



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

PROJECT NUMBER **HEARING DATE**
 R2013-00520 5/22/2013

REQUESTED ENTITLEMENTS
Adult Business Permit 201300001

PROJECT SUMMARY

OWNER / APPLICANT
 None / Chawkat Jajieh

MAP/EXHIBIT DATE
 August 2011

PROJECT OVERVIEW

The applicant, Chawkat Jajieh, is requesting an adult business permit for an existing adult business with live entertainment in the M-1-BE (Light Industrial-Billboard Exclusion) zone and in the Avocado Heights Community Standards District.

LOCATION
 13217 Valley Boulevard, Avocado Heights

ACCESS
 Valley Boulevard

ASSESSORS PARCEL NUMBER(S)
 8563009001,019

SITE AREA
 0.6 Acres

GENERAL PLAN / LOCAL PLAN
 Countywide General Plan

ZONED DISTRICT
 PUENTE

LAND USE DESIGNATION
 Light Industrial

ZONE
 M-1-BE (LIGHT INDUSTRIAL- BILLBOARD EXCLUSION) ZONE

PROPOSED UNITS **MAX DENSITY/UNITS**
 N/A N/A

COMMUNITY STANDARDS DISTRICT
 AVOCADO HEIGHTS

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption-Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.62.020 and 22.62.030 (adult business permit development and location requirements)
 - 22.44.090 (Avocado Heights CSD requirements)
 - 22.32.070 (M-1 Zone Development Standards)

CASE STATUS **OR** STAFF RECOMMENDATION

Staff Recommendation is for approval of R2013-00520-(1)

CASE PLANNER:

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