

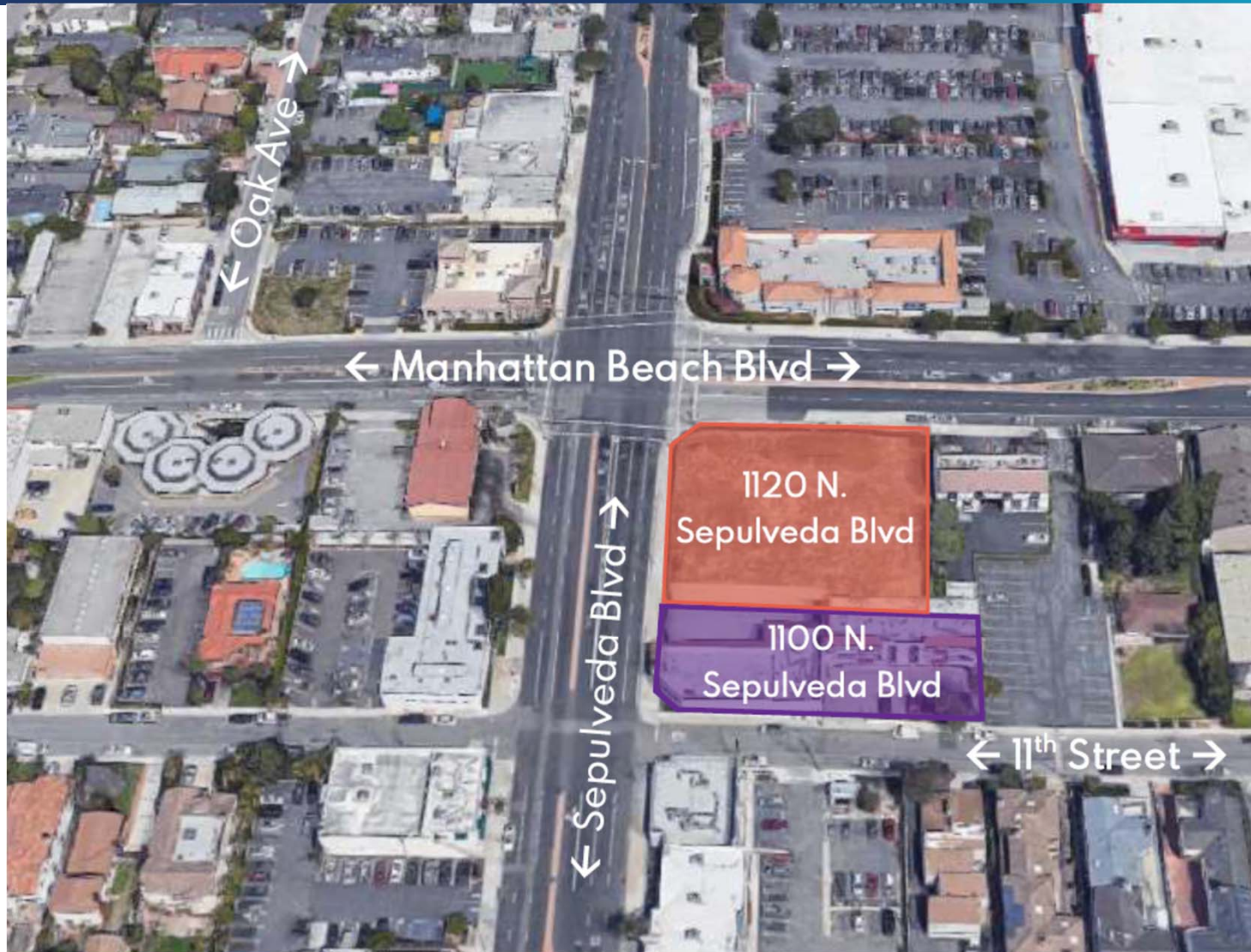


KINECTA 1100/1120 N. SEPULVEDA BOULEVARD MASTER USE PERMITS

PLANNING COMMISSION APRIL 29, 2020



VICINITY MAP



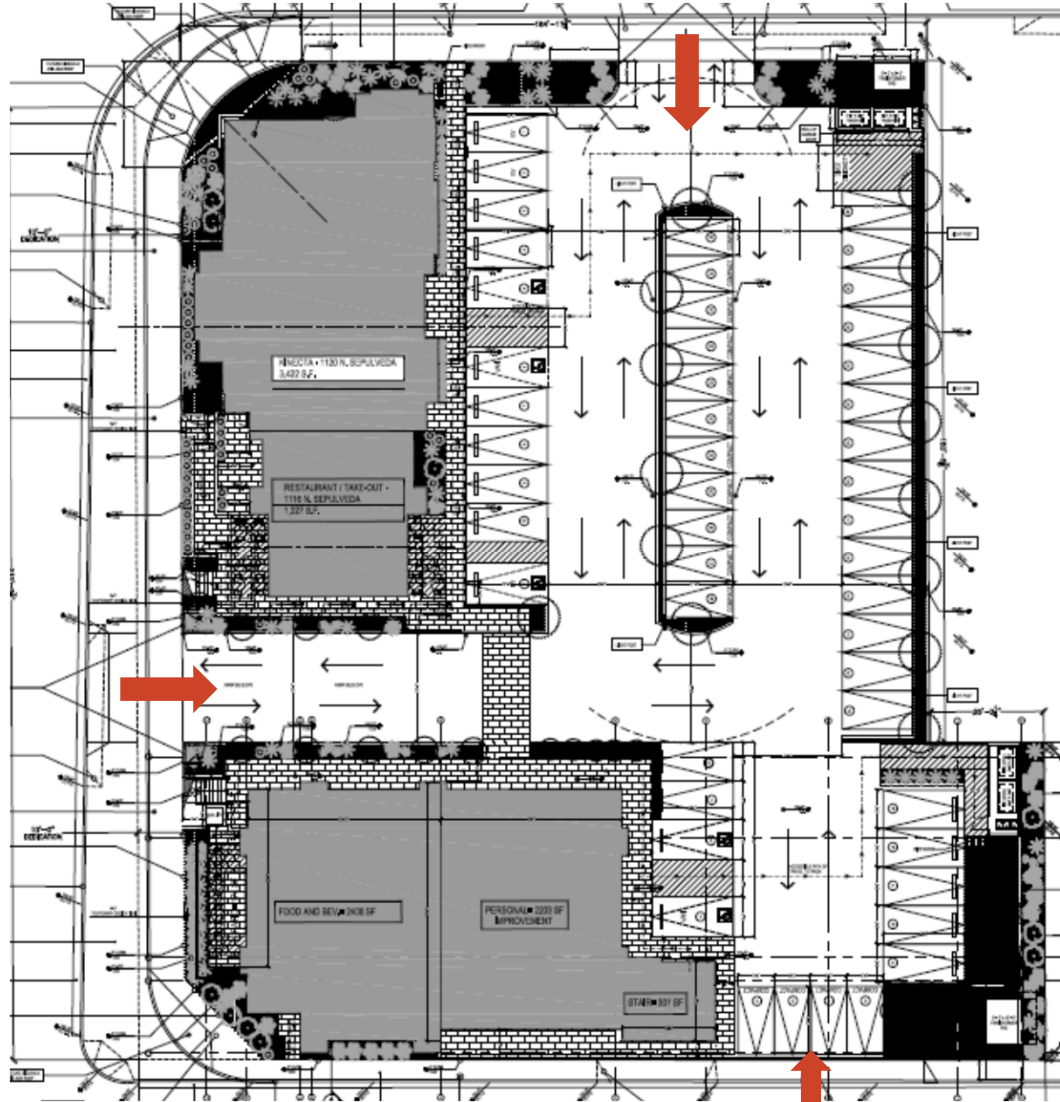
BACKGROUND

- East Side of 1100 Block of Sepulveda Blvd
- CG-D8 Zone (General Commercial- Sepulveda Blvd Corridor Overlay)
- Two Separately Owned Lots
- Rite-Aid- 2008
 - Long-Term Lease
 - Lessor to Applicant
 - Never Built
 - Expired Permits
- Vacant Since 2008



MASTER USE PERMITS REQUEST

- Site Plan



MASTER USE PERMITS REQUEST

- Two Separate Lots, Two Separate Master Use Permit Requests
- Functions as One Site
- 1100 N. Sepulveda Blvd
 - 4,920 Square Foot Commercial Building
 - Semi-Underground Parking and Surface Parking
 - Two Tenant Spaces
 - Personal Improvement Service Use
 - Restaurant w/ Beer & Wine Service
 - Mon – Sun: 6:00 a.m. – 11:00 p.m.
 - Meets all Setback, BFA, Height, Parking, Landscape Requirements



MASTER USE PERMITS REQUEST

1100 N. Sepulveda Blvd- View Looking North from 11th Street



MASTER USE PERMITS REQUEST

- 1120 N. Sepulveda Blvd
 - 4,650 Square Foot Commercial Building
 - Surface Parking, Accessible from Sepulveda Blvd and MBB
 - Two Tenant Spaces
 - Credit Union Use
 - Restaurant w/ Beer & Wine Service
 - Mon – Sun: 6:00 a.m. – 11:00 p.m.
 - Meets all Setback, BFA, Height, Parking, Landscape Requirements
 - Dramatic Design Appropriate for Intersection



MASTER USE PERMITS REQUEST

- 1120 N. Sepulveda Blvd



ENVIRONMENTAL REVIEW

- Traffic Impact Analysis- Linscott, Law, & Greenspan Engineers
 - No Significant Traffic Impacts on Roadway Network
 - Confirmed by City's Traffic Engineer
- Remedial Action Report- HVN Environmental Service Company
 - Soil Remediation- 2008 and 2019
 - LA Regional Water Quality Control Board- 'Pre-Closure Notice"- February 2020
- Class 32 CEQA Exemption- Small Structures



MASTER USE PERMITS REQUEST

- Special Conditions in Master Use Permits
 - Joint Access Agreement Between Two Properties
 - Recorded on Both Properties
 - Employee Parking In Semi-Underground Garage OK
 - Right Turn Only When Exiting onto 11th Street
 - Public Works



REQUIRED FINDINGS

- “Use is in accord with... the purposes of the district...”
- “Not be detrimental to the public health, safety or welfare of persons residing or working... in or adjacent to the neighborhood of such use...”
- “Proposed use will comply with... any specific condition required for the proposed use in the district in which it would be located.”
- “...Will not adversely impact or be adversely impacted by nearby properties.”



REQUIRED FINDINGS

- Uses are Commercial Uses in a Commercial Zone
- Neighboring Lots- Commercial
- Uses Serve both Locals and Region
- Physical Barriers between Restaurant and Residential Neighbors



CONCLUSION



- Conduct Public Hearing
- Adopt Resolutions Approving Master Use Permits with Conditions

