



Sunland-Tujunga Neighborhood Council

Certified May 27, 2003

P.O. Box 635 • Tujunga, CA 91043-0635 • 818-951-7411 • Website: stnc.org

January 12, 2023

Los Angeles Department of City Planning

via email

Attn: Associate Zoning Administrator Jonathan Hersey jonathan.hershey@lacity.org

Attn: City Planner Sarah Hounsell sarah.hounsell@lacity.org

REGARDING: 6724-6736 Foothill Blvd, Tujunga

ZA-2021-10673-CU-SPR-SPP-SPPA and ENV-2021-0674-CE requesting: New drive-thru coffee shop/fast food restaurant for CU permit, site plan review and specific plan project compliance and adjustment, also 24/7 hours of operation.

CONDITIONAL SUPPORT OF PROJECT and REQUEST PLANNING DEPARTMENT LOOK INTO CONCERNS REGARDING PROJECT

LUC PUBLIC MEETING / ENGAGEMENT:

The Sunland-Tujunga Neighborhood Council (STNC) Land Use Committee (LUC) met with the owner's representative, Vahe Grigoryan of JV West East Investments LLC, at the December 5, 2022 LUC meeting. At that LUC meeting, the proposed project site plan was shared and the applicant's representative answered questions and shared information about the project.

DISCUSSED ITEMS:

During the LUC public meeting the following points were shared:

- It was disclosed that Starbucks Café Coffee Shop is the intended renter even though the application did not mention any business name.
- This property has been empty and an eyesore to the community for many years. The Starbucks origination will be a great improvement to this commercial corner and to our community in general.
- There would be a shift of the two current driveways into one ingress/egress driveway and placed farther east on Foothill Blvd to help ease any possible traffic hazards due to the curve in Foothill just west of Haines Canyon Ave. An additional 3rd driveway will be placed to the far east of the property for egress only. Egress driveways will only allow for right turns.
- Plans call for 18 parking spaces, 2 handicap spaces at front of entrance, with the drive thru queue will accommodate 16 vehicles to the pickup window with 1 additional waiting space after the pick up area. The drive thru line will be on the west side of the property and not interfere with the vehicles entering or exiting the parking area. We feel this is sufficient so as not to have a backup onto Foothill Blvd. Bike racks are also in the plans.



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- Sidewalks all along Haines Canyon Ave and Foothill will be improved and brought into code.
- Landscaping improvement was presented including approximately 28 trees, native, drought tolerant per FBCSP.
- The pole sign will remain close to the original position, and 79 sf, which is slightly larger than the 66 sf allowed in the FBCSP. The height will be same as the building at 25 ft. This is to establish the identity of the business.
- Lighting will be installed so that it will not affect the homes on Haines Canyon Ave or Shadygrove St.
- In no way will the home's fence or property on Shadygrove be affected by any grading or construction, or detract from the homeowner's view.
- The retaining wall will have a setback from the property line to allow a landscape buffer from the homeowner's properties on Shadygrove and will not affect the homeowner's current fence(s)
- It was discussed that traffic on Shadygrove and Haines Canyon will increase as a cut-through instead of using Foothill Blvd., but that is speculation without absolute proof according to the Traffic Study.

CONCERNS and/or Issues that need to be addressed:

What is **not acceptable** are the operating hours of 24/7 being requested, however, the Starbucks representative at the City's Public Hearing held on December 15, 2022, stated that Starbucks has no intention to be open those hours, but they are requesting 4am to 11pm. Neither 24/7 nor 4am-11pm is acceptable in our bedroom community; **we feel 5am-10pm is more acceptable for this applicant and any future business.**

A native oak tree on Shadygrove property adjacent to the proposed project has an extensive root system and limb structure would be impacted by any grading/constructions to the property on Shadygrove.

Past usage of the property were gas stations with at least one buried gasoline storage tank reported.

Property is in a flood control zone, has a subterranean catch basin that is subject to drainage problems year round and a haven for mosquitos. This is seems to be a City and/or County issue to look at.



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Upon the recommendation of the STNC's Land Use Committee, the Sunland-Tujunga Neighborhood Council board, at its January 11, 2023 meeting voted to send this letter by a vote of 14 (yea), 1 (nay), 0 (abstained) and 0 (recused)

Thank you for the opportunity to submit these comments and considering the community. If you have any questions, please contact us by email at secretary@stnc.org.

Sincerely,

Lydia Grant

Lydia Grant
President
Sunland-Tujunga Neighborhood Council

cc: Councilmember Monica Rodriguez, CD7 councilmember.rodriguez@lacity.org
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