

## Project Description

ZA 2013-2308

9448 W. Pico, Los Angeles CA 90035  
CUP, ZA, CUB & ZV

This property is commercial corner lot at Pico Blvd and Beverly DR., there is an exiting working Mobil gas station with existing 1534 sqft of building which 444 sqft is an existing market and 1099 sqft is an existing three bay mechanic shop.

The property zoned C4-IVL-O, it is an square shape lot and surrounded by commercial properties at north, east and west and at south side abutting with residential properties with alley in between the properties.

We are proposing an addition of 1183 to existing convenience market, which bring the total market area to 1627 sqft, total building would be 2717 sqft.

We would like to maintain the existing three bay mechanic shop, canopy, fuel dispensers, under ground fuel tanks and existing beer and wine license and to build the extension to the convenience market.

We have comply with Mini Shopping Center CCD, and the Automotive use, by complying and providing the Highway dedication, the five feet landscaping, the height, parking, exterior windows, utilities, and fence walls but the trash storage, recycling area the hours or operation, and location of our loading zone.

We do appreciate to obtain one trash room with two separate bins one to serve the trash disposal and the other bin for recycling farther to allow our loading area to be 14'-10" x 27'-0" which still makes it to 400 sqft as require instead of 20'-0" x 20'-0", we would like to have the loading and trash area as shown on the submitted site plan,

We field the ZA& ZV, case to allow us to continue having the similar existing use, of the gas station/ convenience store for the gas satiation and the mechanic shop on the same property but with state of the art design & modernization of equipments, more clean and green environments, w/more landscaping.

The extension to the existing building would utilizes & organized, the land use, crime, debris and vandalize reduces & the site will be more secured, not only that the residential abutting at the south property liens will enjoying less traffic noise, pollution from traffic on Pico Blvd, also there would be no windows facing south and the site will be secured with cameras at all time.

We are also asking the existing hours of operation of 24/7, to remain, please see attached picture for the existing sign of 24 hours on property.

We would like to maintain the existing gasoline price pole sign to stay intact.

The existing mechanic shop's hours of operation shall be from 8am-6pm.

We have filed the CUB case to save the existing sell of beer & wine license which we have since 1983 see attached existing beer and wine license, we would dedicate about 70 sqft of beer & wine storage from the convenience store area and four coolers doors for the sell of beer and wine the sell of beer and wine shall be 7am-2am.

Thank you  
Ben Kohanteb

# MASTER LAND USE PERMIT APPLICATION

## LOS ANGELES CITY PLANNING DEPARTMENT

*Planning Staff Use Only*

ENV No.	Existing Zone <b>CA-IVL-0</b>	District Map <b>132 A 167</b>
APC <b>West Los Angeles</b>	Community Plan <b>West Los Angeles</b>	Council District <b>5</b>
Census Tract <b>2691-00</b>	APN <b>4306003001</b>	Case Filed With [DSC Staff]
		Date

CASE NO. \_\_\_\_\_

APPLICATION TYPE ZAA, CUP gas station, Commercial corner lot, CUB  
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 9448 W. Pico Blvd, Los Angeles CA 90035 Zip Code \_\_\_\_\_

Legal Description: Lot 11 Block N/A Tract TR 7671

Lot Dimensions 100"x135' Lot Area (sq. ft.) 13372.92 Total Project Size (sq. ft.) 2717sqft

**2. PROJECT DESCRIPTION**

Describe what is to be done: Addition of 1183 to existing convenience market within existing gas station total existing building at moment is 1534sqft which 444 sqft is an existing market and 1099 sqft is an existing three bay mechanic shop to remain, existing canopy, dispensers and beer and wine license to remain as well, see attached.

Present Use: Gas Station/market/mechanic shop Proposed Use: Gas station/ larger market/mechanic shop

Plan Check No. (if available) B13LA01227 Date Filed: 2/26/13

Check all that apply:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input checked="" 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 <input checked="" type="checkbox"/> Side Yard			
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:

④ Code Section from which relief is requested: 12.21A.19(c) Code Section which authorizes relief: 12.24 W 27  
A CUP to allow recycling & trash storage in one area w/2 separate bins, in one area of 80 sqft, in lieu of required separate rooms for each, see plot plan

⑤ Code Section from which relief is requested: 12.21-C,6 Code Section which authorizes relief: 12.28  
A ZAA to allow a loading area to be 15'-0"x26'-8" equal to 400 sqft in lieu of required 20'-0"x20'-0" under section 12.21-C.6, see plot plan.

④ Code Section from which relief is requested: 14.4.2. Code Section which authorizes relief: 12.24W27  
To allow continuous and maintaining the existing three pole singes as following, 1) existing 24 hours pole sign @ west property line, 2) an identification (Mobil) sign @ west property line and 3) a combination of identification (Mobil) and fuel price sign @ north property line.

⑦ To allow expansion of an existing gas station w/in the ccb zone.  
 List related or pending case numbers relating to this site: 12.24-W.2

**4. OWNER/APPLICANT INFORMATION**

Applicant's name Ben Kohanteb Company \_\_\_\_\_  
 Address: 9448 W. Pico Blvd, Telephone: ( 818 ) 266-5990 Fax: ( ) \_\_\_\_\_  
Los Angeles Zip: 90035 E-mail: ben.kohanteb@yahoo.com

Property owner's name (if different from applicant) \_\_\_\_\_  
 Address: \_\_\_\_\_ Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_  
 \_\_\_\_\_ Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contact person for project information Jian Kerendian Company Architects Group  
 Address: 1756 Barry Ave Telephone: ( 310 ) 920 2626 Fax: ( ) \_\_\_\_\_  
Los Angeles Zip: 90025 E-mail: jiank26@yahoo.com

**5. APPLICANT'S AFFIDAVIT**

Under penalty of perjury the following declarations are made:

- a. 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).
- b. The information presented is true and correct to the best of my knowledge.
- c. 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: \_\_\_\_\_

**ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Los Angeles

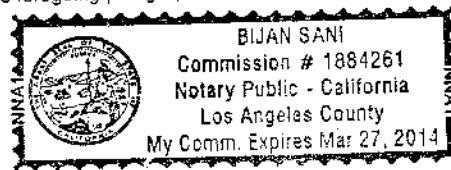
On July 26 / 2013 before me, BIJAN SANI - NOTARY PUBLIC  
(Insert Name of Notary Public and Title)

personally appeared Ben Kohanteb, 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.

\_\_\_\_\_  
 Signature (Seal)



**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>4459-</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>12558</u>	Deemed Complete by [Project Planner]	Date

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

*Planning Staff Use Only*

ENV No. <u>2013-2309-CAE</u>	Existing Zone <u>CA-IVL-0</u>	District Map <u>132 A 167</u>
APC <u>West Los Angeles</u>	Community Plan <u>West Los Angeles</u>	Council District <u>5</u>
Census Tract <u>2691-00</u>	APN <u>4306003001</u>	Case Filed With [DSC Staff] <u>R. Avila</u>
		Date <u>7-30-2013</u>

**LA 2013-2308 - CUB-CU-ZAA**

CASE NO. \_\_\_\_\_

APPLICATION TYPE ZAA, CUP gas station, Commercial corner lot, CUB  
*(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)*

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 9448 W. Pico Blvd, Los Angeles CA 90035 Zip Code \_\_\_\_\_

Legal Description: Lot 11 Block N/A Tract TR 7671

Lot Dimensions 100"x135' Lot Area (sq. ft.) 13372.92 Total Project Size (sq. ft.) 2717sqft

**2. PROJECT DESCRIPTION**

Describe what is to be done: Addition of 1183 to existing convenience market within existing gas station total existing building at moment is 1534sqft which 444 sqft is an existing market and 1099 sqft is an existing three bay mechanic shop to remain, existing canopy, dispensers and beer and wine license to remain as well, see attached.

Present Use: Gas Station/market/mechanic shop Proposed Use: Gas station/ larger market/mechanic shop

Plan Check No. (if available) B13LA01227 Date Filed: 2/26/13

Check all that apply:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input checked="" 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:

① Code Section from which relief is requested: 12.22 A 23 Code Section which authorizes relief: 12.24 W 27  
To allow expansion of market w/in (E) gas Station/mechanic shop, total addition of 1183 sqft to of (E) market, maintaining (E) beer & wine license, (E) market is 444sqft, total new market area would be after addition would be 1627sqft, total building including mechanic shop would be 2717 sqft.

② Code Section from which relief is requested: 12.24-W27 Code Section which authorizes relief: 12.24 W1  
A CUP to allow expansion of the existing sell of beer & wine license for off site consumption in the proposal expansion area section 12.24-W27.

③ Code Section from which relief is requested: 12.21-C,6 Code Section which authorizes relief: 12.24W27  
A CUP to maintain the existing 24 hours operation in the expansion area, 12.21-C,6 code sect authorizes 12.28.

Please see follow master land use permit application.

List related or pending case numbers relating to this site:

For information regarding the Public Hearing date, or the name & phone no. of the Zoning Investigator assigned to this case call (213) 978-1318

**ZONING ADMINISTRATOR'S ADJUSTMENT (ZAA) – LAMC 12.28**

City of Los Angeles – Department of City Planning

- Fences, Walls, Gates, Hedges, Light Fixtures, and other appurtenances > 8' in the Yard or Setback Area (Various Zones; 12.21 C1 (g))
- Adjustments from Density (lot area per unit), Height and FAR < 20% (Various Zones; 12.21.1)
- Adjustments from Yard or Setback requirements (Various Zones and Sections)
- Adjustments from Space/Passageway and Location (12.21 C2 & 5)
- Adjustments from Residential Floor Area ≤ 10% (Various Zones)
- Encroachments into Building Lines (12.32 R)

The Zoning Administrator's Adjustment Findings/Justification is a required attachment to the MASTER LAND USE APPLICATION INSTRUCTIONS(CP-7810).

Public Noticing Requirements: Abutting Owners.

**FINDINGS FOR APPROVAL OF ADJUSTMENTS:**

*In order to grant your request, the following findings/justification must be addressed. Explain how your request conforms to the following requirements:*

- That while site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.

The zoning regulations shall be assist to assure developments to occur so that adjacent uses are compatible, to grant our request contrarily will help the neighborhood by developing the existing use zoning regulation agherence, as the existing remain and it expands to serve the neighborhood and New development should be encouraged at all time.
- That in light of the project as a while, including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

Granting such variance will not be materially detrimental to the public welfare advantage of development will improves the design, there won't be any opening in the residential, the gas station is permitted since 1952, the new market extention will act as a buffer between retail and the adjacent uses and the building will shield the adjacent properties.
- That the project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.

The existing use @ the moment is a gas station, by granting the variance the corner lot will be more utilized & organized, the city previously granted variances under similar circumstances as other gas stations in the community enjoying the benefit of it.

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? 6 Standard? 4 Compact? 1AD
  - h. What is the Height 20'-0 and number of stories 1 of the Project?

**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.



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? N/A

d. Will there be any accessory retail uses on the site? No What will be sold? N/A

**e. Security**

i. How many employees will you have on the site at any given time? 2

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

1. If yes, how many and when? N/A

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 & 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? No

**v. Food**

1. Will there be a kitchen on the site? yes for market per health dept'

2. Will alcohol be sold without a food order? N/A

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? N/A

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")? No

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

CUB respond to 1<sup>st</sup> page funding

**General conditional use**

- i. The gas station is existing and being at this intersection since 1952 so the existing and the extension of the market shall enhance the environment and the surrounding neighborhood and perform a function that essential to the community.
- ii. The extension of the existing market its size and heights in compatible w/surrounding, the use already exist and the extension will not degrade the adjacent properties but raises the value of the properties.
- iii. The proposed use is not any different then the existing use so if the project been approved once there shall not be any differences, therefore the extension of the market would comply with the general plan, the applicable community plan and the specific plan

**Additional Findings**

- i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.  
The proposed use is not different than the existing use; therefore it 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.  
The proposed use is not different than the existing use and the hours of operation is the same; therefore it will not result in or contribute to an undue concentration of such establishments.
- ii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.  
The proposed use is not different than the existing use and the hours of operation is the same; therefore approval of the application will not detrimentally affect nearby residential zones or uses.

**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 property is located on the south east corner of Pico Blvd and Beverly Dr. and the gasoline station and the gasoline station has operated at the location for over 40 years. The project site is conveniently accessible by vehicles, public transportation, and is within walking distance of residential neighborhoods. Approval of the conditional use permit will allow the continuation of the use of the gasoline station while facilitating the renovation and reconfiguration of the interior to allow for convenience store operating on a commercial corner 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 surrounding properties are characterized by level topography and low and high rise buildings. In general, the area of the neighborhood is urban in character and contains improved streets, sidewalks, utilities, storm water and sewer infrastructure, street lights, structures and facilities. To the west of the site, there is a carwash, east is a restaurant, north are offices and south residential.*

- 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.

*The proposed operations should not be materially detrimental to the character and development of the immediate neighborhood. The project will comply with code and regulations and the fact that this request is only for the extension and continued use of an existing gas station, remodeling the convenience convenience market which already operates 24 hours a day.*

*The proposed use can be deemed to be in harmony with the General Plan*

Office: Downtown  
 Return to Planning Copy  
 Application Invoice No: 12558

City of Los Angeles  
 Department of City Planning



Scan this QR Code with a barcode reading app on your Smartphone. Bookmark page for future reference.

### City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant: KOHANTEB, BEN ( B:818-2665990 )
Representative: ARCHITECTS GROUP - KERENDIAN, JIAN ( B:310-9202626 )
Project Address: 9448 W PICO BLVD, 90035

NOTES:

Item	Fee	%	Charged Fee
ENV-2013-2309-EAF			
EAF - INITIAL STUDY TO ND/MND *	\$2,280.00	100%	\$2,280.00
PUBLICATION FEE FOR ND/MND	\$946.00	100%	\$946.00
<b>Case Total</b>			<b>\$3,226.00</b>
ZA-2013-2308-CUB-CU-ZAA			
CONDITIONAL USE BY ZA (Alcohol (on or off-side sales), Entertainment (dance halls, hostess dance halls, massage parlors)) *	\$6,459.00	100%	\$6,459.00
ADJUSTMENTS BY ZA (All (except SFD) including, but not limited to, reduced parking for theaters or historic buildings, adaptive reuse, open storage for autos, or live/work)*	\$5,370.00	50%	\$2,685.00
Expediting Fee - Variances or Conditional Uses	\$6,500.00	100%	\$6,500.00
<b>Case Total</b>			<b>\$15,644.00</b>

Item	Charged Fee
Fees Subject to Surcharges*	\$11,424.00
Fees Not Subject to Surcharges	\$946.00
<b>Plan &amp; Land Use Fees Total</b>	<b>\$12,370.00</b>
Expediting Fee	\$6,500.00
OSS Surcharge (2%)	\$228.48
Development Surcharge (6%)	\$685.44
Operating Surcharge (7%)	\$799.68
General Plan Maintenance Surcharge (5%)	\$571.20
<b>Grand Total</b>	<b>\$21,154.80</b>
Total Credit	\$0.00
<b>Total Invoice</b>	<b>\$21,154.80</b>
Total Overpayment Amount	\$0.00
<b>Total Paid</b> (this amount must equal the sum of all checks)	<b>\$21,154.80</b>

LA Department of Building and Safety  
 LA 0000 104018099 7/30/2013 10:45:52 AM

PLAN & LAND USE	\$12,370.00
CP EXPEDITED PERMIT FEE	\$6,500.00
OND STOR SURCH	\$228.48
CITY PLAN SURCH	\$685.44
OPERATING SURCH	\$799.68
GEN PLAN MAINT SURCH	\$571.20

Sub Total: \$21,154.80

Receipt #: 0104180614

Council District:  
 Plan Area: West Los Angeles  
 Processed by AVILA, RALPH on 07/30/2013  
 Signature: *Ralph Avila*

# EXPEDITED PERMIT FEE AGREEMENT

## Section 19.01 W LAMC

City of Los Angeles - Department of City Planning

CASE No(s). CONDITIONAL USE (GAS STATION, BEER & WINE, CCR) & ZAA (LOADING)

Project Address: 9448 W. Pico Boulevard **ZA 2013-2308**

I hereby promise to pay all expenses for additional cost and physical resources necessary to expedite the permit process for the above development project. I understand that the expedited service charges are in addition to and separate from the fees charged elsewhere in the L.A. Municipal Code. I also understand that the initial fee of \$6,500 is a deposit, and I agree to pay any additional costs that exceed this deposit to the City of Los Angeles for Planning Department Staff as well as other City Departments for time used to expedite the subject case(s), including any costs accrued during any appeal(s) of the subject case(s). In the event that the property is sold, I understand that I am still responsible for any costs accrued until such time as the new property owners accept responsibility of fees in writing by filing a new Expedited Permit Fee Form with the Planning Department.

Initial Deposit: \$6,500

### COMPANY/OWNER/APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or lessee, or authorized agent of the owner or lessee 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.
- The undersigned has read and accepted the above statement.

Owner/Applicant: BEN KOMANTER

For Owner/Applicant Authorized Signature Only:

Print Address: 9448 W PICO Blvd  
LA CA 90035

Subscribed and sworn before me this (date):

July 30, 2013 in the County of LOS ANGELES

Telephone No.: 818-266-9999

State of California

Authorized Signature: [Signature]

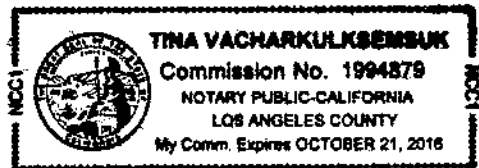
Notary Public

Print Name: BEN KOMANTER

Stamp:

Date: 7/30/13

\*Please note that the information listed above will be used for billing purposes\*



Representative: \_\_\_\_\_

Contact: \_\_\_\_\_

Print Address: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Accepted By Expedited Processing Section

Signature: [Signature]

Date: July 25, 2013



**LOS ANGELES**  
 201 N. LOS ANGELES ST., STE. 13A  
 LOS ANGELES, CA 90012  
 TEL: (213)617-9600, FAX: (213)617-9643

**VAN NUYS**  
 14540 SYLVAN ST.  
 VAN NUYS, CA 91411  
 TEL: (818) 779-8866, FAX: (818) 779-8870

CASE NUMBER:

BTCID: LA13-479

REFERENCE:

DATE: 7/9/2013

SITE ADDRESS: 9448 W. PICO BLVD.

AUTHORIZED BY: WINSTON

**DESCRIPTION OF SERVICES AND FEES:**

Labels and Mailing Preparation - Number	0	x \$1.77	
Mailing Only - Number	614	x \$1.42	\$871.88
Appeals - Number		x \$1.52	
Posting of Site - Number of signs		x \$75.00 (1 <sup>st</sup> )	
		x \$60.00 (addtl.)	
Research/Add'l N.C. and Council Notification			\$12.20
All Weather Posting (optional)		\$20.00	
Removal of Signs (optional)	0	\$50.00	

**TOTAL DUE: \$884.08**

A COPY OF THIS FORM MUST BE PRESENTED TO THE PLANNING DEPARTMENT AT THE TIME OF FILING TO HAVE YOUR APPLICATION DEEMED "COMPLETE"	
Note: If applicant/map maker is retaining labels for addition of case number, labels must be returned to BTC within 7 days from the date of this invoice, or BTC will be forced to produce labels and charge the applicant/map maker. If bill is not paid, further processing of your other cases will stop. For cases requiring immediate mailing, labels must be submitted on the day of payment or BTC will produce labels and charge applicant/map maker.	X
The City of LA usually generates a determination letter comprising of one(1) to three(3) pages which requires 1st Class postage. If your project requires a determination letter that exceeds three pages, you will be billed for excess postage and material costs that are due on receipt of bill. A \$ 50.00 fee will be charged if you want a copy of the BTC file(s).	X
Refunds and Credits only valid one year from the original filing date. Cancellations and changes are subject to a 20% or \$50.00 handling fee, whichever is greater. Returned checks subject to a \$200.00 fee. If the check is fraudulent, the City will be notified that the invoice is null and void. A fee of 10% will be charged to re-activate all null and void invoices. If case goes to appeal, processing & mailing costs of \$1.52/label will be paid.	X

Signature: \_\_\_\_\_  
 Telephone: (310) 920-2626  
 Print Name: BEN KIHANTEB/JEAN KERENDIAN

Refunds and Credits only valid one year from the original filing date.

