

ERRATA- GELSONS FEBRUARY 8, 2017
DRAFT RESOLUTION NO. PC 17-01

SECTION 1. Paragon Commercial Group (“Applicant”) has submitted an application for a Master Use Permit for the property located at 707 and 801 North Sepulveda Boulevard. The legal description of the site is Portions of Lots 1-28, Block 119, and Lot 22, Block 14, of Tract No. 142, of Maps in the office of the Los Angeles County Recorder. The Applicant seeks all the necessary entitlements for: (i) a 27,900 square foot specialty grocery store, including on-sale and off-sale alcohol sales and instructional tastings, with incidental hot and cold prepared food offerings and incidental seating areas (~~206-145~~square-foot indoor incidental seating area and 503 square-foot incidental outdoor patio seating area), (ii) a 6,684 square foot bank building; (iii) associated business identification signage; (iv) a surface parking lot on the primary project site; and (v) a surface parking lot for employee use on the auxiliary employee parking site (collectively, the “Project”). The proposed tenants are Gelson’s Market and First Republic Bank.

SECTION 9. Based upon the foregoing, and after considering all of the evidence in the record, the Planning Commission hereby adopts the Final MND and the Mitigation Monitoring and Reporting Program for the Proposed Project, and approves (a) a Master Use Permit for a 27,900 square foot specialty grocery store, including on-sale and off-sale alcohol sales and instructional tastings, with incidental hot and cold prepared food offerings and incidental seating areas (~~145206~~ square-foot indoor incidental seating area and 503 square-foot incidental outdoor patio seating area), a 6,684 square foot bank building, a surface parking lot on the primary Project site; a surface parking lot for employee use on the auxiliary employee parking site and reduced parking; and (b) a Sign Program, subject to the following conditions:

Traffic and Parking

26. All on-site and off-site improvement plans, shall be submitted to plan check, at the same times as the building plans. The plans shall be reviewed and approved by the City Traffic Engineer, Planning, Public Works, Police, Fire and Caltrans, where applicable, prior to the issuance of permits. The ~~p~~Project shall be fully constructed per the approved plans prior to issuance of a permit final and occupancy. The plans shall include, but not be limited to the following features:
 - a. All two-way driveways and approaches shall be as wide as the aisle they serve, not including approach wings or radii. The Sepulveda Boulevard driveway and ~~widened shoulder deceleration lane~~ shall be constructed per Caltrans standards.

29. The off-site parking lot portion of the ~~p~~Project shall allow reciprocal vehicle access through the parking lot and driveway with adjacent properties for any future approved project upon which a similar reciprocal access condition is imposed. Parking lot configuration shown on the ~~subject approved~~ plans shall be modified (at the expense of the ~~Applicant~~~~subject property owner~~) at the time of implementation of the reciprocal access, ~~with no reduction in parking~~. Reciprocal access agreements shall be provided to the Community Development Department for review, and approval at the time of any such future project, and ~~shall be~~ recorded ~~upon approval by the Community Development Director~~.