

**INTER LAND USE PERMIT APPLICATION**  
LOS ANGELES CITY PLANNING DEPARTMENT

ENV No. <u>2014-1116-EAF</u>		Existing Zone <u>[Q] C2-IVL</u>		District Map <u>142.5 A 2-31</u>	
APC <u>East L.A.</u>		Community Plan <u>Northeast LA</u>		Council District <u>14</u>	
Census Tract <u>2013.01</u>	APN <u>5213-013-020</u>	Case Filed With <u>Eggerting</u> [DSC Staff]		Date <u>4/3/2014</u>	

CASE NO. ZA 2014-1115-CU

APPLICATION TYPE CONDITIONAL USE PERMIT  
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 4671-4675-4681 E HUNTINGTON DR - SOUTH Zip Code 90032  
Legal Description: Lot (SEE ATTACHED) Block NONE Tract TR 508  
Lot Dimensions IRREGULAR Lot Area (sq. ft.) 13,792 Total Project Size (sq. ft.) 9,745 SF

**2. PROJECT DESCRIPTION**

Describe what is to be done: Construction a new commercial center including 2,000 SF or greater laundromat that will operate 24 HRS daily - 7 days a week in the [Q] C2-IVL zone w/ deviation from 5' req'd landscaping setback

Present Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Plan Check No. (if available) \_\_\_\_\_ Date Filed: \_\_\_\_\_

Check all that apply:

<input checked="" 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
No. of residential units:	Existing _____	To be demolished _____	Adding _____ Total _____

**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-W, 27

A conditional use permit to allow the construction and maintenance of a new 9,745 SF commercial center including 2,000 SF or greater laundromat business that will operate 24 HRS a day or 7 days a week in the [Q] C2-IVL zone

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: 12.24-W, 27

A conditional use permit to allow deviation from the 5-foot landscaped setback requirement along the huntington dr south, Huntington dr north and collis are frontage, to with  
- Zero foot landscaped setback for the new 2-story commercial building along E. Huntington dr. south & Huntington dr. north frontage.  
- Reduced of 2-foot landscaped setback for the parking lot along huntington dr south frontage  
- reduced of 3-foot landscaped setback for the parking lot along collis are frontage  
List related or pending case numbers relating to this site: \_\_\_\_\_

#### 4. OWNER/APPLICANT INFORMATION

Applicant's name STEVEN LUI Company SLRV INVESTMENTS, LLC  
Address: 1727 MARCO POLO WAY #16 Telephone: (310) 650 1643 Fax: (650) 239 9002  
BURLINGAME, CA Zip: 94010 E-mail: SLUI@SLREALTY.COM

Property owner's name (if different from applicant) SLRV INVESTMENTS, LLC  
Address: 1727 MARCO POLO WAY #16 Telephone: (310) 650 1643 Fax: (650) 239-9002  
BURLINGAME, CA Zip: 94010 E-mail: SLUI@SLREALTY VENTURES.COM

Contact person for project information BABAK BARDI CHAHARMAHALI Company CALIFORNIA DEVELOPMENT AND DESIGN  
Address: 11040 SANTA MONICA BLVD#460 Telephone: (310) 430 5565 Fax: (310) 727 7446  
LOS ANGELES, CA Zip: 90025 E-mail: CALDDINC@AOL.COM

#### 5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- 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).
- The information presented is true and correct to the best of my knowledge.
- 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: SLRV INVESTMENTS, LLC  
STEVEN LUI, MANAGING MEMBER

#### ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SAN MATEO

On 3/20/14 before me, SHALINI KALRA - NOTARY PUBLIC

(Insert Name of Notary Public and Title)

personally appeared STEVEN LUI, 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 of 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.

Shalini Kalra (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 <u>\$5358.00</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>Invoice 16108</u>	Deemed Complete by [Project Planner]	Date

CP-7771 (09/09/2011)

**ZA 2014-1115-CU**



## CONDITIONAL USE PERMIT (CUP) – LAMC 12.24 U, V & W

City of Los Angeles – Department of City Planning

The Conditional Use Permit Findings/Justification is a required attachment to the MASTER LAND USE APPLICATION INSTRUCTIONS (CP-7810).

**Public Noticing Requirements:** This entitlement requires notification to extend to property owners and occupants within 500 feet of the subject property.

### FINDINGS FOR APPROVAL OF A CONDITIONAL USE PERMIT:

*In order to grant your request, the following findings/justification must be addressed on this form or on a separate sheet. Explain how your project conforms to the following requirements:*

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.

*The subject Laundromat is an indoor business, with the least impact of littering, loitering, and noise are substantially reduced due to nature of indoor use. It is a welfare for surrounding area, it is located within multi-family rental neighborhood. Regular washing machines consume 2.5 to 3.0 gal per lbs of cloths and such high efficient commercial landromat machin use as little as 0.5 to 1.5 gal per lbs which is a water conservation benefit. Deviation of such required landscaping setback does not provide negative impact for neighborhood and is necessary to provide enough depth for such development in such shallow property*

2. 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.

*The size and height of such development conforms with the commercial corner development criteria, however, since the property is shallow and sorrounded by Huntington dr south, Huntington drive north and Collis ave, by providing required landscaping setbacks, the property depth is not sufficient to provide enough parking or providing usable building depth. The 24 Hrs operation is not a negative impact to the neighborhood, since the nearest multi-family residence located at least 110' away from such proposed indoor business. Noise shadow is a nature of such development by locating the parking in the lower level*

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.

*Such development and deviation from required landscaping is compatible with Los Angeles State Enterprise Zone requirements and landuse for genenral commercial development and General Plan Footnotes, The shopping center will contain a commercial use ( Retail, food use and laundromath) which is not otherwise subject to conditional use permit, however such deviation from landscaping will enhance the development to provide more parking spaces and better possibility to service neighborhood*

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Special Instructions for:

**CONDITIONAL USE PERMIT (CUZ)**  
**COMMERCIAL CORNER DEVELOPMENTS and MINI SHOPPING CENTER**

The **MASTER LAND USE APPLICATION INSTRUCTION SHEET-500' RADIUS** should also be followed.

**ZONING CODE SECTIONS:** Development standards in 12.22 A 23 and Conditional Use in 12.24 W 27

1. The **MASTER LAND USE APPLICATION FORM CP-7771** must be filled out completely, typed or printed in black ink, with full answers to every statement and question. The application must be signed by the property owner or owners, lessee (only if the entire site is leased), authorized agent of the owner with power of attorney, or officers of a corporation (submit proof). A single application can be used for most projects that have multiple requests.
2. **ADDITIONAL INFORMATION/FINDINGS:** In order to grant your request the following findings/questions must be addressed by the Zoning Administrator. Please try to explain as best as possible how your request conforms to the following requirements:
  - a. 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.
  - b. 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.
  - c. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.
  - d. That based on data provided by the City Department of Transportation or by a licensed traffic engineer, that ingress to and egress from the project will not create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets
  - e. That project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.
  - f. Are you going to develop any or all of the following Yes/No

1) A drive-thru fast food establishment?	<u>NO</u>
2) A business open any time between 11 p.m. and 7 a.m.?	<u>yes</u>
3) A multi-residential use?	<u>no</u>
4) An amusement enterprise as enumerated in Sec. 12.14 A of the Los Angeles Municipal Code?	<u>no</u>
5) An automobile laundry or washrack?	<u>no</u>
6) A commercial swimming pool	<u>no</u>
  - g. How many parking spaces are being provided? 21 Standard? 12 Compact? 7+2 B
  - h. What is the Height 45' and number of stories 2 of the Project?

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- i. List all the uses to be included in the development their hours of operation, square footage and the percentage of the total development to be occupied by each:

<u>Use</u>	<u>Hours of Operation</u>	<u>Square Ft.</u>	<u>Percentage</u>
1) FOOD STABLISHMENT	24HRS	2,500 SF	25%
2) RETAIL	24 HRS	5,245 SF	55 %
3) LAUNDROMAT	24HRS	2,000 SF	20%
4) _____	_____	_____	_____
5) _____	_____	_____	_____
6) _____	_____	_____	_____
7) _____	_____	_____	_____
8) _____	_____	_____	_____

- j. Describe any security measures that will be taken to prevent loitering, theft, vandalism, etc.

24 HRS SECURITY CAMERA AND SURVEILLANCE

- k. For drive-through fast food establishments submit plans showing points of ingress and egress, the location of speakers, driveways and queuing lanes.

- a. For drive-through fast food establishments submit plans showing points of ingress and egress, the location of speakers, driveways and queuing lanes.

- b. For all applications the following items shall be delineated on plans in accordance with the applicable Zoning Code Section:

- 1) Exterior walls.
- 2) Lighting plans.
- 3) Landscaped and irrigated areas in the parking area.
- 4) Location of trash storage area(s).
- 5) Location of other storage area(s).
- 6) Parking layout indicating striping, landscaping, and driveways.

3. In addition, specify each and every requirement of Section 12.22 A 23 LAMC that you cannot or do not comply with, and explain (attach form CP-7755).

\* TIME OF OPERATIONS BETWEEN HRS OF 7 AM TO 11 PM

\* REQUIRED landscaped setback for CORNER COMMERCIAL DEVELOPMENT



**I. Project Description:**

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

A CONDITIONAL USE PERMIT TO PERMIT HOURS OF OPERATIONS FOR A NEW LAUNDROMAT AND RETAIL CENTER  
WHICH ALSO OPERATES BETWEEN THE HOURS OF 7PM AND 7 AM

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

NO

**II. Existing Conditions:**

- A. Project Site Area 0.32 ACRE  
Net and 0.31 NET AREA Gross Acres 0.32 ACRE
- B. Existing Zoning [Q] C2-1VL
- C. Existing Use of Land COMMERCIAL  
Existing General Plan Designation COMMERCIAL
- D. Requested General Plan Designation COMMERCIAL USE IS PERMITTED IN GENERAL PLAN
- E. Number \_\_\_\_\_ type \_\_\_\_\_ and age  $\pm$  \_\_\_\_\_ of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units: \_\_\_\_\_ and average rent: \_\_\_\_\_  
Is there any similar housing at this price range available in the area? If yes, where?  
N.A.
- F. Number N.A. Trunk Diameter \_\_\_\_\_ and type \_\_\_\_\_ of existing trees.
- G. Number N.A. Trunk Diameter \_\_\_\_\_ and type \_\_\_\_\_ of trees being removed (identify on plot plan.)
- H. Slope: State percent of property which is:  
\_\_\_\_\_ Less than 10% slope \_\_\_\_\_ 10–15% slope x \_\_\_\_\_ over 15% slope  
*If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.*
- I. Check the applicable boxes and indicate the condition on the Plot Plan. There are ☐ natural or man-made drainage channels, ☐ rights of way and/or ☐ hazardous pipelines crossing or immediately adjacent to the property, or ☐ none of the above.
- J. Grading: (specify the total amount of dirt being moved)  
\_\_\_\_\_ 0–500 cubic yards.  
1,600 CY if over 500 cubic yards. indicate amount of cubic yards.
- K. Import/Export: Indicate the amount of dirt being imported or exported 1600 CY.

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If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

### III. Residential project (if not residential, do not answer)

- A. Number of Dwelling Units-  
Single Family \_\_\_\_\_ Apartment \_\_\_\_\_ or Condominium \_\_\_\_\_
- B. Number of Dwelling Units with:  
One bedroom \_\_\_\_\_ Two bedrooms \_\_\_\_\_  
Three bedrooms \_\_\_\_\_ Four or more bedrooms \_\_\_\_\_
- C. Total number of parking spaces provided \_\_\_\_\_
- D. List recreational facilities of project \_\_\_\_\_
- E. Approximate price range of units \$ \_\_\_\_\_ to \$ \_\_\_\_\_
- F. Number of stories \_\_\_\_\_, height \_\_\_\_\_ feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) \_\_\_\_\_  
Gas heated swimming pool? \_\_\_\_\_
- H. Describe night lighting of the project \_\_\_\_\_  
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for: Building \_\_\_\_\_  
Paving \_\_\_\_\_  
Landscaping \_\_\_\_\_
- J. Total Number of square feet of floor area \_\_\_\_\_

### IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.

- A. Type of use RETAIL CENTER
- B. Total number of square feet of floor area 9,745 SF
- C. Number of units if hotel/motel -
- D. Number of stories 2 height 45 feet.
- E. Total number of parking spaces provided: 21
- F. Hours of operation 24 HRS Days of operation 7 DAYS A WEEK
- G. If fixed seats or beds involved, number N.A.
- H. Describe night lighting of the project SHIELDED LIGHTING  
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift 2 PER UNIT
- J. Number of students/patients/patrons -
- K. Describe security provisions for project 24 HRS SECURITY CAMERA SURVEILLANCE
- L. Percent of total project proposed for: Building 6,674 SF  
Paving 6,288 SF  
Landscaping 830 SF

### Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- ☐ National Register of Historic Places N.A.
- ☐ California Register of Historic Resources N.A.
- ☐ City of Los Angeles Cultural Historic Monument, N.A.
- ☐ Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) N.A.

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**V. Hazardous Materials and Substance Discharge**

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. NOT APPLICABLE DUE TO NATURE OF PROPOSED BUSINESSES

- A. Regulatory Identification Number (if known) \_\_\_\_\_  
 B. Licensing Agency \_\_\_\_\_  
 C. Quantity of daily discharge \_\_\_\_\_

**VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.**

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

**VII. Selected Information:**

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):  
HUNTINGTON DR SOUTH, HUNTINGTON DRIVE NORTH, COLLIS AVE
- B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.\*

**VIII. Mitigating Measures:**

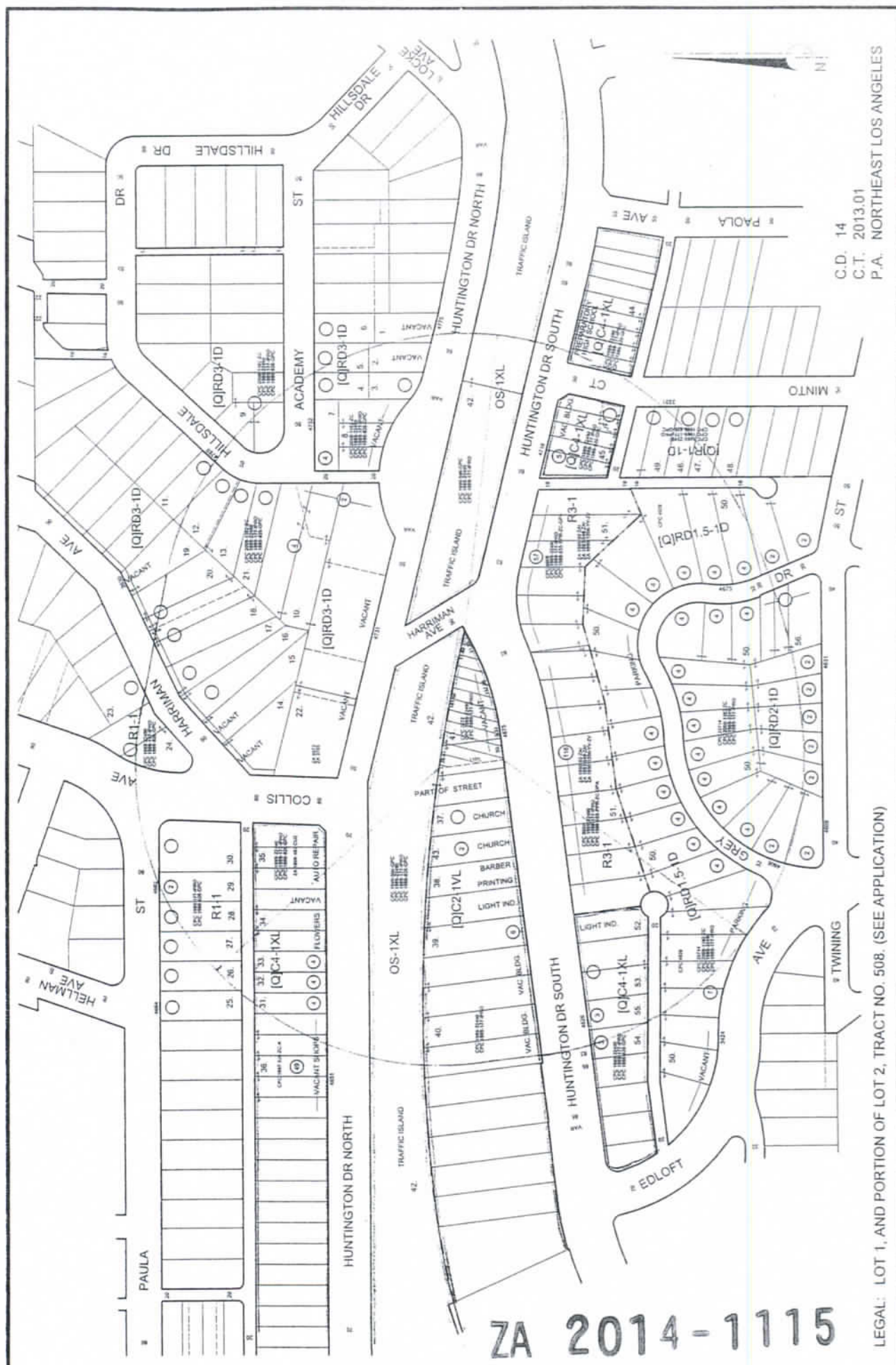
Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. \_\_\_\_\_

THE PARKING LOT IS LOCATED IN THE LOWER LEVEL AND AN ENCLOSED GARAGE SPACE WHICH LOWER THE NOISE DISTURBANCE TO THE NEIGHBORHOOD SINCE THE PROPOSED RETAINING WALL WILL PROVIDE ACCOSTICAL SHADOW TO THE PARKING LOT IN THE SIDE OF RESIDENTIAL NEIGHBORHOOD.

- \* Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.

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C.D. 14  
C.T. 2013.01  
P.A. NORTHEAST LOS ANGELES

LEGAL: LOT 1, AND PORTION OF LOT 2, TRACT NO. 508. (SEE APPLICATION)

# CONDITIONAL USE PERMIT

CASE NO.  
DATE: 03-14-2014  
SCALE: 1" = 100'  
USES FIELD  
D.M. 142.5 A 231,  
144 A 231  
T.B. PAGE: 595 GRID: D-6

**GC Mapping Service, Inc.**  
3055 WEST VALLEY BOULEVARD  
ALHAMBRA CA 91803  
(626) 441-1080 FAX (626) 441-8850

0.33 NET AC.

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