



FINDINGS / SPECIALIZED REQUIREMENTS:

DEEMED-TO-BE-APPROVED (PAD) OR PLAN APPROVAL CONDITIONAL USE (PA) FOR MINI-SHOPPING CENTERS AND COMMERCIAL CORNER DEVELOPMENT

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

These Findings/Justification are a required attachment to the *DEPARTMENT OF CITY PLANNING APPLICATION (CP-7771.1)*.

Public Notice Requirements: This entitlement requires notification of property owners abutting the project site. Please note the original or most recent decision letter may specify a different notice requirement that may be greater.

GENERAL FINDINGS (you may attach additional sheets):

- 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.

- 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.

- 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.

ADDITIONAL INFORMATION/FINDINGS: Please answer the following questions. You may attach additional sheets, if necessary, if there is not enough room in the spaces provided.

- a. Is the application for a deemed-to-be-approved conditional use permit or a conditional use plan approval? Check one.
 Deemed-to-be-Approved Plan Approval
- b. What is the current zoning on the property? _____
What was the zoning when the building was built? _____
- c. Subject property is _____ level _____ sloping and _____
rectangular _____ triangular _____ irregular-shaped parcel of land.

- d. Describe how the site is presently developed, including details such as square footage of buildings, occupancy loads, stories, number of seats, etc. If the site has been destroyed, provide details of what was destroyed and what remains. _____

- e. Surrounding properties. Fill in the following matrix:

	Zones	Uses
Northerly		
Southerly		
Westerly		
Easterly		

- f. If you are rebuilding, is it on the same foundation? Are you adding floor area? If yes, how much? _____ sq. ft. _____%.
- g. Is a conditional use permit now on the property? If yes, what type? _____ What sections of the Municipal Code permits this use(s)? Section 12.24 _____ Attach a copy of all prior conditional use cases to this application.
- h. Is the use site the same size it was when it was established? Yes/No _____ If the site has changed in size please explain.

- i. Was the use discontinued for a year or more? Yes/No If yes, please explain:

If the use was discontinued for a period less than one year, give dates _____

- j. How many parking spaces are now on the site? _____ Standard spaces? _____ Compact spaces? _____ How many parking spaces were on the site on the date that the use became established? _____ How many spaces will be required by Code for the proposed addition? _____ What will be the total number of parking spaces required by Code for this site, if the Plan is approved? _____
- k. Improvements were originally permitted on _____ Building Permit No. _____ and Certificate of Occupancy issued on _____ (Attach copies)

The Office of Zoning Administrative Research report will primarily be based on business licenses, field check, prior cases and building permits. If you will provide a business license history, copies of building permits, certificates of occupancy and photographs, it will help the staff process this request. Please provide a list of all prior cases and plan approvals.

l. How many retail uses did you have originally? _____ How many are you proposing? _____ Parking spaces to be provided? _____

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

Yes to any of the above, please explain _____

n. What is the Height _____ and number of stories _____ of the Project?

o. Why is the Project properly located in relation to adjacent uses and the development of the Community?

p. 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?

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

r. 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:

Use	Hours of Operation	Square Ft.	Percentage
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- 1) _____
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____

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

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

- u. 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