY OF LOS ANGELES

GRANADA HILLS SOUTH NEIGHBORHOOD COUNCIL Planning and Land Use Management Committee MEETING AGENDA

Wednesday, February 19, 2020, Time: 7:00 PM
Granada Hills Charter High School Library, 10535 Zelzah Ave., Granada Hills, CA 91344

Committee Members

Maria Fisk, Chair
Emayatzy Oliver
Brad Smith

Marion Seletos
Larry Yoder

All agenda items are subject to discussion and possible action

I. Call to Order: (Chair)

II. Changes in Committee Membership, Roll Call and Stakeholder Introduction: (Chair)

III. Approval of the Minutes: None Available

IV. Public Comment on Non-Agendized Items

V. New Business:

1. **Proposed Zone Variance, Change of Use From Banquet Hall to 23,685 Sq. Ft., 24-hour Gym in Existing Multi-Tenant Commercial Center, 11122 N. Balboa Blvd., Granada Hills 91344:**

Case Nos.: ZA-2019-6081-ZV, ENV-2019-6082-CE.

Project Name: Planet Fitness Granada Hills.

Action Requested: A zone variance to permit a 24-hour gym use in an existing commercial center, otherwise not permitted in the C4 zone.

2. **California Government Code Section 51039 / Flexible Local Municipality Enforcement / Non-Permitted Vending Violations / Amendment:**

Council File: 19-0002-S191.

<https://cityclerk.lacity.org/M.ClerkConnect/#CFIResult&ui-state=dialog>;

http://clkrep.lacity.org/online/docs/2019/19-0002-s191_reso_12-04-2019.pdf

Motion for Consideration: The Granada Hills South Neighborhood Council will submit a Community Impact Statement in support of the following Resolution regarding Council File: 19-0002-S191.
NOW, THEREFORE BE IT RESOLVED, that the City of Los Angeles include in the 2019-2029 State Legislative Program SUPPORT or SPONSORSHIP of legislation and/or administrative action to amend California Government Code Section 51039 to allow local municipalities with compliant sidewalk vending permit programs more flexibility when enforcing non-permitted vending violations.

MAILING ADDRESS: **GHSNC; 11024 Balboa Blvd., Box 767; Granada Hills, CA 91344**

WEBSITE www.ghsnc.org E-mail: board@ghsnc.org

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3. **PLUMC Support Services – Request for Additional Financial Support:**

Monthly recurring expenses include meeting minutes taker, webmaster and copy services. Variable and unpredictable expenses are associated stakeholder notification regarding the PLUMC review of a proposed project/development.

Funding Motion for Consideration: Request up to \$1,000.00 for mailing of PLUMC meeting notifications to stakeholders within a 100'-500' radius of a proposed project/development.

VI. Suggestions for Future Agenda Items:

1. **Proposed Lot Line Adjustment, 17210 W San Fernando Mission Blvd., Granada Hills 91344:**

Case No.: AA-2019-5999-PMEX.

2. **Pursuant to LAMC Section 12.24.U12, Conditional Use Permit to Allow 12-Bed Sanitarium/Congregate Living Health Facility (increase from 6 to 12 beds), 17227 W. Simonds St., Granada Hills, 91344 :**

Case Nos.: CPC-201906169-CU, ENV-2019-6171-EAF.

3. **Proposed Above Ground Facility, Adjacent to 11057 and 11059 Amestoy Ave., Granada Hills, 91344:**

City Reference No.: 2019006231

4. **Draft Vacation Rental Ordinance:**

https://planning.lacity.org/odocument/8bd7ac77-a2da-412d-a758-aa85e71500f5/Draft_Vacation_Rental_Ordinance.pdf
https://planning.lacity.org/odocument/ca33f8db-de3d-4629-b927-da7b7fe950fa/Vacation_Rental_Fact_Sheet.pdf

VII. Update on Proposed Land Use Legislation and Local Development:

1. **Proposal for the Sale, Consumption and Dispensation of Beer and Wine in Conjunction with a 1,996 Sq. Ft. Restaurant with Hours of Operation from 10:00 AM to 12 Midnight, 16931 W. Devonshire St., Northridge, CA 91344:**

Case No.: ZA-2019-5851-CUB.

2. **Sidewalk Vending Program/All City Parks/Permit Process/Health and Safety Regulations/Traffic and Pedestrian Congestion/Ordinance:**

Council File:13-1493-S5, Ordinance No.185900.

<https://cityclerk.lacity.org/M.ClerkConnect/#CFIResult>

3. **SB 50 (Weiner) Potential Impact Report/Analysis:**

Council File:18-1226-S1.

<https://cityclerk.lacity.org/M.ClerkConnect/#CFIResult>

4. **Proposed Remodel, Mountain View Tire, 16855 W. Devonshire St., Granada Hills, CA 91344:**

Case Nos.: DIR-2019-2461-DRB-SPP; ENV-2019-2462-CE. For additional details see attachments (project description and images) to the Planning and Land Use Management Committee Agenda, July, 17, 2019:https://1snw0g37l85k1o1ztu2t0h71-wpengine.netdna-ssl.com/wp-content/uploads/docs/PlumA_2019-07-17.pdf

5. **Council File 11-1705. Citywide Sign Regulations/Revision:**

<https://cityclerk.lacity.org/M.ClerkConnect/#CFIResult&ui-state=dialog>

http://clkrep.lacity.org/online/docs/2011/11-1705_mot_9-25-19.pdf

http://clkrep.lacity.org/online/docs/2011/11-1705_rpt_plum_8-13-19.pdf

MAILING ADDRESS: GHSNC; 11024 Balboa Blvd., Box 767; Granada Hills, CA 91344

WEBSITE www.ghsnc.org E-mail: board@ghsnc.org

6. **CPC-2018-4660-CA. Council File 17-0981. Restaurant Beverage Program:**
<https://planning.lacity.org/ordinances/docs/RestaurantBeverageProgram/Ordinance.pdf>
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=17-0981>
7. **Draft Citywide Design Guidelines:**
https://planning.lacity.org/urbandesign/citywide_design_guidelines/

VIII. Committee Member Comments

IX. PLUM Committee Related Resources:

1. **Planning 101: Project Planning with Jane Choi:**
<https://www.youtube.com/watch?v=fEUHGnumOFQ&feature=youtu.be>
2. **LA Dept. of Building and Safety Newsletter (quarterly) 2019:**
<https://www.ladbs.org/docs/default-source/publications/newsletters/2019/newsletter-issue-23-092419.pdf?sfvrsn=10>
3. **Housing Progress Reports 2019:**
<https://planning.lacity.org/resources/housing-reports>
4. **City of Los Angeles Planning Department, Annual Report 2018:**
<https://planning.lacity.org/annualreports/2018AnnualReport.pdf>
5. **City of Los Angeles Planning Department General Plan Update:**
<https://ourla2040.org>
7. **City of Los Angeles Planning Department Comprehensive Revision of the Zoning Code:**
<https://recode.la/>
8. **City of Los Angeles Planning Department Housing Element Update:**
<https://planning.lacity.org/plans-policies/housing-element-update>

X. Upcoming Events:

1. **PlanCheck NC:**
Education programs and forums are held on the second Saturday of each month. 10AM -1PM;
Hollenbeck Police Station, 2111 East 1st St, Los Angeles;
All interested stakeholders are invited to participate. <http://plancheckncla.com/>
2. **Valley Alliance of Neighborhood Councils (VANC):**
Meetings are held on the second Thursday of each month. 6:30-10:00PM;
Sherman Oaks Hospital, 4929 Van Nuys Blvd, Doctor's conference room (validated parking)
3. **Housing Element Workshops, presented by the City of Los Angeles Planning Department:**
 - Pico House (424 North Main Street, 90012) on Monday, February 24, from 5 p.m. to 7:30 p.m.
 - Sherman Oaks East Valley Adult Center (5056 Van Nuys Boulevard, 91403) on Saturday, February 29, from 2 p.m. to 4:30 p.m.
 - Jim Gilliam Recreation Center (4000 South La Brea Avenue, 90008) on Wednesday, March 4, from 6 p.m. to 8:30 p.m.

XI. Adjournment

The public is requested to fill out a “ **Speaker Card** ” to address the Planning and Land Use Management Committee (PLUMC) members on any item of the agenda prior to the committee members taking action on an item. Comments from the public on Agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the Agenda that is within the PLUMC’s subject matter jurisdiction will be heard during the Public comment period. Public comment is limited to 2 minutes per speaker, unless waived by the presiding officer of the PLUMC. Agenda is posted for public review at: **1)** Granada Hills Chamber of Commerce, 17723 Chatsworth St. Granada Hills, CA 91344; and **2)** GHSNC Website: www.ghsnc.org. In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the committee members in advance of a meeting may be viewed at our website by clicking the following link: www.ghsnc.org, or at the scheduled meeting.

In addition, if you would like a copy of any record related to an item on the agenda, please contact Julie Carson at jcarson@ghsnc.org. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the Neighborhood Council c/o the president, via e-mail to board@ghsnc.org or Richard Ray, Los Angeles Department on Disability, ADA Coordinator, at Richard.Ray@lacity.org or (213) 202-2753.

Meetings may be recorded. **Note that** any stakeholder comments must be made during the appropriate public comment period, and either during an individual’s allotted time or if an individual stakeholder has been invited to speak by a board member. Audience members may not approach the board during a meeting except to hand out materials during the allotted speaking time, and then only with the permission of the presiding officer. If a stakeholder has any requests that cannot be addressed during the allotted speaking time, the items may be emailed to the board or to our Secretary.

Note that Government Code section 54957.9 provides: *In the event that any meeting is willfully interrupted by a group or groups of persons so as to render the orderly conduct of such meeting unfeasible and order cannot be restored by the removal of individuals who are willfully interrupting the meeting, the members of the legislative body conducting the meeting may order the meeting room cleared and continue in session. Only matters appearing on the agenda may be considered in such a session. Representatives of the press or other news media, except those participating in the disturbance, shall be allowed to attend any session held pursuant to this section. Nothing in this section shall prohibit the legislative body from establishing a procedure for readmitting an individual or individuals not responsible for willfully disturbing the orderly conduct of the meeting.*

Please note further that Penal Code section 403 states: *Every person who, without authority of law, willfully disturbs or breaks up any assembly or meeting that is not unlawful in its character, other than an assembly or meeting referred to in Section 302 of the Penal Code or Section 18340 of the Elections Code, is guilty of a misdemeanor.* The PLUMC reserves its rights to exercise appropriate remedies in the event of disruption of committee meetings.

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2019-6082-CE

PROJECT TITLE

ZA-2019-6081-ZV

COUNCIL DISTRICT

12

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

11122 N. Balboa Blvd☐ Map attached.

PROJECT DESCRIPTION:

Change of Use from Banquet Hall to 23,685 sq ft. 24 Hour gym in existing multi-tenant commercial center.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Granada Hills Fitness Group LLC

CONTACT PERSON (If different from Applicant/Owner above)

Kimberly A. Rible

(AREA CODE) TELEPHONE NUMBER

(818)933-0200

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es)

15301/1a, 15301/1☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☐ Additional page(s) attached

Class 1a. Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.
Class 1. Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

☐ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

STAFF TITLE

ENTITLEMENTS APPROVED

FEE:

\$373.00

RECEIPT NO.

0202680036

REC'D. BY (DCP DSC STAFF NAME)

Daisy Benicia

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

**11122 N. BALBOA BOULEVARD
GRANADA HILLS, CA 91344**

PROPOSED ZONE VARIANCE FINDINGS

- 1. The strict application of the zoning code would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.**

The subject property is located at 11122 North Balboa Boulevard in Granada Hills and is legally described as Lot FR 1 of Tract 26368. The property is a partially interior, irregular-shaped approximately 344,784 square foot parcel on the easterly side of Balboa Boulevard, just north of San Fernando Mission Boulevard. The site is improved with a one-story commercial center (Balboa Mission Square) consisting of a mix of retail, service, and restaurant uses with surface parking. The site is designated for Community Commercial land uses and located within the Granada Hills-Knollwood Community Plan area and within Sector A of the Granada Hills Specific Plan area.

The project site is zoned C4-1VL. Section 12.16 A.2(p) of the Municipal Code does not permit gymnasiums, health clubs or other similar uses in the C4 Zone. Additionally, per Case No. ZA-2015-2348-ZAI, which amended the Lists of Uses Permitted in Various Zones pursuant to authority contained in LAMC Section 12.21 A.2, it was determined that fitness-related uses that utilize equipment and machinery shall be correlated to a "Gymnasium" or "Health Club" and remain in the C2 Zone only. Per the Zoning Administrator, "The general purpose of the Zoning Ordinance is to separate zones into different uses and to set up specialty zones to encourage and concentrate certain uses in an area and exclude others which are not deemed to be appropriate for the area. A search of City Planning cases dating back to the origin of the Zoning Code in 1946 shows that the original intent of the C4 Zone was to establish 'specialty retail' shopping districts similar to zoning actions to set up specialty districts in New York and Chicago."

This is only one of two C4 zoned properties designated for Community Commercial uses fronting on Balboa Boulevard in the general area, between Rinaldi Street and Devonshire Street. In fact, the site is one of only four Community Centers identified in the Granada Hills-Knollwood Community Plan. Surrounding properties are within the RD2-1, RS-1, C2-1VL, and P-1L Zones and are characterized by level topography and improved streets. The surrounding properties are developed with single family dwellings, multi-family uses, and commercial buildings. The subject site adjoins another C4-1VL zoned parcel, at the intersection of Balboa Boulevard and San Fernando Mission Boulevard, that contains a gas station and Jack-in-the-Box.

Properties to the north, across Donmetz Street, are zoned RS-1 and are developed with single-family dwellings.

Properties to the east, across an existing alley, are zoned RD2-1 and are developed with multi-family apartments.

Properties to the south, across San Fernando Mission Boulevard, are zoned C2-1VL and P-1 and are developed with a retail center.

Properties to the west, across Balboa Boulevard, are zoned C2-1VL and are developed with a gas station and Target.

The prevention of the applicant to provide a health club would result in unnecessary hardships as the original intent of the C4 Zone to encourage specialty retail shopping districts is not particularly applicable for this Community Center site. This is not a "district," but instead is a single community commercial retail center on a single parcel. Today's health clubs are attractively appointed and compatible with and complementary to the retail, restaurant, and other commercial uses in the center and area.

The change of use to gym will revitalize a partially vacant center. Specifically, the requested Zone Variance will allow a national health club operator, Planet Fitness, to lease a currently vacant, 23,685 square foot existing tenant space (formerly a banquet hall). Planet Fitness proposes to operate 24/7 in keeping with its business model to provide gym memberships that are no-frills, low cost, and a "Judgment Free Zone" for its members. The applicant operates a highly successful chain of gyms, nationally.

There is acknowledgement in numerous past variance actions for similar uses throughout the City of Los Angeles which recognize a health club or similar facility as a complementary use to other C4 Zone uses. The strict application of the provisions of the zoning ordinance would result in inequality of land use rights that are enjoyed by other properties in the City and San Fernando Valley. The strict application of the Zoning Code would also result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.

2. Special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.

The project site is a flat, irregularly-shaped lot totaling approximately 344,784 square feet in size. The subject property is developed with a one-story Community Center that is located along Balboa Boulevard, which is considered a prominent commercial artery in the San Fernando Valley. The original intent of the C4 Zone was to promote and accommodate specialty shopping districts. Most of the City's C4 zones are, therefore, situated in more urbanized areas and applied to multiple adjoining parcels. The subject site is unique in that it is the only C4 zoned parcel in the immediate area and accommodates neighborhood uses such as a grocery store, a bank, a bakery, a veterinary clinic, a sporting goods store, etc. ~ uses that are more akin to those typically provided in a suburban setting with a corresponding C2 zone. It is a center that has historically catered to local residents and is not a destination center. It is especially not one that would be a considered specialty retail shopping district. The site's surroundings are, in fact, suburban, as demonstrated by residential uses to the north and east and existing C2 commercial uses to the west and south.

As mentioned above, the Zoning Code does not allow a health club use as a matter of right on a property zoned C4. The Code distinguishes the uses that are allowed on C4 Zone from those allowed by-right on the C2 Zone. In today's market, health and fitness clubs have evolved into a compatible use, with minimal impacts, that's well-suited within a Community Commercial center. It is incongruous that today's health clubs should be classified on par with a penny arcade or a billiard hall in terms of impacts, such as noise and nuisance levels. A health club is now considered a "clean" use that provides a health service to the

community and compatible with the mode and character with those allowed in the C4 Zone. This is evidenced by the proliferation of fitness uses throughout urban areas of the City (the Financial District in Downtown L.A., central Hollywood, and the Wilshire Boulevard Corridor) and also suburban areas of the City (throughout the San Fernando Valley and along Ventura Boulevard), where many of these stretches are zoned C4. There are other health clubs located along Balboa Boulevard that are currently operating, as noted in more detail below.

- 3. The variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of the special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.**

The project site is located on the northeast corner of Balboa Boulevard and San Fernando Mission Boulevard in the C4-1VL Zone and designated for Community Commercial land uses. Balboa Boulevard is part of a larger commercial backbone that traverses the entire north/south width of the San Fernando Valley. There are numerous health clubs along Balboa Boulevard and other primary intersecting streets that are currently operated with minimal impacts, including gyms that are located in similar centers. (See, for example, Gym Life Express at 11862 Balboa Blvd; Granada Hills Martial Arts and Fitness at 10355 Balboa Blvd.; Fitness Unlimited at 17048 Devonshire St.; LA Fitness at 8400 Balboa Blvd.; and numerous gyms along Chatsworth Street.)

Today, gyms and health clubs are an integral part of the commercial services provided to residents in a variety of communities. The proposed project involves a change of use of approximately 23,685 square feet of tenant space from banquet hall use to a gym use within an existing Community Commercial center. Planet Fitness is a national operator with gyms in all 50 states that caters to and is accepting of all individuals, known for their "Judgment Free Zone." Although the proposed use is compatible with other similar uses along Balboa Boulevard, the C4 Zone does not permit health clubs as a matter of right. The approval of this Zone Variance would allow the preservation and enjoyment of a substantial property right, compatible with adjacent uses.

- 4. The granting of the variance would not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the subject property is located.**

The proposed health club will be located in a now vacant tenant space on the ground floor of an existing Community Commercial center. The applicant does not propose new construction or addition/enlargement to an existing building. Although the proposed hours of operation are 24 hours, the project does not introduce a 24 hour use into an area unfamiliar with overnight uses. (The adjoining Jack-in-the-Box currently operates 24/7.) As such the location and hours of operation make this request compatible with the adjacent neighborhood.

The site is located in a suburban area and will provide health facilities to residents and employees within the community. Under this proposal, the applicant will provide a sufficient number of parking spaces for

users of the health club to eliminate any detrimental effects upon neighboring properties. Because only tenant improvements are anticipated, very minimal construction related impacts are anticipated. All operations shall occur within closed doors, keeping any noise to less than significant levels. The applicant offers PE@PF – a series of focused fitness training sessions led by certified fitness instructors designed to help members get familiar with the equipment and to build an individual workout plan to follow at their own pace. PE@PF sessions are done in small groups and, as such, there is no anticipated impact from large groups coming to the site at certain times throughout a given day or night. The applicant's business model is intended to provide a financially accessible health service to ordinary people residing within communities. As such, no impacts are anticipated from people driving to the site from outside the area. In other words, it is not a destination gym experience, but rather a community serving gym.

Therefore, it is anticipated that the granting of the Zone Variance will not be materially detrimental to the public welfare.

5. The granting the variance would not adversely affect any element of the General Plan.

The General Plan sets forth goals, objectives, and programs that serve as the foundation for all land use decisions. The City of Los Angeles' General Plan consists of the Framework Element, seven State-mandated Elements including Land Use, Mobility, Housing, Conservation, Noise, Safety, and Open Space, and optional Elements including Air Quality, Service Systems and Plan for a Healthy Los Angeles. The Land Use Element is comprised of 35 community plans that establish parameters for land use decisions within those communities of the City.

Framework Element

The Framework Element for the General Plan (Framework Element) was adopted by the Los Angeles City Council on December 11, 1996 and re-adopted on August 8, 2001. The Framework Element of the General Plan establishes general policies for the City of Los Angeles based on projected population growth. Land use, housing, urban form and neighborhood design, open space, economic development, transportation, infrastructure, and public services are all addressed in the context of accommodating future City-wide population increases. The proposed project is consistent with the Framework Element for "Community Centers" as follows:

Objective 3.9. Reinforce existing and encourage new community centers, which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood and commercial activity, are compatible with adjacent neighborhoods, and are developed to be desirable places in which to live, work and visit, both in daytime and nighttime.

Plan for a Healthy Los Angeles Element

The Plan for a Healthy Los Angeles Element was adopted by the City Council on March 31, 2015. This Element lays the foundation to create healthier communities for all Angelenos. It provides high-level policy vision, along with measurable objectives and implementation programs, to elevate health as a priority for the City's future growth and development. The proposed project is consistent with the Plan for a Healthy Los Angeles Element as follows:

Policy 1.5 Plan for Health: Improve Angelenos' health and well-being by incorporating a health perspective into land use, design, policy, and zoning decisions through existing tools, practices, and programs.

This policy supports the development of guidelines that foster a built environment that promotes health and well-being, a zoning code that removes barriers and incentivizes health-promoting activities, and the ongoing consideration of this Plan's policies as projects are reviewed and shaped by staff and considered by decision-makers. As previously noted, there are numerous variances that allowed a similar use on other properties in the C4 Zone. Granting of such variance has been an existing practice to allow a community-serving health service and use that is otherwise prohibited in the C4 Zone in an area that no longer serves the original intent of the zoning designation to encourage specialty retail shopping districts. Furthermore, the proposed health club will improve health and well-being of the community residents.

Land Use Element – Granada Hills-Knollwood Community Plan

The Granada Hills- Knollwood Community Plan was adopted by the City Council on October 28, 2015. The Granada Hills-Knollwood Community Plan designates the property for Community Commercial land uses with corresponding zones of C2, C4, R3, and RAS3. The proposed health club use is consistent with the Community Commercial land use designation. Community Centers, of which the subject site is one of four in the Community Plan, are described to have slightly larger developments with anchor businesses and cultural and entertainment facilities, schools, parks and libraries, in addition to neighborhood-oriented services.

The proposed project is consistent with the Granada Hills-Knollwood Community Plan as follows:

Goal LU20: Healthy and attractive commercial centers that serve as centers of civic, cultural, and economic life for the adjoining neighborhoods and communities, and provide needed goods, services and jobs in a pedestrian-friendly environment.

Policies

LU20.3 Variety of Commercial Uses. Develop a variety of commercial uses that address different community needs and market sectors.

LU20.4 Community Amenities. Incorporate uses and space for community amenities into private developments and public facilities, such as plazas, open space, libraries, child care facilities, community meeting rooms, senior centers, police sub-stations, and other appropriate human services.

LU2053 Promote the Arts and Health. Foster creativity, the arts, and public health through promotion of the use of public space for cultural programs, public art projects, farmer's markets, and other health-centered events.

The proposed gym use would fill a currently underutilized tenant space in an existing Community Center. It would serve to provide a valuable and accessible health-related service to the community by both expanding the tenant mix of the center, providing a community amenity, and promoting a health-related use, all of which are policies promoted by the Community Plan. As such, the proposed health club would enhance the physical health, safety, welfare and convenience of the community, thereby meeting the objectives of the Community Plan.

Granada Hills Specific Plan

The site is located within the Granada Hills Specific Plan. The Specific Plan is silent as to gym/health club facilities and does not prevent the intended change of use. With respect to parking, the proposed project is consistent with the following Granada Hills Specific Plan requirements:

Section 8. Parking: Commercial Buildings. Except as otherwise provided herein, parking shall be provided at a rate of at least three parking spaces for each 1,000 square feet of combined floor area contained within all business and commercial buildings contained on any lot. This provision shall not apply to medical office parking, which shall be provided as required by L A M C Section 12.21.A.4.

Section E: Remodels, Change of Use, or Additions. If a Project consists of a change of use, Extensive Remodeling, or an addition to an existing building or structure then the parking requirements of this section shall apply to:

1. The square footage of floor area devoted to the change of use; or
2. The square footage of floor area contained within the Extensively Remodeled building, or within the addition to the existing building or structure.

The proposed project complies with these Specific Plan requirements by providing parking for the commercial change of use at three parking spaces for each 1,000 square feet.

In sum, the granting of the Zone Variance will not adversely affect any element of the General Plan, Community Plan, or Specific Plan as the change of use is in keeping with the applicable requirements, goals, and policies.



REFERRAL FORMS:

GEOGRAPHIC PROJECT PLANNING REFERRAL

APPLICABILITY: This form, completed and signed by appropriate Planning Staff, must accompany any application submitted to the Department of City Planning regarding any of the following proposed project types:

- Specific Plan area
- Community Design Overlays (CDO)
- Neighborhood Oriented District (NOD)
- Sign District (SN)
- Zone Change
- Design Review Board (DRB)
- Pedestrian Oriented District (POD)
- Community Plan Implementation Ordinance (CPIO)
- Public Benefit Alternative Compliance
- Zone Variance

NOTE: The Department of City Planning reserves the right to require an updated form for the project if more than 180 days have transpired since the date of the Project Planning Signature, or as necessary, to reflect project modifications, policy changes and/or amendments to the LAMC, local laws, and State laws.

PROJECT SUMMARY

1. **Subject Property Address:** 11108-11166 N. Balboa Blvd; 16901-16915 W. San Fernando Mission Blvd., Granada Hills, CA 91344

2. **Community Plan Area Name:** Granada Hills - Knollwood

a. **Specific Plan Name, DRB, CDO, POD, NOD, CPIO, or SN, including subarea if applicable:** (If this is a Density bonus, Small Lot Subdivision or Zone Variance case, please write in the application type).

Granada Hills Specific Plan (Sector A) - Zone Variance to Permit a Gym use in an existing multi-tenant commercial center, otherwise not permitted in the C4 zone.

3. **Project Type (check all that apply)**

- | | | | |
|---|-----------------------------------|--|--|
| <input type="checkbox"/> New construction | <input type="checkbox"/> Addition | <input type="checkbox"/> Renovation | <input type="checkbox"/> Sign |
| <input checked="" type="checkbox"/> Change of Use | <input type="checkbox"/> Grading | <input type="checkbox"/> Density Bonus | <input type="checkbox"/> Small Lot Subdivision |
| <input type="checkbox"/> Other (describe) _____ | | | |

If Change of Use, what is:

Existing Use? Banquet Hall Proposed Use? Gym

Description of proposed project: Change of use from Banquet Hall to 23,685 sq. ft. 24-hour gym in existing multi-tenant commercial center. Entitlement requested is a Zone Variance to permit a gym use in the C4 zone.

Items 4-7 to be completed by Department of City Planning Staff Only

4. **AUTHORIZATION TO FILE** (check all that apply)

Specific Plan/SN

- | | |
|--|---|
| <input type="checkbox"/> Project Permit | <input type="checkbox"/> Adjustment |
| ○ Minor (3 signs or less OR change of use) | <input type="checkbox"/> Exception |
| ○ Standard (Remodel or renovation in which additions are no greater than 200 sq. ft. more than 3 signs, wireless equipment) | <input type="checkbox"/> Amendment |
| ○ Major (All other projects, e.g. new buildings, remodels that include an addition of more than 200 sq. ft.) | <input type="checkbox"/> Interpretation |
| <input type="checkbox"/> Modification | <input type="checkbox"/> Not a Project |
| | <input type="checkbox"/> Other |

16900 -



REFERRAL FORMS:

GEOGRAPHIC PROJECT PLANNING REFERRAL

APPLICABILITY: This form, completed and signed by appropriate Planning Staff, must accompany any application submitted to the Department of City Planning regarding any of the following proposed project types:

- Specific Plan area
- Community Design Overlays (CDO)
- Neighborhood Oriented District (NOD)
- Sign District (SN)
- Zone Change
- Design Review Board (DRB)
- Pedestrian Oriented District (POD)
- Community Plan Implementation Ordinance (CPIO)
- Public Benefit Alternative Compliance
- Zone Variance

NOTE: The Department of City Planning reserves the right to require an updated form for the project if more than 180 days have transpired since the date of the Project Planning Signature, or as necessary, to reflect project modifications, policy changes and/or amendments to the LAMC, local laws, and State laws.

PROJECT SUMMARY

1. **Subject Property Address:** 11108-11166 N. Balboa Blvd; 16901-16915 W. San Fernando Mission Blvd., Granada Hills, CA 91344

2. **Community Plan Area Name:** Granada Hills - Knollwood

a. **Specific Plan Name, DRB, CDO, POD, NOD, CPIO, or SN, including subarea if applicable:** (If this is a Density bonus, Small Lot Subdivision or Zone Variance case, please write in the application type).

Granada Hills Specific Plan (Sector A) - Zone Variance to Permit a Gym use in an existing multi-tenant commercial center, otherwise not permitted in the C4 zone.

3. **Project Type (check all that apply)**

- | | | | |
|---|-----------------------------------|--|--|
| <input type="checkbox"/> New construction | <input type="checkbox"/> Addition | <input type="checkbox"/> Renovation | <input type="checkbox"/> Sign |
| <input checked="" type="checkbox"/> Change of Use | <input type="checkbox"/> Grading | <input type="checkbox"/> Density Bonus | <input type="checkbox"/> Small Lot Subdivision |
| <input type="checkbox"/> Other (describe) _____ | | | |

If Change of Use, what is:

Existing Use? Banquet Hall

Proposed Use? Gym

Description of proposed project: Change of use from Banquet Hall to 23,685 sq. ft. 24-hour gym in existing multi-tenant commercial center. Entitlement requested is a Zone Variance to permit a gym use in the C4 zone.

Items 4-7 to be completed by Department of City Planning Staff Only

4. **AUTHORIZATION TO FILE** (check all that apply)

Specific Plan/SN

- | | |
|--|---|
| <input type="checkbox"/> Project Permit | <input type="checkbox"/> Adjustment |
| ○ Minor (3 signs or less OR change of use) | <input type="checkbox"/> Exception |
| ○ Standard (Remodel or renovation in which additions are no greater than 200 sq. ft. more than 3 signs, wireless equipment) | <input type="checkbox"/> Amendment |
| ○ Major (All other projects, e.g. new buildings, remodels that include an addition of more than 200 sq. ft.) | <input type="checkbox"/> Interpretation |
| <input type="checkbox"/> Modification | <input type="checkbox"/> Not a Project |
| | <input type="checkbox"/> Other |

Design Review Board

☐ Preliminary Review

☐ Final Review

CDO/POD/NOD

☐ Discretionary Action

☐ Sign-off only

☐ **Minor** (3 signs or less OR change of use)

☐ **Standard** (Remodel or renovation in which additions are no greater than 200 sq. ft. more than 3 signs, wireless equipment)

☐ Not a Project

☐ **Major** (All other projects, e.g. new buildings, remodels that include an addition of more than 200 sq. ft.)

Community Plan Implementation Overlay (CPIO)

☐ Administrative Clearance (Multiple Approvals)

☐ CPIO Adjustment (CPIOA)

☐ CPIO Exception (CPIOE)

☐ Potentially Historic Resource

Affordable Housing

☐ Density Bonus

☐ Conditional Use >35%

☐ Affordable Housing Referral Form

☐ Public Benefit

☐ Off-menu incentives requested

Small Lot Subdivision

☐ Consultation completed

Streetscape Plan

☐ Consultation completed

☐ Not a Project or N/A under Streetscape Plan: _____
(Insert Streetscape Plan Area)

5. ENVIRONMENTAL CLEARANCE

☐ Not Determined

☒ Categorical Exemption

☐ Environmental Assessment Form (EAF)

☐ Class 32 Categorical Exemption

☐ Other Entitlements needed

☐ Existing ENV Case Number: _____

☐ ENV Addendum Case Number: _____

6. PUBLIC NOTICING

☒ Standard (BTC to mail hearing notice)

☐ Special (At time of filing applicant must pay BTC to mail determination letters only)

☐ Abutting owners

☐ Abutting occupants

7. NOTES

Geo Ref is for ZV only. Although project is in Specific Plan, Δ of USE, & signs will be cleared as Admin Clearance.

Project Planning Signature: _____	Phone Number: 818 374 9903
Print Name: Dang Nguyen	Date: 10/10/2019

INSTRUCTIONS: Project Planning Referrals

1. **Appointments** - A pre-filing appointment with the assigned planner is required to complete this referral form. City Planning's current *Assignment List* can be found on our website at <http://planning.lacity.org> under the "About" tab. [After the form is completed an appointment to file your application at the Development Services Centers is also required and must be made via the City Planning website.]
2. **Review Materials** - Review of the application by assigned staff is intended to identify the level of review required for the project and to provide the Applicant with early notification of any issues with regard to requested actions or the adequacy of application exhibits/materials which could subsequently delay processing.
 - a. Provide the assigned planner with a copy of this form with items in the Project Summary section completed.
 - b. Provide a complete copy of all application materials as specified in the Master Filing Instructions (e.g. completed DCP Application, plot plans, photographs, etc.).
 - c. Provide the Specialized Requirements/Findings or Instructions pertinent to your project (e.g. Specific Plan filing instructions, DRB filing instructions, Tentative Tract filing instructions, etc.).
3. **Other Applicable Approvals** - Applicants are strongly advised to obtain a pre-plan check consultation with the Los Angeles Department of Building and Safety (LADBS) to ascertain if there are any other issues or necessary approvals associated with the project/site which should be resolved prior to filing. The design of the proposed project may require alterations in order to comply with the Los Angeles Municipal Code.

City of Los Angeles Department of City Planning WEBSITE: <http://planning.lacity.org>

<u>DOWNTOWN OFFICES:</u>	Central Project Planning Offices Los Angeles City Hall 200 N. Spring Street, Room 621 Los Angeles, CA	West/South/Harbor Project Planning Offices Los Angeles City Hall 200 N. Spring Street, Room 720 Los Angeles, CA	DSC Metro Counter Figueroa Plaza, 4 th Floor 221 N. Figueroa St. Los Angeles, CA
<u>VALLEY OFFICES:</u>	Valley Project Planning Offices Marvin Braude Building 6262 Van Nuys Blvd., Suite 430 Van Nuys, CA		DSC Valley Counter Marvin Braude Building 6262 Van Nuys Blvd., Suite 251 Van Nuys, CA
<u>WEST LA OFFICE:</u>			DSC West Los Angeles Counter 1828 Sawtelle Blvd., 2nd Floor West Los Angeles, CA 90025

**APPLICATIONS:****DEPARTMENT OF CITY PLANNING APPLICATION**

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

2A-2019-6081-ZV

Env. Case Number

ENV-2019-6082-CE

Application Type

Zone Variance

Case Filed With (Print Name)

D. Benicia

Date Filed

10/15/19

Application includes letter requesting:

☐ Waived hearing☐ Concurrent hearing☐ Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.*All terms in this document are applicable to the singular as well as the plural forms of such terms.**Detailed filing instructions are found on form CP-7810***1. PROJECT LOCATION**Street Address¹ 11108-11166 N. Balboa Blvd; 16901-16915 W. San Fernando Mission Blvd., Granada Hills, CA 91344

Unit/Space Number _____

Legal Description² (Lot, Block, Tract) FR1, TR 26368Assessor Parcel Number 2682021032Total Lot Area 374,784.4**2. PROJECT DESCRIPTION**Present Use Banquet Hall tenant in existing one-story commercial centerProposed Use Tenant change of use from Banquet Hall to GymProject Name (if applicable) Planet Fitness Granada HillsDescribe in detail the characteristics, scope and/or operation of the proposed project Change of use from Banquet Hall to 23,685 sq. ft. 24-hour gym in existing multi-tenant commercial center.

Additional information attached

☒ YES☐ NO

Complete and check all that apply:

Existing Site Conditions☐ Site is undeveloped or unimproved (i.e. vacant)☐ Site is located within 500 feet of a freeway or railroad☒ Site has existing buildings (provide copies of building permits)

Site is located within 500 feet of a sensitive use (e.g. school, park)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

☐ Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

☐ Site has special designation (e.g. National Historic Register, Survey LA)

Proposed Project Information

(Check all that apply or could apply)

☐ Demolition of existing buildings/structures

☐ Relocation of existing buildings/structures

☒ Interior tenant improvement

☐ Additions to existing buildings

☐ Grading

☐ Removal of any on-site tree

☐ Removal of any street tree

☐ Removal of protected trees on site or in the public right of way

☐ New construction: _____ square feet

☐ Accessory use (fence, sign, wireless, carport, etc.)

☐ Exterior renovation or alteration

☒ Change of use and/or hours of operation

☐ Haul Route

☐ Uses or structures in public right-of-way

☐ Phased project

Housing Component Information

Number of Residential Units: Existing 0 - Demolish(ed)³ 0 + Adding 0 = Total 0

Number of Affordable Units⁴ Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0

Number of Market Rate Units Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0

Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ☒ NO

Is your project required to dedicate land to the public right-of-way? ☐ YES ☒ NO

If so, what is/are your dedication requirement(s)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☒ NO

Authorizing Code Section 12.27

Code Section from which relief is requested (if any): 12.16.A.2(p)

Action Requested, Narrative: A Zone Variance to permit a 24-hour gym use in an existing commercial center, otherwise not permitted in the C4 zone.

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Additional Requests Attached ☐ YES ☒ NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ YES ☒ NO

If YES, list all case number(s) _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

☐ Condition compliance review

☐ Clarification of Q (Qualified) classification

☐ Modification of conditions

☐ Clarification of D (Development Limitations) classification

☐ Revision of approved plans

☐ Amendment to T (Tentative) classification

☐ Renewal of entitlement

☐ Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project?

☐ YES ☒ NO

Have you filed, or is there intent to file, a Subdivision with this project?

☐ YES ☒ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

- a. Specialized Requirement Form _____
- b. Geographic Project Planning Referral Granada Hills Specific Plan
- c. Citywide Urban Design Guidelines Checklist _____
- d. Affordable Housing Referral Form _____
- e. Mello Form _____
- f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____
- g. HPOZ Authorization Form _____
- h. Management Team Authorization _____
- i. Expedite Fee Agreement _____
- j. Department of Transportation (DOT) Referral Form _____
- k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____
- l. Order to Comply _____
- m. Building Permits and Certificates of Occupancy See attached.
- n. Hillside Referral Form _____
- o. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____
- p. Proof of Filing with the Housing and Community Investment Department _____
- q. Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☐ NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Granada Hills Fitness Group, LLC

Company/Firm Granada Hills Fitness Group, LLC

Address: 320 Yonkers Avenue **Unit/Space Number** _____

City Yonkers **State** NY **Zip Code:** 10701

Telephone _____ **E-mail:** glawlor@pfsupreme.com

Are you in escrow to purchase the subject property? ☐ YES ☒ NO

Property Owner of Record ☐ Same as applicant ☒ Different from applicant

Name (if different from applicant) GH-Balboa 1998 L.P.

Address 1278 W. Sherason Court **Unit/Space Number** _____

City Eagle **State** ID **Zip Code:** 83616

Telephone _____ **E-mail:** _____

Agent/Representative name Kimberly A. Rible, Esq. and Fred Gaines, Esq.

Company/Firm Gaines & Stacey LLP

Address: 16633 Ventura Blvd. 1220 **Unit/Space Number** _____

City Encino **State** CA **Zip:** 91436

Telephone 818-933-0200 **E-mail:** kribble@gaineslaw.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ **Unit/Space Number** _____

City _____ **State** _____ **Zip Code:** _____

Telephone _____ **E-mail:** _____

Primary Contact for Project Information
(select only one)

☐ Owner

☐ Applicant

☒ Agent/Representative

☐ Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
 - **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
 - **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
 - **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature 

Date 10/04/19

Print Name Wendell A. DeLano, Trustee
GH-Balboa Grandchildren's Trust, General Partner

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Idaho ^①

County of Ada

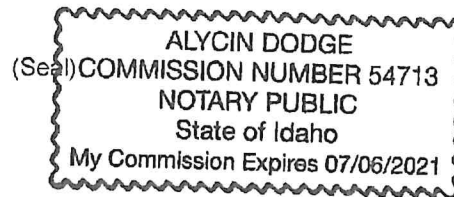
On October 4, 2019 before me, Alycin Dodge, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Wendell A. Delano who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that
by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and
correct.

WITNESS my hand and official seal.

Alycin Dodge
Signature



APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
 - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - g. I understand that if this application is denied, there is no refund of fees paid.
 - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature:  _____

Date: 10/4/2019

Print Name: Gabrielle Lawlor, Secretary
Granada Hills Fitness Group, LLC

OPTIONAL
NEIGHBORHOOD CONTACT SHEET

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

--



City of Los Angeles Department of City Planning

10/8/2019

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

11126 N BALBOA BLVD
11124 N BALBOA BLVD
11122 N BALBOA BLVD
11120 N BALBOA BLVD
11118 N BALBOA BLVD
11116 N BALBOA BLVD
11166 N BALBOA BLVD
11164 N BALBOA BLVD
11160 N BALBOA BLVD
11158 N BALBOA BLVD
11156 N BALBOA BLVD
11154 N BALBOA BLVD
11152 N BALBOA BLVD
11150 N BALBOA BLVD
11148 N BALBOA BLVD
11146 N BALBOA BLVD
11144 N BALBOA BLVD
11142 N BALBOA BLVD
11140 N BALBOA BLVD
11138 N BALBOA BLVD
11136 N BALBOA BLVD
11134 N BALBOA BLVD
11132 N BALBOA BLVD
11128 N BALBOA BLVD
11114 N BALBOA BLVD
11112 N BALBOA BLVD
11110 N BALBOA BLVD
11108 N BALBOA BLVD
16915 W SAN FERNANDO MISSION
BLVD
16913 W SAN FERNANDO MISSION
BLVD
16911 W SAN FERNANDO MISSION
BLVD
16909 W SAN FERNANDO MISSION
BLVD
16907 W SAN FERNANDO MISSION
BLVD
16905 W SAN FERNANDO MISSION
BLVD
16903 W SAN FERNANDO MISSION
BLVD
16901 W SAN FERNANDO MISSION
BLVD
11130 N BALBOA BLVD

ZIP CODES

91344

Address/Legal Information

PIN Number	210B133 327
Lot/Parcel Area (Calculated)	344,784.4 (sq ft)
Thomas Brothers Grid	PAGE 501 - GRID C2
	PAGE 501 - GRID D2
Assessor Parcel No. (APN)	2682021032
Tract	TR 26368
Map Reference	M B 764-79/80
Block	None
Lot	FR 1
Arb (Lot Cut Reference)	None
Map Sheet	210B133

Jurisdictional Information

Community Plan Area	Granada Hills - Knollwood
Area Planning Commission	North Valley
Neighborhood Council	Granada Hills South
Council District	CD 12 - John Lee
Census Tract #	1112.01
LADBS District Office	Van Nuys

Planning and Zoning Information

Special Notes	None
Zoning	C4-1VL
Zoning Information (ZI)	ZI-1586 Granada Hills
General Plan Land Use	Community Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	Granada Hills
Subarea	Sector A
Special Land Use / Zoning	None
Design Review Board	Yes
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

RECENT ACTIVITY

ADM-2019-904-OVR

ENV-2009-2511-CE

CASE NUMBERS

CPC-2006-5568-CPU

CPC-19XX-20217

CPC-19XX-20216

CPC-1995-91-SPE

CPC-1995-90-DRB

CPC-1995-159-DRB

CPC-1986-785-GPC

CPC-1985-564-SP

CPC-1966-20215

ORD-184296-SAA

ORD-183955-SA982

ORD-173265-SAA

ORD-167555-SAA

ORD-163637-SA1380

ORD-134655

ORD-134654

ORD-134653

ORD-129279

ORD-106262

ORD-100127

DIR-2016-3642-SPP

DIR-2009-2510-DRB-SPP

DIR-2007-5118-DRB-SPP

DIR-2003-3685-DRB-SPP

DIR-2000-2818-DRB

ZA-19XX-20123

ZA-1995-263-ZV

ZA-1994-709-CUZ

PMEX-2789

PPM-1223

PPM-418

ENV-2016-3643-CE

ENV-2009-2511-CE

ENV-2007-5119-CE

ENV-2006-5623-EIR

ENV-2003-3686-CE

MND-95-90-SPE-ZV-CUZ-PAD

OB-13157

AFF-17964

CFG-1500

Affordable Housing Linkage Fee

Residential Market Area

Low

Non-Residential Market Area

Low

Transit Oriented Communities (TOC)

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 No. (APN)

2682021032

APN Area (Co. Public Works)*

7.210 (ac)

Use Code

1500 - Commercial - Shopping Center (Neighborhood, Community) - One Story

Assessed Land Val.

\$9,265,565

Assessed Improvement Val.

\$12,318,891

Last Owner Change

02/03/2015

Last Sale Amount

\$0

Tax Rate Area

16

Deed Ref No. (City Clerk)

3-149

1442297

1222929

Building 1

Year Built

1970

Number of Units

0

Number of Bedrooms

0

Number of Bathrooms

0

Building Square Footage

220,000.0 (sq ft)

Building 2

Year Built

1970

Building Class

D7C

Number of Units

0

Number of Bedrooms

0

Number of Bathrooms

0

Building Square Footage

21,990.0 (sq ft)

Building 3

Year Built

1996

Building Class

C6

Number of Units

0

Number of Bedrooms

0

Number of Bathrooms

0

Building Square Footage

40,266.0 (sq ft)

Building 4

Year Built

1970

Building Class

D7B

Number of Units

0

Number of Bedrooms

0

Number of Bathrooms

0

Building 5

Year Built

1978

Building Class

C65A

Number of Units

0

Number of Bedrooms

0

Number of Bathrooms

0

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Building Square Footage	8,000.0 (sq ft)
Additional Information	
Airport Hazard	470' Height Limit Above Elevation 790
Coastal Zone	None
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	YES
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.77631344
Nearest Fault (Name)	Northridge
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	22.00000000
Rupture Top	5.00000000
Rupture Bottom	20.00000000
Dip Angle (degrees)	42.00000000
Maximum Magnitude	7.00000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No

Public Safety

Police Information	
Bureau	Valley
Division / Station	Devonshire
Reporting District	1737
Fire Information	
Bureau	Valley
Batallion	15

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District / Fire Station	18
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2006-5568-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	GRANADA HILLS - KNOLLWOOD COMMUNITY PLAN UPDATE
Case Number:	CPC-19XX-20217
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-19XX-20216
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1995-91-SPE
Required Action(s):	SPE-SPECIFIC PLAN EXCEPTION
Project Descriptions(s):	TO ALLOW AN AUTOMOBILE SERVICE/RETAIL TO REPLACE EARTHQUAKE DAMAGED AND DEMOLISHED BUILDERS EMPORIUM RETAIL STORE IN THE C4-1VL, P-1VL ZONE.
Case Number:	CPC-1995-90-DRB
Required Action(s):	DRB-DESIGN REVIEW BOARD
Project Descriptions(s):	TO PERMIT AN AUTOMOBILE SERVICE/RETAIL TO REPLACE EARTHQUAKE DAMAGED AND DEMOLISHED BUILDER'S EMPORIUM RETAIL STORE IN THE C4-1VL, AND P-1VL ZONE.
Case Number:	CPC-1995-159-DRB
Required Action(s):	DRB-DESIGN REVIEW BOARD
Project Descriptions(s):	TO ADD AN UNMANNED CELLULAR TELEPHONE FACILITY IN THE FRONT PARKING LOT OF AN EXISTING COMMERCIAL CENTER IN THE C4-1VL AND P-1VL ZONES.
Case Number:	CPC-1986-785-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN CONSISTENCY - GRANADA HILLS - KNOLLWOOD DISTRICT PLAN AMENDMENT AS PART OF GENERAL PLAN.
Case Number:	CPC-1985-564-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	SPECIFIC PLAN FOR THE GRANADA HILLS-KNOLLWOOD DISTRICT ALONG CHATSWORTH ST, BALBOA BL, FOR THE AREA BOUNDED BY ALISO CREEK ON THE WEST, PETIT AV, N THE EAST RINALDI ST ON THE NORTH AND MAYALL ST ON THE SOUTH ESTABLISHMENT OF GRANADA HILLS SPECIFIC PLAN
Case Number:	CPC-1966-20215
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	DIR-2016-3642-SPP
Required Action(s):	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Descriptions(s):	PROJECT PERMIT COMPLIANCE FOR THE GRANADA HILLS SPECIFIC PLAN TO ALLOW 33 TENANT WALL SIGNS FOR COMMERCIAL BUILDINGS IN A SHOPPING CENTER.
Case Number:	DIR-2009-2510-DRB-SPP
Required Action(s):	DRB-DESIGN REVIEW BOARD SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Descriptions(s):	DESIGN REVIEW AND PROJECT PERMIT COMPLIANCE PURSUANT TO THE GRANADA HILLS SPECIFIC PLAN TO INSTALL, USE, AND MAINTAIN: TWO ILLUMINATED CHANNEL LETTERED WALL SIGNS MOUNTED ON A "FULL SIZE RACEWAY", WITH COPY READING "CHASE" WITH LOGO; FOUR ILLUMINATED ATM SURROUNDS, WITH COPY READING "CHASE" WITH LOGO; TWO NON-ILLUMINATED FREE-STANDING HANDICAPPED SIGN; AND A FACE CHANGE ON EXISTING POLE SIGN, ALL WITHIN THE C2-1VL ZONE.
Case Number:	DIR-2007-5118-DRB-SPP
Required Action(s):	DRB-DESIGN REVIEW BOARD SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Descriptions(s):	DESIGN REVIEW AND PROJECT PERMIT COMPLIANCE PURSUANT TO THE GRANADA HILLS SPECIFIC PLAN TO INSTALL A NEW WALL SIGN WITH CHANNELED LETTERS, INTERNALLY LIT, 3'-0" X 28'-0" WITH COPY OF "PET ADVENTURE" IN THE C4-1VL ZONE.
Case Number:	DIR-2003-3685-DRB-SPP
Required Action(s):	DRB-DESIGN REVIEW BOARD SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE

Project Descriptions(s):	DESIGN REVIEW AND PROJECT PERMIT COMPLIANCE PURSUANT TO THE GRANADA HILLS SPECIFIC PLAN TO ALLOW THE REMODEL THE INTERIOR OF AN EXISTING BANK AND TO RELOCATE TWO EXISTING ATM MACHINES AND TO ADD TWO ATM MACHINES, ALL IN THE C2-1VL, C4-1, C4-1VL AND P-1VL ZONES.
Case Number:	DIR-2000-2818-DRB
Required Action(s):	DRB-DESIGN REVIEW BOARD
Project Descriptions(s):	DESIGN REVIEW FOR WALL SIGNS PER GRANADA HILLS SPECIFIC PLAN.
Case Number:	ZA-19XX-20123
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-1995-263-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	TO ALLOW APPROXIMATELY 7 FEET OF THE REAR OF THE BUILDING IN THE P-1 ZONE AND TO ALLOW THE LOADING DOCKS IN THE P ZONE AND CONDITIONAL USE TO ALLOW AUTOMOBILE SERVICE STATIONS TIRE AND TUBE REPAIRING, BATTERY SERVICING, AND LUBRICATION.
Case Number:	ZA-1994-709-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	REQUEST TO ADD AN UNMANNED CELLULAR FACILITY IN THE REAR OF AN EXISTING COMMERCIAL CENTER IN THE C4-1VL AND P1-VL ZONE.
Case Number:	ENV-2016-3643-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PROJECT PERMIT COMPLIANCE FOR THE GRANADA HILLS SPECIFIC PLAN TO ALLOW 33 TENANT WALL SIGNS FOR COMMERCIAL BUILDINGS IN A SHOPPING CENTER.
Case Number:	ENV-2009-2511-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	DESIGN REVIEW AND PROJECT PERMIT COMPLIANCE PURSUANT TO THE GRANADA HILLS SPECIFIC PLAN TO INSTALL, USE, AND MAINTAIN: TWO ILLUMINATED CHANNEL LETTERED WALL SIGNS MOUNTED ON A "FULL SIZE RACEWAY", WITH COPY READING "CHASE" WITH LOGO; FOUR ILLUMINATED ATM SURROUNDS, WITH COPY READING "CHASE" WITH LOGO; TWO NON-ILLUMINATED FREE-STANDING HANDICAPPED SIGN; AND A FACE CHANGE ON EXISTING POLE SIGN, ALL WITHIN THE C2-1VL ZONE.
Case Number:	ENV-2007-5119-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	DESIGN REVIEW AND PROJECT PERMIT COMPLIANCE PURSUANT TO THE GRANADA HILLS SPECIFIC PLAN TO INSTALL A NEW WALL SIGN WITH CHanneled LETTERS, INTERNALLY LIT, 3'-0" X 28'-0" WITH COPY OF "PET ADVENTURE" IN THE C4-1VL ZONE.
Case Number:	ENV-2006-5623-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	GRANADA HILLS - KNOLLWOOD COMMUNITY PLAN UPDATE
Case Number:	ENV-2003-3686-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	DESIGN REVIEW AND PROJECT PERMIT COMPLIANCE PURSUANT TO THE GRANADA HILLS SPECIFIC PLAN TO ALLOW THE REMODEL THE INTERIOR OF AN EXISTING BANK AND TO RELOCATE TWO EXISTING ATM MACHINES AND TO ADD TWO ATM MACHINES, ALL IN THE C2-1VL, C4-1, C4-1VL AND P-1VL ZONES.
Case Number:	MND-95-90-SPE-ZV-CUZ-PAD
Required Action(s):	PAD-PLAN APPROVAL ONLY FOR A DEEMED-TO-BE-APPROVED CU CUZ-ALL OTHER CONDITIONAL USE CASES SPE-SPECIFIC PLAN EXCEPTION ZV-ZONE VARIANCE
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

ORD-184296-SAA
 ORD-183955-SA982
 ORD-173265-SAA
 ORD-167555-SAA
 ORD-163637-SA1380
 ORD-134655
 ORD-134654
 ORD-134653
 ORD-129279

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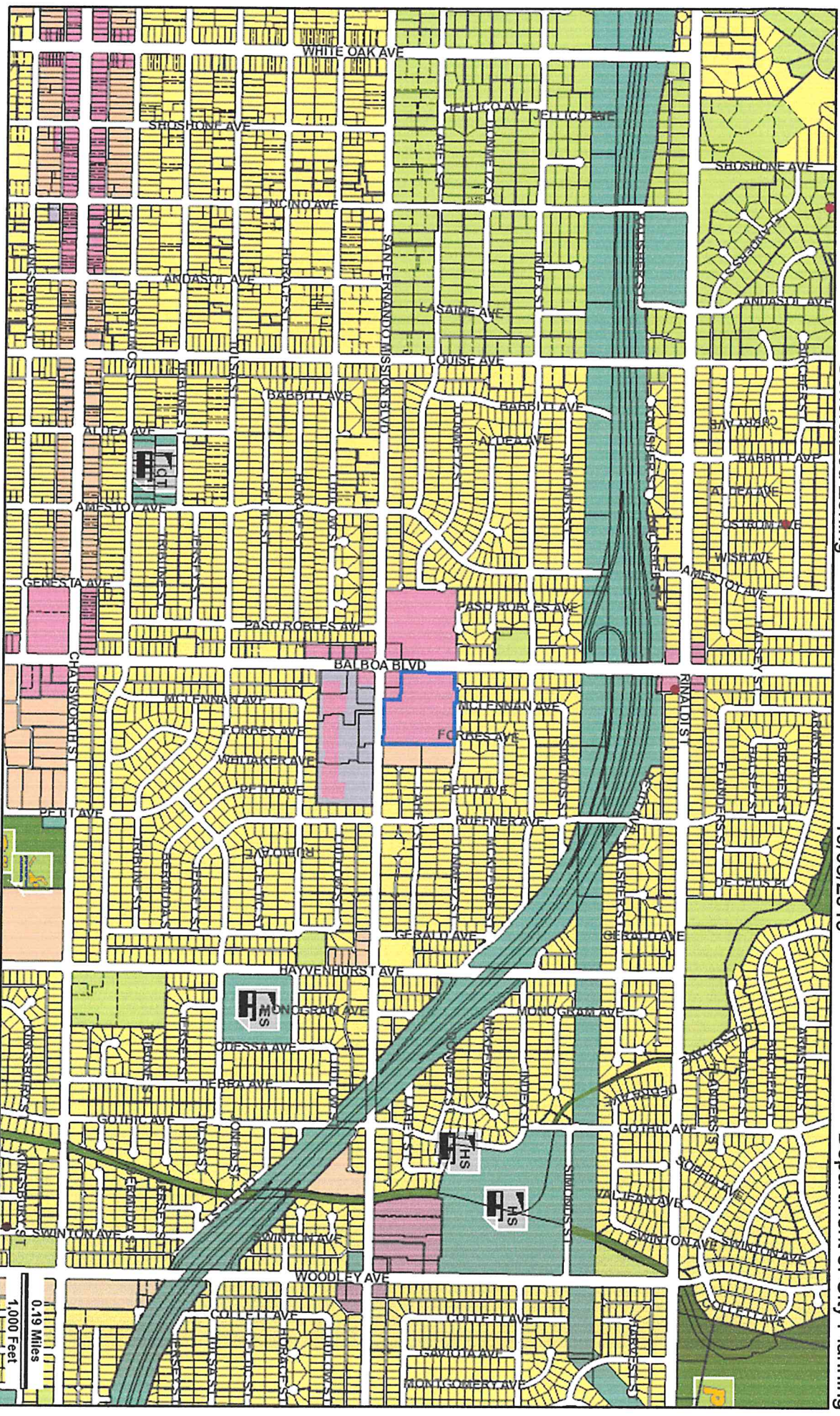
ORD-106262
ORD-100127
PMEX-2789
PPM-1223
PPM-418
OB-13157
AFF-17964
CFG-1500

ZIMAS PUBLIC

Generalized Zoning

10/08/2019

City of Los Angeles
Department of City Planning



Address: 11130 N BALBOA BLVD

Tract: TR 26368

Zoning: C4-1VL

APN: 2682021032

Block: None

General Plan: Community Commercial

PIN #: 210B133 327








Lot: FR 1

Arb: None



LEGEND

GENERALIZED ZONING

	OS, GW
	A, RA
	RE, RS, R1, RU, RZ, RW1
	R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
	CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP
	CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL
	P, PB
	PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

	Minimum Residential
	Very Low / Very Low I Residential
	Very Low II Residential
	Low / Low I Residential
	Low II Residential
	Low Medium / Low Medium I Residential
	Low Medium II Residential
	Medium Residential
	High Medium Residential
	High Density Residential
	Very High Medium Residential

COMMERCIAL

	Limited Commercial
	Limited Commercial - Mixed Medium Residential
	Highway Oriented Commercial
	Highway Oriented and Limited Commercial
	Highway Oriented Commercial - Mixed Medium Residential
	Neighborhood Office Commercial
	Community Commercial
	Community Commercial - Mixed High Residential
	Regional Center Commercial

FRAMEWORK

COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial






INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial




PARKING

	Parking Buffer
--	----------------

PORT OF LOS ANGELES

	General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
	General / Bulk Cargo - Hazard
	Commercial Fishing
	Recreation and Commercial
	Intermodal Container Transfer Facility Site



LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES
















	Open Space
	Public / Open Space
	Public / Quasi-Public Open Space
	Other Public Open Space
	Public Facilities






INDUSTRIAL

	Limited Industrial
	Light Industrial

CIRCULATION

STREET


	Arterial Mountain Road
	Collector Scenic Street
	Collector Street
	Collector Street (Hillside)
	Collector Street (Modified)
	Collector Street (Proposed)
	Country Road
	Divided Major Highway II
	Divided Secondary Scenic Highway
	Local Scenic Road
	Local Street
	Major Highway (Modified)
	Major Highway I
	Major Highway II
	Major Highway II (Modified)

	Major Scenic Highway
	Major Scenic Highway (Modified)
	Major Scenic Highway II
	Mountain Collector Street
	Park Road
	Parkway
	Principal Major Highway
	Private Street
	Scenic Divided Major Highway II
	Scenic Park
	Scenic Parkway
	Secondary Highway
	Secondary Highway (Modified)
	Secondary Scenic Highway
	Special Collector Street
	Super Major Highway

FREEWAYS

	Freeway
	Interchange
	On-Ramp / Off- Ramp
	Railroad
	Scenic Freeway Highway


























MISC. LINES

	Airport Boundary
	Bus Line
	Coastal Zone Boundary
	Coastline Boundary
	Collector Scenic Street (Proposed)
	Commercial Areas
	Commercial Center
	Community Redevelopment Project Area
	Country Road
	DWP Power Lines
	Desirable Open Space
	Detached Single Family House
	Endangered Ridgeline
	Equestrian and/or Hiking Trail
	Hiking Trail
	Historical Preservation
	Horsekeeping Area
	Local Street
	MSA Desirable Open Space
	Major Scenic Controls
	Multi-Purpose Trail
	Natural Resource Reserve
	Park Road
	Park Road (Proposed)
	Quasi-Public
	Rapid Transit Line
	Residential Planned Development
	Scenic Highway (Obsolete)
	Secondary Scenic Controls
	Secondary Scenic Highway (Proposed)
	Site Boundary
	Southern California Edison Power
	Special Study Area
	Specific Plan Area
	Stagecoach Line
	Wildlife Corridor





POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	 Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	 Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

SCHOOLS/PARKS WITH 500 FT. BUFFER

	Existing School/Park Site		Planned School/Park Site		Inside 500 Ft. Buffer
	Aquatic Facilities		Other Facilities		Opportunity School
	Beaches		Park / Recreation Centers		Charter School
	Child Care Centers		Parks		Elementary School
	Dog Parks		Performing / Visual Arts Centers		Span School
	Golf Course		Recreation Centers		Special Education School
	Historic Sites		Senior Citizen Centers		High School
	Horticulture/Gardens				Middle School
	Skate Parks				Early Education Center

COASTAL ZONE



	Coastal Zone Commission Authority
	Calvo Exclusion Area
	Not in Coastal Zone
	Dual Jurisdictional Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)




	Tier 1		Tier 3
	Tier 2		Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.





























WAIVER OF DEDICATION OR IMPROVEMENT

	Public Work Approval (PWA)
	Waiver of Dedication or Improvement (WDI)

LAMC SECTION 85.02 (VEHICLE DWELLING)

	No vehicle dwelling anytime
	No vehicle dwelling overnight between 9:00 PM - 6:00 AM. Must comply with all posted parking restrictions
	Vehicle dwelling allowed. Must comply with all posted parking restrictions

OTHER SYMBOLS

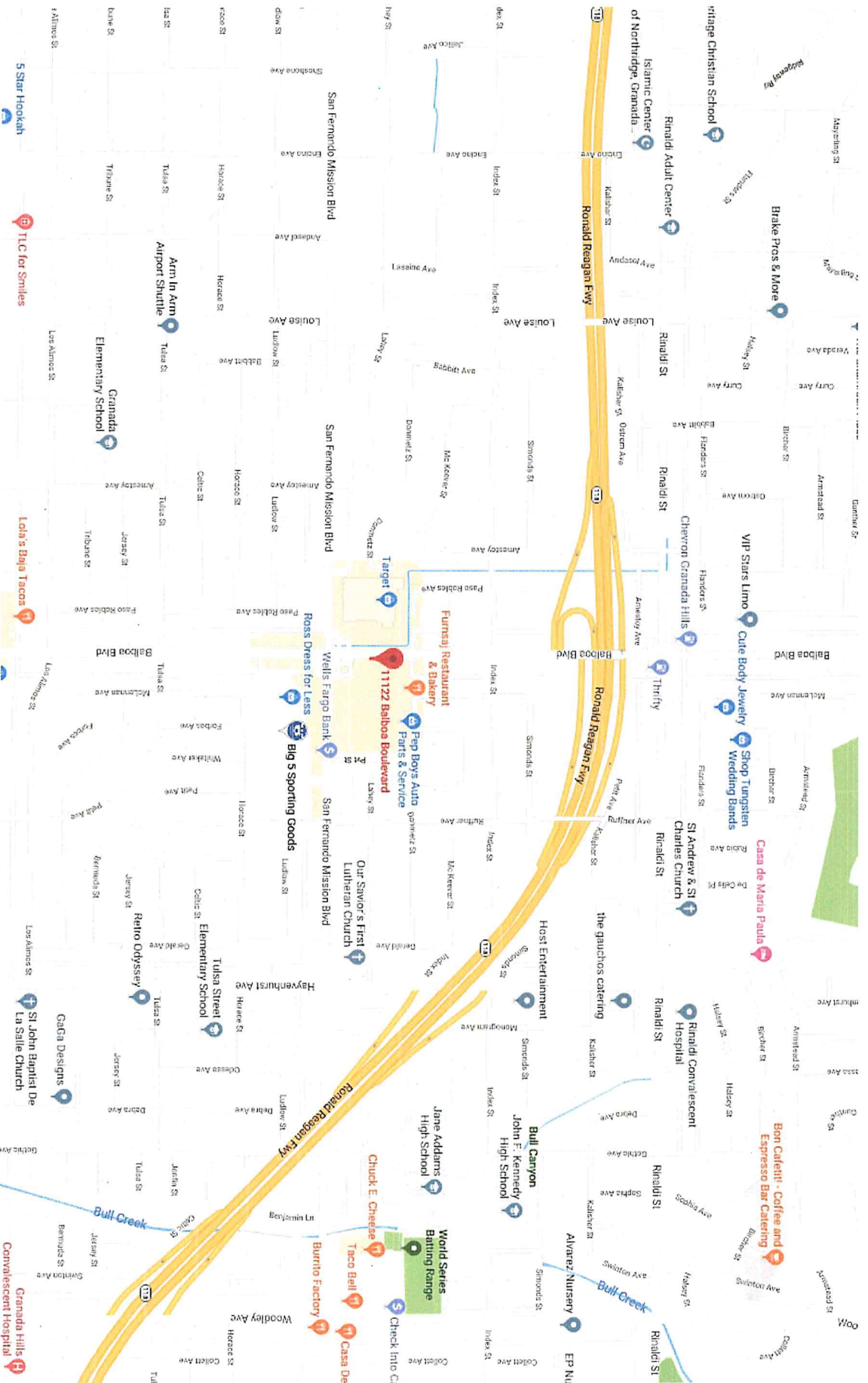
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	Tract Line		Census Tract		Hazardous Waste
	Lot Cut		Coastal Zone		High Wind Zone
	Easement		Council District		Hillside Grading
	Zone Boundary		LADBS District Office		Historic Preservation Overlay Zone
	Building Line		Downtown Parking		Specific Plan Area
	Lot Split		Fault Zone		Very High Fire Hazard Severity Zone
	Community Driveway		Fire District No. 1		Wells
	Building Outlines 2014		Tract Map		
	Building Outlines 2008		Parcel Map		



11122 Balboa Blvd

Granada Hills CA 91344
VICINITY MAP

JPL-8584



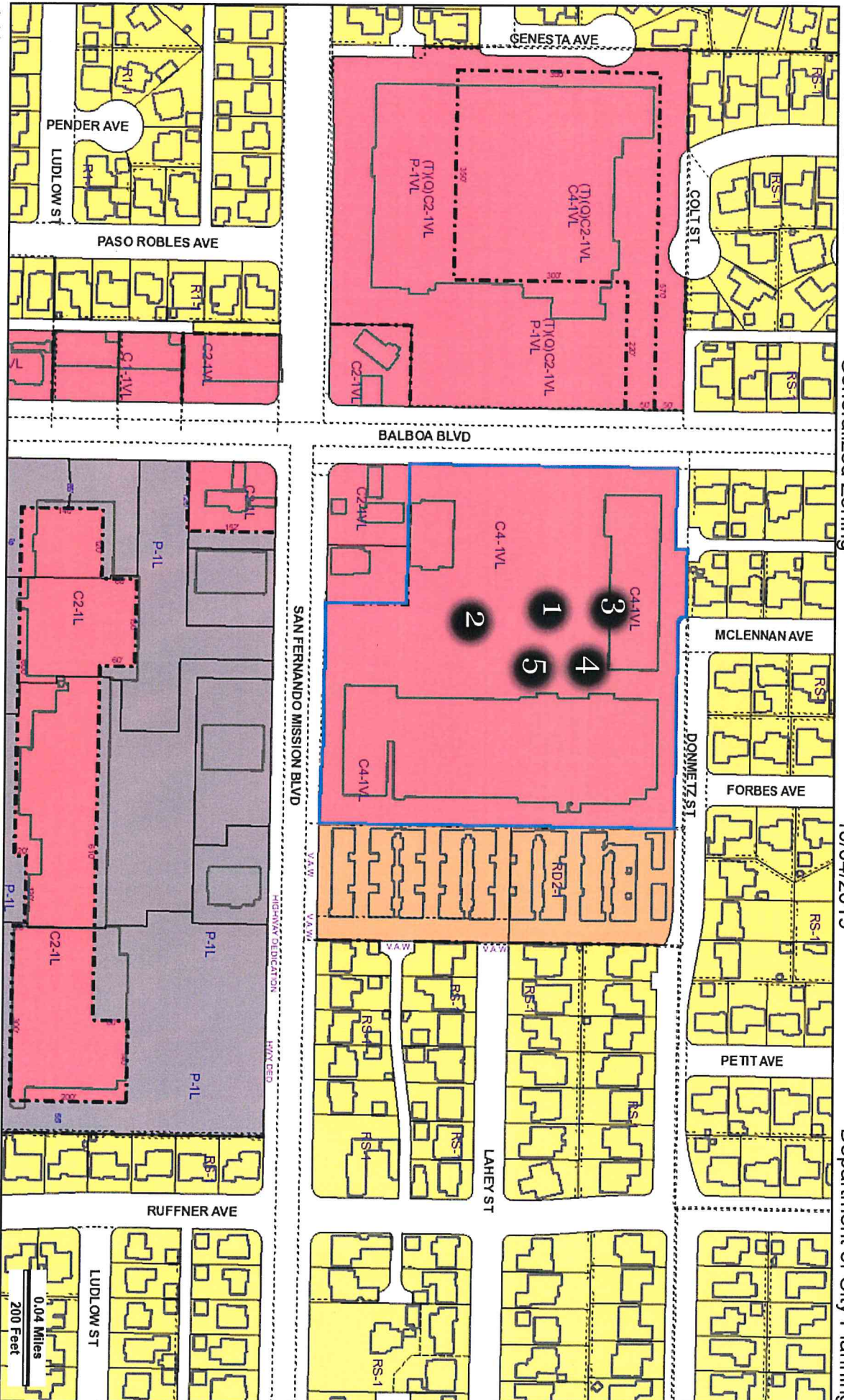
ZA-2019-6081

ZIMAS PUBLIC

Generalized Zoning

10/04/2019

City of Los Angeles
Department of City Planning



Address: 11130 N BALBOA BLVD

APN: 2682021032

PIN #: 210B133 327

Tract: TR 26368

Block: None

Lot: FR 1

Arb: None

Zoning: C4-1VL

General Plan: Community Commercial

ZA-2019-6081



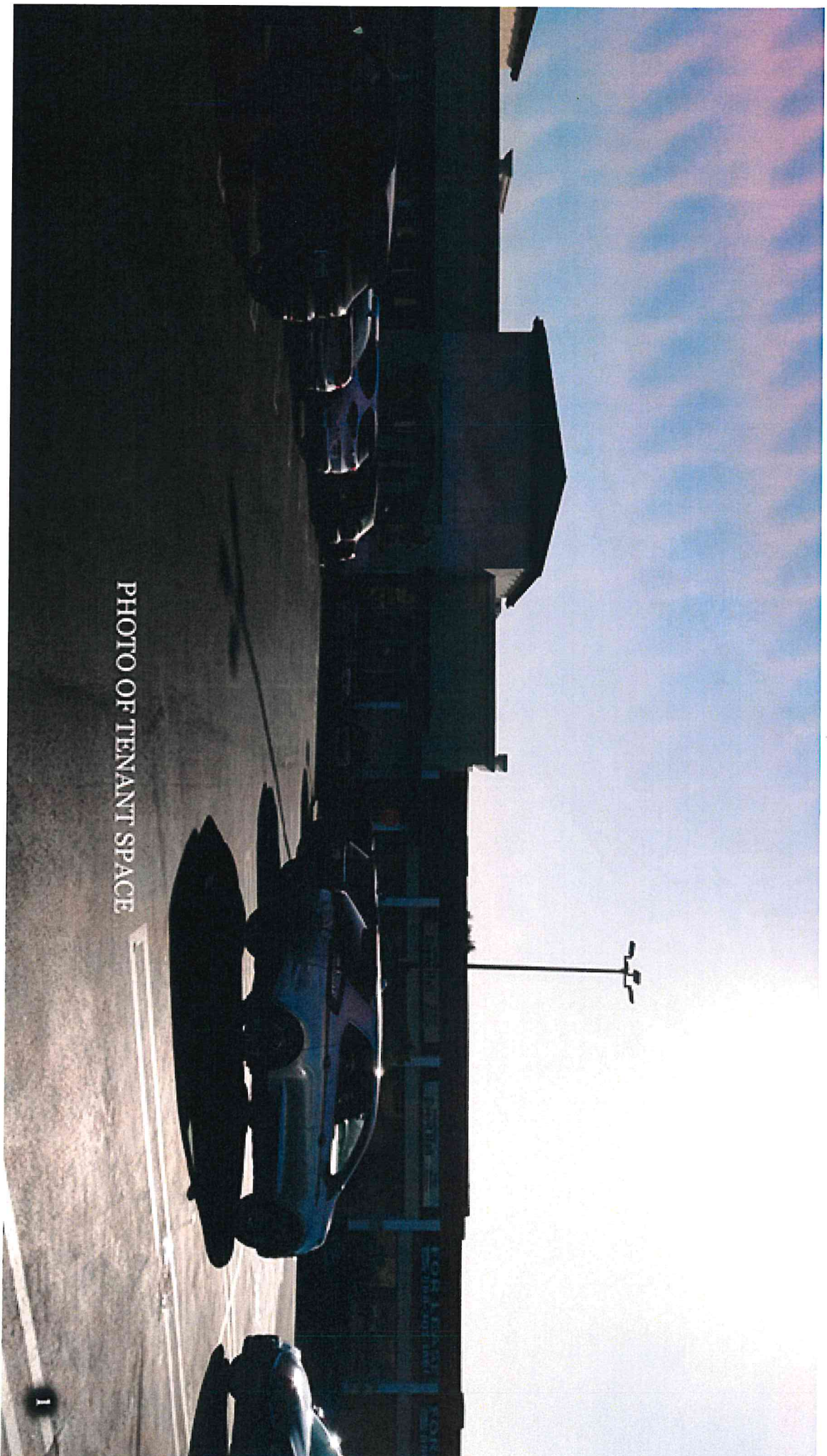
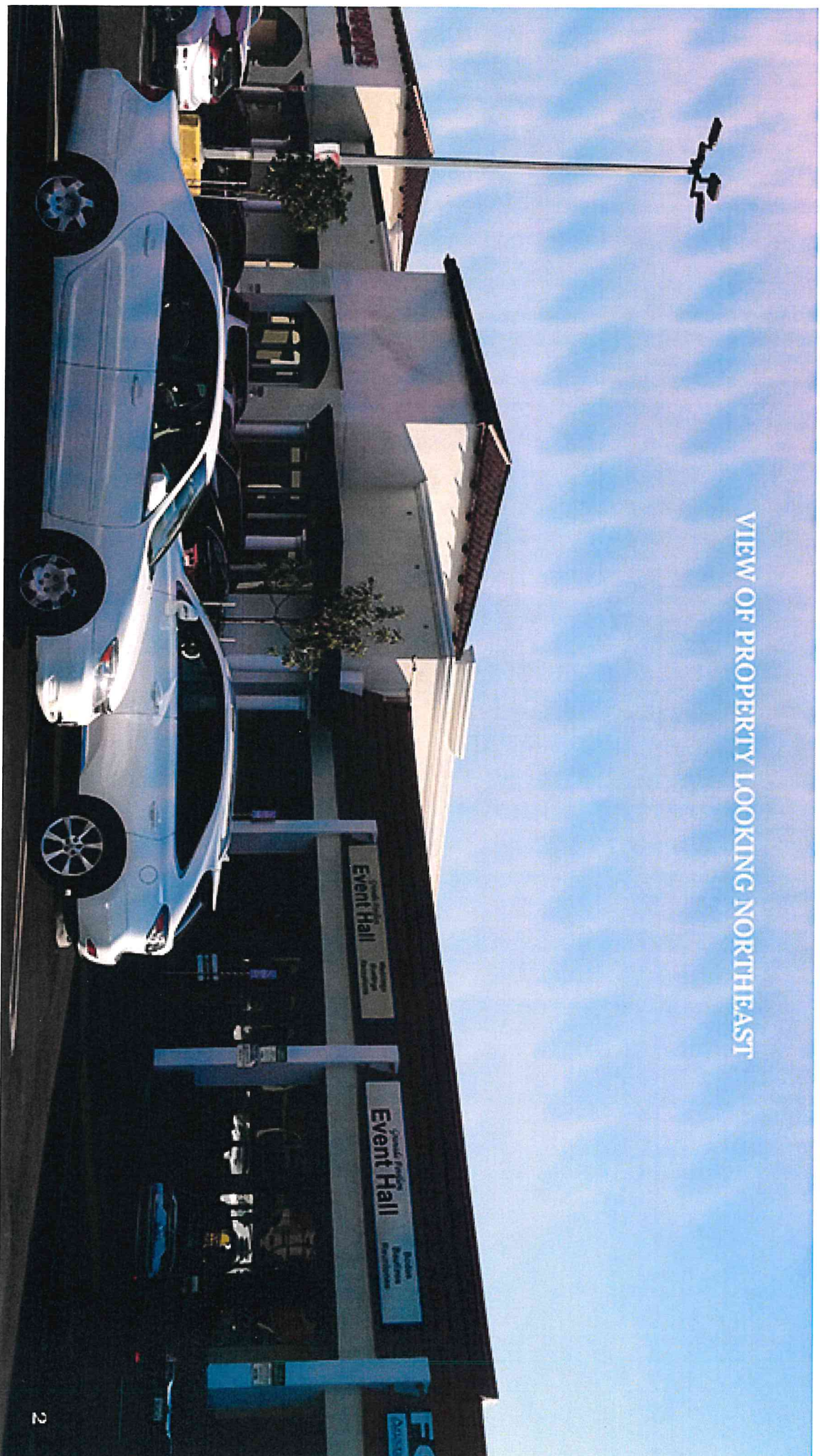
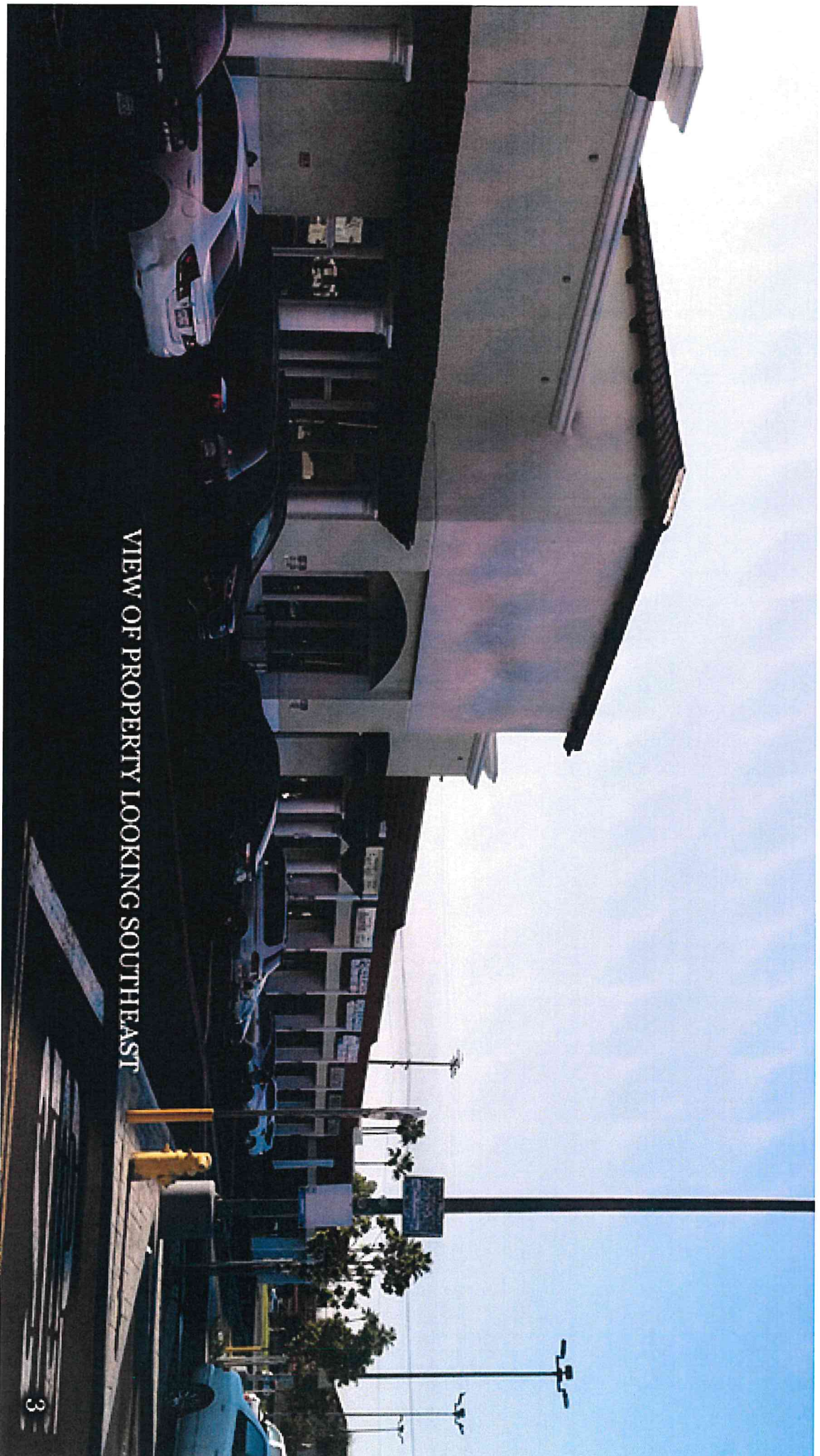


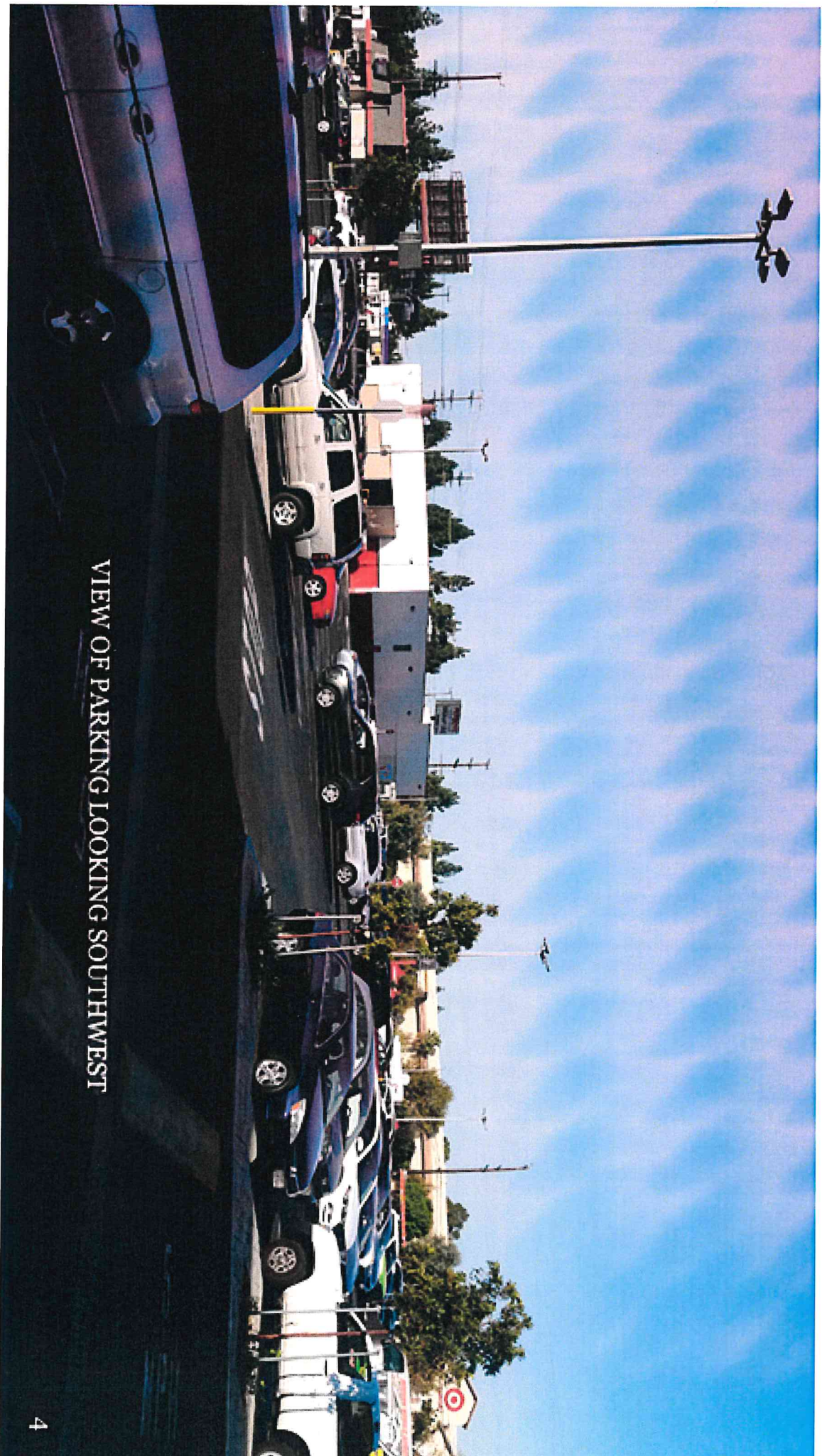
PHOTO OF TENANT SPACE

VIEW OF PROPERTY LOOKING NORTHEAST





VIEW OF PROPERTY LOOKING SOUTHEAST



VIEW OF PARKING LOOKING SOUTHWEST

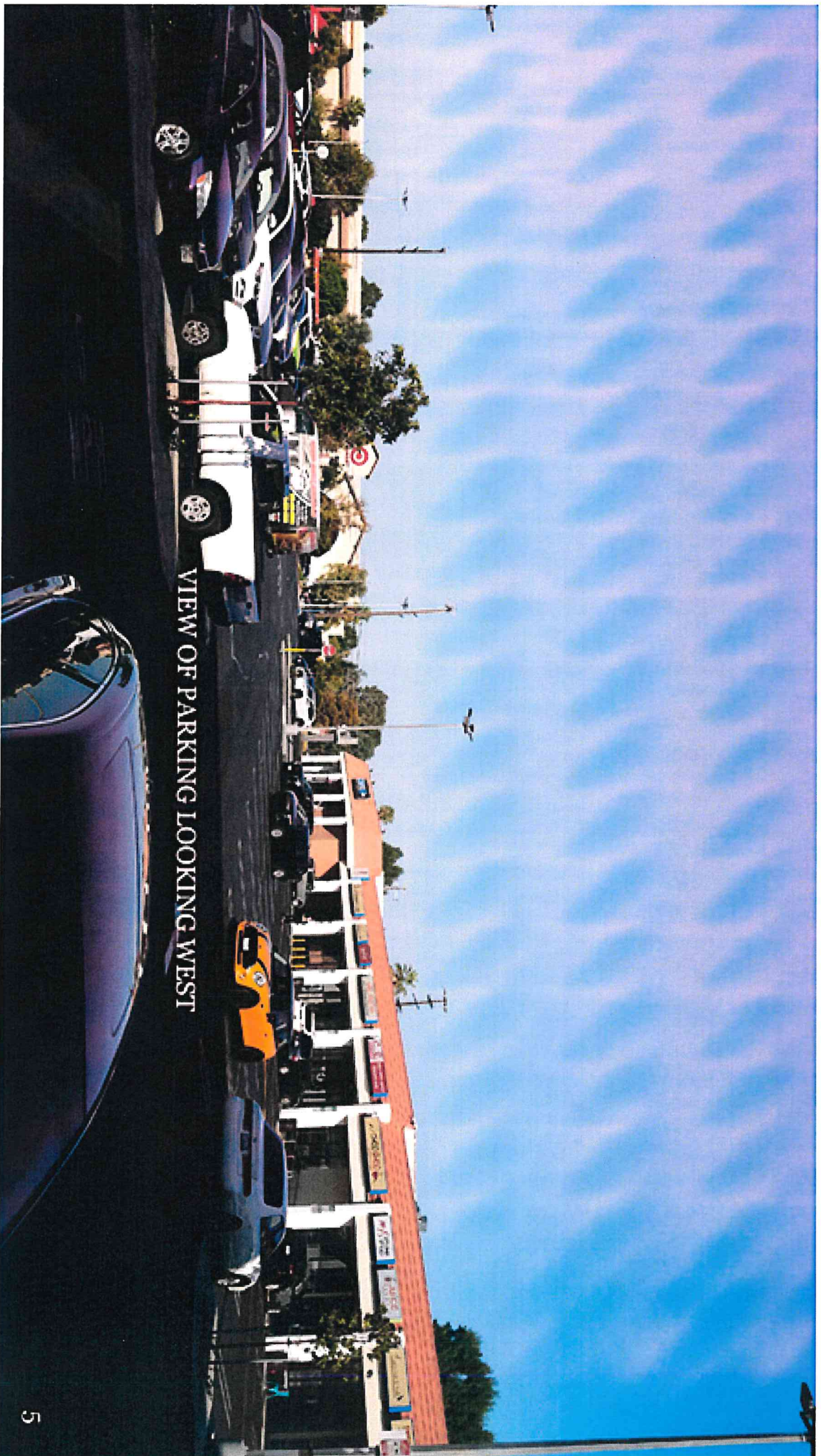
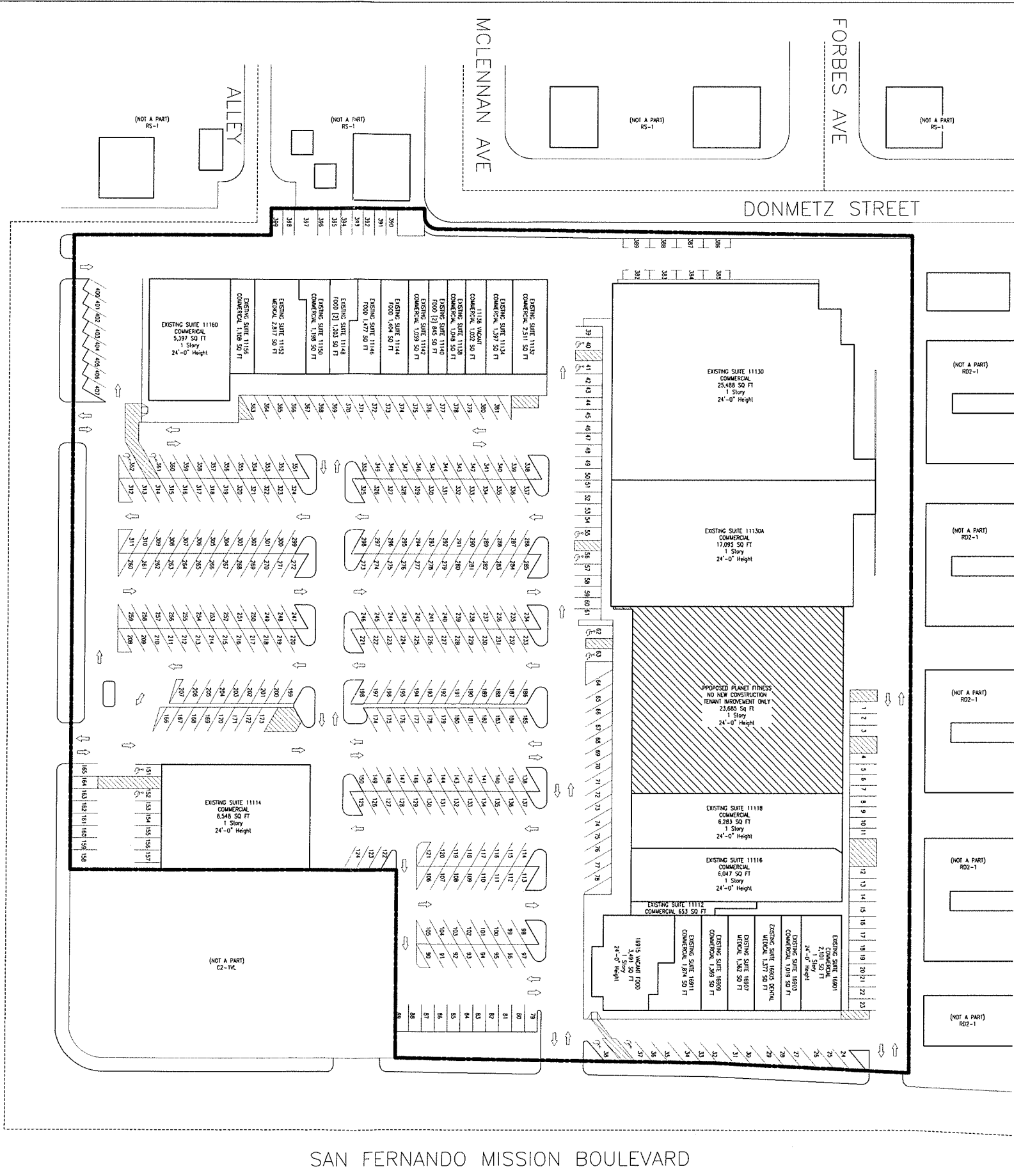


Table 1: Use Summary. Table 2: City Code Parking Requirements. Table 3: Project Summary of Parking Regulations.

BALBOA BOULEVARD



Planet Fitness logo and contact information. Architect: Daniel K. Mullin, Architect, NCARB. Project Manager Approval. Architect/Engineer of Record. Location: 11122/11128 Balboa Blvd, Granada Hills, CA 91344. Project/Space No.: Planet Fitness Tenant Improvement. Sheet Title: SITE PLAN. Scale: As Shown. Project No.: 19-06-08. Drawn By: N.P. Sheet: C1.0. Issue Date: September 30, 2019.

ZA-2019-6081

[illegible]

ARCHITECTS
Daniel K. Mullin, Architect, NCARB
517 S Main St.
Moscow, ID 83843
P. (208) 892-8433
F. (208) 892-8533

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Project Manager Approval

Architect/Engineer of Record



Location
11122/11128 Balboa Blvd
Granada Hills, CA 91344

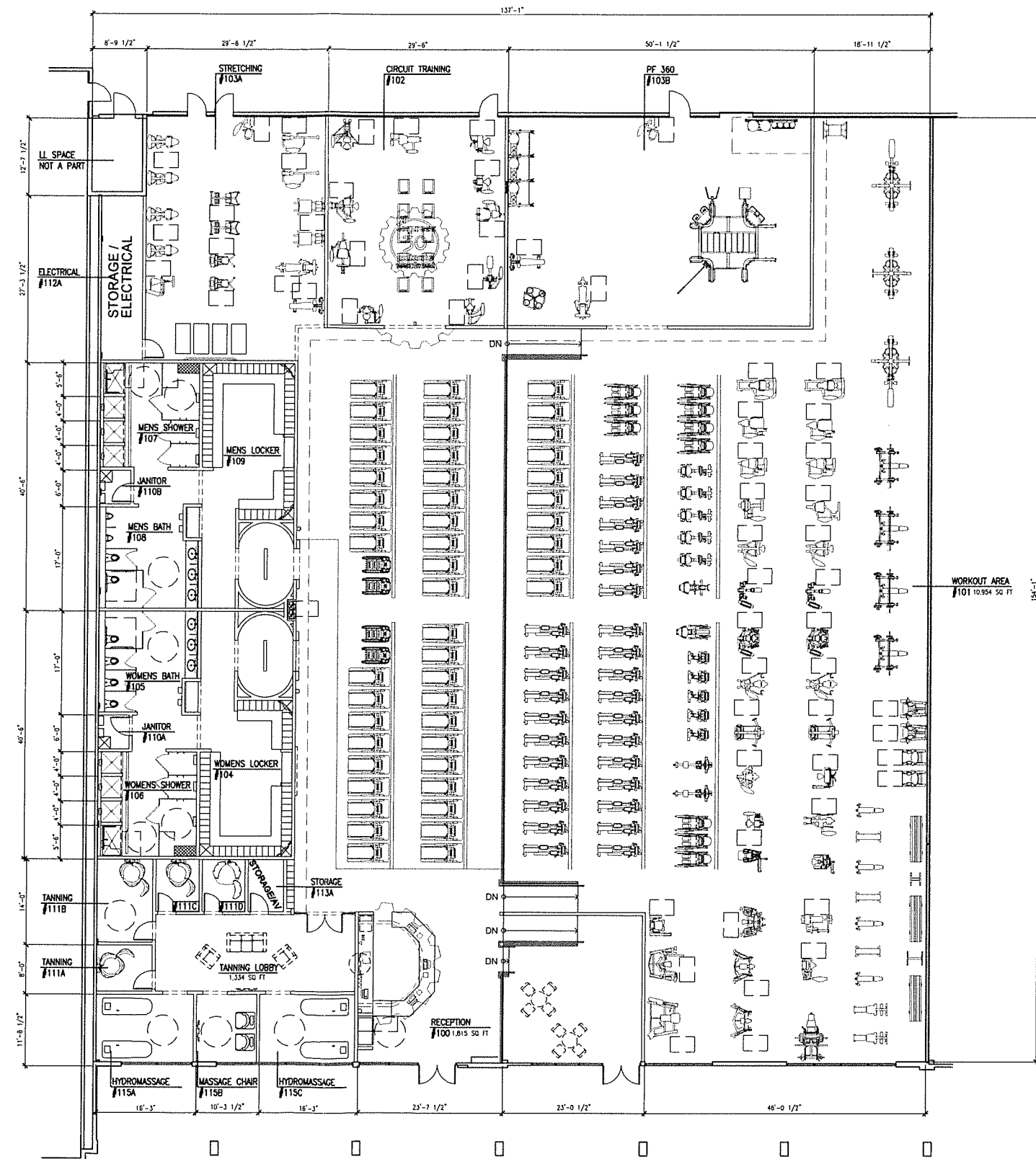
Project/Space No. Planet Fitness Tenant Improvement

Sheet Title

FLOOR PLAN

Scale: As Shown
 Drawn By: N.P.
 Chkd By: N.P.
 Issue Date:
 September 30, 2019

Project No.	19-06-08
Sheet	A1.0



1 FLOOR PLAN
1/8" = 1'-0"

ZA-2019-6081