# MASTER LAND USE PERMIT APPLICATION

## LOS ANGELES CITY PLANNING DEPARTMENT

**ENV No.** 2011-1997 SF  
**Existing Zone** C4-1-O  
**District Map** 1328169  
**APC** Central  
**Community Plan** Wilshire  
**Council District** 5  
**Census Tract** 2164.00  
**APN** 4332-019-020; -021; -028  
**Case Filed by** DSC Staff  
**Date** 7-27-11

**CASE NO.** 2A-2011-1896-CU

**APPLICATION TYPE:** Conditional Use Permit

## 1. PROJECT LOCATION AND SIZE

- **Street Address of Project:** 8661 W. Pico Blvd., Los Angeles  
- **Zip Code:** 90035  
- **Legal Description:** Lot 8, 7 & 5  
- **Tract:** 6749  
- **Lot Dimensions:** 100' x 89.5'  
- **Lot Area (sq. ft.):** 9083 sq ft  
- **Total Project Size (sq. ft.):** 9083 sq ft

## 2. PROJECT DESCRIPTION

Describe what is to be done: Construction of a proposed 1 story auto parts storage facility to be added to an existing auto repair facility.

**Present Use:** Auto repair facility  
**Proposed Use:** same

**Plan Check No. (if available)**  
**Date Filed:**

Check all that apply:  
- New Construction  
- Change of Use  
- Alterations  
- Demolition  
- Commercial  
- Industrial  
- Residential  
- Tier 1 LA Green Code  
- Rear  
- Front  
- Height  
- Side Yard  

**Additions to the building:**
- Existing: n/a  
- To be demolished: n/a  
- Adding: n/a  
- Total: n/a

## 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:**

**Conditional Use Permit to permit the addition of a 1-story auto parts storage facility in conjunction with an existing auto repair facility operating Monday Through Fridays from 8 a.m. to 5 p.m. and allowing the existing signage to remain as is. The proposed storage facility would be built on a lot that does not currently have an auto repair C of O.

**List related or pending case numbers relating to this site:**
4. **OWNER/APPLICANT INFORMATION**

   **Applicant's Name:** J.S. & Sunday J. Ahn  
   **Address:** 8881 W Pico Blvd, Los Angeles CA 90035
   **Telephone:** (310) 233-8379  
   **Fax:**

5. **APPLICANT'S AUTHORITY**

   Under penalty of perjury the following declarations are made:
   
   a. This endorsement is executed by the owner, lessee, or authorized agent of the owner with power of attorney or officers of a corporation executing a submittal. (NOTE: For some changes licenses may not apply).
   
   b. The information presented is true and correct to the best of my knowledge.

   [Signature]

   **STATE OF CALIFORNIA**

   **COUNTY OF LOS ANGELES**

   **COUNTY SUPERINTENDENT OF PUBLIC INSTRUCTION**

   **I, ENRIQUE MONTELLOZ, S.S.N.: 104-81-2750, the undersigned, who certify that the person(s) whose name(s) is/are signed below is/are the owner(s) of the premises specified above, and that the undersigned is/are authorized to sign this document on behalf of the owner(s). The foregoing is true and correct to the best of my knowledge and belief.

   **NOTICE TO ALL:**

   All notices of violations or other actions under the laws of the County of Los Angeles, California, which are subject to public notice and review, shall be published under the authority of the County of Los Angeles, California. Notice to the public of such violations or other actions shall be published in the manner prescribed by law.

   **WITNESS**

   [Signature]

6. **ADDITIONAL INFORMATION**

   In order for the City to render a determination on your application, additional information may be required. Consult the appropriate special instructions regarding the additional information that may be required for the City's decision. Please refer to the City's website for further information.

   NOTE: All applicants are eligible to request a one-time, one-year only exempt from fees charged by various City departments in connection with your project. You are not eligible to apply for a project permit unless you are authorized to do so by the City of Los Angeles.

   **Base Fee**

   **Received and Accepted By**

   **Date**

   **Receipt No.**

   **Completed By**

   **Date**

   **Chair:** S. J. Ahn  
   **Date:** 04/25/2011
4. OWNER/APPLICANT INFORMATION

Applicant Name: S & Swaraj J Arhi
Address: 8851 W Pico Blvd
Los Angeles CA 90035

Property owner's name (if different from applicant) - Swaraj Arhi
Address: 8851 W Pico Blvd
Los Angeles CA 90035

Contact person for project information - Swaraj Arhi
Address: 8851 W Pico Blvd
Los Angeles CA 90035

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a. The undersigned is the owner or leased tenant of the property described, or authorized agent of the owner with power of attorney or of a corporation licensed in Los Angeles County, and further declares that the property is free from liens or encumbrances.

b. The information presented is true and correct to the best of my knowledge.

Swaraj Arhi
Date of Affidavit: July 23, 2011

6. ADDITIONAL INFORMATION/PHOTOS

In order for the City to render a determination on the application, the applicant is hereby authorized to submit additional information, including but not limited to, drawings, photos, videos, or other documents, at any time during the review process.

NOTE: All applicants are subject to change in fees and timelines, and it is recommended to consult the City's website or contact the appropriate department for updates.

Date: July 23, 2011

(Required)

City of Los Angeles
Department of City Planning

(947) 474-7526 (Fax)
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 proposed location will be desirable to the public convenience or welfare.
   
   The applicant owns 3 lots on Pico Boulevard starting at the northwest corner of Pico & Bedford Street. Lots 7 & 8 have been approved for auto repair use since at least 1961. The applicant purchased the auto repair business in 1978 along with the property on which it was located, which consists of Lots 7 & 8 as well as adjoining Lot 6. He proposes construction of a storage facility on lot 6 as an addition to his auto repair business and is applying for a Conditional Use Permit on all 3 lots.

2. That the proposed project is in proper relation to adjacent uses or the development of the community.

   The existing auto repair business has been at this location since 1961 and under the current ownership since 1978. The neighboring community along Pico Boulevard is zoned primarily C4 along with some C2 zoning. Within a 500-foot radius there are a wide variety of commercial establishments, all on Pico Blvd. These include 3 additional auto repair facilities, several restaurants, markets, pharmacies, dental offices, neighborhood religious facilities and an eclectic variety of small retail and service businesses.

3. That the proposed project will not be materially detrimental to the character of development in the immediate neighborhood.

   The existing auto repair facility has been at this location and under the same ownership since 1978. The proposed project is merely an extension of the facility with the addition of a storage building on an adjoining lot. In the 33 years that the applicant has owned the business he has never had any problems with any of his neighbors in the nearby residential community. The immediate commercial neighborhood consists of a wide variety of small neighborhood businesses including 3 other auto repair facilities.
4. That the proposed project will be in harmony with the various elements and objectives of the General Plan.

The Willshire District Plan which covers this location calls for C4-1-O zoning along with Neighborhood and Office uses. The Plan also recommends that convenience retail and service commercial should be provided in residential neighborhoods. The existing and proposed uses are in harmony with this objective. The property is zoned C4-1-O and is adjacent to a residential neighborhood consisting entirely of multi-family residences.

ADDITIONAL INFORMATION/REQUIREMENTS:

The following Conditional Use Permits (CUPs) require findings/justification in addition to those above. If your CUP falls under one of the categories listed below, include the additional findings as part of this application.

City Planning Commission
- 12.24 U.14. - "Major" Development Projects
- 12.24 U.21. - PF Zone Uses
- 12.24 U.22. - Recycling Uses in Other Zones
- 12.24 U.26. - Densities Bonus
- 12.24 U.27. - Floor Area Bonus

Area Planning Commission
- 12.24 V.2. - Mixed Commercial/Residential Use Development

Zoning Administrator
- 12.24 W.1. - Sale or Dispensing of Alcoholic Beverages
- 12.24 W.4. - Automotive Uses
- 12.24 W.14. - Counseling and Referral Facilities
- 12.24 W.17. - Drive-Through Fast Food
- 12.24 W.19. - Floor Area Ratio Averaging
- 12.24 W.24. - Hotels
- 12.24 W.27. - Mini-Shopping Centers
- 12.24 W.28. - Mixed Use Projects
- 12.24 W.33. - Pawnshops
- 12.24 W.36. - Professional Uses
- 12.24 W.38. - Reduced Parking for Certain Elder-Care Facilities
- 12.24 W.39. - Rental of Household Moving Trucks
- 12.24 W.41. - Sale of Firearms and/or Ammunition
- 12.24 W.43. - Second Dwelling Unit in Single Family Zones
- 12.24 W.44. - Second Dwelling on Large Lots
- 12.24 W.47. - Temporary Geological Exploratory Core Holes
- 12.24 W.49. - Wireless Telecommunication Facilities
- 12.24 W.50. - Storage Building for Household Goods
- 12.24 W.52. - Projects In Neighborhood Stabilization Overlay (NSO) Districts
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. 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.

3. 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. Describe briefly the type of use and improvement proposed. State whether new buildings are to be constructed, existing buildings to be used or additions made to existing buildings.
   b. Why does applicant believe the location of the use in question on the particular property will be desirable to the public convenience and welfare, proper in relation to adjacent uses or the development of the community, in harmony with the various elements and objectives of the Master Plan and will not be detrimental to the character of development in the immediate neighborhood?
   c. Describe how the proposed use and improvements are to be designed and arranged to fit into the development of adjacent property and the neighborhood.

   d. Are you going to develop any or all of the following
      1) A drive-thru fast food establishment? Yes/No
      2) A business open any time between 11 p.m. and 7 a.m.? Yes/No
      3) A multi-residential use? Yes/No
      4) An amusement enterprise as enumerated in Sec. 12.14 A of the Los Angeles Municipal Code? Yes/No
      5) An automobile laundry or washrack? Yes/No
      6) A commercial swimming pool Yes/No
      If yes to any of the above, please explain

   e. How many parking spaces are being provided? Standard? Compact?

   f. What is the Height and number of stories of the Project?
g. Why is the Project property located in relation to adjacent uses and the development of the Community?

The existing auto repair business has been at this location since 1961 and under the current ownership since 1978. The surrounding commercial area along Pico Boulevard consists of a wide variety of small establishments including several restaurants, markets, pharmacies, dental offices and 3 additional auto repair facilities within a radius of 500 feet.

h. Why is the Project proper in relation to the various elements of the General Plan including any applicable specific plans? Does the Project conform to any applicable specific plans?

The Wilshire District Plan designates this portion of Pico Boulevard for Neighborhood Office Commercial uses and for major and secondary highways to be developed to adequately serve the needs of the neighboring communities. There is no specific plan for this portion of Pico Boulevard.

i. Why will the Project not be materially detrimental to the character of the development in the immediate neighborhood?

The project is a request to develop a vacant lot that is adjacent to an existing auto repair facility. A new building is proposed to be constructed on this lot to be used as a storage facility for the auto repair business. The proposed storage building will present a more attractive face to Pico Boulevard than the existing wall enclosing the vacant lot.

j. The Mini-Shopping Center of Commercial Corner Development is not located in an identified pedestrian oriented, commercial and aircraft, community design overlay, historic preservation overlay, or transit oriented district or zone, or, if the lots are located in such district, area or zone, then the development would be consistent with such area or zone.

The Commercial Corner Development is not located in an identified pedestrian oriented, commercial and aircraft, community design overlay, historic preservation overlay, or transit oriented district or zone.
k. List all the uses to be included in the development and their square footage and the percentage of the total development to be occupied by each:

<table>
<thead>
<tr>
<th>Use</th>
<th>Hours of Operation</th>
<th>Square Ft.</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>1) Auto Repair</td>
<td>8 AM to 5 PM Monday to Friday</td>
<td>1,923 sq. ft.</td>
<td>21.8%</td>
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<td>2) Storage building</td>
<td>same hours</td>
<td>2,251 sq. ft.</td>
<td>25.5%</td>
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<td>3)</td>
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l. Describe any security measures that will be taken to prevent littering, theft, vandalism, etc.
   Security lighting. Entire premises locked down and secured when business is not open.

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

n. 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.

4. 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).
CONDITIONAL USE PERMIT (CUZ)
COMMERCIAL CORNER DEVELOPMENTS and MINI SHOPPING CENTER

ADDITIONAL INFORMATION/FINDINGS:

4. 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).

MINI SHOPPING CENTER
COMMERCIAL CORNER DEVELOPMENT

Conditions we cannot or do not comply with

(a) Development Standards.

(3) Windows. The exterior walls of a ground floor that front on adjacent streets shall consist of at least fifty percent transparent windows.

This request is for construction of a storage building addition to an existing auto repair business. A large window into the building would not be appropriate or present an attractive façade to pedestrians along Pico Boulevard. The new construction of the side of the storage building with a five-foot landscaped area in front of it would be an improvement to the wall that currently exists.

(4) Parking. (ii) Bicycle parking shall be provided.

A provision for bicycle parking would serve no useful purpose since all customers arrive at the premises for the sole purpose of servicing or repairing their autos or trucks.

(6) Signs. (i) No person shall erect the following signs without first obtaining a conditional use permit: pole signs; projecting signs; or roof signs.

No new signs are proposed for this site. The existing sign located on the lot is not being altered but has been approved for an auto repair facility since 1961. This sign was constructed with a building permit issued on February 20, 1961. No changes are requested to location or use of the sign.

(9) Recycling Area or Room. Every Mini-Shopping Center or Commercial Corner Development shall conform to the requirements of Section 12.21 A 19 (c) of this Code.

The Mini Shopping Center or Commercial Corner Development was written to govern the development of a typical mini shopping center which usually consists of several retail establishments that cater to drive-in or walk-in clients, often including one or more establishments selling or serving food. This project is not such a development. The entire development consists of one facility that has been in the business of repairing auto vehicles at this location for more than 50 years, and is now applying for conditional use permission to add a storage building to facilitate its operation. A requirement to add a recycling area or room would serve no useful purpose and require the loss of one or more parking spaces.