

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.
[See attached.](#)

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.
[See attached.](#)

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.
[See attached.](#)

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
[See attached.](#)

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.
[See attached.](#)

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.
[See attached.](#)
- k. For drive-through fast food establishments submit plans showing points of ingress and egress, the location of speakers, driveways and queuing lanes.
[Not applicable.](#)
 - 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).

Proposed Home Depot
Granada Hills
Conditional Use Permit Findings

FINDINGS FOR APPROVAL: In order to approve an application, the decision maker must decide if the facts presented in the record are such to establish the following findings (i.e. criteria for approval).

- 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.*
The proposed Home Depot will provide an additional service to the Community and provide a Home Improvement store that is closer to residents in the area to reduce travel times.
- 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.*
The project will not adversely affect adjacent properties, as the proposed Use is within similar Uses of the existing Commercial/Retail area. The project will demo existing Commercial Uses of ~96,608 SF and construct a 107,560 SF Home Depot with a 28,415 SF Garden Center. The proposed Site Plan has provided for the adequate pedestrian pathway and traffic circulation to protect 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.*
The project has received initial sign-off for Compliance with the Granada Hills Specific Plan through the Geographic Planning Referral Form dated 12/21/21. The detailed review of the Specific Plan Compliance is provided with the Application.
- 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*
The project has an Approved MOU with the City Department of Transportation and submitting a Traffic Analysis prepared by a Licensed Traffic Engineer. The proposed project is within an existing developed Shopping Center and will not be removing existing points on ingress/egress. One (1) ingress/egress point from Devonshire Rd will be relocated to line up with the new site design to provide better circulation.
- 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.*
The proposed project will involve demolish of existing retail to create a new retail structure. Therefore, it will not add detrimental concentration as the area is an existing developed Shopping Center.
- f. See CUZ Form
- g. See CUZ Form
- h. See CUZ Form

i. *See CUZ Form*

j. *Describe any security measures that will be taken to prevent loitering, theft, vandalism, etc.*

The proposed store will have security cameras at the interior and exterior of the building. In addition, there will be on-site, in-house security personnel monitoring cameras and walking the store.

k. *Not Applicable*