

## FINDINGS/SPECIAL REQUIREMENTS

### MINI-SHOPPING CENTER/COMMERCIAL CORNER DEVELOPMENT Class 2 Conditional Use Permit



### Related Code Sections

Los Angeles Municipal Code LAMC 12.24 W.27 (Class 2 Conditional Use Permit) of Chapter 1 authorizes applications to the Zoning Administrator for deviations from the development standards for Mini-Shopping Centers and Commercial Corner Development established in LAMC Section 12.22 A.23 of Chapter 1. Procedures for a Class 2 Conditional Use Permit are governed by LAMC Section 13B.2.2. of Chapter 1A.

### Public Hearing and Notice

Notification of a public hearing for the above process includes Property Owners and Occupants (i.e., tenants) within 300 feet from the boundaries of the subject site and the Certified Neighborhood Council representing the area in which the property is located, as well as on-site posting of the notice. This is for informational purposes only and not required at the time of filing, unless otherwise requested. Refer to the Mailing Procedures Instructions (CP13-2074) and Posting Instructions (CP-7762) for applicable requirements.

## Specialized Requirements

When filing for the above application, the following items are required in addition to those specified in the City Planning Application Filing Instructions (CP13-7810).

### Plot/Site Plan

In addition to the applicable requirements per the Plot Plan Instructions (CP-7752), provide the following:

For drive-through fast food establishments:

- Submit plans showing points of ingress and egress, the location of speakers, driveways and queuing lanes.

For all applications, the following items shall be delineated on plans in accordance with the applicable LAMC Section:

- Exterior walls
- Lighting plans
- Landscaped and irrigated areas in the parking area
- Location of trash storage area(s)

- Location of other storage area(s)
- Parking layout indicating striping, landscaping, and driveways

### Specialized Questions

1. Are any of the following uses proposed? Check all that apply.

- A drive-through fast-food establishment<sup>1</sup>
- A business open between 11 p.m. and 7 a.m.
- Residential uses<sup>2</sup>
- An amusement enterprise as enumerated in LAMC Section 12.14 A.3 of Chapter 1
- An automobile laundry or wash rack<sup>3</sup>
- A commercial swimming pool
- The depositing of recyclable materials as set forth in LAMC Section 12.14 A.11 of Chapter 1

2. How many parking spaces are being provided? Standard: \_\_\_\_\_ Compact: \_\_\_\_\_

3. What is the height and number of stories of the Project? 1 story, no change requested.

4. List all the proposed uses in the development with their square footage and the percentage of the total development to be occupied by each:

Use	Hours of Operation	Square Feet	Percentage
Gas Station/FoodMart	24 hours, daily	1,710 square feet	100%

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

6. Specify and explain every requirement of LAMC Section 12.22 A.23 of Chapter 1 that cannot or cannot be complied with. Attach Exhibit: Mini-Shopping Center Commercial Corner Development (CP13-7755).

<sup>1</sup> Note that a drive-through establishment may also require Project Review or a Class 2 Conditional Use Permit pursuant to LAMC Section 12.24 W.17 of Chapter 1.

<sup>2</sup> Mixed-Use Projects, as defined by LAMC Section 13.09 B.3 of Chapter 1, are exempt from Commercial Corner/Mini-Shopping Center regulations per LAMC Section 12.22 A.23(d)(1) of Chapter 1.

<sup>3</sup> Note that a car wash within a Mini-Shopping Center or Commercial Corner may require a Class 2 Conditional Use Permit pursuant to LAMC Section 12.24 W.27 of Chapter 1.

## Findings

The decision maker must decide if the facts presented in the record support the findings (i.e., criteria for approval) established in the LAMC. On a separate sheet, provide a detailed justification/explanation of how the proposed project conforms with the following:

1. 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.
2. 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.
3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

## Supplemental Findings

In addition to the above findings for approval, the decision maker must also consider the following matters. The information is required but should not be considered as a limitation upon materials to be submitted. The applicant is encouraged to include any additional relevant materials.

1. 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.
2. 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.