

**DEPARTMENT OF
CITY PLANNING**

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January 29, 2019

Jennifer Daw (A)
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La Cienega Triangle, LLC (O)
1234 East 17th Street
Santa Ana, CA 92701

Jonathan Lonner (R)
Burns & Bouchard, Inc.
9619 National Boulevard
Los Angeles, CA 90034

Los Angeles Department of Building
and Safety

Case No. DIR-2018-241-SPR
CEQA: ENV-2018-242-MND
Related Case: N/A
Location: 5208-5218 West Centinela
Avenue and 6801-6815
South La Cienega Boulevard
Council District: 11 - Bonin
Neighborhood Council Westchester – Playa del Rey
Community Plan Area: Westchester – Playa del Rey
Land Use Designation: Community Commercial
Zone: C2-1VL
Legal Description: Lot 23-25, Tract 14055

Last Day to File an Appeal: February 12, 2019

DETERMINATION – SITE PLAN REVIEW

Pursuant to Los Angeles Municipal Code Section 16.05, as the designee of the Director of Planning, I hereby:

Conditionally Approve a Site Plan Review for the construction, use and maintenance of a 4,642 square-foot fast-food restaurant with a drive-through that results in a net increase of 500 or more average daily trips;

Adopt Mitigated Negative Declaration No. ENV-2018-242-MND;

Adopt the attached findings;

Advise the applicant that pursuant to the California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that environmental mitigation measures are implemented and maintained through the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

This approval is subject to the following terms and conditions:

Conditions of Approval

Pursuant to Section 16.05 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

1. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan, and elevations labeled Exhibit "A" (dated October 19, 2017) attached to the subject case file. The location, type, and size of signage is not a part of this approval. Minor deviations may be allowed in order to comply with provisions of the Municipal Code and the conditions of approval.
2. **Use.** The use of the subject site shall be limited to a fast-food drive-through restaurant use.
3. **Floor Area.** The total floor area for the fast-food drive-through restaurant use shall be limited to a maximum of 4,542 square feet.
4. **Outdoor Seating Area.** The project shall provide a minimum 289 square-foot outdoor dining area with 12 seats.
5. **Drive-through Buffer.** The project shall install a three-foot, six-inch wall, fence, berm, hedge, or other durable barrier, or any combination thereof, along the perimeter of the drive-through, adjacent to the public right-of-way.
6. **Glazing.** Windows along the La Cienega Boulevard and Centinela Avenue frontages shall be clear, unobstructed and free of reflective coatings.
7. **Pedestrian Access.**
 - a. Provide direct and clearly identifiable path of travel for pedestrian from Centinela Avenue using landscaping or special paving.
 - b. Replace any unused curb cuts and driveways with sidewalks to maintain continuity for pedestrians.
8. **Pedestrian Entrances.** The project shall include overhead architectural features such as awnings, canopies, trellises, or cornice treatments over all pedestrian entrances and doorways.
9. **Automobile Parking.** On-site automobile parking shall be provided consistent with Section LAMC 12.21-A,4.
10. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Section 12.21-A,16.
11. **Landscaping.** All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the decision maker.
 - a. The project shall provide a minimum of 18 trees on-site, including six (6) trees to be located in the parking lot area.

12. **Trash.** All trash collection and storage areas shall be located on-site and not visible from the public right-of-way.
 - a. Trash storage bins shall be located within a gated, covered enclosure constructed of materials to match the exterior wall materials of the building.
 - b. Trash storage bins shall not be placed in or block access to required parking.
13. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source does not illuminate adjacent residential properties or the public right-of-way, nor the above night skies.
14. **Signage.** On-site signs shall be limited to the maximum allowable under the Municipal Code.
15. **Maintenance.** The subject property (including all trash storage areas, associate parking facilities, sidewalks, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.

Environmental Mitigation

16. **Traffic.** Convert the existing westbound right-turn only lane into a through/right-turn lane and convert a through lane to an additional westbound left-turn lane.

Administrative Conditions

17. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
18. **Code Compliance.** Use, area, height, and area regulations of the zone classification(s) of the subject property shall be complied with, except where granted conditions differ herein.
19. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement shall be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
20. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices legislation or their successors, designees, or amendments to any legislation.
21. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
22. **Building Plans.** Page 1 of this grant and all conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.

23. **Utilization of Concurrent Entitlement.** Site Plan Review requires completion of all applicable conditions of approval to the satisfaction of the Department of City Planning. The applicant/owner shall have a period of three years from the effective date of the subject grant for the Site Plan Review to effectuate the terms of this entitlement by securing a building permit. Thereafter, the entitlements shall be deemed terminated and the property owner shall be required to secure a new authorization for the use. If a building permit is obtained during this period, but subsequently expires, this determination shall expire with the building permit.
24. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission or the Director of Planning, pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if in the decision makers' opinion, such actions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
25. **Expedited Processing Section Fees.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
26. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

BACKGROUND

The subject property is an irregular-shaped, 36,404 square-foot (0.84 acre) corner parcel of land comprised of three (3) lots with a 165-foot frontage along the south side of Centinela Avenue and a 167-foot frontage along the west side of La Cienega Boulevard. The property is currently vacant. The property is accessible via Centinela Avenue and an alley to south of the property. The request proposes to construct a new 4,642 square-foot drive-through fast-food restaurant.

The subject property is zoned C2-1VL with a land use designation of Community Commercial within the Westchester – Playa del Rey Community Plan area. The property is located within the Ladera Center which is a large commercial area near Ladera Heights and is one of the three areas designated as Community Commercial within the Westchester – Playa del Rey Community Plan area. The predominant land uses within the Ladera Center area are neighborhood and community-serving uses such as miscellaneous retail, grocery markets, fast food and other restaurants, such as banks, cleaners, etc., and service stations and auto repair uses. The project site is located within the Los Angeles Coastal Transportation Corridor Specific Plan Area.

The property is currently vacant with no structures onsite. The proposed project includes the construction, use, and maintenance of a one-story, 4,642 square-foot drive-through fast-food establishment with a maximum height of 21 feet and eight (8) inches and a 289 square-foot uncovered outdoor patio. The main entrance of the building opens into the dining room that contains 117 patron seats. The order area is located to the north of the dining room and has an entrance as well. The kitchen is located in the northeastern portion of the building. The project also includes an 289 square-foot uncovered outdoor patio with 12 outdoor seats. The proposed project would also include landscaping in the parking lot area, along the drive-through, and along the perimeter of the subject property and the subject building. The project will include 45 parking spaces on the western side of the property. Eight (8) bicycle spaces are located along Centinela Avenue.

Pedestrian access to the site is from Centinela Avenue. Vehicular access to the site is from Centinela Avenue via a two-way driveway along the northern property line and the alley via a two-way driveway along the southern property line. Landscaping will be installed at the perimeter of the property and the building, and within the parking lot.

Surrounding Properties

Surrounding properties are designated for Community Commercial land uses and are zoned C2-1VL, and are primarily developed with a variety of commercial and office uses. Properties to the north across Centinela Avenue are zoned C2-1VL and are improved with a gas station, a restaurant and surface parking. Properties to the east, across La Cienega Boulevard, are located in the City of Inglewood and are improved with a restaurant, an office building and a variety of retail uses. The property to the south across the alley is zoned C2-1VL and is currently vacant, however a parcel map for the subdivision of one (1) lot into four (4) lots, a Site Plan Review, and a Conditional Use permit for the sale of alcohol was approved on April 17, 2018 for the development of a grocery market. The property will be redeveloped into a shopping center consisting of various commercial uses in one-story structures. Properties to the west abutting the subject property are zoned C2-1VL and are improved with fast food establishments, an office building and surface parking.

General Plan Land Use

The Westchester – Playa del Rey Community Plan designates the subject property for Community Commercial land uses, corresponding to the C2, C4, CR, RAS3 and RAS4 Zones. The property

is zoned C2-1VL. The project site is located within the Los Angeles Coastal Transportation Corridor Specific Plan Area.

Streets

La Cienega Boulevard, designated a Boulevard II, is dedicated to a variable width between 100 and 120 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Centinela Avenue, designated a Boulevard II, is dedicated to a width of 120 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

SITE PLAN REVIEW FINDINGS

In order for the site plan review to be granted, all three of the legally mandated findings delineated in Section 16.05-F of the Los Angeles Municipal Code must be made in the affirmative:

1. **The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and does not conflict with any applicable regulations, standards, and any applicable specific plan.**

There are twelve elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of code requirements of the Los Angeles Municipal Code. The project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code.

The Land Use Element of the City's General Plan is divided into 35 Community Plans. The Westchester – Playa del Rey Community Plan designates the subject property for Community Commercial land uses, corresponding to the C2, C4, CR, RAS3 and RAS4 Zones. The property is zoned C2-1VL. The property is located within the Ladera Center which is a large commercial area near Ladera Heights and is one of the three areas designated as Community Commercial within the Westchester – Playa del Rey Community Plan area. The predominant land uses within the Ladera Center area are neighborhood and community-serving uses such as miscellaneous retail, grocery markets, fast food and other restaurants, such as banks, cleaners, etc., and service stations and auto repair uses. The subject property is also located within the Los Angeles Coastal Transportation Corridor Specific Plan area. The applicant shall comply with this Specific Plan by payment of a Transportation Impact Assessment Fee to the Department of Transportation prior to the issuance of any building, grading or foundation permit. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, as reflected in the adopted Framework Element and Community Plan.

The **Framework Element** for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following goals, objectives and policies relevant to the instant request:

Goal 3A	A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of
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natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.

Objective 3.1 Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.14 Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram.

The proposed project will result in the development of a new drive-through fast-food restaurant on a property that is designated for Community Commercial land uses, thereby contributing toward the City's long-term economic viability needs.

Objective 3.4 Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

Policy 3.4.1 Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long Range Land use Diagram.

The property is located within the Ladera Center which is a large commercial area near Ladera Heights and is one of the three areas designated as Community Commercial within the Westchester – Playa del Rey Community Plan area. The proposed project will result in a new commercial development along Centinela Avenue and La Cienega Boulevard, which are both major arterials in the C2 Zone. The C2 Zone permits the development of the proposed drive-through fast food establishment. In addition, the proposed project is located on a vacant site and will not displace any existing residential units or commercial development. As such, the new drive-through fast-food restaurant will provide a new dining establishment in a location that is suited for such development and located within a commercial center.

The **Westchester – Playa del Rey** Community Plan designates the subject property for Community Commercial land uses, corresponding to the C2, C4, CR, RAS3 and RAS4 Zones. The property is zoned C2-1VL, consistent with the Community Commercial land uses. The proposed drive-through fast-food restaurant is located in the Ladera Center area within the Westchester – Playa del Rey Community Plan area. The proposed development is consistent with the following goal, objective and policies identified within the Westchester – Playa del Rey Community Plan:

Goal 2 Encourage a strong and competitive commercial sector that promotes economic vitality and serves the needs of the Westchester – Playa del Rey community through safe, accessible, and well-designed commercial districts, while preserving the historic and cultural character of the community.

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| Objective 2-1 | Preserve and strengthen viable commercial development in the community and provide additional opportunities for new commercial development and services within existing commercial areas. |
| Policy 2-1.1 | New commercial uses should be located in existing established commercial areas or shopping centers. |
| Objective 2-3 | Enhance the land use compatibility, visual appearance, design and appeal of commercial development. |
| Policy 2-3.1 | Enhance the visual appearance and appeal of commercial properties by regulating design, signage, landscaping, and similar issues wherever possible. |
| Policy 2-3.4 | Minimize conflicts between auto-related and pedestrian-oriented activities in commercial areas. |

The project will require a three-foot, six-inch wall, fence, berm, hedge, or other durable barrier, or any combination thereof, along the perimeter of the drive-through, adjacent to the public right of way to shield the drive-through elements from the public right-of-way. Landscaping and special pavings are to be located at the pedestrian access along Centinela Avenue to create a visually interesting space. As such, this project will be introducing more landscaping than what currently exists, improving the site and the surrounding commercial district. The project will require glazing, a drive-through buffer and an enhanced pedestrian entrance and access to improve the visual appearance and appeal of the commercial development and minimize conflicts between auto-related and pedestrian-oriented activities.

The proposed project would promote economic viability and serve the needs of the Westchester – Playa de Rey Community by locating a new drive-through fast-food restaurant within an existing commercial area. Given the conditions of approval imposed on the project, the proposed use can be deemed to be in harmony with the Community Plan.

2. **That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on neighboring properties.**

The subject property is an irregular-shaped, 36,404 square-foot (0.84 acre) corner parcel of land comprised of three (3) lots with a 165-foot frontage along the south side of Centinela Avenue and a 167-foot frontage along the west side of La Cienega Boulevard. The subject property is zoned C2-1VL with a land use designation of Community Commercial within the Westchester – Playa del Rey Community Plan area.

The property is currently vacant. The proposed project includes the construction, use, and maintenance of a one-story, 4,642 square-foot drive-through fast-food establishment with a maximum height of 21 feet and eight (8) inches and a 289 square-foot uncovered outdoor patio. The drive-through fast-food establishment will contain 117 indoor seats and 12 outdoor seats. The project will include 45 parking spaces and eight (8) bicycle spaces.

Surrounding properties are designated for Community Commercial land uses and are zoned C2-1VL, and are primarily developed with a variety of commercial and office uses. Properties to the north across Centinela Avenue are zoned C2-1VL and are improved with a gas station, a restaurant and surface parking. Properties to the east, across La Cienega Boulevard, are

located in the City of Inglewood and are improved with a restaurant, an office building and a variety of retail uses. The property to the south across the alley is zoned C2-1VL and is currently vacant, however a parcel map for the subdivision of one (1) lot into four (4) lots, a Site Plan Review, and a Conditional Use permit for the sale of alcohol was approved on April 17, 2018 for the development of a grocery market. The property will be redeveloped into a shopping center consisting of various commercial uses in one-story structures. Properties to the west abutting the subject property are zoned C2-1VL and are improved with fast food establishments, an office building and surface parking.

Height, Bulk and Setbacks

The subject property is permitted a maximum Floor Area Ratio (FAR) of 1.5 to one (1) and a maximum height of 45 feet. The project is proposing a one-story drive-through fast-food restaurant with a maximum height of 21 feet and eight (8) inches with a total floor area of 4,642 square feet, thus a FAR of 0.9 to one (1). The C2 Zone does not require any setbacks however the building is setback approximately 20 to 22 feet from Centinela Avenue and 26 to 30 feet from La Cienega Boulevard. Surrounding properties are similarly zoned C2-1VL and are developed with a variety of one- to two-story structures containing a variety of commercial and offices. The property to the south will be redeveloped into a shopping center consisting of various commercial uses in one-story structures. To employ high quality architecture the project shall include overhead architectural features at the entrance and windows to provide shade and reduce daytime heat gain.

The height, bulk, and setbacks of the subject property are consistent with existing development in the immediate surrounding area and with the underlying C2-1VL zone. Therefore, the project will be compatible with the existing and future developments in the neighborhood.

Parking

The project will provide a total of 45 parking spaces. Eight (8) bicycle parking spaces will be located along the pedestrian entrance to the site along Centinela Avenue. The proper parking is located on the western side of the property. Ingress and egress for the parking will be located on Centinela Avenue and the alley. Pedestrian access to the drive-through fast-food restaurant will be accessible via the street frontage along Centinela Avenue. The project proposes landscaping in the parking lot area which includes the six (6) landscape planters, six (6) trees, and 125 groundcover plants.

Lighting

The project has been conditioned to install additional pedestrian-scale and security lighting that would be shielded and down-casted within the site in a manner that prevents the illumination of adjacent public right-of-ways, adjacent properties, and the night sky.

Landscaping

The project proposes landscaping in the form of an 18 trees including six (6) trees in the parking lot area, 5,961 square feet of shrub area and 345 square feet of groundcovers. No landscaping currently exists on the site; properties in the vicinity also feature minimal landscaping. As conditioned herein and as shown on the proposed project plans, the applicant shall install landscaping in the surface parking lot area as well as around the perimeter of the building and the property.

Trash Collection

The project will include centralized on-site trash collection for both refuse and recyclable materials, in conformance with the LAMC. Compliance with these regulations will allow the project to be compatible with existing and future development. Trash storage will be enclosed and screened from public view and would be located on the southeastern corner of the subject property to minimize disturbances to patrons of the subject site. The grant imposes conditions that requires the trash storage enclosure to be constructed of materials to match the exterior wall materials of the building. Moreover, trash storage bins are required to be locked when not in use and containers are not to be placed in or block access to required parking.

Therefore, as proposed and conditioned, the project is compatible with existing and future development on neighboring properties.

3. **That any residential project provides recreational and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties.**

The proposed drive-through fast-food establishment is an entirely commercial use. The project is not a residential project and will not create a demand for recreation and service amenities on neighboring properties.

ADDITIONAL MANDATORY FINDINGS

4. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas outside of a flood zone.
5. On December 6, 2018, the City Planning Department issued Mitigated Negative Declaration No. ENV-2018-242-MND for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis.

Authorization - Time Limit and Transferability

The authorization granted herein shall be for a three year period from the effective date. If building permits are not issued and construction work is not begun within such time and carried on diligently so that building permits do not lapse, this approval shall become null and void. There are no time extensions available beyond this three year period. Furthermore, this grant is not a permit or license and that permits and licenses required by all applicable laws must be obtained from the proper agency.

In the event the property is sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise such person or corporation regarding the conditions of this authorization. If any portion of the authorization is utilized, the conditions and requirement of the grant will become operative and must be strictly observed

Appeal Period - Effective Date

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or if the same be not complied with, then the

applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code.

The Determination in this matter will become effective after fifteen (15) days from the date of mailing of this determination unless an appeal there from is filed with the Department of City Planning. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://cityplanning.lacity.org/>.** Planning Department public offices are located at:

Downtown
Figueroa Plaza
201 North Figueroa Street, 4th Floor
Los Angeles, CA 90012
(213) 482-7077

San Fernando Valley
Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
West Los Angeles Development
Services Center
1828 Sawtelle Boulevard, 2nd Floor
Los Angeles, CA 90025
(310) 231-2598

The applicant is further advised that all subsequent contact with this office regarding this Determination must be with the decision-maker who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished by appointment only, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.


The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

VINCENT P. BERTONI, AICP
Director of Planning

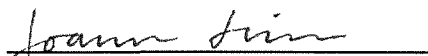
APPROVED BY:


Nicholas Hendricks
Senior City Planner

REVIEWED BY:


Oliver Netburn
City Planner

PREPARED BY:


Joann Lim
City Planning Associate

Attachments:
Exhibit A: Architectural Plans