

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

RECEIVED APR 09 2014

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

(California Environmental Quality Act 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). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 7
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PROJECT TITLE * ZA 2007-3799-CUB-COX-ZV-SP-PAI	LOG REFERENCE ENV 2014-1145-CE
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PROJECT LOCATION
*** 6723 W. FOOTHILL BLVD**

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
*** MAINTAIN OPERATION OF BANQUET HALL & ADD ADULT DAY CARE**

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
*** CALIFORNIA PROPERTY CONSULTANTS**

CONTACT PERSON * LEE AMBERS	AREA CODE * 818	TELEPHONE NUMBER * 996-0204	EXT.
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EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 5 Category 23 (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: Granting or renewal of a variance or conditional use for a non-significant change of use of land.


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

SIGNATURE	TITLE	DATE
FEE: 81.-	RECEIPT NO. I. 16151 #0203116059	REC'D. BY LADBS
		DATE 4/7/14

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:
*** Lee Ambers**
 NAME (PRINTED)

*** 7 Apr 2014**
 DATE


*** SIGNATURE**

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

RECEIVED APR 09 2014

<i>Planning Staff Use Only</i>			
ENV No. <u>2014-1145-CE</u>	Existing Zone <u>C2-1VL and R1-1RFA</u>	District Map <u>202.5 A 20</u>	
APC <u>North Valley</u>	Community Plan <u>Sunland-Tujunga</u>	Council District <u>7</u>	
Census Tract <u>1012.2</u>	APN <u>2570-017-019 and 021</u>	Case Filed With <u>[DSC Staff] MARYS BINOORWONGSAGEN</u>	Date <u>4/7/14</u>

CASE NO. ZA 2007-3799 - CUB-CUX-ZV-SPP-PAI

APPLICATION TYPE Plan Approval with modification of Condition 14.b
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 6723 Foothill Blvd, Tujunga, CA Zip Code 91042

Legal Description: Lot Por of 230 [Attach] Block None Tract Western Empire Tract

Lot Dimensions 150' X 225.05 Irreg Lot Area (sq. ft.) 56,784.90 Total Project Size (sq. ft.) 56,784.90

2. PROJECT DESCRIPTION

Describe what is to be done: Applicant submits this Plan Approval in accordance with Condition 7, ZA 2007-3799 and modification of Condition 14.b to allow the inclusion of Adult Day Care, Monday through Friday between the hours of 7:00 am and 6:00 pm.

Present Use: Banquet Facility Proposed Use: Banquet Facility with Adult Day Care

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

Check all that apply:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
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No. of residential units: Existing 0 To be demolished 0 Adding 0 Total 0

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.24.M
Applicant requests a Plan Approval in compliance with Condition 7, ZA 2007-3799 and modification of Condition 14.b to allow the inclusion of Adult Day Care, Monday through Friday, between the hours of 7:00 am and 6:00 pm.

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:
ZA 2007-3799 [CUB][CUX][ZV][SPP]

4. OWNER/APPLICANT INFORMATION

Applicant's name Hamlet Der Avnessian Company Beluga Properties Inc.
Address: 6723 Foothill Blvd. Telephone: (818) 951-6444 Fax: (818) 951-6434
Tujunga, CA Zip: 91042 E-mail: hamletda@yahoo.com

Property owner's name (if different from applicant) _____
Address: _____ Telephone: () _____ Fax: () _____
_____ Zip: _____ E-mail: _____

Contact person for project information Lee Ambers Company California Prperty Consultants
Address: P. O. Box 7570 Telephone: (818) 996-0204 Fax: (818) 996-0005
Van Nuys, CA Zip: 91409 E-mail: lee@heliports.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: [Signature] Print: HAMLET DER AVANESSIAN
ALL-PURPOSE ACKNOWLEDGMENT

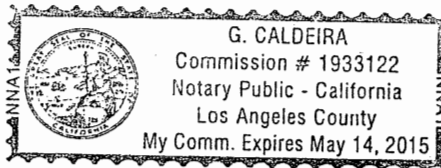
State of California
County of LOS ANGELES

On MARCH 24, 2014 before me, G. CALDEIRA NOTARY PUBLIC
(Insert Name of Notary Public and Title)

personally appeared HAMLET DER AVANESSIAN 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.
[Signature] (Seal)
Signature



6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee 474 <u>5,754</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>+ I. 16152</u> <u># 0203116057</u>	Deemed Complete by [Project Planner]	Date

CP-7771 (09/09/2011) + I. 14116
0201082869

4

LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF LOT 230 OF THE WESTERN EMPIRE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGES 154 AND 155 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 230, SAID POINT BEING A DISTANCE OF 150 FEET WESTERLY FROM THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTH 20° 22' EAST 172 FEET, THENCE PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT SOUTH 69° 35' 30" EAST 71 FEET; THENCE PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT SOUTH 20° 22' WEST 5 FEET; THENCE PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT SOUTH 69° 35' 30" EAST 79 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT, SAID POINT BEING NORTH 20° 22' EAST 167 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE ALONG SAID SOUTHEAST LINE OF SAID LOT SOUTH 20° 22' WEST 167 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 150 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHWESTERLY 17 FEET OF SAID LAND AS GRANTED, CONVEYED AND DEDICATED AS A STATE HIGHWAY TO THE STATE OF CALIFORNIA BY DEED RECORDED APRIL 20, 1932, IN BOOK 11428, PAGE 377, OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF LOT 230 OF THE WESTERN EMPIRE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGES 154 AND 155 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 12 OF TRACT NO. 15317, AS PER MAP RECORDED IN BOOK 353, PAGES 46 AND 47 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 12, AND ITS NORTHWESTERLY PROLONGATION NORTH 69° 38' 30" WEST 238.00 FEET; THENCE NORTH 89° 07' 00" WEST 44.12 FEET TO THE MOST SOUTHWESTERLY CORNER OF LOT 8 OF SAID TRACT NO. 15317; THENCE ALONG THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 8 SOUTH 89° 13' 00" WEST 124.00 FEET TO THE WESTERLY LINE OF SAID LOT 230; THENCE ALONG SAID WESTERLY LINE SOUTH 0° 47' 00" EAST 59.63 FEET; THENCE SOUTH 69° 38' 30" EAST 223.74 FEET TO A POINT DISTANT NORTH 69° 38' 30" WEST 150 FEET FROM THE SOUTHEASTERLY LINE OF SAID LOT 230; THENCE PARALLEL WITH SAID SOUTHEASTERLY LINE NORTH 20° 22' 00" EAST 40 FEET; THENCE SOUTH 69° 38' 30" EAST 150 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 230; THENCE ALONG SAID SOUTHEASTERLY LINE NORTH 20° 22' 00" EAST 75.05 FEET TO THE POINT OF BEGINNING.

(legal description continued on next page)

06 1587033

50761725

LEGAL DESCRIPTION

(continued)

EXCEPT THAT PORTION OF SAID LOT 230 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT DISTANT THEREON NORTH 69° 35' 30" WEST, 150 FEET FROM THE MOST SOUTHERLY CORNER THEREOF; THENCE NORTH 20° 22' EAST 167 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 20° 22' EAST 5 FEET; THENCE PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT SOUTH 69° 35' 30" EAST 71 FEET; THENCE SOUTH 20° 22' WEST 5 FEET; THENCE NORTH 69° 35' 30" WEST 71 FEET TO THE TRUE POINT OF BEGINNING.

END OF LEGAL DESCRIPTION

071905

06 1587033

DEEMED-TO-BE-APPROVED OR CONDITIONAL USE, PLAN APPROVAL ZONE VARIANCE, PUBLIC BENEFIT PLAN APPROVALS DIRECTOR'S DETERMINATION 12.21.G [OPEN SPACE]

The **MASTER LAND USE APPLICATION INSTRUCTION SHEET-ABUTTING OWNERS** should also be followed.

ZONING CODE SECTIONS: Conditional Uses 12.24.M; Variances 12.27.U; Open Space 12.21.G; Public Benefits 14.00

REQUEST:

The Great Caesar Banquet Hall seeks a Plan Approval as relates to City Planning Case No. ZA 2007-3799 [CUB][CUX][ZV][SPP] for the ongoing use and maintenance of an existing and authorized banquet hall, on property situated in the C2-1VL and R1-1RFA Zones. The purpose of this Plan Approval is to comply with that Case's Condition No. 7 requiring a Plan Approval after three years of the effective date. There are no physical alterations proposed or requested for this campus, its buildings and parking. However, this Applicant requests modification of Condition 14.b to permit the inclusion of adult daycare, Monday through Friday, 7:00 am through 6:00 pm.

BACKGROUND:

This campus was formally a movie theater which had been established in 1938 and abandoned and vacant for a number of years. The subject site is a level, irregular shaped property, in the C2-1VL and R1-1RFA Zones with its functioning frontage along Foothill Boulevard [a major highway] and also enjoys approximately 60 feet of frontage along Haines Canyon Avenue [a collector street]. Its pedestrian and vehicle access is limited to the Foothill Boulevard frontage, while the driveway along Haines Canyon Avenue is gated shut to preclude traffic flowing onto this local collector.

Following the closure of the movie theater, several applications were submitted the Planning Department to convert the subject into a restaurant with billiard tables and also a later filing for a fast food restaurant, and were both approved; however, the grant was abandoned. On May 2, 2002 [under ZA 2001-4421 [CUB][CUX][ZV], the Associate Zoning Administrator authorized this site to be utilized as a banquet hall with the sale and dispensing of a full line of alcoholic beverages. On November 16, 2010, the Office of Zoning Administration approved dancing and live entertainment in conjunction with this banquet hall [ZA 2007-3799] [CUB][CUX][ZV][SPP]. In that same case, a request for the addition of a 7,075 square foot, second floor banquet hall and 2,085 square-foot second floor desk were both denied.

FINDINGS:

- 1. That 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.

This existing banquet hall, at this location has served those families desirous of celebrating special occasions. As such, it has contributed to the public welfare of the immediate and surrounding communities with a world class, par excellent facility with functions that respond to the varying needs of the their clientele. The instant request for Plan Approval is to attempt to comply with Condition No. 7, CPC 2007-3799 [CUB][CUX][ZV][SPP] .

Such Plan Approval of this existing longstanding banquet hall is proper in relation to adjacent uses of the development in this well established community. This facility has functioned for over a decade and provides a service that is essential or beneficial to the community, city and region. The inclusion of adult daycare is justified; inasmuch as there is a need to offer daycare to adults, living with family members or alone while their keeper are away. Also, older people living alone are in need of companionship and see this type facility to fill a void in their life.

Accordingly, this request will enhance the built environment in the surrounding neighborhood or will preform a function or provide a service that is essential or beneficial to the community, city or region.

2. That the project 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.

This campus is currently developed and functioning as a up-scale banquet hall, which provides for large parties, dancing and the service of a full line of alcohol. The inclusion of adult daycare is a benign function that serves the surrounding community and those working in the vicinity. The adult daycare will not conflict with other events as scheduling can control concurrent events.

As a result, the project 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.

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

This property is identified in the Sunland-Tujunga-Lake View Terrace- Shadow Hills-East La Tuna Canyon Community Plan, an element of the City's General Plan. This site is designated Neighborhood Commercial with corresponding zones of C1, C1.5, C2, C4 and RAS3. The northerly portion on the property-in-question is designated Low Residential

with corresponding zones of RE9, RS, R1 and RU. It is unfortunate the community plans utilize distance as the plan designation's boundaries in lieu of property lines. The utilized method of setting plan designations causes countless properties to have dual classifications which causes development hardships. In this case, the dual classification has been addressed by the issuance of variances.

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

ADDITIONAL QUESTIONS: You may attach additional sheets if there is not enough at room to answer in the space provided. Please answer all questions that are applicable.

1. Explain why this application is being filed at this time.

This application for Plan Approval is being filed at this time in response to our understanding of Condition No. 7, CPC 2007-3799[CUB][CUX][ZV][SPP]. Additionally the Applicant seeks permission to include adult daycare. Monday through Friday, between the hours of 7:00 am and 6:00 pm.

2. Is the application for a deemed-to-be-approved conditional use permit or a conditional use plan approval? Check one.

Deemed-to-be-approved Plan Approval 12.21.G (Open Space)

3. What is the current zoning on the property? C2-1VL and R1-1RFA. What was the zoning when the building was built? C2-1VL and R1-1.

4. The subject property is a level X sloping _____ rectangular X irregular shaped parcel of land.

The property-in-question is a level banquet hall campus with a gradual southerly downward-sloping terrain. The total of the two parcels consists of approximately 1.22 net acres and constitutes an irregular shaped property. There are no plans for expansion of the building. All adult daycare will take place on campus.

5. Describe how the site is presently developed, including details such as square footage of buildings, occupancy loads, stories, number of seats, etc. If the site has been destroyed, provide details of what was destroyed and what remains.

The subject site is presently developed with a two story banquet hall building with the second floor being used for offices and the kitchen, and surface parking for 142 vehicles. The aggregate square footage of this existing building floor area is approximately 10,384 square feet. The occupancy load is based on ZA 2007-3799 [CUB][CUX][ZV][SPP]'s action allowing a maximum occupancy is 336 patrons without tables and no dancing, 306 patrons with tables and no dancing and 270 patrons with tables and dancing. The Los Angeles City Fire Department normally provides an occupancy load associated with assembly areas and mandated the maximum number of persons permitted within a building.

6. Surrounding properties. Fill in the following matrix.

	<i>Zones</i>	<i>Uses</i>
Northerly	R1-1RFA	Single family dwellings
Southerly	C2-1VL	Office building and commercial uses
Westerly	C2-1VL and R1-1RFA	A restaurant and Methodist Church
Easterly	R1-1RFA	Parking and a Single Family Dwelling

7. If you are rebuilding, is it on the same foundation? yes/no ____ Are you adding floor area? yes/no ____ If yes, how much? _____

There will be no new construction or remodeling of this banquet hall and/or this campus.

8. Is a conditional use permit now on the property? yes/no ____ If yes, what type? ____ What section of the Municipal Code permits this use[s].? Section 12.24 ____ W.1 & W.18

This application is requesting a Plan Approval as relates to ZA 2007-3799 [CUB][CUX][ZV][SPP]. This Banquet hall was initially authorized by ZA 2001-4421 [CUB][CUX][ZV]. This Plan Approval is to allow the continued authorized banquet hall with the service of a full line of alcoholic beverages and dancing, and with the inclusion of adult daycare, Monday through Friday, 7:00 am through 6:00 pm.

9. Is the use site the same size it was when it was established? If the site has changed in size, please explain.

This site is identical in size to that which was originally approved and is in compliance with all conditions and the grant.

10. Was the use discontinued for a year or more, give dates.

No, there has not been any interruptions in the use of this subject site since it was originally authorized as a banquet hall.

If the use was discontinued for a period of less than one year, give dates.

N/A

- 11. How many parking spaces are now on the site? 142 How many parking spaces were on the site on the date that the use became established? 142 How many spaces will be required by Code for the proposed addition? None, it's complementary. What will be the total number of parking spaces required by Code for this site, if the Plan is approved? 142 as per ZA 2007-3799 [CUB][CUX][ZV][SPP] .**

Currently, there are 142 on-site parking stalls. Condition No. 10.e, ZA 2007-3799 [CUB][CUX][ZV][SPP] requires 142 on-site parking spaces. This parking count remains as it has historically existed.

- 12. Improvements were originally permitted on June 18, 2007, Building Permit Numbers 01014-20000-02759, and Certificate of Occupancy issued on June 18, 2007. Copies are attached.**

Research was primarily based on business licenses, a field check, prior City entitlement cases, building permits and certificates of occupancy. Provided herewith are copies of building permits, certificates of occupancy, prior zoning cases, and photographs, which will help the Zoning Administrator and staff to process this request.

- 13. How many retail uses did you have originally? None How many are you proposing? None How many parking spaces are to be provided? 142**

No retail uses are or were ever included as part of this use as a banquet hall. There are no retail uses requested or planned.

- 14. Describe the public open space and recreational amenities available to the occupants of the project and within a 500-foot radius.**

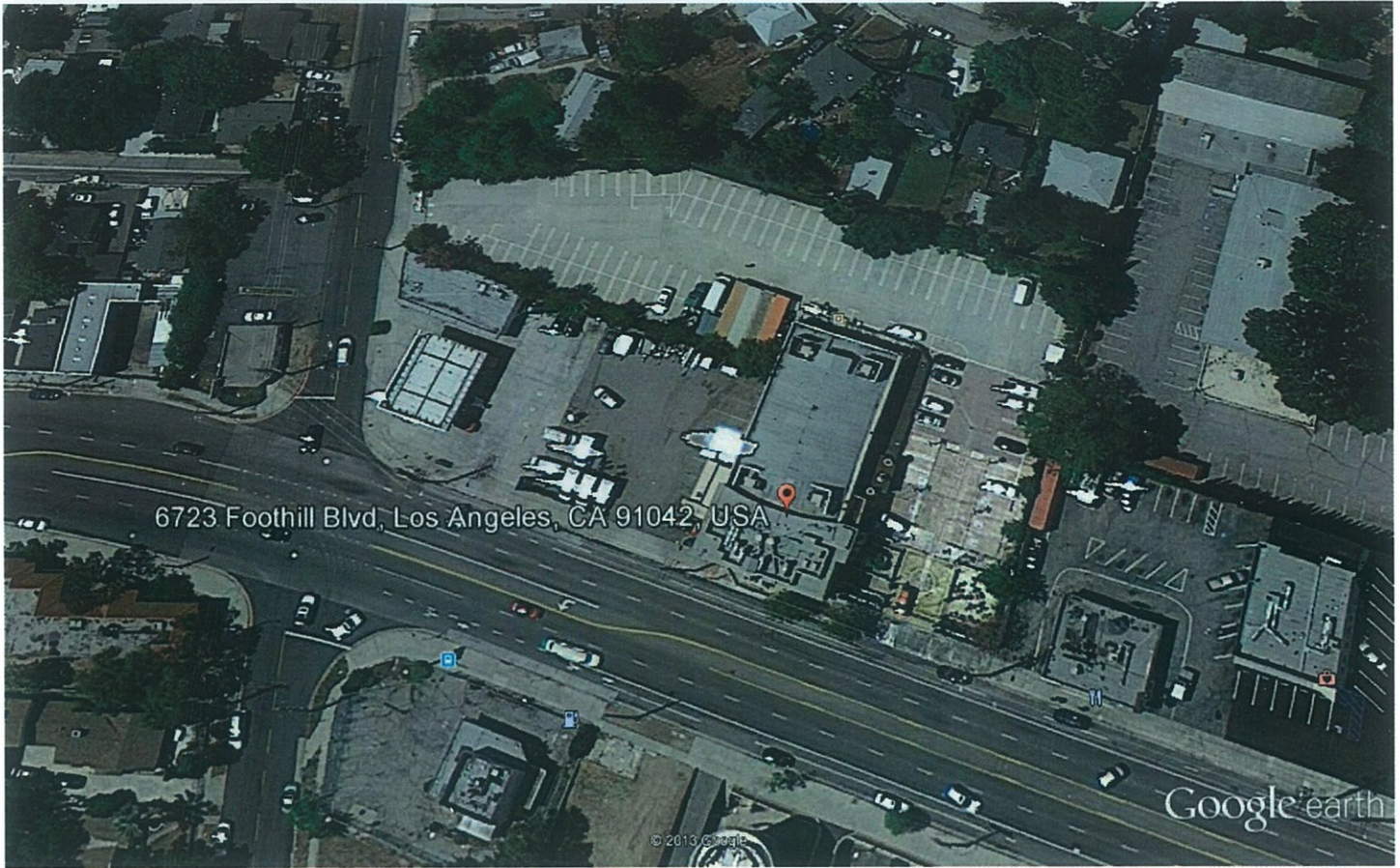
There are no occupants or resident at this banquet hall. All on-site activity areas will be for the adult daycare component of this facility and remote facilities will not be used.

KEY TO PHOTOGRAPHS

Photographs by: **CALIFORNIA PROPERTY CONSULTANTS**

Date: **March 12, 2014** Time: **11:30 am** Site Address: **6723 Foothill Blvd.** Job No. #: **C 2014-10516**





Google earth

feet
meters



AERIAL PHOTOGRAPH

Arial photograph of the property-in-question as viewed from an outer space satellite showing this 1.22 acre site, along with its surrounding neighbors. Note: this subject site is fronting on a commercial corridor with on-site parking buffering adjacent residences.

Photographs by: **CALIFORNIA PROPERTY CONSULTANTS**

Date: March 12, 2014 Time: 11:30 am Site Address: 6723 Foothill Blvd. Job No. #: C 2014-10516



1. Property-in-question as viewed from the southeast corner of Foothill Blvd. and Haines Canyon Road. Note classic architecture and presence of the structure without being overwhelming.



2. Subject property as viewed from the opposite of the boulevard showing the Foothill Blvd. frontage. Note: landscaping, maintenance and aesthetics of this property..

Photographs by: **CALIFORNIA PROPERTY CONSULTANTS**

Date: March 12, 2014 Time: 11:30 am Site Address: 6723 Foothill Blvd. Job No. #: C 2014-10516

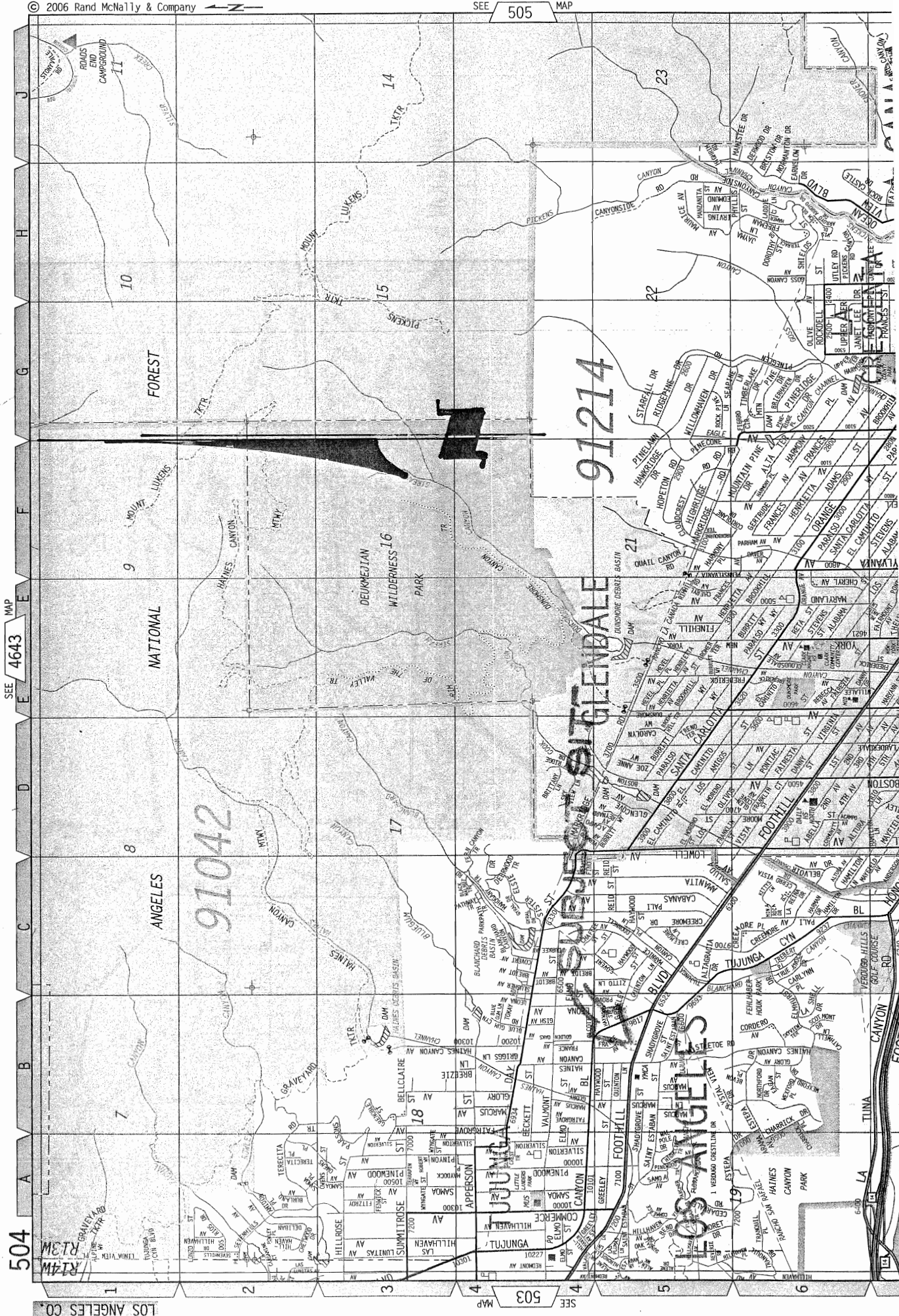


3. Property-in-question as viewed from the Foothill Blvd. Driveway apron into the site. Note paved appointment as required by Condition 21, ZA 2007-3799 [CUB][CUX][ZV][SPP].



4. Subject property as viewed from the opposite side of Haines Canyon Avenue's frontage. Note: locked gate to enhance security and ensure vehicles are only accessed from Foothill Blvd.

Vicinity Map



SEE 4643 MAP

© 2006 Rand McNally & Company

SEE 505 MAP

504

LOS ANGELES CO.

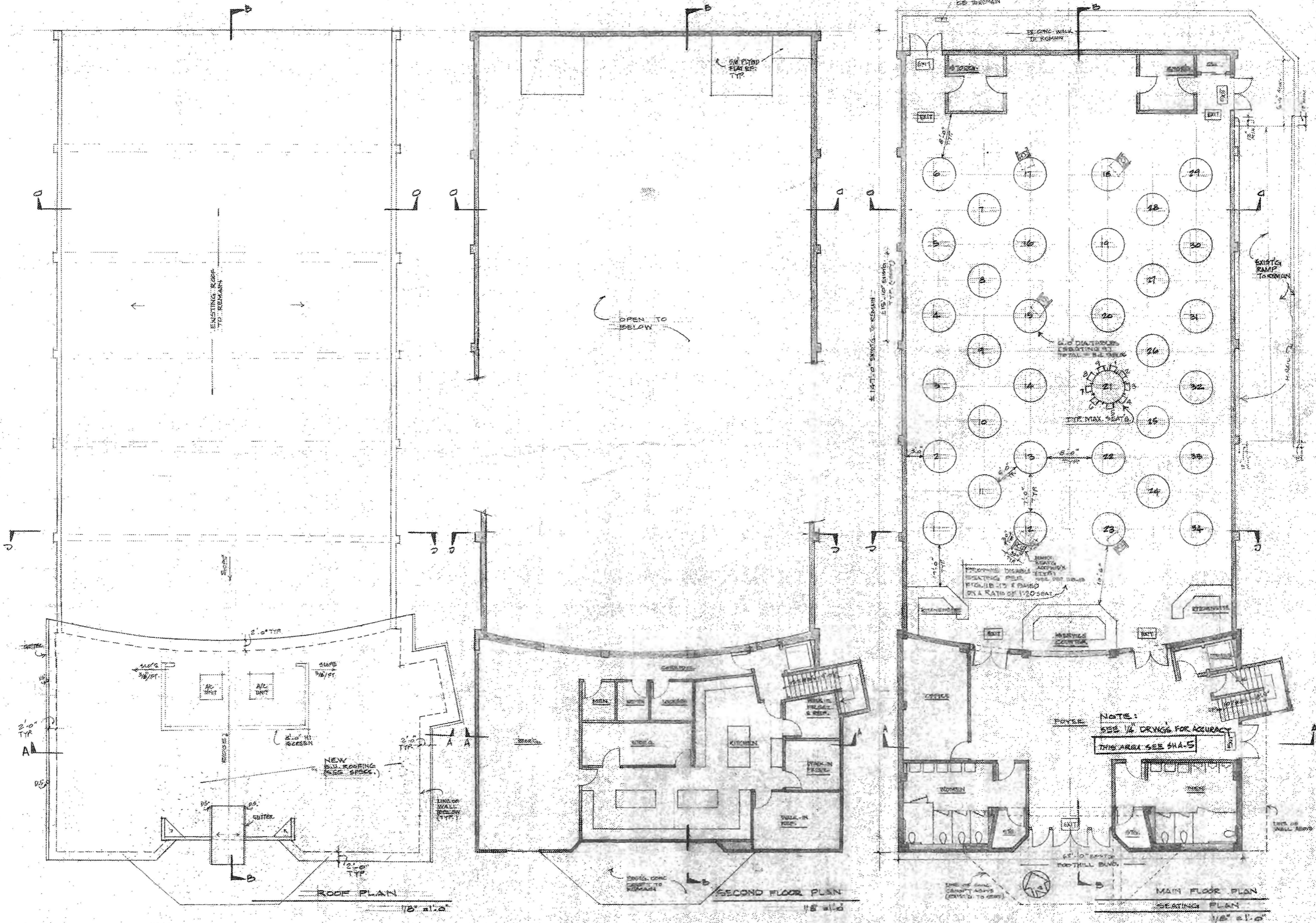
SEE 503 MAP

91042

91214

91214

91214



REVISIONS	BY
4.24.01	AKD
5.10.01	AHP

A. H. DORIAN & ASSOCIATES
ARCHITECTS & PLANNERS
ASHOT, H. DORTAN, ARCHITECT
GLENDALE, CA
GLENDALE, CA 91201
TEL 818-244-4834
FAX 818-992-4331

RENTAL HALL
CAESAR'S PALACE
6719 Foothill Blvd.
Tujunga, CA 91071
FOR SARVAS GUNRYAN
818-957-0318 818-298-5156

MAIN FLOOR PLAN 1/8" SCALE
SECOND FLOOR PLAN 1/8" SCALE
ROOF PLAN 1/8" SCALE

Date: 4-4-01
Scale: 1/8" = 1'-0"
Drawn: AKD
Job: 15314
Sheet: **A4**
Of: Sheet

