



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number ZA 2016-4753 CU

Env. Case Number ENV 2016-4754 CE

Application Type Conditional use

Case Filed With (Print Name) Daniel Skolnick Date Filed 12/13/16

Application includes letter requesting:

- Waived hearing Concurrent hearing Hearing not be scheduled on a specific date (e.g. vacation hold)
- Related Case Number _____

*Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
All terms in this document are applicable to the singular as well as the plural forms of such terms.*

1. PROJECT LOCATION

Street Address¹ 7865 W. Sunset Boulevard Unit/Space Number _____

Legal Description² (Lot, Block, Tract) SEE ATTACHED EXHIBIT "A"

Assessor Parcel Number 5551019021 Total Lot Area 18,700 s.f.

2. PROJECT DESCRIPTION

Present Use Gas Station with Mart and Service bays

Proposed Use Gas Station with Mart

Project Name (if applicable) Sunset Fairfax Convenience Store

Describe in detail the characteristics, scope and/or operation of the proposed project demolition of a building with 1634 s.f. Mart and Service bays, construction of a 2,500 s.f. Mart.

Existing fueling Station pumps to remain _____

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

- | | |
|--|--|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant) | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad |
| <input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits) | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park) |
| <input checked="" type="checkbox"/> Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial) | <input type="checkbox"/> Site has special designation (e.g. National Historic Register, Survey LA) |

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree
- New construction: 2500 square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing 0 – Demolish(ed)³ _____ + Adding _____ = Total 0

Number of Affordable Units⁴ Existing 0 – Demolish(ed) _____ + Adding _____ = Total 0

Number of Market Rate Units Existing 0 – Demolish(ed) _____ + Adding _____ = Total 0

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing section 12.24 Section from which relief is requested (if any): 12.24 W.27

Request: to continue 24 hour operation of gas station and mart and deviations from landscape requirements

Authorizing section _____ Section from which relief is requested (if any): _____

Request: _____

Authorizing section _____ Section from which relief is requested (if any): _____

Request: _____

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. OTHER AGENCY REFERRALS/REFERENCE

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property? YES (provide copy) NO

Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

Development Services Case Management Number _____

Building and Safety Plan Check Number _____

Bureau of Engineering Planning Referral (PCRF) _____

Bureau of Engineering Hillside Referral _____

Housing and Community Investment Department Application Number _____

Bureau of Engineering Revocable Permit Number _____

Other—specify _____

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name David Natanzi
Company/Firm Sunset Landlord LLC
Address: 7865 W. Sunset Blvd. Unit/Space Number _____
City Los Angeles State CA Zip Code: 90046
Telephone (818) 414-9901 E-mail: _____
Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant
Name (if different from applicant) _____
Address _____ Unit/Space Number _____
City _____ State _____ Zip Code: _____
Telephone _____ E-mail: _____

Agent/Representative name _____
Company/Firm _____
Address: _____ Unit/Space Number _____
City _____ State _____ Zip: _____
Telephone _____ E-mail: _____

Other (Specify Architect, Engineer, CEQA Consultant etc.) architect
Name Mark Di Cecco
Company/Firm Di Cecco Architecture, Inc.
Address: 887 Patriot Drive Unit/Space Number Suite C
City Moorpark State CA Zip Code: 93021
Telephone (805) 552-0088 E-mail: mark@diceccoarch.com

Primary Contact for Project Information Owner Applicant
(select only one) Agent/Representative Other _____

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

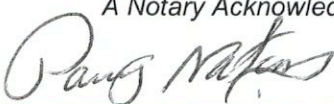
PROPERTY OWNER

9. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- A. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- B. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- C. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- D. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature 

Date 11/21/16

Print Name Parviz David Natanzi

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Ventura

On November 21, 2016 before me, Joanne Cowan, Notary Public
(Insert Name of Notary Public and Title)

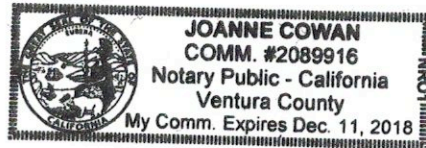
personally appeared Paviz David Natanzi, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Joanne Cowan
Signature

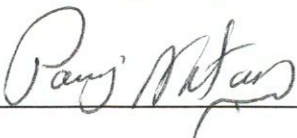
(Seal)



APPLICANT

- 10. APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- A. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - B. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - C. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
 - D. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - E. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - F. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - G. I understand that if this application is denied, there is no refund of fees paid.
 - H. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - I. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: 

Date: 11/21/16

Print Name: David Natanzi

**OPTIONAL
NEIGHBORHOOD CONTACT SHEET**

SIGNATURES of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

The project was presented to the Hollywood Hills West Neighborhood Council on June 6 2016. The project was well received compared to a previously proposed project for this site by another entity. The HHWNC provided input on design of the project. The project design has been revised to incorporate their ideas.

EXHIBIT "A"

13

For APN/Parcel ID(s): 5551-019-021

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS.

PARCEL 1:

LOT 1 AND THE WEST 35.04 FEET OF LOT 2 OF TRACT NO. 3656, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE COUNTY OF LOS ANGELES, IN THE DEED RECORDED DECEMBER 3, 1968, IN BOOK D4213, PAGE 470 OF OFFICIAL RECORDS.

PARCEL 2:

LOT 1 AND THE SOUTHERLY 35 FEET OF LOT 2 AND THE WESTERLY 35.04 FEET OF LOTS 21 AND 22 OF TRACT NO. 3390, AS PER MAP RECORDED IN BOOK 37 PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING FROM SAID LOTS 1 AND 22, THOSE PORTIONS THEREOF INCLUDED WITHIN THE LAND DESCRIBED IN PARCEL 1 ABOVE.

ALSO EXCEPT THAT PORTION OF SAID LAND CONVEYED TO THE COUNTY OF LOS ANGELES, IN THE DEED RECORDED DECEMBER 3, 1968, IN BOOK D4213, PAGE 479 OF OFFICIAL RECORDS

1. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.

The project is located on the corner of Sunset Boulevard and Fairfax Avenue, two main thoroughfares within the Hollywood Hills West Neighborhood. The existing facility has provided gasoline dispensing and convenience store services since the 1950s. The Conditional Use Permit is to continue the existing hours of operation of the location within a replacement building. Furthermore, the applicant is requesting relaxed landscape requirement, which is necessary in order to maintain the existing development while enhancing where it does not cause hardship. Specifically, relief is needed from trees adjacent to parking due to close proximity of existing neighboring structure and landscape buffers become impractical along Fairfax Avenue due to existing canopy. The project will enhance the built environment by providing a new building designed with input from the Hollywood Hills West Neighborhood Council.

2. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.

The project was designed to comply with location on the property, size, height and other development standards for the C4-1VL zone in which it is located. The Hollywood Hills West Neighborhood Council was consulted and provided input on the design to insure compatibility of the new building with the surrounding neighborhood. The existing traffic and pedestrian patterns and other neighborhood functions will not be altered with this new project.

3. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

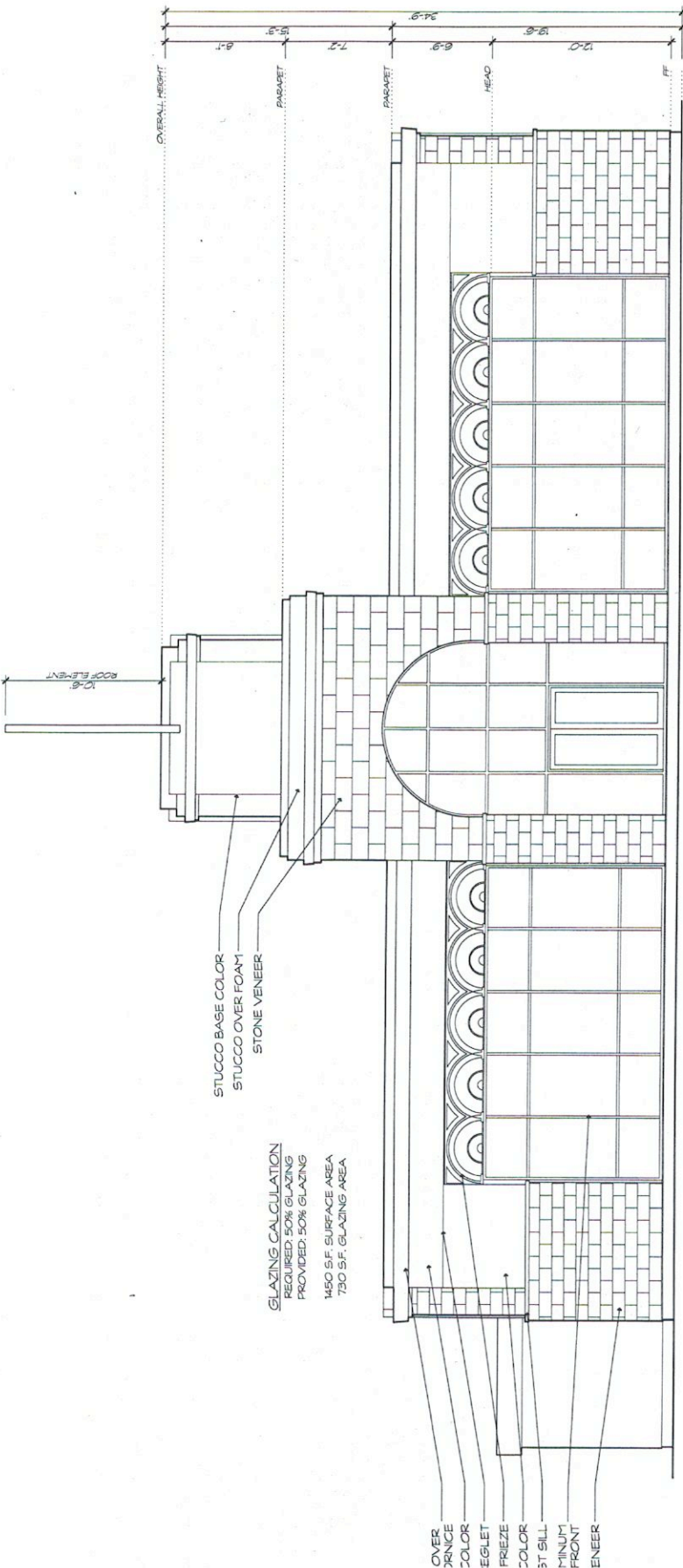
The project substantially conforms with the purpose, intent and vision of the General Plan Neighborhood Office/Commercial land use designation in that it maintains the existing services and uses (gasoline dispensing and convenience store) as the existing facility. It meets the intent of the Mini Shopping Center Commercial Corner Development standards. It was designed with input from the Hollywood Hills West Neighborhood Council

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2016-4753

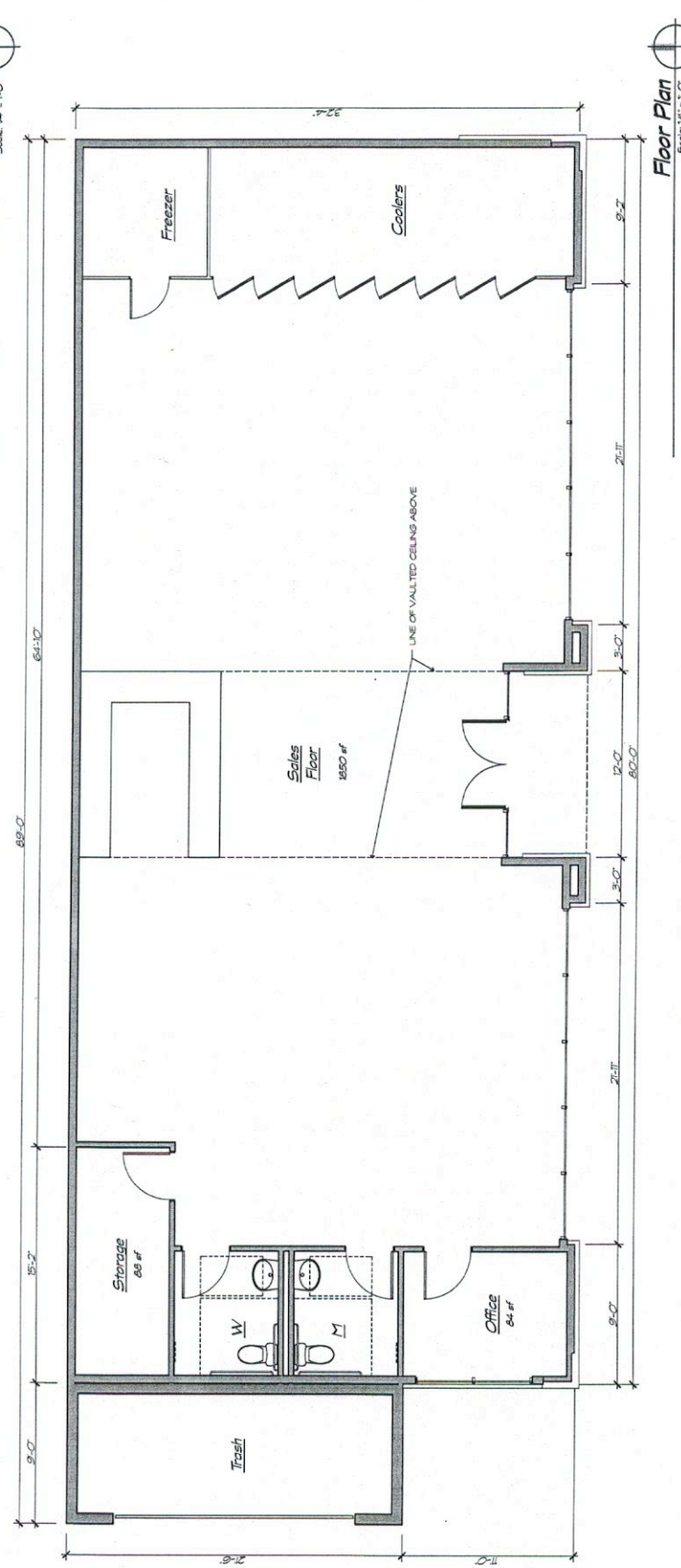
PROJECT NAME
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 CONSTRUCTION WITHOUT THE
 ARCHITECT'S SEAL AND
 ORIGINAL SIGNATURE

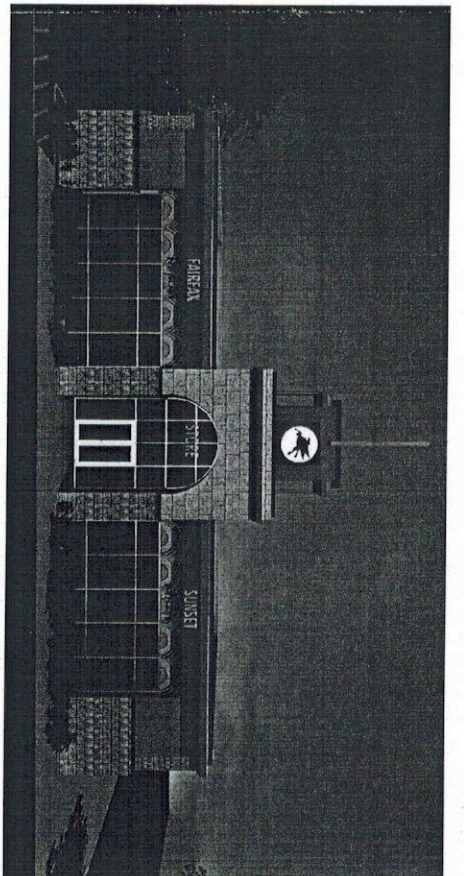
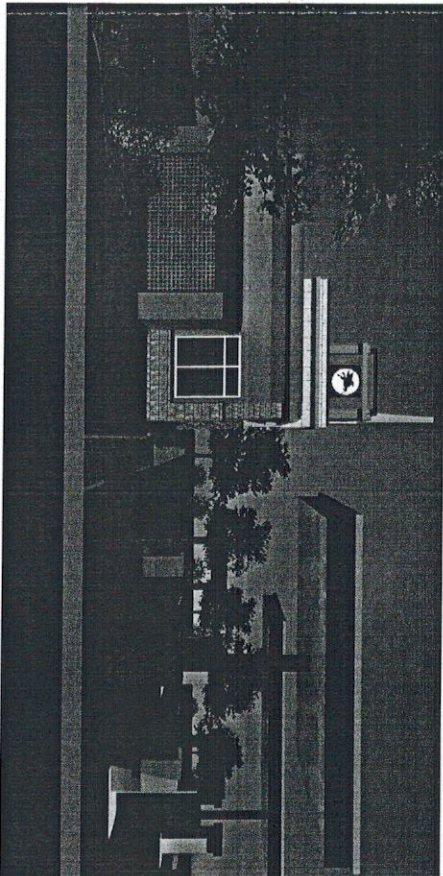
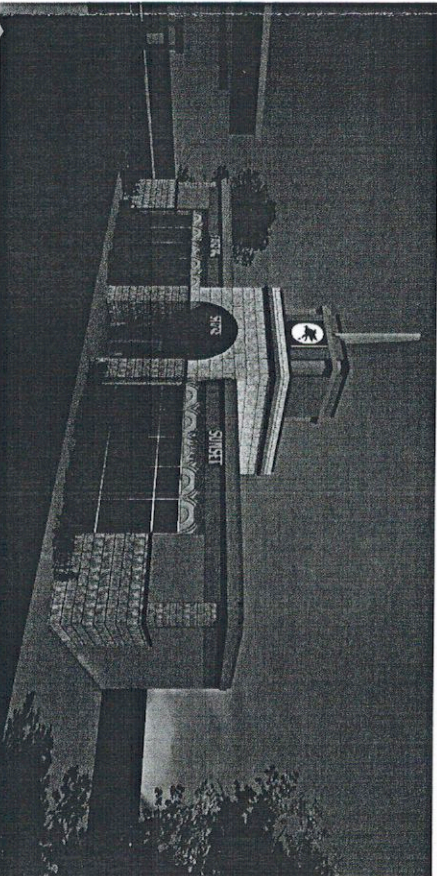
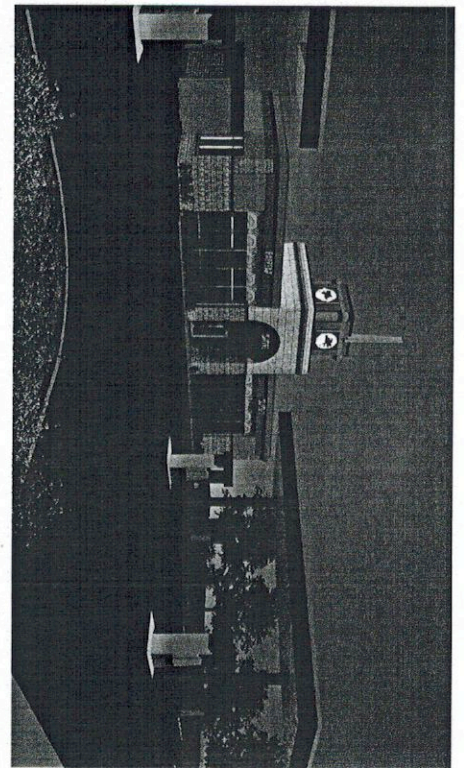
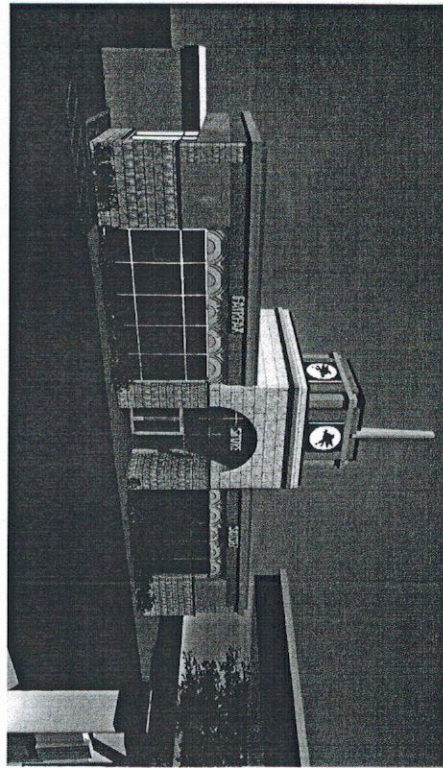
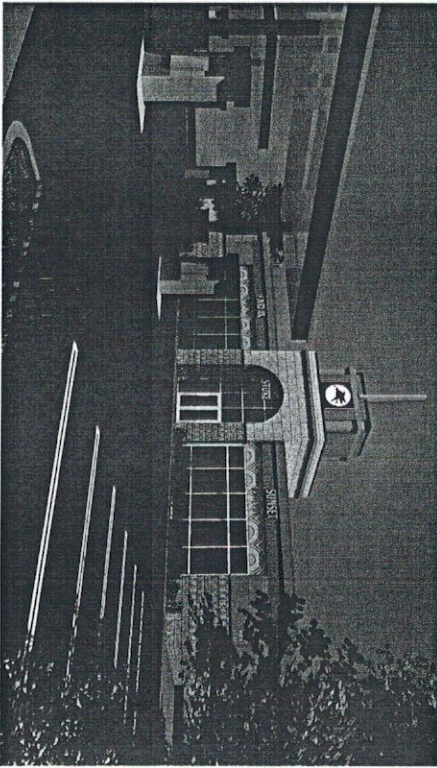
DICECCO
 ARCHITECTURE, INC.
 ARCHITECT
 10111 W. 10TH AVE., SUITE 100
 WEST HOLLYWOOD, CA 91603
 PH 805-552-0088
 WWW.DICECCOARCH.COM



GLAZING CALCULATION
 REQUIRED: 50% GLAZING PROVIDED: 50% GLAZING
 1450 SF SURFACE AREA
 730 SF GLAZING AREA

- OVER
- TRINCE
- ZOLOR
- EGLET
- FREZE
- ZOLOR
- 3T SILL
- MINUM
- FRONT
- ENER





SUNSET FAIRFAX OIL INC.
SUNSET FAIRFAX CONVENIENCE STORE
 7865 W. SUNSET BOULEVARD
 WEST HOLLYWOOD CA

DICECCO ARCHITECTURE
 887 PATRIOT DRIVE, SUITE C
 MOORPARK, CA 93021
 PH 805-552-0088
 WWW.DICECCOARCH.COM

THIS DRAWING IS NOT FOR CONSTRUCTION. IT IS A PRELIMINARY ARCHITECTURAL SKETCH.

DICECCO ARCHITECTURE, INC.
 887 PATRIOT DRIVE, SUITE C
 MOORPARK, CALIFORNIA 93021
 TEL: 805-552-0088
 WWW.DICECCOARCH.COM

ARCHITECT: DICECCO ARCHITECTURE, INC.
 DATE: 08/10/10

PROJECT NAME	SUNSET FAIRFAX OIL INC.
SHEET NO.	PS
DATE	08/10/10
SCALE	AS SHOWN
DESIGNER	DICECCO ARCHITECTURE, INC.
CLIENT	SUNSET FAIRFAX OIL INC.

PS