

Sunland-Tujunga Neighborhood Council

IMPROVING THE QUALITY OF LIFE IN SUNLAND TUJUNGA

8250 Foothill Blvd., Suite A, Sunland, CA 91040 • 818-951-7411 • stnc.org • email: office@stnc.org



June 8, 2016

Marc Woersching
Department of City Planning
6262 Van Nuys Blvd.
Van Nuys, California

marc.woersching@lacity.org

RE: 10105 Commerce Avenue – The Jain Temple
Project Permit Compliance
DIR-2016-425-SPP

Dear Mr. Woersching:

On November 5, 2012 the LUC heard a presentation by the owner's representatives requesting changing the use of the building from its current use to a "Community Center/Place of Worship". The existing structure has served our community in the past as the local Post Office, as a Pharmacy and most recently as a Dance Studio. It is located directly across from Bolton Hall Museum, L.A. City Historic Site #2 and Little Landers Park. The LUC supported this request.

On April 4, 2016 the STNC's Land Use Committee heard a presentation by the owner's representatives regarding their proposed plans for a second story addition to this existing building.

The first story is to serve as a shrine, the second as classrooms and storage. Hours of operation proposed are to be M-F 8:00 am to 11:00 am and 7:00 pm to 9:00 pm., and Saturdays and Sundays 8:00 am to 8:00 pm. Occupancy meets City Code. The proposed second story height will be 29'6". The second story will be set-back 25 feet from Commerce Ave (22 ft from the exterior wall of the first story).

The LUC provisionally supports this request, providing the colors and materials promised are used, parking requirements are confirmed with City Planning, and Landscaping requirements are made part of the final determination.

Questions and Concerns:

- a Parking: Plans show parking increasing from 12 spaces to 18 spaces. A major concern was expressed that should these 18 spaces prove to be inadequate, the overflow would self-direct onto Commerce, Valmont and other neighboring streets. Parking in this neighborhood is already crowded and these additional vehicles would seriously impact local residents and businesses. Applicants stated that they are considering seeking shared parking arrangements with the large parking lot on the Southwest corner of Commerce and Foothill and using a shuttle. They agreed to inform their members not to park along Commerce.
- b Landscaping: The parking area perimeter wall on Valmont is currently covered with nice Bougainvillea bushes. The renderings show low lying plants. That would leave a massive wall that would be attractive to graffiti artists. Will the bushes be removed? We would prefer that they stay. Applicant stated that this is only a rendering for the Planning Dept. A presenter showed us a picture of his

Sunland-Tujunga Neighborhood Council

IMPROVING THE QUALITY OF LIFE IN SUNLAND TUJUNGA

8250 Foothill Blvd., Suite A, Sunland, CA 91040 • 818-951-7411 • stnc.org • email: office@stnc.org

personal residence in an effort to convince us how much improved the temple will appear – the two have no nexus.

- c Bureau of Engineering Waiver: Applicant is requesting a waiver of dedications and improvements along Commerce Avenue and Valmont as required per Department of Engineering. The LUC supports the granting of this waiver, on the basis that street widening at this location is not necessary, especially since the current structure only has a 3 foot set-back from the street.
- d Community Support: Although the applicant indicates that their organization will be involved in the community, not one name on the submitted project support petition has a Sunland-Tujunga address.
- e Intensity of the Use: The applicant states that the Jain Temple will typically have 20 people a day, and typically 50 – 60 visitors on Saturdays and Sundays. These visitors come and go during the course of the day and are not at the location at the same time. They hope to have an increased membership in the next 10-20 years and hope to accommodate them without having to do additional construction. Given these numbers curiosity was stated over the four stoves and number of classrooms shown on the plans.
- f Upkeep of the Property: The applicant's property is located directly across from Bolton Hall, historic site #2 in the City of Los Angeles. Dr. Lloyd Hitt, Bolton Hall Museum past president and longtime resident and business owner expressed his concern that the applicant has not taken care of the property over the past few years and that he himself has on a number of occasions had to personally take care of the property. Specifically, trash surrounds the building, plants have not been watered and are dead. Applicants apologized for the history of poor maintenance and promised to take care of the property better in the future. They stated that they do not come to the site often, but do take care of problems when notified.
- h The LUC requested a sample board of colors/materials proposed to be used, which the Applicant did send. Please see attached correspondence from Debby Beck, the LUC's Vice Chair for Design and Architecture regarding the colors.
- i Construction: Applicants will not be holding services during construction of the second story. They anticipate it to take at least one year to complete the planning process and construction.

The LUC supports the applicant's plans for the addition of a second story provided the colors and materials promised are used, parking requirements are confirmed with City Planning and Landscaping requirements are made part of the final determination.

Thank you for the opportunity to present our comments regarding this application.

Sincerely,

Sunland-Tujunga Neighborhood Council



IMPROVING THE QUALITY OF LIFE IN SUNLAND TUJUNGA

8250 Foothill Blvd., Suite A, Sunland, CA 91040 • 818-951-7411 • stnc.org • email: office@stnc.org

Krystee Clark

Krystee Clark

President

Cc: Councilman Felipe Fuentes
Rajesh Shah, The Jain Temple of Los Angeles
Mailian & Associates

From: debby.beck@yahoo.com
Subject: Jain Temple Project Proposal Follow up: DIR-2016-425-SPP / ENV--2016-426-CE located at 10105 N. Commerce
Date: Today at 2:02 PM
To: Mailian Associates mailianassociates@gmail.com

Hello,

Thank you again for presenting your project to the STNC's Land Use Committee. Your presentation was very informative and we appreciate your making the time to visit our meeting.

As the Vice Chair for Design & Architecture, I would like to comment on the colors on the materials board that you recently sent to Cindy Cleghorn, and which she forwarded to the LUC members.

Colors can vary from one computer to another, but on mine, it looked like the proposed main color of your building is an off-white. Assuming this is correct, while this is a neutral color, it is not an earth tone, which is what was mentioned during the presentation. More importantly, the intersection of Commerce and Valmont where your building is located, is a very busy intersection, with many vehicles stopping at the 4-way stop there at all hours of the day and night. This creates a great deal of vehicle exhaust particles in the air, which tend to adhere to stucco and other painted surfaces.

Since your building is very close to the actual street - not set back very far beyond the sidewalk - it is very likely that the proposed off-white color will be affected by this and will look grey and dingy quite quickly. To avoid this problem and to keep the building looking aesthetic longer, without the expense of repainting, I would like to suggest that you use a somewhat deeper color of stucco or paint.

Please allow me to explain the reason a deeper color would help preserve the aesthetics of your building with a artistic/design concept called "value". If you imagine taking a black & white photograph of something, like your building, you'll see it in a range beginning with white, through many shades of grey and then to near black and black. These are called values, with white being the lightest value and black being the darkest or deepest value.

If you looked at vehicle exhaust and other dust particles that collect on buildings on a white piece of paper, they would appear as various greys as well. If your building was painted off-white or another very light color, you can visualize that as these particles collect on the building, it will look dirty and discolored, because they are deeper values than the off-white proposed for the building. This can be especially problematic when the surface is textured, like most stucco finishes, since the particles collect in the lower parts of the texture more than the higher parts.

So in order to keep your building looking attractive as long as possible before repainting, and to further conform to the Specific Plan, I would like to suggest that you add an attractive earth tone pigment into the stucco finish that is a deeper value than the exhaust particles. (Or for the paint, if you plan to paint on top of the stucco, although a broad range of pigments are available to be added to the stucco when it is going to be applied, which avoids painting.) Of course, nothing can keep the particles from adhering to the building, but at least this would help mask their effects longer, since they would blend in more with the value of the color, rather than standing out.

In keeping with the Specific Plan, the character of the neighborhood, and

our community's love for our natural environment, I would like to suggest a light-medium muted green or a light terracotta color for the walls, but I would be happy to meet with you to look at possible colors. Medium green walls with a somewhat deeper green accent color would pleasantly echo the surrounding hills (except in the dry summer season) and would also complement your landscaping. Or you could use the golden Pumpkin Seed (indicated as your accent color on your materials board -- or a somewhat lighter version of it) for the main wall color, with the terracotta color partially seen to the right of Pumpkin Seed as the accent color. There are many possibilities.

Please feel free to contact me if you have any questions or if you would like to discuss this further.

Best regards,
Debby Beck