

ATTACHMENT B

ENTITLEMENT REQUESTS

KEYES HONDA VAN NUYS
6001 Van Nuys Boulevard
Van Nuys, CA 91411

PROJECT OVERVIEW

The Applicant, Keyes Motors, Inc., seeks to demolish approximately 48,530 square feet of existing structures and associated improvements for the construction, use, and maintenance of an automobile dealership (including the sale of new and used automobiles and incidental automobile service/repair), which is comprised of a new, 2-story plus roof deck, maximum 45-foot high (excluding rooftop solar panels and other rooftop structures) commercial building with approximately 82,273 square feet of Floor Area and associated parking, automobile inventory storage/display parking, landscaping, signage, and exterior display/security lighting (the proposed “Project”) on an approximately 173,216-square foot property in the CM-1VL Zone located at 6001 Van Nuys Boulevard (the “Project Site”), generally bounded by Van Nuys Boulevard on the east, Oxnard Street on the south, Vesper Avenue on the west, the Metro Orange Line Busway on the north, and bisected by Aetna Street.

ENTITLEMENT REQUESTS

The Applicant is requesting the following discretionary actions:

1. **CONDITIONAL USE PERMIT**, pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.24.W.27, to allow for the following deviations from the Commercial Corner Development Standards enumerated in LAMC Section 12.22.A.23, for the proposed automobile dealership and ancillary automobile services:
 - a. Deviation from the “Windows” Development Standard under LAMC Section 12.22.A.23(a)(3), to allow the exterior walls and doors of the ground floors containing non-residential uses and fronting Oxnard Street, Vesper Avenue, and Aetna Street to consist of 43%, 8%, and 42% transparent windows, respectively, in lieu of the 50% transparent windows required.
 - b. Deviation from the “Landscaping - Setback” Development Standard under LAMC Section 12.22.A.23(a)(10)(i), to allow a 0-foot landscape setback along the north side of the proposed building fronting the south side of Aetna Street, in lieu of the 5-foot landscape setback required.
2. **WAIVER OF DEDICATION OR IMPROVEMENT**, pursuant to LAMC Section 12.37.I.3, to permit the waiver of the **Local Street – Standard** dedication and improvement requirements (60-foot Right-of-Way/36-foot Roadway) on the portion of

Aetna Street adjoining and bisecting the Project Site and to maintain the existing 40-foot Right-of-Way, including existing roadway and sidewalk widths.