



Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012

**PROJECT NUMBER**  
 R2012-00103-(1)

**HEARING DATE**  
 12/12/2012

# PROJECT SUMMARY

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 201200012  
 Environmental Assessment No. 201200017

**OWNER / APPLICANT**

Tidal Basin I', Inc. / 99 Cent Only Stores

**MAP/EXHIBIT DATE**

8/13/2012

**PROJECT OVERVIEW**

The proposed project is to establish a development program for a retail/commercial use. The proposed improvements include construction of a new 14,927 square foot retail store (99¢ Only Stores), parking lot, landscaping, and associated improvements on a vacant property. In addition to the current proposed use, the development program would also allow permitted uses within the C-2 and C-3 Zones. All uses subject to permit in the C-3 Zone would still be subject to permit.

**LOCATION**

3965 East Olympic Boulevard

**ACCESS**

East Olympic Boulevard

**ASSESSORS PARCEL NUMBER(S)**

5242-006-017

**SITE AREA**

1.13 Acres

**GENERAL PLAN / LOCAL PLAN**

East Los Angeles Community Plan

**ZONED DISTRICT**

East Los Angeles

**LAND USE DESIGNATION**

MC (Major Commercial)

**ZONE**

C-3-DP (Unlimited Commercial – Development Program)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT (CSD)**

East Los Angeles

**ENVIRONMENTAL DETERMINATION (CEQA)**

Mitigated Negative Declaration

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan and East Los Angeles Community Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.44.118 (East Los Angeles CSD Requirements)
  - 22.28.180 (C-3 Zone Development Standards)
  - 22.40, Part 2 (Development Programs)

**STAFF RECOMMENDATION**

Approval

**CASE PLANNER:**

Maral Tashjian

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