

Special Instructions for:

**CONDITIONAL USE PERMIT (CUZ)
COMMERCIAL CORNER DEVELOPMENTS and MINI SHOPPING CENTER**

The **MASTER LAND USE APPLICATION INSTRUCTION SHEET-500' RADIUS** should also be followed.

ZONING CODE SECTIONS: Development standards in 12.22 A 23 and Conditional Use in 12.24 W 27

1. The **MASTER LAND USE APPLICATION FORM CP-7771** must be filled out completely, typed or printed in black ink, with full answers to every statement and question. The application must be signed by the property owner or owners, lessee (only if the entire site is leased), authorized agent of the owner with power of attorney, or officers of a corporation (submit proof). A single application can be used for most projects that have multiple requests.

2. **ADDITIONAL INFORMATION/FINDINGS:** In order to grant your request the following findings/questions must be addressed by the Zoning Administrator. Please try to explain as best as possible how your request conforms to the following requirements:
 - a. 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.
 - b. 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.
 - c. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.
 - d. That based on data provided by the City Department of Transportation or by a licensed traffic engineer, that ingress to and egress from the project will not create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets
 - e. That project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.
 - f. Are you going to develop any or all of the following Yes/No

1)	A drive-thru fast food establishment?	_____
2)	A business open any time between 11 p.m. and 7 a.m.?	_____
3)	A multi-residential use?	_____
4)	An amusement enterprise as enumerated in Sec. 12.14 A of the Los Angeles Municipal Code?	_____
5)	An automobile laundry or washrack?	_____
6)	A commercial swimming pool	_____
 - g. How many parking spaces are being provided? _____ Standard? _____ Compact? _____
 - h. What is the Height _____ and number of stories _____ of the Project?

- i. List all the uses to be included in the development their hours of operation, square footage and the percentage of the total development to be occupied by each:

<u>Use</u>	<u>Hours of Operation</u>	<u>Square Ft.</u>	<u>Percentage</u>
1) _____			
2) _____			
3) _____			
4) _____			
5) _____			
6) _____			
7) _____			
8) _____			

- j. Describe any security measures that will be taken to prevent loitering, theft, vandalism, etc.
- k. For drive-through fast food establishments submit plans showing points of ingress and egress, the location of speakers, driveways and queuing lanes.
 - a. For drive-through fast food establishments submit plans showing points of ingress and egress, the location of speakers, driveways and queuing lanes.
 - b. For all applications the following items shall be delineated on plans in accordance with the applicable Zoning Code Section:
 - 1) Exterior walls.
 - 2) Lighting plans.
 - 3) Landscaped and irrigated areas in the parking area.
 - 4) Location of trash storage area(s).
 - 5) Location of other storage area(s).
 - 6) Parking layout indicating striping, landscaping, and driveways.

- 3. In addition, specify each and every requirement of Section 12.22 A 23 LAMC that you cannot or do not comply with, and explain (attach form CP-7755).