

# MASTER LAND USE PERMIT APPLICATION

LOS ANGELES CITY PLANNING DEPARTMENT

*Planning Staff Use Only*

ENV No. <u>2015-2519-CE</u>	Existing Zone	District Map
APC	Community Plan	Council District
Census Tract	APN	Case Filed With [DSC Staff]
		Date

CASE NO. ZA 1091-1134-RV-RECI

APPLICATION TYPE Revocation - Reconsideration  
*(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)*

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 15317 W Vanowen Street Zip Code 91406  
 Legal Description: Lot portion of lot 12 Block \_\_\_\_\_ Tract 10242  
 Lot Dimensions 137' x 80' Lot Area (sq. ft.) 10,960 Total Project Size (sq. ft.) 2,218

**2. PROJECT DESCRIPTION**

A request to modify Condition No. 8 and Condition No. 13 of the Board of Zoning Appeals  
 Determine what is to be done: Determination Report dated June 3, 1992.

Present Use: 7-Eleven food store Proposed Use: 7-Eleven food store  
 Plan Check No. (if available) \_\_\_\_\_ Date Filed: \_\_\_\_\_  
 Check all that apply:  
 New Construction     Change of Use     Alterations     Demolition  
 Commercial     Industrial     Residential     Tier 1 LA Green Code  
 Additions to the building:  
 Rear     Front     Height     Side Yard  
 No. of residential units: Existing \_\_\_\_\_ To be demolished \_\_\_\_\_ Adding \_\_\_\_\_ Total \_\_\_\_\_

**3. ACTION(S) REQUESTED**

Describe the requested entitlement which either authorizes actions OR grants a variance:  
 Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: 12.27.1.E  
A request to modify Condition No. 8 and Condition No. 13 of the Board of Zoning Appeals Determination Report dated June 3, 1992. (See Attachment)

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

List related or pending case numbers relating to this site:  
BZA case No. 4583; ZA-91-1134-RV

**4. OWNER/APPLICANT INFORMATION**

Applicant's name Kiiran Hussain Company \_\_\_\_\_  
 Address: 15317 Vanowen Street Telephone: ( 562 ) 434-2835 Fax: ( ) \_\_\_\_\_  
Van Nuys, CA Zip: 91406 E-mail: \_\_\_\_\_

Property owner's name (if different from applicant) Shoukat Hussain Ali  
 Address: 13719 Van Nuys Blvd Telephone: ( ) 434-2835 Fax: ( ) \_\_\_\_\_  
Pacoima CA Zip: 91331 E-mail: \_\_\_\_\_

Contact person for project information Michael Pauls Company Michael Pauls Associates  
 Address: 6475 E Pacific Coast Hwy #135 Telephone: ( 562 ) 434-2835 Fax: ( ) \_\_\_\_\_  
Long Beach CA Zip: 90803 E-mail: michaelpauls@earthlink.net

**5. APPLICANT'S AFFIDAVIT**

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: [Signature] Print: SHOUKAT HUSSAIN ALI

**ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Los Angeles

On 6/26/2015 before me, Anahit Marie Khatchatrian, a notary public  
(Insert Name of Notary Public and Title)

personally appeared Shoukat Hussain Ali, 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 of 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.

[Signature] (Seal)



**6. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

*Planning Staff Use Only*

Base Fee	Reviewed and Accepted by [Project Planner]	Date
Receipt No.	Deemed Complete by [Project Planner]	Date

# MICHAEL PAULS ASSOCIATES

6475 E PACIFIC COAST HWY #135 LONG BEACH CA 90803 PH (562) 434-2835

LAMC: 12.27.1.E

PROJET SITE: 15317 Vanowen Street

REQUEST: The applicant request a modification to Condition No. 8 and Condition No. 13 of the Board of Zoning Appeals Determination Report dated June 3, 1992 (ZA Case No. 91-1134-RV) pursuant to Los Angeles Municipal Code Section 12.27.1.E

1. Condition No. 8. The hours of operation for the involved convenience store shall be limited as follows:
  - a. Monday through Saturday: 6 a.m. to 1 a.m.
  - b. Sunday: 6 a.m. to midnight.

Proposed substitute language to read as follows:

Condition No. 8. The hours of operation for the involved convenience store shall be 24 hours, 7 days per week.

2. Condition No. 13. A uniformed security guard licensed by the State of California shall be on duty on the ownership, including the associated parking facilities and inside and outside the subject market, between 9 p.m. and a half hour after the closing of the subject market.

Proposed substitute language to read as follows:

Condition No. 13. A vehicle patrol security service shall be on-call 24 hours a day on an unlimited basis and is required to make patrol stops at the business 4 times per day emphasizing evening/night time hours. Patrol stops shall consist of a complete inspection of the premise including interior and exterior areas surrounding the business including adjacent parking areas.

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1. Condition No. 8. The hours of operation for the involved convenience store shall be limited as follows:
  - a. Monday through Saturday: 6 a.m. to 1 a.m.
  - b. Sunday: 6 a.m. to midnight.

Proposed substitute language to read as follows:

Condition No. 8. The hours of operation for the involved convenience store shall be 24 hours, 7 days per week.

Request:

The applicant wishes to establish a 24-hour daily retail operation of an existing 7-Eleven food store within a multi-tenant commercial center built in 1966. The subject business has been in operation for over 25 years.

Since 1992, the subject business has been operating Monday through Saturday 6 a.m. to 1:00 a.m. and Sunday 6 a.m. to midnight per BZA 4583 for ZA Case No. 91-1134-RV.

In 1996, the business was sold to Sharmeen's Enterprises Inc., who operated the business as a Short Stop Food Store.

In 2001, the property was sold.

In 2014, the new business owner, Ms. Kiran Hussain, opened the 7-Eleven.

The recent ownership change (2014) and subsequent conversion of the business to a 7-Eleven branded market provides greater community orientation, product selection and corporate oversight for the business which providing a cleaner, more convenient and safer environment for the neighborhood customer.

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The 7-Eleven Corporation that is the franchise partner in the business enforces stringent requirements related to business appearance, cleanliness, responsible business operation and staff training. The 7-Eleven Corporation regularly conducts unannounced inspections of their franchises to ensure compliance with business operation requirements.

The owner and operator has, with the establishment of a new 7-Eleven market, redefined the business as a neighborhood oriented food store emphasizing a positive and healthy environment, benefiting the subject shopping center and surrounding commercial uses.

The subject site is a rectangular-shaped commercial lot consisting of approximately 10,967 s.f. and is presently developed with a one story multi-tenant commercial building comprising approximately 5,512 square feet. The subject unit measures 2,218 s.f. and is presently occupied by a 7-Eleven food store and is permitted to sell general alcohol for off-site consumption (Type 21 License). The market has been in operation for the past 25 years.

The subject site is zoned C2-1VL and is surrounded by C2-1VL and C1-1L properties at four corners of the intersection of Vanowen Street and Sepulveda Boulevard.

The proposed use is compatible with the uses surrounding the subject site.

The surrounding uses include: A service and professional office to the north of the subject site, which is zoned C2-1VL, automobile sale to the south across Vanowen Street which is zoned C2-1VL, a two-story commercial center to the immediate east of the subject site which is zoned C2-1VL, and surface parking and multi-residential to the west of the subject site which is zoned R3-1.

Other 24-hour uses in the immediate area include CVS at 7162 Sepulveda Blvd, which is located within 1/3 of a mile from the subject site, a gas station at 15261 W Vanowen Street, within 200 feet and across the street from the subject site, Valley Presbyterian Hospital at 15107 Vanowen Street, within 750 feet from the subject site.

The subject request will not be materially detrimental to the development of the immediate neighborhood. The extended hours of operation will help provide needed goods and services for residents in the surrounding area who work non-traditional hours.

The location and use will serve the public convenience by providing a much-needed service to the surrounding community in that all amenities will be available to the public including a 24-hour convenience food store.

The request of 24-hour daily operation of an existing 7-Eleven food store will enhance a neighborhood convenient retail food store. Residents and employees in the surrounding area that work non-traditional business hours have requested that the

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business operate 24 hrs / day. Employees of the Valley Presbyterian Hospital, a 24 hour facility, has specifically expressed a need for a 24 hour 7-Eleven to meet the needs of the hospital staff not otherwise present in the surrounding area.

The subject commercial center is conveniently located within walking distance of residential neighborhoods lessening vehicle trips on surrounding roadways.

The 7-Eleven is the anchor tenant in the subject shopping center and will benefit the economic vitality of the Shopping Center and surrounding commercial uses.

Since opening in 2014 the 7-Eleven has already proven to be an attraction to residents from the surrounding neighborhoods, which will over time draw other neighborhood-serving businesses to the Shopping Center further benefiting the community.

The applicant will adhere to all requirements as deemed appropriate by the City of Los Angeles and will operate in full compliance in accordance with City of Los Angeles guidelines.

2. Condition No. 13. A uniformed security guard licensed by the State of California shall be on duty on the ownership, including the associated parking facilities and inside and outside the subject market, between 9 p.m. and a half hour after the closing of the subject market.

Proposed substitute language to read as follows:

Condition No. 13. A vehicle patrol security service shall be on-call 24 hours a day on an unlimited basis and is required to make patrol stops at the business 4 times per day emphasizing evening/night time hours. Patrol stops shall consist of a complete inspection of the premise including interior and exterior areas surrounding the business including adjacent parking areas.

Request:

As a more effective security deterrent, a locally based vehicle patrol security service will replace a uniformed security guard. The proposed Vehicle Patrol Security Service is a professional security service, which represents a more forceful prevention tool in resolving any concerns involving the business.

The Patrol is available on-call 24 hours a day on an unlimited basis and is required to make patrol stops at the business 4 times per day emphasizing evening/night time hours.

At every time the security service makes a patrol stop at the business the officer(s) conduct a complete sweep of the premise including the interior and exterior area surrounding the business including adjacent parking areas.

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Additionally, a comprehensive high definition video camera surveillance system has been installed to monitor the interior of the business and exterior of the building including the customer parking area. Surveillance footage will be maintained for at least 30 days and shared with law enforcement upon request.

The business will also provide an age verification card reader and require store managers to obtain training from the City of Los Angeles Police Department and the State of California Department of Alcoholic Beverage Control License Education.

The 24-hour operation of the business and enhanced comprehensive security surveillance will benefit the safety of patrons, surrounding businesses and individuals utilizing public transit adjacent to the subject site.

The corporate partner, 7-Eleven, also plays an important role in ensuring the premises are safe and the business is operated in a responsible manner by requiring extensive training of managers and employees involving sales protocol and addressing customer needs.

Employees of the business will be required to take training classes in customer service and service protocol as required by the 7-Eleven corporation to uphold the responsible operation of the business at all times.

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