

Regional Planning Commission Transmittal Checklist

Hearing Date March 10, 2010
Agenda Item Number 12

Project Number: R2008-00700-(1)
Case(s): Variance 200800016
Contact Person: Jeantine Nazar

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Conditions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	DPW Letter
<input type="checkbox"/>	<input checked="" type="checkbox"/>	FD Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Department's Letter(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Documentation (IS, MMP, EIR)
<input type="checkbox"/>	<input type="checkbox"/>	Opponent And Proponent Letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aerial (Ortho/Oblique) Image(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project Renderings, Google Earth street view photos

Reviewed By: _____





Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6435

PROJECT NUMBER R2008-00700 (2)
VARIANCE CASE NO 200800016
PARKING PERMIT NUMBER 200800004

PUBLIC HEARING DATE
 March 10, 2010

AGENDA ITEM
 12

RPC CONSENT DATE

CONTINUE TO

APPLICANT WORLD OIL MARKETING COMPANY	OWNER RIBOST LAND CO.	REPRESENTATIVE RamCam Engineering
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ENTITLEMENT REQUEST
 The applicant requests a variance and a minor parking deviation to modify the community standards district requirements and provide less parking than required in order to construct a multi-tenant retail mini-mall.

PROJECT DESCRIPTION
 The project consists of the construction of a new retail mini-mall with five suites. The building coverage is 5,193 square-feet or 30 percent of the floor area ratio and landscaping ratio is 12.4 percent. The applicant provides 13 on-site and five off-site parking stalls for a total of 18 parking stalls while a minimum of 21 and a maximum of 28 (additional parking is required to include one take-out store) parking spaces are required.

LOCATION/ADDRESS
 1935 E. Florence Avenue

SITE DESCRIPTION
 The site is 14,250 square-feet of flat, vacant lot. It consists of two separate lots (parcel 3 and 4).

ACCESS Florence Avenue	ZONED DISTRICT Gage Holmes
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ASSESSORS PARCEL NUMBER 60090400003 and 6009040004	COMMUNITY Florence
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SIZE .32 Acres	COMMUNITY STANDARDS DISTRICT Florence - Firestone
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Vacant Lot	C-3 (Unlimited Commercial)
North	Residential	R-4 (Unlimited Residence)
East	Beauty Shop	C-3 (Unlimited Commercial)
South	Los Angeles Unified School District	C-3 (Unlimited Commercial)
West	Gas Station	C-3 (Unlimited Commercial)

GENERAL PLAN Countywide	DESIGNATION C- Major Commercial	MAXIMUM DENSITY
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ENVIRONMENTAL DETERMINATION
 Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

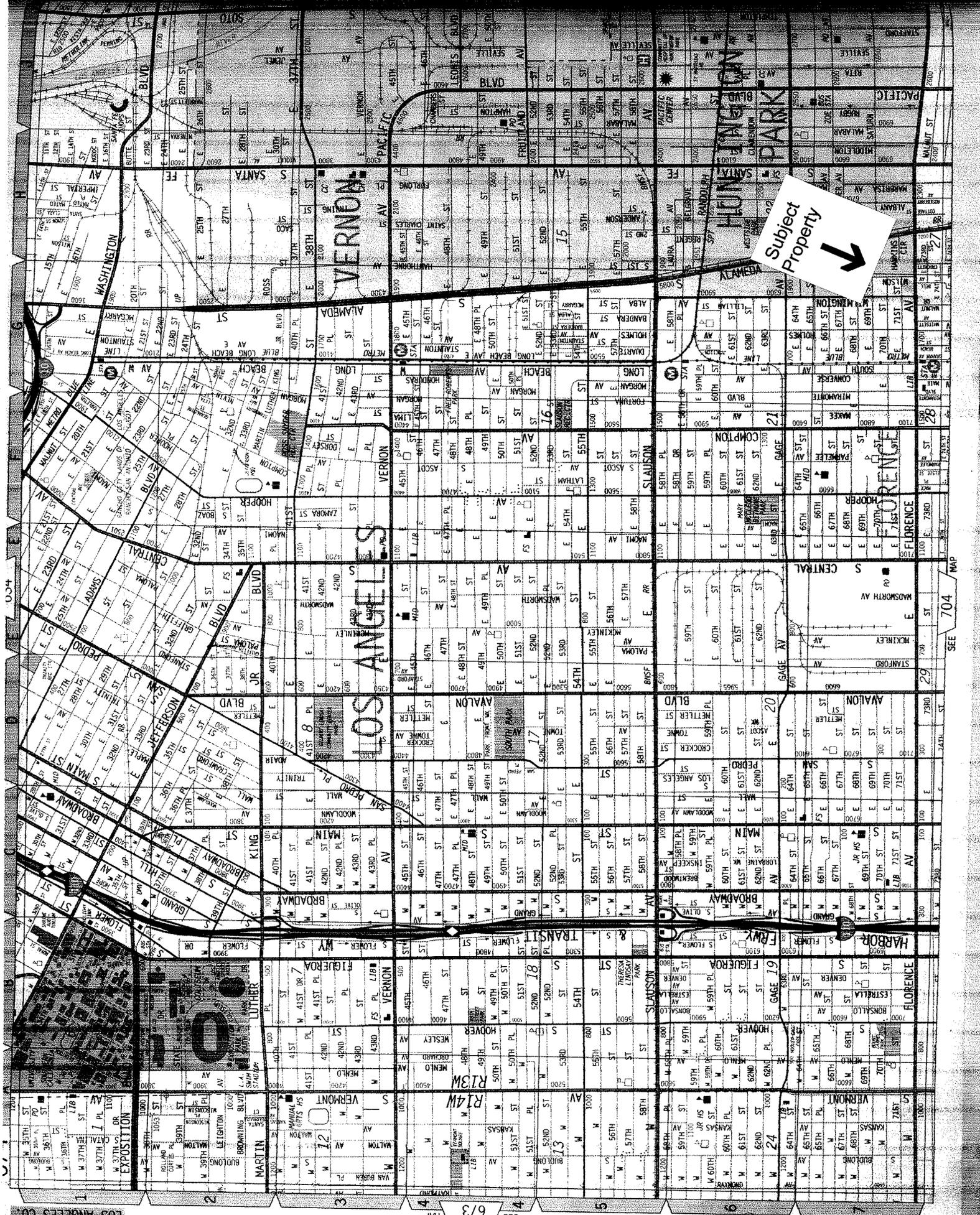
RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON:		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor



Subject Property
↓

STAFF ANALYSIS
PROJECT NUMBER R2008-00700 (1)
Variance Case Number 200800016

OVERVIEW OF THE PROPOSED PROJECT

The applicant requests a variance to modify the Florence-Firestone Community Standards District (CSD) requirements in order to construct a multi-tenant mini-mall with five suites in the C-3 (Unlimited Commercial) zone.

The project consists of the construction, operation and maintenance of a new retail building with five retail units, totaling 4,880 square feet in size. Four of the units will be located on the west side of the lot. It also calls for a freestanding 680 square-foot commercial retail building to the north-east side of the lot. The lot size is 14,250 square-feet in size. The proposed project includes 13 on-site parking spaces.

The variance request entails modification of the Florence Avenue standards which would facilitate the development of Florence Avenue as a pedestrian oriented corridor. The proposed project provides parking at the front of the commercial structure instead of at the rear, as required by the CSD, and does not provide a façade fronting Florence Avenue. In addition, the proposed design does not provide the required entrance for each building on Florence Avenue with glass windows or/and doors as well as shop windows.

ENTITLEMENT REQUEST

The applicant is requesting a Variance pursuant to County Code Section 22.56.260 to permit modification of development standards of the Florence Firestone Community Standards District.

LOCATION

The subject property is composed of two vacant lots located at 1929-1931 E Florence Avenue within the Florence-Firestone Community Standards District and Gage Holmes Zoned District. The proposed project includes two parcels that would be tied together. (APN: 6009-040-003 and 6009-040-004) described as AHLSTROMS TRACT EX of St lot 3, lot 4 and lot 5.

ZONING SURROUNDING THE PROPERTY

The subject property is zoned C-3 (Unlimited Commercial) and within the Florence-Firestone CSD. Zoning surrounding the property is as follows:

North: R-4 (Unlimited Residence)
South: C-3 (Unlimited Commercial)
West: C-3 (Unlimited Commercial)
East: C-3 (Unlimited Commercial)

LAND USE SURROUNDING THE PROPERTY

The lot immediately to the east of the subject property is an Exxon gas station. Ribost Land Co, (World Oil Marketing) is the owner of both properties.

North: Residential
South: Los Angeles Unified School District
West: Beauty Shop
East: Gas Station

SITE PLAN

The site plan depicts a 4,200 square foot building with three retail shops on the west side of the lot each 760 square-feet in size and connected to a fourth 1,920 square foot retail store at the north-west corner. There is a fifth retail shop at the north-east corner next to the residential area which is symmetrical to the existing shop located on the gas station property. There is a walkway connecting the stores. The trash containers and enclosure are located within the parking lot area. There are 13 on-site parking spaces including one handicap accessible space.

ISSUES

Staff finds that the following issues shall be addressed in order to achieve a coherent and well-designed project:

1. The proposed project has a driveway of 28 feet in width with access from Florence Avenue. It is also accessible from the gas station driveway, 50 feet from the proposed driveway. ***The proposed design could hinder the improvement of a pedestrian oriented corridor on Florence Avenue. Staff recommends that the proposed driveway to be eliminated and a shared driveway be provided by widening the existing driveway on Florence Avenue. As per staff discussion with Public Works a shared driveway is a better alternative.***
2. The applicant's burden of proof states that if the site is built according to Florence Firestone CSD Guidelines, it will create safety hazards by eliminating the clear visibility of the property from Florence Avenue, therefore increasing the likelihood of illegal activity. ***Staff concurs with the applicant and finds that clear visibility would provide a sense of personal safety.***
3. The proposed design includes the trash enclosure towards the north side on lot number 4, visible from Florence Avenue. This type of design is not consistent with the purpose of Florence Firestone CSD which encourages the improvement of the appearance of the community and promotes the maintenance of structures and the surrounding properties. ***Staff recommends a design that places the trash enclosure in a less prominent location.***
4. ***The site plan shall label the lot line on the south side accurately. Also, the applicant shall remove the features that are not part of this approval from the site plan.***

5. ***The applicant shall provide a landscape plan labeling existing plants and trees on the site. The proposed plan shall serve to eliminate unattractive views and features and improve the project appearance from Florence Avenue.***
6. The proposed project provides 13 on-site parking spaces including one handicap accessible space. ***Based on retail use only (no eating establishments) in all units, 16 parking spaces are required. The project qualifies for a minor parking deviation for the deficiency of 3 spaces.***

VARIANCE JUSTIFICATION

As per Code Section 22.56.260, the variance procedure is established to permit modification of development standards as they apply to particular uses when practical difficulties, unnecessary hardships, or results inconsistent with the general purposes of this Title 22, develop through the strict literal interpretation and enforcement of such provisions. A variance maybe granted to satisfy modification of screening and buffering requirements:

By not building the store facades directly up to the street frontage, and locating parking at the rear of the buildings, the proposed project fails to provide the exact pedestrian-oriented design that the CSD calls for.

The applicant has requested a variance to deviate from the following requirements of the Florence Firestone Community Standards District encouraging a pedestrian oriented corridor on Florence Avenue:

1. Code Section 22.44.138 - Part E- Area-specific Development Standards- Florence Avenue
 - a. To encourage a pedestrian oriented corridor.
 - i. All structures must have at least one entrance on Florence Avenue
 - ii. To the extent the building's façade facing the street at the ground level consists of windows or doors with glass. The glass shall be clear or lightly tinted.
 - iii. Parking shall be at the rear of commercial structures and not be visible from Florence Avenue.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that a Categorical Exemption, Class 3 – New Construction or Conversion of Small Structures, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.

The exemption applies to up to four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant

amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 of the County Code, the Notice of Public Hearing was advertised in the "La Opinion" on February 2, 2010 and "Los Angeles Sentinel" on February 4, 2010. A total of 107 public hearing notices regarding the subject application were mailed out to the owners of properties located within the 500-foot radius on January 28, 2010. Four notices were mailed to the local agencies.

Case information material, including the Notice of Public Hearing and Factual Sheet were sent to the Florence Library located at 1610 E. Florence Avenue, Los Angeles, CA 90001-2522. The same information was posted on the Department of Regional Planning's website.

Pursuant to the Section 22.60.175 of the County Code, the applicant must post the public hearing notice on the property no less than 30 days prior to the public hearing date. Staff received photos and the Certificate of Posting stating that the Notice of Public Hearing was posted 30 days prior to the hearing or on February 10, 2010 from the applicant's agent.

PREVIOUS CASES/ZONING HISTORY

There are no previous cases on the subject property. Plot Plan 45054 for the adjacent gas station was approved on June 22, 1998. This plan shows one of the existing driveways as 15 feet wide and is located on the adjacent (subject) property. It also indicates that both properties are owned by the same owner.

SITE VISIT

Staff visited the site on December 28, 2009. There are major streetscape enhancements under way along the Florence Avenue corridor, which includes the subject property. The streetscape project intends to sustain the community's identity and encourage a sense of civic pride for local residents, merchants and visitors.

The subject property is a vacant, fenced lot next to a gas station. Florence Avenue is a pedestrian oriented corridor with a majority of store façades on the street. The Los Angeles Unified District is on the opposite side of Florence Avenue and La Alameda shopping Center is a block away from the subject property. Staff noted that the property was not clean and there was trash on the vacant lot.

General Plan Consistency

The Land Use designation for the subject property within the Los Angeles County General Plan is C (major commercial). As per Los Angeles County General Plan guidelines Section LU-A5, the purpose of the countywide Land Use Element, local

commercial uses are defined as individual enterprises or small scale multi-use centers serving the needs of the local community. Such uses include:

1. Facilities providing neighborhood or community convenience goods and services
2. Highway or roadside facilities and services of a minor nature
3. Local community/neighborhood serving office and professional services

The proposed mini-mall would provide goods and services to the local neighborhood. The retail stores are small in nature.

Guidelines governing the general scale, design, location and circulation characteristics of local commercial uses are set as forth below:

Scale:

1. The scale of local service uses, in terms of acreage and permitted floor area, should be limited to that which can be justified by local community and neighborhood needs. In most instances, such uses, individually or in aggregate, should not exceed 10 acres in size.
2. The height of proposed facilities should not exceed the general profile established by existing uses, and should in no event exceed that of neighboring residential development.
3. The overall scale and intensity of proposed local service uses should be in keeping with the surrounding neighborhood or community setting.

The proposed project meets the guideline for scale, height and intensity specified in the General Plan requirement.

Design

1. Local service uses should be designed, in terms of setbacks, landscaping, lighting and buffering, so as to ensure compatibility with surrounding uses.
2. Proposed local service use should reflect locally recognized architectural themes and enhance overall community character.
3. Local commercial signs and graphic displays should generally be confined to the façade surface of the business establishment and should not project above the roofline or disrupt the architectural design of the structure.
4. Free-standing signs should generally be discouraged and permitted only where they determined to be aesthetically and functionally appropriate.
5. Off-site signs should be prohibited.

The proposed project shall reflect locally recognized architectural themes and enhance the overall community character. The Alameda project is a block away from this project and can serve to enhance the overall design features. The applicant shall provide signs consistent with Title 22 and General Plan guideline requirements

Location

- a. The proposed use should be easily accessible and should be situated at community focal points such as major intersections and established neighborhood shopping facilities.
- b. The proposed use should be located so as not to invade or disrupt sound existing residential neighborhoods nor conflict with established community land use, parking and circulation patterns.

Access and Traffic:

1. The size and intensity of local service uses should be confined to the extent that anticipated traffic generation does not adversely affect conditions on adjacent streets and highways.
2. Access, egress and onsite parking should be provided in a manner which maximizes safety and convenience, and minimizes adverse impacts on surrounding neighborhood and community land use patterns.

The subject block is about 360 feet wide and includes three traffic lights on Wilson Avenue, Wilmington and Bell Avenue. In addition, there are two driveway entrances within the block to the right and to the left side of the traffic light on Bell Avenue. The gas station driveway is approximately 60 feet wide followed by a ten feet curb where Bell Avenue traffic light is located and then another driveway of about 15 feet wide. There is also a mid-block sidewalk. The applicant proposes to close the 15 feet driveway and open a new driveway further to the west. However, this plan creates many stops along Florence Avenue and is inconsistent with the General Plan requirement. In addition, staff has been advised by Public Works that a shared driveway by widening the existing 15 feet driveway is a better option. This would also provide a better traffic circulation while it would open the possibility to create a pedestrian oriented design along Florence Avenue with open decorative walls and landscaping.

Florence Firestone Community Standards District

The proposed project is consistent with the Florence Firestone Community Standards District requirements with exception of the Area 1 Florence Avenue -Pedestrian Character Section (iv). The purpose of the Florence-Firestone Community Standards District is to improve the appearance of the community and to promote the maintenance of structures and surrounding properties.

C. Community-wide Development Standards

1. Graffiti. All structures, walls, and fences that are publicly visible shall remain free of graffiti. Any property owner, lessee, or other person responsible for the maintenance of a property shall remove graffiti within 72 hours of receiving written notice from a zoning enforcement officer that graffiti exists on the property. Paint used to cover graffiti shall match, as near as possible, the color of the surrounding surfaces.

2. Maintenance. Any areas of property that are publicly visible, including front yards, front sidewalks, and rear alleys, shall remain free of trash and other debris. Storage of household appliances, such as refrigerators, stoves, freezers, and similar products, is prohibited in all yard areas.

3. Material Colors. Black or other similar dark color shall not be used as the primary or base color for any wall or structure.

The subject property is located within the C-3 zone and subject to the following standards as prescribed by the CSD requirements:

- a. Height. No structures in zone C-3 shall exceed a height of 35 feet above grade, excluding chimneys and rooftop antennas; and
- b. Dwelling Unit Density. The density for residential uses shall not exceed 50 dwelling units per net acre.
- c. Façades. For building façades with street frontage, at least 30 percent of the façade above the first story shall consist of materials or designs different from the rest of the façade. Examples of such materials or designs include recessed windows, balconies, offset planes, or similar architectural accents. Long unbroken façades are prohibited.
- d. The subject property is also subject to the signage requirements specified in the CSD as well as specified in the Florence Avenue standards

Area-specific Development Standards.

Area 1--Florence Avenue.

a. Purpose. This area is established to facilitate the development of Florence Avenue as a pedestrian corridor, to improve the appearance of existing and proposed structures and signs, and to encourage new business growth.

b. Area Description. In general, this area extends from Central Avenue to Compton Avenue and from Wilmington Avenue to Alameda Street. The specific boundaries of the area are shown on the map following this section.

c. Development Standards.

- i. Signs. Outdoor advertising signs are prohibited.
- ii. Fences and Security Shutters.
 - (1) Chain link, barbed and concertina wire fences are prohibited.
 - (2) Outdoor roll-up security shutters shall be concealed to the greatest extent possible and shall not completely obstruct the public's view of the building. Solid security shutters are prohibited.
- iii. Air-Conditioning Units. Air-conditioning units on a building shall be located in a manner that avoids obstructing the architectural design of the building.

- These units shall also be screened or enclosed with landscaping or an awning.
- iv. Pedestrian Character.
 - (1) All structures must have at least one entrance on Florence Avenue.
 - (2) At least 50 percent of a building's ground floor façade fronting Florence Avenue shall consist of entrances or shop windows.
 - (3) To the extent the building's façade facing the street at the ground level consists of windows or doors with glass, the glass shall be clear or lightly tinted. Not more than 20 percent of the building façade shall consist of mirrored or densely tinted glass.
 - v. Parking. Except as herein modified, parking in this area shall comply with all applicable provisions of Part 11, Chapter 22.52.
 - (1) The required parking for new and existing retail, office, or restaurant uses with less than 1,000 square feet of gross floor area shall be one space for every 400 square feet of gross floor area; and
 - (2) Except for fully subterranean parking structures, parking shall be at the rear of commercial structures and not be visible from Florence Avenue.

Burden of Proof

The applicant is required to substantiate all facts identified by 22.56 part 2 of the Los Angeles County Code as follow:

- A. That there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification; and
 - B. That such variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone; and
 - C. That the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone.
- and Section 22.56.1690. The Burden of Proof with applicant's responses is attached.

Although, staff concurs with the applicant's BOP justification for an open floor plan visible from Florence Avenue to reduce the crime potential; in staff's opinion the project can be redesigned to further comply with the pedestrian oriented requirement as well as the additional parking spaces.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Public Works Recommendation

Florence Avenue currently is 35 feet wide from the center line to the face curb with a 15-foot wide sidewalk; however, Public Works requires a dedication to 42-feet from the centerline to the curb with an eight-foot wide sidewalk. In addition, they require that the applicant provide street improvements including repairing any damaged curb, gutter,

driveways, pavements and sidewalks. The applicant shall also plant street trees, and underground utility lines. (See attached letter dated April 29, 2009).

Staff met with DPW staff on February 9, 2010 regarding their comments. Staff discussed the issue of the suggested driveway reconfiguration. As per Public Works staff, the possibility to share the existing driveway with the gas station is a better option than creating an additional driveway. Staff sent DPW a request for written comments regarding this issue and has not yet received a response.

Department of Public Health Recommendation

Staff received comments from the Department of Public Health dated February 17, 2010 recommending approval of this project with the following conditions:

- 1- Potable water will be supplied through a public water system and wastewater disposal will be provided through the public sewer.
- 2- The project shall comply with applicable provisions of the Los Angeles County Noise Control Ordinance, as found in Title 12, Chapter 12.08 of the Los Angeles County Code.

Sheriff's Department's Recommendation

Staff received a letter as well as record of calls dated January 29, 2010 from Lieutenant Babbitt at the Century Station. The Sheriff's Department does not have an opinion on issuing a variance permit but does not support using criminal behavior to alter the code standards.

Fire Department Recommendation

Staff has not received a recommendation from the Fire Department.

PUBLIC COMMENTS

Staff received a phone call from a neighbor regarding the project but the caller had no major concerns regarding the proposed project.

STAFF EVALUATION

Staff finds that the proposed driveway access as depicted on the latest site plan needs to be further addressed along with several other project design enhancements.

There are currently three traffic lights within the subject block on Wilson Avenue, Wilmington Avenue and Bell Avenue. The proposed new driveway will create a forth barrier on that block. Staff believes that the site design could be improved, and recommends that the proposed driveway be removed and that the existing driveway be widened and used for access instead. Staff requested that the Department of Public

Works review this proposal and provide comments in terms of traffic circulation and lighting. Staff has included pictures as Exhibit "A" to demonstrate the findings.

By relocating the driveway as proposed, the applicant may also be able to provide additional parking spaces and thereby not have a deficiency of three parking spaces, as presented.

The trash enclosure is visible from Florence Avenue as currently designed. This contradicts the purpose of the CSD to provide a design which improves the appearance of the community and to promote the maintenance of structures and surrounding properties. Staff proposes that the proposed trash enclosure be relocated to the rear area behind the proposed retail store building in order to allow appropriate screening. In relation to the trash enclosure, staff would also like to see the landscaping provided in a more prominent location than behind the enclosure and parking area.

Project Design

The existing site is located within the Florence Firestone Community Standards District. It is also within a block of the Blue Line Transit Oriented District, Florence Station. Both plans encourage a pedestrian oriented area. The applicant requested a variance to build an open floor plan visible from Florence Avenue, which is not consistent with the Florence Firestone CSD requirements, to protect public safety by eliminating hideouts within the mini-mall area that may be used for potential criminal activities.

The Proposed Driveway

As already discussed, staff proposes that the proposed driveway be eliminated and that the existing driveway to be widened. The advantages of this type of design are three-fold:

1. Additional parking would be available
2. Traffic circulation would improve
3. The project would allow a pedestrian oriented design while accommodating an open view site plan.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of project number R2008-00700-(1), Variance 200800016, subject to the attached conditions.

SUGGESTED APPROVAL MOTION

I move that the Regional Planning Commission APPROVE Variance 200800016 with findings & conditions.

Prepared by Jeantine Nazar, Regional Planning Assistant II, Zoning Permits II

Reviewed by Maria Masis, AICP, Supervising Regional Planner, Zoning Permits II

Attachments:

Draft Conditions of Approval

Applicant's Burden of Proof statement

Site Photographs

Site Plan

Land Use Map

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

**PROJECT NUMBER R2008-00700- (1)
VARIANCE CASE NUMBER 200800016**

REQUEST

The applicant requests a variance to modify the Florence-Firestone Community Standards District (CSD) requirements in order to construct a multi-tenant mini-mall with five suites in the C-3 (Unlimited Commercial) zone.

REGIONAL PLANNING COMMISSION HEARING DATE: MARCH 10, 2010

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION

FINDINGS

1. The subject property is composed of two vacant lots located at 1929-1931 E Florence Avenue within the Florence-Firestone Community Standards District and Gage Holmes Zoned District. The proposed project includes two parcels that would be tied together. (APN: 6009-040-003 and 6009-040-004) described as AHLSTROMS TRACT EX of St lot 3, lot 4 and lot 5.
2. The project consists of the construction, operation and maintenance of a new retail building with five retail units, totaling 4,880 square feet in size. Four of the units will be located on the west side of the lot. It also calls for a freestanding 680 square-foot commercial retail building to the north-east side of the lot. The lot size is 14,250 square-feet. The proposed project includes 13 on-site parking spaces.
3. The applicant is requesting a Variance pursuant to County Code Section 22.56.260 to permit modification of development standards of the Florence Firestone Community Standards District. The variance request entails modification of the Florence Avenue standards which would facilitate the development of Florence Avenue as a pedestrian oriented corridor. The proposed project provides parking at the front of the commercial structure instead of at the rear, as required by the CSD, and does not provide a façade fronting Florence Avenue. In addition, the proposed design does not provide the required entrance for each building on Florence Avenue with glass windows or/and doors as well as shop windows.
4. The subject property is zoned C-3 (Unlimited Commercial) and within the Florence-Firestone CSD. Zoning surrounding the property is as follows:
 - North: R-4 (Unlimited Residence)
 - South: C-3 (Unlimited Commercial)
 - West: C-3 (Unlimited Commercial)
 - East: C-3 (Unlimited Commercial)
5. The lot immediately to the east of the subject property is an Exxon gas station. Ribost Land Co, (World Oil Marketing) is the owner of both properties.
 - North: Residential
 - South: Los Angeles Unified School District
 - West: Beauty Shop
 - East: Gas Station

6. The site plan depicts a 4,200 square foot building with three retail shops on the west side of the lot each 760 square-foot in size and connected to a fourth 1,920 square foot retail store at the north-west corner. There is a fifth 680 square foot retail shop at the north-east corner next to the residential area which is symmetrical to the existing shop located on the gas station property. There is a walkway connecting the stores. The trash containers and enclosure are located within the parking lot area. There are 13 on-site parking spaces including one handicap accessible space.
7. The applicant shall provide a landscape plan labeling existing plants and trees on the site. The proposed plan shall serve to eliminate unattractive views and features and improve the project appearance from Florence Avenue.
8. Based on retail use only (no eating establishments) in all units, 16 parking spaces are required. The project qualifies for a minor parking deviation for the deficiency of 3 spaces.
9. A reduction of less than 30 percent in the number of vehicle parking spaces required by Title 22 is requested. Pursuant to Section 22.56.1762 this is permissible as the proposed project will not cause traffic congestion, insures the protection of public health safety and general welfare prevents adverse effects on neighboring property, is in conformity with good zoning practice, and the application of development standards is suitable form the standpoint of functional developmental design.
10. The Commission finds that the area is well served by public transportation and is in close proximity to the Blue Line TOD, Florence Station, and therefore the 13 parking spaces shall be sufficient for the proposed use.
11. No opposition to the proposed development has been received.
12. As per Code Section 22.56.260, the variance procedure is established to permit modification of development standards as they apply to particular uses when practical difficulties, unnecessary hardships, or results inconsistent with the general purposes of this Title 22, develop through the strict literal interpretation and enforcement of such provisions. A variance may be granted to satisfy modification of screening and buffering requirements.
13. The applicant has requested a variance to deviate from the following requirements of the Florence Firestone Community Standards District encouraging a pedestrian oriented corridor on Florence Avenue:
 1. Code Section 22.44.138 - Part E- Area-specific Development Standards- Florence Avenue
 - a. To encourage a pedestrian oriented corridor.
 - i. All structures must have at least one entrance on Florence Avenue
 - ii. To the extent the building's façade facing the street at the ground level consists of windows or doors with glass. The glass shall be clear or lightly tinted.
 - iii. Parking shall be at the rear of commercial structures and not be visible from Florence Avenue.
14. The Land Use designation for the subject property within the Los Angeles County General Plan is C (major commercial).

15. Pursuant to the provisions of Sections 22.60.174 of the County Code, the Notice of Public Hearing was advertised in the "La Opinion" on February 2, 2010 and "Los Angeles Sentinel" on February 4, 2010. A total of 107 public hearing notices regarding the subject application were mailed out to the owners of properties located within the 500-foot radius on January 28, 2010. Four notices were mailed to the local agencies.

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16. There are no previous cases on the subject property. Plot Plan 45054 for the adjacent gas station was approved on June 22, 1998. This plan shows one of the existing driveways as 15 feet wide and is located on the adjacent (subject) property. It also indicates that both properties are owned by the same owner.
17. Florence Avenue currently is 35 feet wide from the center line to the face curb with a 15-foot wide sidewalk; however, Public Works requires a dedication to 42-feet from the centerline to the curb with an eight-foot wide sidewalk. In addition, they require that the applicant provide street improvements including repairing any damaged curb, gutter, driveways, pavements and sidewalks. The applicant shall also plant street trees, and underground utility lines.

Staff met with DPW staff on February 9, 2010 regarding their comments. Staff discussed the issue of the suggested driveway reconfiguration. As per Public Works staff, the possibility to share the existing driveway with the gas station is a better option than creating an additional driveway.

18. Staff visited the site on December 28, 2009. There are major streetscape enhancements under way along the Florence Avenue corridor, which includes the subject property. The streetscape project intends to sustain the community's identity and encourage a sense of civic pride for local residents, merchants and visitors. The subject property is a vacant, fenced lot next to a gas station. Florence Avenue is a pedestrian oriented corridor with a majority of store façades on the street. The Los Angeles Unified District is on the opposite side of Florence Avenue and La Alameda shopping Center is a block away from the subject property. Staff noted that the property was not clean and there was trash on the vacant lot.

Staff received a letter as well as record of calls dated January 29, 2010 from Lieutenant Babbitt at the Century Station. The Sheriff's Department does not have an opinion on issuing a variance permit.

19. The Commission finds that if the site is built according to Florence Firestone CSD Guidelines, it may create safety hazards by eliminating clear visibility of the whole property from Florence Avenue, therefore increasing the likelihood of illegal activity at the rear of the property, and finds that clear visibility would provide a sense of personal safety.

20. Staff received comments from the Department of Public Health dated February 17, 2010 recommending approval of this project with the following conditions:
- 1- Potable water will be supplied through a public water system and wastewater disposal will be provided through the public sewer.
 - 2- The project shall comply with applicable provisions of the Los Angeles County Noise Control Ordinance, as found in Title 12, Chapter 12.08 of the Los Angeles County Code.
21. The Department of Regional Planning has determined that a Categorical Exemption, Class 3 – New Construction or Conversion of Small Structures, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.
- The exemption applies to up to four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.
22. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to 20 years.
23. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits II Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

The applicant is required to substantiate all facts identified by 22.56 part 2 of the Los Angeles County Code as follow:

- A. That there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification; and
- B. That such variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone; and
- C. That the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone.

Therefore, the information submitted by the applicant and presented at the public hearing substantiates the required findings for variances as set forth in Section 22.56.330, Title 22, of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. The Commission has considered the Categorical Exemption for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact and conclusions presented above, Variance 200800016 is **APPROVED** subject to the attached conditions.

c: Each Commissioner, Zoning Enforcement, Building and Safety

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

MM:JN
2/25/2010

This grant authorizes a Variance to the development standards of the Florence Firestone Community Standards District (CSD) for the construction of a multi-tenant mini-mall as depicted on the approved Exhibit "A" and subject to all of the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition 6, and until all required monies have been paid pursuant to Condition 9. Notwithstanding the foregoing, this condition (No. 2), and Condition Nos. 3, 4 and 5 shall be effective immediately upon final approval of this grant by the County.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any

transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

7. **This grant will terminate on March 3, 2030.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. Prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Variance application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
8. This grant shall expire unless used within two years from the date of final approval by the County. The date of final approval is the date of the approval action plus any applicable appeal period. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$2,000**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **ten (10) biennial (one every other year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
11. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.

12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
13. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works.
14. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by the Department of Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
15. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
16. Within sixty (60) days of the date of approval for the Variance the applicant shall submit three copies of a revised site plan accurately depicting all lot lines and pertinent features, including landscaping and irrigation specifics and any proposed signage. The subject property shall be developed and maintained in substantial compliance with the revised plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, those changes shall also be incorporated into said Revised Exhibit "A".
17. This Variance authorizes the construction of a five unit multi-tenant mini-mall subject to all of the following conditions:
 - a) Only retail uses are permitted as tenants within the mini-mall. No food establishments are permitted;
 - b) A minimum of 13 parking spaces shall be available for customers at all times;
 - c) Low Impact Development (LID) compliance (as defined in Section 22.52 Part 22 and Section 12.84 of the County Code) shall be met to the satisfaction of the Department of Public Works;
 - d) During construction the permittee and its contractor shall comply with Sections 12.12.010 – 12.12.100 of the Los Angeles County Code regarding building construction noise;
 - e) Any areas of the property that are publically visible, including front sidewalks, shall remain free of trash and other debris at all times;
 - f) Black, or any similar dark color, shall not be used as the primary or base color for any wall or structure;

- g) Outdoor advertising signs are prohibited;
- h) Chain link, barbed and concertina wire fences are prohibited;
- i) Outdoor roll-up security shutters shall be concealed to the greatest extent possible and not completely obstruct the public's view of the building. Solid security shutters are prohibited;
- j) Air conditioning units on a building shall be located in a manner that avoids obstructing the architectural design of the building. These units shall also be screened or enclosed with landscaping or an awning;
- k) The permittee shall maintain all landscaping in a neat, clean and healthy condition, including proper weeding, pruning, removal of litter, fertilizing and replacement of plants when necessary. Watering facilities shall consist of a permanent water efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover;
- l) There shall be no outdoor sales, storage, or displays of merchandise;
- m) The permittee shall comply with the requirements of the Department of Public Works, as set forth in their letter dated April 29, 2009 or as otherwise modified by said Department; and
- n) The permittee shall comply with the requirement of the Los Angeles County Department of Public Health, as set forth in their letter dated February 17, 2010 or as otherwise modified by said Department.

Attachments:

Department of Public Works letter dated April 29, 2009

Department of Public Health letter dated February 17, 2010

MM:JN

2/25/10



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

April 29, 2009

IN REPLY PLEASE
REFER TO FILE: **LD-1**

TO: Nooshin Paidar
LDCC/Site Plan Review Section
Department of Regional Planning

Attention Richard Claghorn

FROM: Letty Schleikorn *MLS*
Subdivision Management Section
Land Development Division

**SITE PLAN REVIEW
1935 EAST FLORENCE AVENUE,
UNINCORPORATED LOS ANGELES AREA
PROPOSED COMMERCIAL BUILDING-WILSON PLAZA**

- Public Works recommends approval of this SITE PLAN.
- Public Works does **NOT** recommend approval of this SITE PLAN.

We reviewed the subject property in the unincorporated Los Angeles area. This permit is for the construction of a retail shopping center.

We recommend the following:

1. Dedicate the right to restrict vehicular access along the property frontage on Florence Avenue.
2. Submit a detail engineering drawings and a cost estimate for the future road widening requirements along the property frontage to the satisfaction of Public Works. The Major Highway requirement is 42 feet from centerline to curb face with 8-foot-wide sidewalk. The detail engineering drawing must show all existing and future improvements and utilities along the frontage of Florence Avenue. Upon approval of the cost estimate, the owner will submit a cash-in-lieu for the required road improvements as shown on the approved detail engineering drawings.

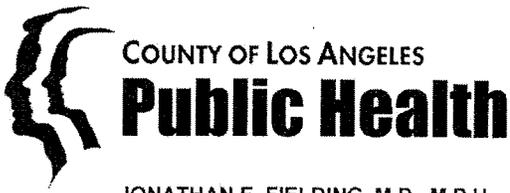
Nooshin Paidar
April 29, 2009
Page 2

3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Florence Avenue.
4. Construct driveway approaches at the site to the satisfaction of Public Works.
5. Construct a new curb ramp in the vicinity of the existing crosswalk near the traffic signal situated along the frontage of Lot 5 on Florence Avenue to substantially meet current Americans with Disabilities Act requirements to the satisfaction of Public Works.
6. Repair any displaced, broken, or damaged curb, gutter, driveways, pavement, and sidewalk on Florence Avenue along the property frontage to the satisfaction of Public Works.
7. Plant street trees on Florence Avenue. Existing trees in the right of way shall be removed and replaced if not acceptable as street trees.
8. Underground all proposed service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above-ground utility structure in the parkway.
9. Acquire street plan approval or direct check status before obtaining grading permit.
10. Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

If you have any other questions or require additional information, please contact Ruben Cruz or Letty Schleikorn at (626) 458-4910.

RC:ca
P:/LDPUB/SUBMGT/PERMITS/R3/FLORENCEAVE1098.DOC

cc: Cynthia Muller



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

KEN HABARADAS, MS, REHS
Acting Environmental Health Staff Specialist
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5280 • FAX (626) 960-2740



BOARD OF SUPERVISORS

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February 17, 2010

Jeantine Nazar
Zoning Permits II Section
County of Los Angeles
Department of Regional Planning
320 West Temple St.
Los Angeles, CA 90012

SUBJECT: PROJECT NO. R2008-00700, RVAR 200800016
LOCATION: 1935 E. FLORENCE AVE., WILMINGTON

- Environmental Health recommends approval of this project.
 Environmental Health does NOT recommend approval of this project.

This is in response to the Notice of Consultation for the above-referenced project that was forwarded to Environmental Health for review and comment.

We have reviewed the information provided and are able to recommend approval of this project with the following conditions:

1. Potable water will be supplied through a public water system and wastewater disposal will be provided through the public sewer.
2. The project shall comply with applicable provisions of the Los Angeles County Noise Control Ordinance, as found in Title 12, Chapter 12.08 of the Los Angeles County Code.

If you should have any other questions or require additional information, please contact me at (626) 430-5262.

Sincerely,

Ken Habaradas, MS, REHS
Bureau of Environmental Protection



Leroy D. Baca, Sheriff

County of Los Angeles
Sheriff's Department Headquarters

*4700 Ramona Boulevard
Monterey Park, California 91754-2169*



January 29, 2010

Ms. Jeantine Nazar
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012-3225

Dear Ms. Nazar:

I received your letter in which you requested an opinion from the Sheriff's Department regarding a variance to construction on a retail development at 1935 East Florence Avenue. I have reviewed the record of calls for service at this location, and had my staff conduct a site inspection.

The Sheriff's Department does not have an opinion on issuing a construction variance, but does not support using criminal behavior as a reason to justify this proposed variance. Florence Avenue is a major thoroughfare, and has a considerable crime rate. However, I can see no justification to alter building codes.

Should you have any questions regarding this issue, please contact Lieutenant John Babbitt at (323) 586-7250.

Sincerely,

LERROY D. BACA, SHERIFF

James J. Hellmold, Captain
Commander of Century Station

Marla Ruben
(323) 568-4953

FEB - 9 2010

A Tradition of Service Since 1850

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
MASTER QUERY
EVENT SUMMARY
Events @ 19-- blk of Florence

URN	DATE	DAY	TIME	LOCATION	CHARGE
407-00435-2171-051	01/07/2007	SUN	1855	1957 FLORENCE AVE, LOS ANGELES	245(A)(2)PC
507-00914-2173-384	01/14/2007	SUN	0815	1987 FLORENCE AVE, LOS ANGELES	488PC
407-01761-2173-112	01/24/2007	WED	1130	1901 FLORENCE AVE #3, LOS ANGELES	529.3PC
407-05410-2173-242	03/15/2007	THU	2212	1935 FLORENCE AVE, LOS ANGELES	21200.5VC
107-00418-3410-446	04/03/2007	TUE	1227	1909 FLORENCE AVE, LOS ANGELES	
107-12215-2173-384	06/05/2007	TUE	0930	1987 FLORENCE AVE, LOS ANGELES	488PC
407-12748-2171-151	07/06/2007	FRI	0110	1935 FLORENCE AVE, LOS ANGELES	12031(A)(2)(C)PC 12031(2)(F)PC
107-13625-2173-255	07/18/2007-	WED-	2035-	1960 FLORENCE AVE, LOS ANGELES	
107-13625-2173-255	07/18/2007	WED	2043	1960 FLORENCE AVE, LOS ANGELES	12500(A)VC 24600(B)VC
407-15039-2137-182	08/08/2007-	WED-	1125-	1968 FLORENCE AVE, LOS ANGELES	11360(A)HS 12500(A)VC
407-15039-2137-182	08/08/2007-	WED-	1131-	1968 FLORENCE AVE, LOS ANGELES	
107-15385-2173-255	08/13/2007-	MON-	0024-	1900 BLK FLORENCE AVE, LOS ANGELES	12500(A)VC 26710VC
407-15384-2173-189	08/13/2007	MON	0024	1900 FLORENCE AVE, LOS ANGELES	11357(B)HS
107-15385-2173-255	08/13/2007-	MON-	0046-	1900 BLK FLORENCE AVE, LOS ANGELES	
107-15798-2171-255	08/18/2007-	SAT-	1035-	1973 FLORENCE AVE, LOS ANGELES	
407-17332-2173-151	09/08/2007-	SAT-	1805-	1968 FLORENCE AVE, LOS ANGELES	12020(A)(1)PC 14601.2(A)VC
107-19705-2171-255	10/08/2007-	MON-	2100-	1973 FLORENCE AVE, LOS ANGELES	
108-05243-2171-255	03/09/2008-	SUN-	2120-	1935 FLORENCE AVE, LOS ANGELES	
108-05243-2171-255	03/09/2008	SUN	2120	1935 FLORENCE AVE, LOS ANGELES	12500(A)VC 24250VC
408-05878-2171-733	03/17/2008-	MON-	1907-	1935 FLORENCE AVE, LOS ANGELES	10851(A)VC
408-05878-2171-733	03/17/2008-	MON-	1911-	1935 FLORENCE AVE, LOS ANGELES	

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
MASTER QUERY
EVENT SUMMARY
Events @ 19-- blk of Florence

URN	DATE	DAY	TIME	LOCATION	CHARGE
108-12016-2171-255	06/03/2008	TUE	2357	1900 FLORENCE AVE , LOS ANGELES	12500(A)VC 24601VC
108-12016-2171-255	06/03/2008	TUE	2357-2350	1900 FLORENCE AVE , LOS ANGELES	
408-16308-2171-189	07/23/2008	WED	1955	1935 FLORENCE , LOS ANGELES	11357(B)HS 594(2)(A)PC
408-17735-2171-089	08/08/2008	FRI	0600-1400	1935 FLORENCE AVE , LOS ANGELES	487(A)PC
408-18212-2173-184	08/14/2008	THU-	0021-	1948 FLORENCE AVE , LOS ANGELES	11377(A)HS
108-18871-2171-286	08/21/2008	THU-	1335-	1976 FLORENCE AVE , LOS ANGELES	
408-19969-2173-184	09/02/2008	TUE-	1352-	1900 FLORENCE AVE , LOS ANGELES	11378HS 12500(A)VC
108-26869-2173-255	11/25/2008	TUE-	1110-	1960 FLORENCE AVE , LOS ANGELES	
108-28913-2173-255	12/22/2008	MON-	1650-	1960 FLORENCE AVE , LOS ANGELES	12500(A)VC 24250VC
608-29351-2173-255	12/29/2008	MON-	1135-	1909 FLORENCE AVE , LOS ANGELES	
608-29351-2173-255	12/29/2008	MON	1135	1909 FLORENCE AVE , LOS ANGELES	12500(A)VC
108-29361-2173-189	12/29/2008	MON-	1135-	1909 FLORENCE AVE , LOS ANGELES	11357(B)HS
409-03365-2171-047	02/14/2009	SAT-	1807-	1935 FLORENCE AVE , LOS ANGELES	664/211PC 242/243(A)PC
409-04783-2171-733	03/06/2009	FRI-	1258-	1989 FLORENCE AVE , LOS ANGELES	10851(A)VC
409-05181-2171-184	03/11/2009	WED-	2304-	1968 FLORENCE AVE , LOS ANGELES	11377(A)HS 11364HS
109-11925-2173-255	06/19/2009	FRI-	1750-	1909 FLORENCE AVE , LOS ANGELES	12500(A)VC 21658(A)VC
409-23518-2172-181	12/06/2009	SUN	2351	1909 FLORENCE AVE , LOS ANGELES	11350(A)HS
910-00172-2173-501	01/04/2010	MON-	1400-	1948 FLORENCE AVE , LOS ANGELES	

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
MASTER QUERY
EVENT SUMMARY
Events @ 193-- blk of Florence

URN	DATE	DAY	TIME	LOCATION	CHARGE
407-05410-2173-242	03/15/2007	THU	2212	1935 FLORENCE AVE , LOS ANGELES	21200.5VC
407-12748-2171-151	07/06/2007	FRI	0110	1935 FLORENCE AVE , LOS ANGELES	12031(A)(2)(C)PC 12031(2)(F)PC
108-05243-2171-255	03/09/2008-	SUN-	2120-	1935 FLORENCE AVE , LOS ANGELES	
108-05243-2171-255	03/09/2008	SUN	2120	1935 FLORENCE AVE , LOS ANGELES	12500(A)VC 24250VC
408-05878-2171-733	03/17/2008-	MON-	1907-	1935 FLORENCE AVE , LOS ANGELES	10851(A)VC
408-05878-2171-733	03/17/2008-	MON-	1911-	1935 FLORENCE AVE , LOS ANGELES	
408-16308-2171-189	07/23/2008	WED	1955	1935 FLORENCE , LOS ANGELES	11357(B)HS 594(2)(A)PC
408-17735-2171-089	08/08/2008	FRI	0600-1400	1935 FLORENCE AVE , LOS ANGELES	487(A)PC
409-03365-2171-047	02/14/2009-	SAT-	1807-	1935 FLORENCE AVE , LOS ANGELES	664/211PC 242/243(A)PC

Report Criteria:

Event Query Fields

INCIDENT_DATE >= 01012007
ADDR_NUM Begins With 193
ADDR_STREET Begins With FLORENCE

From: Rubin, Marla R. [mailto:MRRubin@lasd.org]
Sent: Monday, February 22, 2010 12:58 PM
To: Nazar, Jeantine
Subject: Stat code explanations & business type at 1935 E Florence, LA

Hi Jeantine – here is a list of the stat codes (the last 3 digits of the URN #) in the order they appear on the report I provided:

051: ADW with gun
384: Petty Theft from Unlocked Veh
112: Fraud by False Pretenses
242: Drunk Driving Alcohol/Drugs
446: Liquor & Business License Investigations
151: Weapon Laws, Felony
255: Vehicle Laws, Misdemeanor
182: Marijuana/Hash possession/sales
189: Marijuana Misdemeanor (< 1 oz)
733: Vehicle Recovered by another agency
089: Grand Theft, Other
184: Sched III, IV or V Drugs possession/sales
047: Strong-Arm Robbery
501: Vehicle Repossessed
181: Sched I or II Drugs possession/sales

Let me know if you need anything else. According to google maps, a business named World Oil (Exxon Mobile gas station) is located at 1935 E Florence, but please confirm that with Lt John Babbitt; 323-586-7250.

*Marla Rubin
Crime Analyst, Century Station, LASD
11703 S Alameda St.
Lynwood, CA 90262
(w) 323-568-4953*

From: Nazar, Jeantine [mailto:JNazar@planning.lacounty.gov]
Sent: Thursday, February 18, 2010 5:07 PM
To: Rubin, Marla R.
Subject: Sheriff's report
Importance: Low

Hi Marla,

Here is the report on charges for the property at 1935 E Florence and the immediate area that I received. It does not indicate what those charges are and what is the use of the property?
Any help is greatly appreciated.

Thanks very much.

Jeantine Nazar
Regional Planning Assistant II
Zoning Permits II Section
Los Angeles County Department of Regional Planning
Tel: (213) 974-6383 or (213) 974-6435
Fax: (213) 626-0434

From: Nazar, Jeantine
Sent: Thursday, February 18, 2010 5:02 PM
To: Nazar, Jeantine
Subject: Scanned document from Nazar, Jeantine (JNazar@planning.lacounty.gov)
Importance: Low



VARIANCE BURDEN OF PROOF

In addition to the information required on the application by Chapter 22.56, Part 2, the applicant for a variance shall substantiate to the satisfaction of the Director the following facts:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification; and
The property is approximately 150' x 95' and is located midblock between two developed lots.
To the West is a Tire Shop which is built along the entire length of the West property line;
The North edge of the property is lined by four Residential homes ; the Convenience Store for the neighboring Gasoline Service Station is situated along a portion of the East property line.
Due to the orientation of the surrounding buildings the site is almost fully enclosed by the existing developments, making adherence to the guideline of the Florence-Firestone CSD to position the buildings along Florence Ave. problematic on such a small lot.
B. That such variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone; and
The properties to the East and the West enjoy accesibility from 2 streets, while the subject property only has access from Florence Avenue. As a result of the development of the surrounding properties, ingress and egress must come from Florence Ave significantly diminishing the buildable area of the lot.
C. That the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone.
If the site is constructed in accordance with the Florence-Firestone CSD Guidelines, locating the building at the front of the property with storefronts facing North, will create a safety hazard. This will cause an alley like arrangement eliminating visibility of the storefronts from Florence Ave, making illegal activity easily hidden from public view. The development as proposed will also promote pedestrian connectivity between new and existing buildings and better access for emergency vehicles.

MINOR PARKING DEVIATION BURDEN OF PROOF

Sec. 22.56.1690 Determination – Principles and standards for consideration

The director, in acting upon any site plan offered for review as provided in this title, shall either approve, approve with conditions, or deny the proposed use, development or modification as requested in the application and as indicated in the required site plan based on the following principles and standards:

- A. That the use, development of land and/or application of development standards is in compliance with all applicable provisions of this Title 22:

The property is zoned C-3. The proposed retail buildings are a permitted use as found in 22.28.180 A.1

- B. That the use, development of land and/or application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice;

The proposed development building coverage is 30%, considerably less than the maximum 90% allowed found in 22.28.220A. The development would affect the neighboring property in a positive way by providing another ~~driveway~~ driveway for ingress/egress.

- C. That the use, development of land and/or application of development standards is suitable from the standpoint of functional developmental design. (Ord. 1494 Ch. 5 Art. 8 #508.4, 1927.)

The site is arranged as to flow with the existing gas station on the neighboring property. It provides a fluid point of ingress and egress for both sites. The buildings are situated along the property lines to allow for the flow of traffic.

