

SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ADULT ENTERTAINMENT ESTABLISHMENTS (CUX) – LAMC 12.24 W.1 & 12.24 W.18

City of Los Angeles – Department of City Planning

The Special Instructions for Alcohol (CUB) & Adult Entertainment Establishments is a required attachment to the *MASTER LAND USE APPLICATION INSTRUCTIONS* (CP-7810). Only utilize this form when filing for a conditional use permit pursuant to LAMC Section 12.24 W.1 for alcohol establishments or pursuant to 12.24 W.18 for adult entertainment establishments.

ADDITIONAL REQUIREMENTS/FINDINGS FOR APPROVAL OF A CUB or CUX:

For a CUB or CUX request to be considered, the following additional information and findings must be provided.

1. **RADIUS MAP REQUIREMENTS.** In addition to the Public Noticing requirements detailed in the Master Land Use Application Instructions (CP-7810):
 - Radius Maps for alcohol uses must show land use to a 600-foot radius.
 - A **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site is required. Include in the list the type of license and address.
 - A **LIST OF THE FOLLOWING USES** within 600 feet is also required:
 - (1) residential uses and type (single-family, apartment, hotel, etc.);
 - (2) churches;
 - (3) schools, including nursery schools and child-care facilities;
 - (4) hospitals;
 - (5) parks, public playgrounds and recreational areas; and
 - (6) establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.
2. **FINDINGS (*on a separate sheet*)**
 - a. **General Conditional Use**
 - i. 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.
 - ii. That 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.
 - iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.
 - b. **Additional Findings**
 - i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.
 - ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.
 - iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

3. **QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE**

- a. What is the total square footage of the building or center the establishment is located in? 1,791 SF
- b. What is the total square footage of the space the establishment will occupy? 1,791 SF
- c. What is the total occupancy load of the space as determined by the Fire Department? N/A
- d. What is the total number of seats that will be provided indoors? N/A Outdoors? N/A
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? NO
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? N/A
 - i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? N/A
- g. Are you adding floor area? NO If yes, how much is enclosed? _____ Outdoors? _____

h. Parking

- i. How many parking spaces are available on the site? 11
- ii. Are they shared or designated for the subject use? DESIGNATED
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? N/A
- iv. Have any arrangements been made to provide parking off-site? NO
 - 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? _____

Note: Required parking must be secured via a covenant pursuant to LAMC 12.26 E 5. A private lease is only permitted by a Zone Variance.

- 2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.
- 3. Will valet service be available? _____ Will the service be for a charge? _____
- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? YES
- j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17? N/A

4. **QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT**

- a. What are the proposed hours of operation and which days of the week will the establishment be open?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	6AM-11PM	6AM-11PM	6AM-11PM	6AM-11PM	6AM-11PM	6AM-11PM	6AM-11PM
Proposed Hours of Alcohol Sale	6AM-11PM	6AM-11PM	6AM-11PM	6AM-11PM	6AM-11PM	6AM-11PM	6AM-11PM

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: NO

Note: An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.

- c. Will there be minimum age requirements for entry? NO If yes, what is the minimum age requirement and how will it be enforced? _____

- d. Will there be any accessory retail uses on the site? N/A What will be sold? _____

e. **Security**

- i. How many employees will you have on the site at any given time? 3

- ii. Will security guards be provided on-site? NO

1. If yes, how many and when? _____

- iii. Has LAPD issued any citations or violations? NO If yes, please provide copies.

f. **Alcohol**

- i. Will there be beer & wine only, or a full-line of alcoholic beverages available? BEER AND WINE ONLY

- ii. Will "fortified" wine (greater than 16% alcohol) be sold? NO

- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? NO

- iv. Will there be signs visible from the exterior that advertise the availability of alcohol? YES

v. **Food**

1. Will there be a kitchen on the site? NO

2. Will alcohol be sold without a food order? YES

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? NO

4. Provide a copy of the menu if food is to be served.

vi. **On-Site**

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? NO

- a. If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.

2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? OFF-SITE ONLY

- a. If yes, a request for off-site sales of alcohol is required as well.

3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? NO

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? NO
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? SINGLE CANS AND BOTTLES LESS THAN 1 LITER

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- <http://www.abc.ca.gov/>.

5. CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)

- a. Is this application a request for on-site or off-site sales of alcoholic beverages? OFF-SITE
 - i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? _____
 1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:
 - a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
 - b. if issuance would result in, or add to an undue concentration of licenses.
 - b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience or necessity**.

6. ADDITIONAL REQUIREMENTS FOR MASTER CUBs/CUXs. In addition to all requirements detailed in the Master Land Use Application Instructions (CP-7810), applications for Master CUBs/CUXs shall include:

- A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating: the type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; the identifying address or suite/unit number corresponding to each CUB/CUX request; and (if known) the tenant-operator of each alcohol or adult entertainment establishment.
- All CUB or CUX requests on the subject site clearly identified and labeled on the plot plan and applicable floor plans, indicating: each type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; and the identifying address or suite/unit number corresponding to each CUB/CUX request.

NOTE: *Please consider submitting documents beyond the requirements outlined in this form. If there are other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute the **primary opportunity** to clarify and define the project.*



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

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 2207 W COLORADO BLVD, LOS ANGELES, CA 90041 Unit/Space Number _____

Legal Description² (Lot, Block, Tract) LOTS 1 (FR), 2 AND 3; BLOCK NONE; EAGLE ROCK CENTRAL TRACT

Assessor Parcel Number 5671013025 Total Lot Area 19,422 SF

2. PROJECT DESCRIPTION

Present Use GAS STATION AND AUTOMOBILE SERVICE STATION (SMOG SHOP, REPAIR SHOP)

Proposed Use GAS STATION, RETAIL/FOOD/BEVERAGE STORE AND CAR WASH

Project Name (if applicable) 2207 COLORADO BLVD

Describe in detail the characteristics, scope and/or operation of the proposed project Replace existing automobile service station (smog shop & 2 repair bays) with (n) retail/food/beverage store. Demolish portion of (e) building (50sf) to accomodate (n) driveway. Construct (n) car wash (1 bay) and (n) driveway. Reconfigure site (parking, landscape).

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

<input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant)	<input type="checkbox"/> Site is located within 500 feet of a freeway or railroad
<input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits)	<input checked="" type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park)
<input checked="" type="checkbox"/> 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)	<input type="checkbox"/> Site has special designation (e.g. National Historic Register, Survey LA)

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)

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: 11 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 _____ - Demolish(ed)³ N/A + Adding NO = Total _____

Number of Affordable Units⁴ Existing _____ - Demolish(ed) _____ + Adding YES = Total N/A

Number of Market Rate Units Existing 6AM-11 - Demolish(ed) N/A + Adding 6AM-11 = Total 6AM-11P

Mixed Use Projects, Amount of Non-Residential Floor Area: 6AM-11PM 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)? 6AM-11P ft.

If you have dedication requirements on multiple streets, please indicate: 6AM-11PM

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 6AM-11PM

Code Section from which relief is requested (if any): 6AM-11PM

Action Requested, Narrative: 6AM-11PM

6AM-11PM

Authorizing Code Section 6AM-11PM

Code Section from which relief is requested (if any): 6AM-11PM

Action Requested, Narrative: 6AM-11PM

NO

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) CPC-2014-3669-SP, CPC-2006-1958-SP, CPC-1989-177, CPC-1987-386, CPC-1986-826-GPC

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. CPC-2014-3669-SP, CPC-2006-1958 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 site project, please provide a copy of any applicable form and reference number if known.

- a. Specialized Requirement Form N/A
- b. Geographic Project Planning Referral YES - PART OF SUBMITTAL PACKAGE
- c. Citywide Design Guidelines Compliance Review Form N/A
- d. Affordable Housing Referral Form N/A
- e. Mello Form N/A
- f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A
- g. HPOZ Authorization Form N/A
- h. Management Team Authorization N/A
- i. Expedite Fee Agreement N/A
- j. Department of Transportation (DOT) Referral Form N/A
- k. Preliminary Zoning Assessment Referral Form N/A
- l. SB330 Preliminary Application N/A
- m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) YES - PART OF SUBMITTAL PACKAGE
- n. Order to Comply N/A
- o. Building Permits and Certificates of Occupancy YES - PART OF SUBMITTAL PACKAGE
- p. Hillside Referral Form (BOE) N/A
- q. Low Impact Development (LID) Referral Form (Storm water Mitigation) YES - PART OF SUBMITTAL PACKAGE
- r. SB330 Determination Letter from Housing and Community Investment Department N/A
- s. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Simon Shirazi
Company/Firm Eagle Rock Petroleum Corporation
Address: 2207 Colorado Blvd Unit/Space Number _____
City Los Angeles State CA Zip Code: 90041
Telephone (323) 344-1009 E-mail: shirazi.simon1@gmail.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) Eagle Rock Property Investments LLC
Address 2207 Colorado Blvd Unit/Space Number _____
City Los Angeles State CA Zip Code: 90041
Telephone (323) 344-1009 E-mail: shirazi.simon1@gmail.com

Agent/Representative name Sergey Lipsky
Company/Firm VEA-Architects
Address: 16987 Encino Hills Drive Unit/Space Number _____
City Encino State CA Zip: 91436
Telephone (818) 986-0400 E-mail: sergey.lipsky@vea-architects.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) Architect
Name Vladimir Elmanovich, AIA
Company/Firm VEA-Architects
Address: 16987 Encino Hills Drive Unit/Space Number _____
City Encino State CA Zip Code: 90041
Telephone (818) 986-0400 E-mail: vladimir@vea-architects.com

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 to 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

9/21/2020

Print Name

Simon Shirazi

Signature



Date

9-21-2020

Print Name

Nemat Adelpour

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 California

County of Los Angeles

On SEPTEMBER 21 2020 before me, M. Santana, Notary Public
(Insert Name of Notary Public and Title)

personally appeared SIMON SHIRAZI, NEMAT ADELADUR 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.

M. Santana
Signature

(Seal)



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 it 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: 9/21/2020

Print Name: Simon Shicezi

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
R. SERRANO	<i>[Signature]</i>	5135 EAGLE ROCK BLVD LA. CA 90041	
R. REID	<i>[Signature]</i>	5124 EAGLE ROCK BLVD LA. CA. 90041	
D. J. Jhon	<i>[Signature]</i>	1580 YOSEMITE DR	90041
KURELIO MORILLAS	<i>[Signature]</i>	5153 EAGLE ROCK	
GEORGE SEGURA	<i>[Signature]</i>	5137 ROCKLAND	90041
Azot (Knachob)	<i>[Signature]</i>	5144 Rockland	90041
Jeff Aquila	<i>[Signature]</i>	5144 Eagle Rock	90041

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).

EXCEPTIONS (Section 11.5.7.F)

Request: To continue the operation of the existing Gasoline Station, expand existing Retail Store, replace uses of existing Smog Check and Mechanic's Repair Garage with proposed Car Wash.

SPECIFIC PLAN EXCEPTION FINDINGS

1. That the strict application of the regulations of the Specific Plan to the subject property would result in practical difficulties and/or unnecessary hardships inconsistent with the general purpose and intent of the Specific Plan.

Automotive Use - Colorado Boulevard Specific Plan ("CBSP") Sec. 6Ba.

The strict application of the regulations of the Specific Plan will result in the difficulties and hardships inconsistent with the general purposes and intent of the Colorado Boulevard Specific Plan ("CBSP").

The general purpose and intent of the prohibition of Automobile service station (Sec. 6Ba) is clearly stated in Purposes Section of CBSP (Sec. 3L) as follows:

- This Specific Plan area is designed to address the problems in this Colorado Boulevard commercial strip, which is characterized by the concentration of auto-related businesses with no rear alleys in commercial zones, and with considerable traffic.

In other words, CBSP identified goals are to:

1) reduce concentration of automotive businesses;

2) reduce visibility of automotive businesses;

3) reduce traffic impact (such as moving it from front to rear of the lot or alley, if possible).

Denial of the Exception request would create practical difficulty and unnecessary hardship as it will prevent the project applicant from delivering objectives set by Specific Plan in relation to each of the above stated goals:

- goal 1: The project proposes overall reduction in concentration of automotive uses by replacing two (2) businesses (Smog Check Station and Auto Repair Garage with just one (1) – proposed automated car wash.

- goal 2: The Project proposes to replace three (3) open repair service bay opening doors with retail storefront, and construct new car wash resulting in only one (1) open bay. Car wash exit door will have a significantly less concentration of traffic, and particularly automotive activity related traffic, as compared to the smog check and/or repair bays where cars are typically parked visible, awaiting their turn for repairs. Car wash exit by design has to remain clear of cars to allow for an unblocked discharge, thus providing an unconcentrated condition. Additionally, by design the automated car wash, while providing essential sought after service within the community, does it with the least concentrated, least impactful and in a most inconspicuous ways, as compared to other types of car washes: manual bay wash or a full service car wash.

- goal 3: The Project proposes creating access driveway (for accessing the carwash) in the rear of the property, thus directing any traffic relegated to carwash behind the retail building and creating effect of an "alley" approach, sought out in Purposes section of CBSP.

Other related uses of car wash are located more than 0.5 miles away, and even though they are in the specific plan area, being at least 8 blocks away they are not in the immediate vicinity and are not impacted by the project in reference to concentration of automotive uses:

- nearby car wash Westerly, 0.6 mile or 3,300 ft at Colorado & Lockhaven Ave (full service);

- another nearby car wash Easterly, 0.63 mile or 3,330 ft at Colorado & Royal Dr. (open bay, manual self-wash).

Denial of the Exception would create practical difficulty and unnecessary hardship in disallowing removal of the undesired repair garage service, and replacing it with a long-time desired and needed car wash and retail. Current Smog Check and Repair Garage are no longer needed, and thus denial of exception would create hardship by not allowing potentially viable commercial space to be further rented and be profitable. The automated car wash is needed and is important not only as an essential service to the community, but also as a profitable business, that would not be possible or suitable anywhere else within the community. Thus, by not being allowed the project, applicant will suffer unnecessary and undue hardship inconsistent with CBSP.

For the reasons stated above, the strict application of the regulations of the CBSP would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Specific Plan.

2. That there are exceptional circumstances or conditions applicable to the subject property involved or to the intended use or development of the subject property that do not apply generally to other property in the Specific Plan area.

What makes this project unique is that it has an existing gasoline station that has been in business over 45 years, and is an integral part of the community as a long-time member, but also because it provides essential services.

Additionally, the unique nature of business of gasoline service creates clearly exceptional circumstances related to business viability and customer demand changes experienced within the last several years. An increasing demand for aesthetic cleanliness, prevalent use of electric cars, advanced technology, more reliable cars – all this creates an increased community demand for fast and more often located car washes, while reducing a demand for mechanic garages and smog checks. Business has to adapt to the demands to be sufficient and viable. Proposed car wash, removal of smog check and mechanics shop, increase of retail – all are essential elements of the project and are unique to subject property and vital to the continuation of the business.

The corner location of the property, allowing easy ingress egress, as well as the fact that proposed driveway and associated car wash waiting traffic would be placed at the rear of the property to be screened from the view, also qualify this project as unique.

Proposed combined use of an automated carwash with existing gasoline station makes it uniquely efficient and traditionally anticipated, benefitting community as a whole by reducing traffic (combining traffic and all related circulation within one property) and traffic visibility impact (placing car wash traffic behind existing structure at rear of the lot), all while providing the essential services.

3. That an exception from the Specific Plan is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the Specific Plan area in the same zone and vicinity, but which, because of special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.

The area surrounding the project site was developed primarily before the adoption of the CBSP in 1992. The use of the property for gasoline service and repair station goes back to 1975 as Johns Mobile, Johns Service Center, and has been continuously used since then as a gasoline station and related repair garage. Currently there is a 13 years long contract with Mobil oil for gasoline service.

Ability to maintaining an economically viable business model is an absolute need for the use of the subject property, just as the ability for its business to be flexible and be able to accommodate ever-changing community needs and demands.

If the requested exception to be denied, the denial will be contrary to similar rights already possessed by other similarly zoned properties within the Specific Plan as follows:

The uses of car wash, retail and gasoline service are typically allowed in C4 zone and enjoyed by several properties in the community area:

- similar property (car wash) in easterly direction at 1707 W Colorado, is zoned similarly (QC4-1XL), located in the same Subarea II of the Specific Plan and yet enjoying the right of the car wash use - Colorado & Mt. Royal dr. (open bay, manual self-service);

- another similar property (car wash) in easterly direction at 1539 W Colorado, is zoned similarly (QC4-2D), located in Subarea III of Specific Plan and enjoying the right of the car wash use - Colorado & Dahlia (full service);

- another similar property (car wash) in westerly direction at 2711 W Colorado, is zoned similarly (QC4-2D), located in Subarea I of Specific Plan and enjoying the right of the car wash use - Colorado & Lockhaven Ave (full service).

4. That the granting of an exception will not be detrimental to the public welfare or injurious to the property or improvements adjacent to or in the vicinity of the subject property.

Granting of the exceptions would not be detrimental to the public welfare, injurious to the property or improvement to the property in the surrounding neighborhood. On the contrary, the project would result in the significant improvement and benefit to the neighborhood by revitalizing commercial property and providing an effective and long-time needed community service.

The design and location of the proposed car wash (separated by over 37 feet from residential uses) combined with proposed removal of existing smog check and mechanic shop, and reusing of existing building as a retail/food store would enhance the community's appeal, safety and welfare.

Removal of both smog check and mechanic repair shop uses will eliminate the related pollution, traffic and undesired visibility of repair facilities, thus enhancing safety and community's appeal.

Expanding retail store will provide pedestrian oriented service, one of the primary objectives of the CBSP.

Project would provide much needed service and jobs, resulting in a significant community improvement.

5. That the granting of an exception will be consistent with the principles, intent and goals of the Specific Plan and any applicable elements of the General Plan.

The granting of the exception to allow for removal of Smog Check station (1 bay) and Mechanic Auto repair garage (2 bays), installing fully automated car wash (1 bay) and repurposing existing building as a retail, while maintaining gasoline service station operation, would be consistent with the principles, intent and goals of the CBSP and the General Plan as follows:

1) mitigation of undesired elements:

- reduced concentration of auto uses (combining gasoline station with carwash within one site);

- overall reduction of auto service uses (removal of smog check and mechanic repair shop);

- reduction of excessively visible traffic (locating car wash driveway at the rear of the property and behind existing structure).

2) support of desired elements:

- increased distance from the adjacent residential use to auto related uses;

- repurposing auto service building for the needed retail use;

- creating pedestrian friendly retail center, while maintaining community service with continued maintenance of gasoline station.

FINDINGS (Section 11.5.7.C)

- a) The project substantially conforms to the applicable regulations, standards and provisions of the Colorado Boulevard Specific Plan (Ordinance 168,084) as shown below:

Section 3. PURPOSES

- A. Intensity and type of commercial uses shall be consistent with the character of the Eagle Rock Community. The regulations developed in this Specific Plan are intended to protect nearby residential neighborhoods from possible detrimental effects of commercial uses.

The subject property is already used as a gas station and thus proposed development would be consistent with the existing character of the Eagle Rock Community.

The project proposes reduction in hazardous impact on residential neighborhood by replacing three (3) existing automobile service bays with just one (1) – automatic car wash.

- C. Pedestrian-oriented design and development shall be encouraged and the adverse environmental effects of development within the Specific Plan area shall be minimized.

The project preserves existing pedestrian-oriented design (wide sidewalks, see-through lot orientation, buildings being set back away from the sidewalks, etc.) and the adverse environmental effects are being mitigated.

- E. All new development shall include adequate buffering from nearby residential uses. Unsightly existing and new uses shall be properly screened, especially when fronting streets.

Current 14'-6" buffer from existing automobile station to nearby residential use is proposed to be eliminated and replaced with 37'-10" buffer from the new car wash to residential use.

Project replaces existing automobile station with a much friendly retail/food store.

- L. This Specific Plan area is designed to address the problems in this Colorado Boulevard commercial strip, which is characterized by the concentration of auto-related businesses with no rear alleys in commercial zones, and with considerable traffic.

The project proposes mitigation in concentration of auto-related businesses by replacing three (3) existing repair bays with just one (1) – for proposed car wash. Proposed driveway in the rear of the property will be an alternative to an alley, diverting traffic behind existing structure and not through the front of the lot or a street.

- O. This Specific Plan will encourage economic viability of the area for both residents and businesses alike.

The project proposes a new car wash and retail/food store in response to the growing demand of such services within the community.

Section 6. USES

- A. Permitted Uses. Any use permitted in the C4 Zone on the effective date of this Specific Plan shall be permitted within the Specific Plan area on C4 zoned lots, with the following limitations.
- B. Limitations.
 - 1. The following uses shall not be permitted in Subareas II and III and shall be permitted within Subarea I only after the Area Planning Commission has approved the use as set forth in Paragraph 2 below:
 - a. Automobile service station and other automobile-related retail use;

The subject property has been an integral part of the neighborhood fabric and character for 45 years.

Proposed development reduces impact of automobile use by eliminating detrimental car repair service and introducing much less harmful car wash, thus making new use more compatible to the neighborhood. Keeping the already established and essential community function will serve the main purpose of the Colorado Boulevard Specific Plan.

- b. Automobile repairing and painting;

Project proposes to permanently remove existing automobile repairing and painting shop.

- c. Storage yard (automobile, machinery, construction material);

Project proposes to permanently remove existing storage yard currently occupied by automobile materials.

Section 7. BUILDING STANDARDS

- C. Transparency of Street Walls. At least 60 percent of the area of the first story Street Wall of any Project in Subarea II adjacent to Colorado Boulevard or Eagle Rock Boulevard shall consist of Transparent windows, doors, or openings affording views into retail, office or lobby space. This Transparency requirement is 30 percent for those Projects adjacent to streets other than Colorado or Eagle Rock Boulevards. The Transparency area shall be calculated separately for each street frontage and shall not be accumulated in those cases where a Project includes first story Street Walls along more than one street.

The remodeled building will include retail storefront with transparent doors and windows with a total of 60% transparency facing Colorado Boulevard.

Section 8. BUILDING HEIGHT

- A. Notwithstanding L.A.M.C. Section 12.21.1 A 10 to the contrary, no Project within Subarea II shall exceed 30 feet in height above grade.

The project's proposed height is 19'-9" max, which is way below the allowable height limit.

Section 9. BUFFERING WALLS AND SCREENING

A. Buffering Walls. Any Project located on a lot which abuts a residentially zoned lot or a lot on which a residential use is located shall include a solid, decorative masonry wall, 6 feet in height, as measured from grade.

Project proposes a 6' high masonry wall along north property line to create a buffer from existing residential use.

B. Screening.

2. Notwithstanding any other provision of the L.A.M.C. to the contrary, surface parking, when adjacent to a street, shall be screened with a four-foot high, solid, decorative, masonry wall. However, when surface parking abuts a residential use, then a minimum wall height of six feet shall be required.

Four-foot high solid, decorative, masonry wall is proposed along west, south and east property lines.

3. Roof-mounted mechanical equipment and/or duct work which exceeds the height of the roof ridge or parapet wall, whichever is higher, shall be screened from a horizontal view with materials compatible with the design of the building.

Project proposes a 5' high parapet to screen any roof-mounted mechanical equipment and/or duct work. Proposed parapet is covered with materials compatible with the design of the building.

Section 10. YARDS

A. Subarea II (Neighborhood-serving pedestrian core).

2. A five-foot front yard and a five-foot rear yard shall be required for lots with a depth of less than 150 feet.

Proposed front yard is 60' (twelve times larger than 5' required).

The existing rear yard is 14'-6" (three times larger than 5' required).

Proposed rear yard setback for new car wash is 37'-10" (nine times larger than 5' required).

3. No portion of a Project above 15 feet in height shall be within 15 feet of the rear lot line.

Portion of the building along north elevation that exceeds 15 feet in height is pushed back to be 15 feet of the rear lot line (see A3.1, (n) east elevation).

Section 11. LANDSCAPING

A. At least five percent of a Project's total lot area shall be landscaped.

The project proposes 1,882 SF of landscaped areas, which constitutes 9.7% (more than 5% required).

2. Twenty-four inch box trees shall be planted at 25 foot intervals along the street frontage of lots on which Projects are located. However, the planting of trees shall not obstruct driveways or interfere with utilities. Existing street trees may be used to satisfy this provision.

The project proposes 24" box trees to be planted alongside the sidewalk with distance of no less than 25'.

Section 13. PARKING AND STREET ACCESS REQUIREMENTS

Projects shall meet the requirements of this Section, as determined by the Director and the LADBS.

Project meets parking requirements and provides 11 parking stalls (including under canopy).

Section 14. SIGN STANDARDS

- A. Approval. No building permit or sign permit for an exterior sign shall be issued, nor shall any exterior sign be installed, unless the proposed sign has been reviewed and approved by the Director pursuant to the provisions in Section 19. In making a determination, the Director shall consider the type, area, height, shape, and projection of the proposed sign.

Proposed signage is being submitted for approval as part of the CUP package.

B. Prohibitions. The following signs are expressly prohibited:

1. Off-site signs, except existing legally erected off-site commercial signs located in the Specific Plan area may be replaced at a new site provided that the new location is in Subarea I or III, and the new sign otherwise is permitted pursuant to Division 62 - Signs (Section 91.6220 - Off-Site Signs) of the L.A.M.C. and meets all of the current ordinance requirements. The new sign shall not exceed the display area of the sign being replaced and shall be set back 5 feet from the front property line.

2. Roof signs.

Project does not propose new roof signs.

3. Pole signs.

Project does not propose new pole signs.

4. Animated signs, including flashing neon signs.

Project does not propose any animated signs.

5. Mural signs.

Project does not propose any mural signs.

Section 15. PERMITTED FLOOR AREA RATIO AND PROJECT PERMIT COMPLIANCE REVIEW

A.2. The maximum Permitted Floor Area Ratio on lots within Subarea II, including Additional Permitted Floor Area for density incentives pursuant to Subsections D below, shall not exceed 1.5:1.

Per project's proposed FAR = 2,525 SF / 19,422 SF = 0.13 < 1.5

Section 17. UNDERGROUND UTILITIES

All new utility lines which directly serve a new Project shall be installed underground. If underground service is not currently available, then provisions shall be made for future underground service.

All proposed utility lines within the development area are to be installed underground.

Section 18. LIGHTING

No building permit shall be issued for any Project unless the Director has approved, as part of the project permit compliance procedure, an exterior lighting plan in conformance with this Section. All exterior outdoor lamp fixtures shall be shielded to minimize illumination of adjacent properties and to reduce glare. Floodlighting of buildings shall be prohibited, as well as the use of low-pressure sodium lighting devices. All exterior lighting, except for purposes of safety, security and to illuminate signs and billboards, shall be turned off at the end of business hours.

Proposed lighting is being submitted for approval as part of the Landscape plan.

All exterior outdoor lamp fixtures are proposed to be shielded to minimize illumination of adjacent properties and to reduce glare.

Floodlighting of buildings and the use of low-pressure sodium lighting devices are not proposed.

All exterior lighting, except for purposes of safety, security and to illuminate signs and billboards, are proposed to be turned off at the end of business hours.

Section 19. DESIGN REVIEW

C. Design Review Guidelines. The following design elements shall be complied with by developers and utilized by the Director, the Area Planning Commission and the Design Review Board when evaluating the design of a Project.

1. Recessed Windows and Door.

a. Windows shall be recessed a minimum of three inches (including trim) from the finished wall, as more fully described in Figures 17 to 21 in Appendix A in City Plan Case File No. 87-0386 SP.

All windows are recessed minimum 3 to 5 inches from finished walls along the perimeter of the building.

b. Main entry doors shall be sufficiently recessed so that the door, upon outward movement, does not extend beyond the adjacent finished wall, as more fully described in Figures 17 to 21 in Appendix A in City Plan Case File No. 87-0386 SP.

Main entrance is recessed 36 inches from the face of finished wall to allow for an open outward door not to stick out beyond façade.

2. Display windows required under Section 7 B shall be constructed by "bays" and repeated as an architectural feature if special dimensions allow, as more fully described in Figures 18 to 22 in Appendix A in City Plan Case File No. 87-0386 SP.

Display windows are proposed to be constructed by "bays" divided by portions of solid brick walls. Location of proposed glazing has a distinctive repetitive pattern to create an architectural feature.

3. Beltcourse or similar architectural treatment shall be used to define floor levels, as more fully described in Figure 23 in Appendix A in City Plan Case File No. 87-0386 SP.

N/A – one story building.

4. A building located on a corner shall incorporate architectural features which orient the building to the corner by use of curvilinear design at the corner, corner entry, a corner tower, or a combination of these or similar architectural treatment, as more fully described in Figures 20 to 24 in Appendix A in City Plan Case File No. 87-0386 SP.

N/A – not a corner building

5. All buildings shall have parapet walls. Parapets shall be enhanced with architectural detailing, such as brackets and dental, architrave, cornice, frieze, or beltcourse.

Project proposes a 5' high parapet covered in stucco and corrugated steel and enhanced with architectural detailing (brackets, awnings on different height levels, varying height and form of parapet).

6. Pedestrian entrances to buildings shall be at grade.

All pedestrian entrances to buildings are proposed to be at grade level.

7. Detailing: All door and window openings shall contain distinctive features utilizing techniques such as varying the orientation, type, color, size and shape of the surrounding materials, as more fully described in Figures 21 and 25 in Appendix A in City Plan Case File No. 87-0386. SP.

Doors and windows are designed to convey a distinctive character by means of being recessed inward and having rough finish surrounding materials of abutting walls. Top and bottom of doors and windows are separated by dividers into portions of different sizes and transparency level.

Additional Information

8. All non-transparent wall surfaces shall be screened by the planting of shrubs or vines which at maturity will cover the non-transparent wall surface to a height of nine feet.

To ensure compliance with this condition 12"x12", 6' O.C. planters are proposed along the exterior perimeter of solid walls to provide for vine-type landscaping.

9. If security gates, shutters, or screening are installed over any transparent wall surface or door, then they shall be placed on the interior of the building and hidden from view when not in use.

N/A – not proposed.

10. No exterior stuccoing shall be allowed on buildings in existence on the effective date of this Specific Plan, unless the building was already stuccoed on the effective date.

Project proposes for the existing brick finishes on exterior to remain and be integral part of new design.

11. Awnings, if used, shall be individually integrated with the shape, form and dimensions of building bays or framing elements.

Proposed awnings above new window bays are designed as distinctive individual architectural elements or rectangular form (slab-type) of different sizes and heights, but always relative to a corresponding bay below.

12. Seismic safety repairs shall be accomplished so that, to the extent possible, when completed, the repairs are not visible from the exterior of the building or the repairs are integrated into the design of the exterior of the building.

N/A – not scope of work.

13. Remodeling efforts which consists of removing previous remodeling materials to restore or expose the original building are encouraged. Remodeling efforts, however, which would cover, remove or damage any of the exterior design or detailing of a building shall be prohibited.

Project proposes for the existing brick finishes on exterior to remain and be integral part of new design.

14. Materials Statement (General Guidelines).

- a. Use of brick as a basic building material or as detailing material is encouraged.

Project proposes for the existing brick finishes on exterior to remain and be integral part of new design. Additionally, new walls are designed to be cladded in brick veneer similar to existing.

- b. Stucco, or a similar surfacing material is permissible on new construction, provided the finished surface is smooth (30 silica sand finish). Textured surfaces shall not be used.

New stucco finishes are proposed to be smooth (30 silica sand finish).

- c. The use of stucco or similar surfacing material may be used for architectural detailing.

New stucco finishes are used to delineate varying forms and create a richer character.

FINDINGS (CUB)

a) General Conditional Use

- i. 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.

The proposed development will enhance the built environment in the surrounding neighborhood by providing the following deliverables:

- reduction of hazardous impact on residential neighborhood by eliminating existing car repair service;*
- replacing existing car repair service with a much friendlier, conveniently located and community-oriented retail/food store;*
- preservation of existing pedestrian-oriented design (wide sidewalks, see-through lot orientation, buildings being set back away from the sidewalks, etc.);*
- proposed driveway in the rear of the property will function similar to an alley, diverting traffic behind existing structure and not through the front of the lot or a street;*
- remodeling existing building would include (n) retail storefront with transparent doors and windows.*

Providing the new car wash and retail/food store in response to the growing demand within the community would be an essential and beneficial service.

Combining several essential services (food store, gas station and car wash) within one location will reduce the overall traffic.

- ii. That 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.

- location is being enhanced by eliminating the degrading effect of existing car repair service;*
- proposed car wash of 520 sf is in correlation with overall scale of the (e) building and property;*
- proposed height would provide enhanced visibility of the new beneficial services;*
- hours of operation are proposed to stay within existing limits;*
- new car wash would provide a long-time demanded essential service.*

Project proposes mitigation of the adverse effects on the community by eliminating existing car repair service.

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

Project substantially conforms with the purpose, intent and provisions of the General Plan by providing new essential and beneficial services that are being in high demand within the community.

Project substantially conforms with the purpose, intent and provisions of Colorado Boulevard Specific plan by substantially reducing prohibited use, providing community-oriented design and services.

b) Additional Findings

- i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.

The proposed use of expanded retail/food store and (n) car wash will enhance the welfare of the pertinent community by providing access to essential products and services.

Detrimental effect of the existing car repair service is being eliminated.

Remodeled facades of the existing building, pedestrian-oriented design and expanded landscaping will provide an aesthetic appeal for the community.

- ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.

Proposed off-site sale of alcohol would not contribute to an undue concentration of such establishments because the only store that sells alcohol for an off-site consumption is located outside of 600' radius:

1) Colorado Wine Company (WHITEHOUSEENTERPRISES LLC) located @ 2305 Colorado Blvd.

There are 5 "bar type" establishments within 600' radius but ALL of them sell alcohol for on-site consumption only:

1) Las Fuente Bar & Grill located @ 2256 Colorado Blvd;

2) Chipotle restaurant located @ 5047 Eagle Rock Blvd;

3) 5 Line@BMPP located @ 2136 Colorado Blvd, Unit A;

4) HCDK Corporation located @ 2136 Colorado Blvd, Unit B;

5) Four café located @ 2122 Colorado Blvd.

- iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

Proposed off-site sale of alcohol would not detrimentally affect nearby residential zones or uses because it will not result in in-door or on-site consumption of liquor.

Customers will be buying alcohol at the store but consuming it in their homes.

Additional Information

Who's going to be a tenant-operator of the future alcohol license?

Eagle Rock Petroleum Corporation is going to be a tenant-operator of the future alcohol license.



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)
• Small Lot Subdivision
• Zone Change
• Design Review Board (DRB)
• Pedestrian Oriented District (POD)
• Community Plan Implementation Ordinance (CPIO)
• Public Benefit Alternative Compliance
• Zone Variance

PROJECT SUMMARY:

1. Address of Subject Property: _____ 1,791 SF

2. Name of Community Plan Area: _____ 1,791 SF

a. Name of Specific Plan, 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).

_____ N/A

3. Project Type (check all that apply)

- [x] New construction [] Addition [x] Renovation [x] Sign
[x] Change of Use [x] Grading [] Density Bonus [x] Small Lot Subdivision
[] Other (describe) _____ DESIGNATED

If Change of Use, what is: Existing Use? N/A Proposed Use? NO

Description of proposed project: _____

_____ YES

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

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

Specific Plan/SN

- [x] Project Permit
o Minor (3 signs or less OR change of use)
o Standard (Remodel or renovation in which additions are no greater than 200 sq. ft. more than 3 signs, wireless equipment)
o Major (All other projects, e.g. new buildings, remodels that include an addition of more than 200 sq. ft.
[x] Modification
[] Adjustment
[] Exception
[] Amendment
[] Interpretation
[] Not a Project
[x] Other

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