



## **ZAA FINDINGS PER SECTION 12.28**

**Address: 10460 W. Arminta Street, Sun Valley, CA 91352**  
**APN: 2405001003 and 2405001005**

**RE: Request to deviate is from LAMC Section 12.17.5 D requirements for height fence on the required front yard and no landscaping in the front yard setback of 15' in the MR zone.**

**1. Describe what site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible; and explain why the project nonetheless conforms with the intent of those regulations; and**

Eagle Foods, Inc. dba La Raza Foods, located at 7782 San Fernando Rd./ 10460 Arminta Avenue Sun Valley, is a food truck commissary and warehouse containing food products. Daily, there are hundreds of people entering and exiting La Raza Foods for work purposes. These people are either food truck drivers, their staff, La Raza employees or vendors. For everyone to conduct business by or through La Raza, they must come to La Raza and park their cars, which they have been doing for decades across the street (in the indentation adjacent to the railroad). There is not enough street parking to accommodate all these people, and there is not enough space on La Raza's property for everyone to park their personal vehicles.

There is security post at the entrance/front of the property facing San Fernando Rd., and that is the side of the property trucks and people go in and out of. As a result of the homeless and other safety concerns affecting the property, a decision was made to construct a wall on the rear-facing side of the Subject Property facing Arminta Street. The decision was made for safety reasons and to protect employees/staff onsite.

The homeless living in RVs and encampments are destroying surrounding properties, they are causing excessive trash buildup, they are engaging in explicit drug use, they are wandering the streets with no adherence to traffic signals/stop signs which is a threat to drivers and pedestrians on San Fernando, and theft/crime in the area surrounding La Raza Foods drastically has increased. Eventually, concrete barriers were placed on San Fernando Road from Vineland Ave. stretching east through Arvilla. However, because of these concrete barriers, the homeless have now moved north and northwest, such that they are now on adjacent streets to La Raza Foods, and they also have their encampments behind La Raza Foods (on Arminta Street). The property is surrounded by danger and the owner needs to take charge of providing safety measures.

La Raza Foods has employees, vendors, and customers who come to La Raza starting from 3am every day. Most of these individuals are female, they come alone to work in the early hours of the day before sunrise and need to park their vehicles on the public streets. The homeless situation in these surrounding areas serves as a threat to their safety and well-being. The homeless have entered the subject property on several occasions and attempted to commit crimes. The owner has reported these incidents to the police department on multiple occasions and has had police onsite numerous times leaving their personal numbers and business cards for continuous support and help.



The Council office is also very aware of these situations since multiple attempts and conversations have occurred between the owners and the Council office. There is need for frequent police patrol, at all hours of the day, on San Fernando Rd., Arminta St. and the adjacent streets to La Raza Foods.

The zoning code/regulations are impractical for this subject site and are very challenging to achieve and satisfy. Arminta Street is technically the rear yard for our parcel since we use San Fernando Road as the front yard. Arminta Street is also recognized as the front yard in the violation by Building and Safety, the owner feels that the through lot having two front yards by interpretation cannot operate without a wall that is high enough to deter crime in the rear yard, especially. This relief does not propose any reduction to the existing condition and thus does not impose any hardship and/or safety concerns to the site nor the surrounding community. Many of the surrounding properties are very similar in nature, operation, and character. The wall was constructed for safety reasons and to protect the property and its employees from crime and theft.

As for landscaping requirements, there is not enough space to plant any landscaping between the wall and our property line. However, the owner is willing to make a vertical green wall facing Arminta Street (artificial plants) to enhance the aesthetics of the wall instead of the gray block wall facing Arminta.

**2. Describe how (in light of the project as a whole, including any mitigation measures imposed) the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety; and**

The existing block wall with the fence on top does not impose an eye sore for the area if you compare the industrial sites around and the fences and the high walls in the area. The project is an industrial site and is visually compatible with what surrounds it. Other than the four single family homes on Arminta before Ledge Street, the area is very industrial-looking. To give the existing wall a softer face, we are proposing a green vertical wall that will enhance the area visually. Since there is not enough space to propose in ground landscaping the owner is willing to find another solution to make the wall more aesthetically pleasing for the area.

The project is surrounded by M1 properties on Arminta Street and San Fernando Street. The area is heavily Industrial in nature and operation other than the surrounding single-family homes. The Industrial sites are mostly setback with fences and high walls in the area very similar to the subject property. The project consists of the wall height and the fact that we cannot propose any landscaping due to the wall location and the property line. The mitigation measure in mind is to cover the wall to both give it a softer look and to introduce more greenery on Arminta Street since landscaping and planting is not an option between the wall and the property line. We have very little space to work with, so the vertical approach is our best solution to mitigate the situation. Historically, artificial plants have not been favored since they looked fake. The preference has been real live plants. However, a lot more businesses are now using artificial plants to decorate walls/fences and even interior space. Artificial planting has improved over time visually and has become more popular with businesses since it does not require watering and as much maintenance. *(See Sample designs attached showing businesses embracing green walls).*



There are many real looking artificial plants that are favored due to its no water requirement and visually very pleasing look. It is ideal for our project to have this green look versus no greenery on the wall. The owner can vertically design the outside wall facing Arminta with such planting that will beautify the area. With the improved versions of these artificial plants, it is getting harder to tell if it's real or artificial.

The project's location, size, height, and operation itself will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety. In fact, not having the wall or having a lower in height wall can propose major safety issues for the owner. As mentioned, there have been several thefts and transients coming into the property for theft and other violations. The business holds many valuable trucks with supplies and goods that can be stolen. Transients have jumped the wall and have entered the property on numerous occasions. Also, to protect the employees, mostly women who come to work starting at 3 AM, it is safer if they pull into the property and leave their cars safely onsite. The wall height can deter outside people from entering the property and the cars/trucks etc. onsite can be safely parked.

**3. Explain why the project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan. (Plans can be viewed at <http://planning.lacity.org>)**

The project is zoned MR1-IVL with a Limited Manufacturing General Plan designation, located in the Sun Valley – La Tuna Canyon Community Plan Area. The purpose, intent and provision of the General Plan, Community Plan and the Specific Plan all seek to ensure compatibility with surrounding uses, both in development and use. The continued use of the property as a food service facility since 1968 is consistent with the General Plan Land Use designation of Limited Manufacturing and corresponding MR1 zone. The project is not requesting any deviations to the zone itself or the land use designation. Per the current Sun Valley – La Tuna Community Plan, the project conforms per the following applicable objectives and purposes.

The Sun Valley – La Tuna Community Plan adopted on August 13, 1999, talks about the goals/intents of the plan and how it relates to the Industrial sites in specific. Under ***Community Issues and Opportunities***, the plan talks about what the issues are which states that..... ***Industrial land must be preserved and protected. (page III 3)***. Industrial land is becoming scarcer and rear in Southern California and the owners of Industrial sites are moving out of state. It is expensive to do business in Los Angeles in particular, especially industrial. Therefore, protecting the site and the goods on site along with its employees is a high priority for the owner.

***Purpose of the Community Plan***

- ***Planning the remaining commercial and industrial development opportunity sites for needed job producing uses that improves the economic and physical condition of the community.***

It is important to note that since 1958 this industrial site has been in service and providing employment to the locals and nearby residents. Times have changed and unfortunately, the economic conditions, homelessness increasing etc. have forced business owners to protect their property even more tightly and strictly. The decision to build the wall higher than allowed per code was a safety in mind decision. Ultimately, protecting the employees who arrive



early in the day and the food trucks with all the supplies etc. The intent of the plan is to provide employment and opportunities in the community for economic vitality. Sun Valley is heavy industrial based community, and it is important to note that homelessness and crimes increasing has been no surprise to the area. As a business owner in this area, the wall is a necessary safety feature to deter crime and unnecessary incidents. The height of the wall is not an eye sore if one drives in the area. The gate facing Arminta Street is transparent and it allows a visual break in the massing factor. The wall can be mitigated with artificial vertical greenery to enhance the look of the exiting grey surface.

Overall, the intent of keeping industrial in Los Angeles, providing a safe employment opportunity, and providing employment in general for the community is a big factor in every community, especially for a community that is heavy industrial bases which is becoming scarcer in Southern California. Also, it is important to note that this business is servicing a customer base that is approximately 95% minorities including women, and minority owned.