

707 N. Sepulveda Blvd.

Proposed Conversion of Vacant Auto
Facility to Grocery Store and Bank
Use

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Proposed

- 27,900 sf Food & Beverage Sales Use with Partial On-site Dining/Beer & Wine, Alcohol Sales/Tasting
- 6,684 sf Bank Building
- 16 Space Auxiliary Parking Lot
- Parking Reduction from 171 to 135 Total Spaces

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Project Analysis

- Master Use Permit Required for Multi-tenant Commercial Development over 5,000/10,000 sf
- Use Permit Approval also required for On-site dining, Alcohol sales, and Parking reduction components
- Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program Required

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Project Analysis

- Project Conforms to Applicable Code Standards other than Parking
- Environmental Documentation Concludes No Impacts Would Result with Recommended (construction) Mitigation
- Traffic and Parking Study Concludes No Traffic Impacts Would Result, and Parking Supply is Adequate
- No Police concerns for alcohol sales

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Required Findings

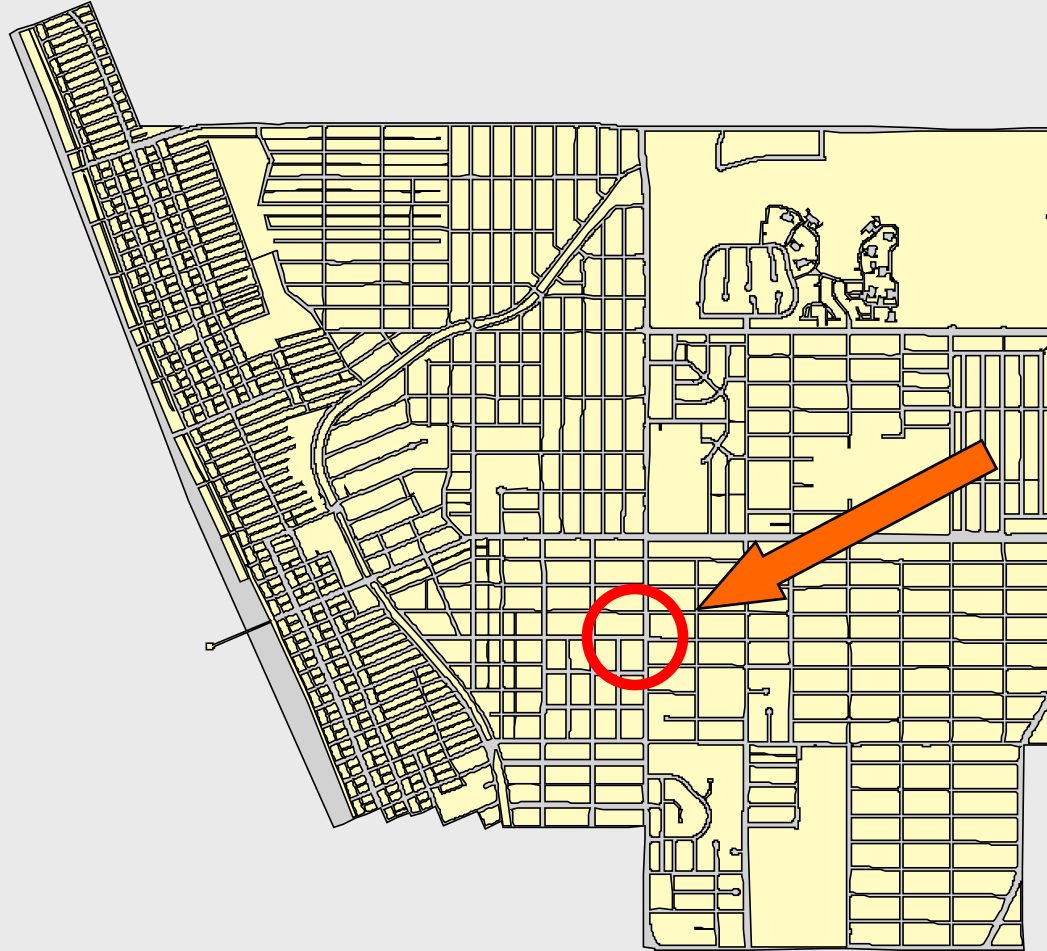
- Use Permit- Master/Dining/Alcohol
 - Consistent with Zoning Code objectives & purposes
 - Consistent with General Plan
 - Comply with Zoning Code
 - No Adverse Impact
- Use Permit- Parking Reduction
 - Parking Demand will be Less than the Code Ratios
 - Probable Long-Term Operation of Project will Not Generate Additional Parking Demand

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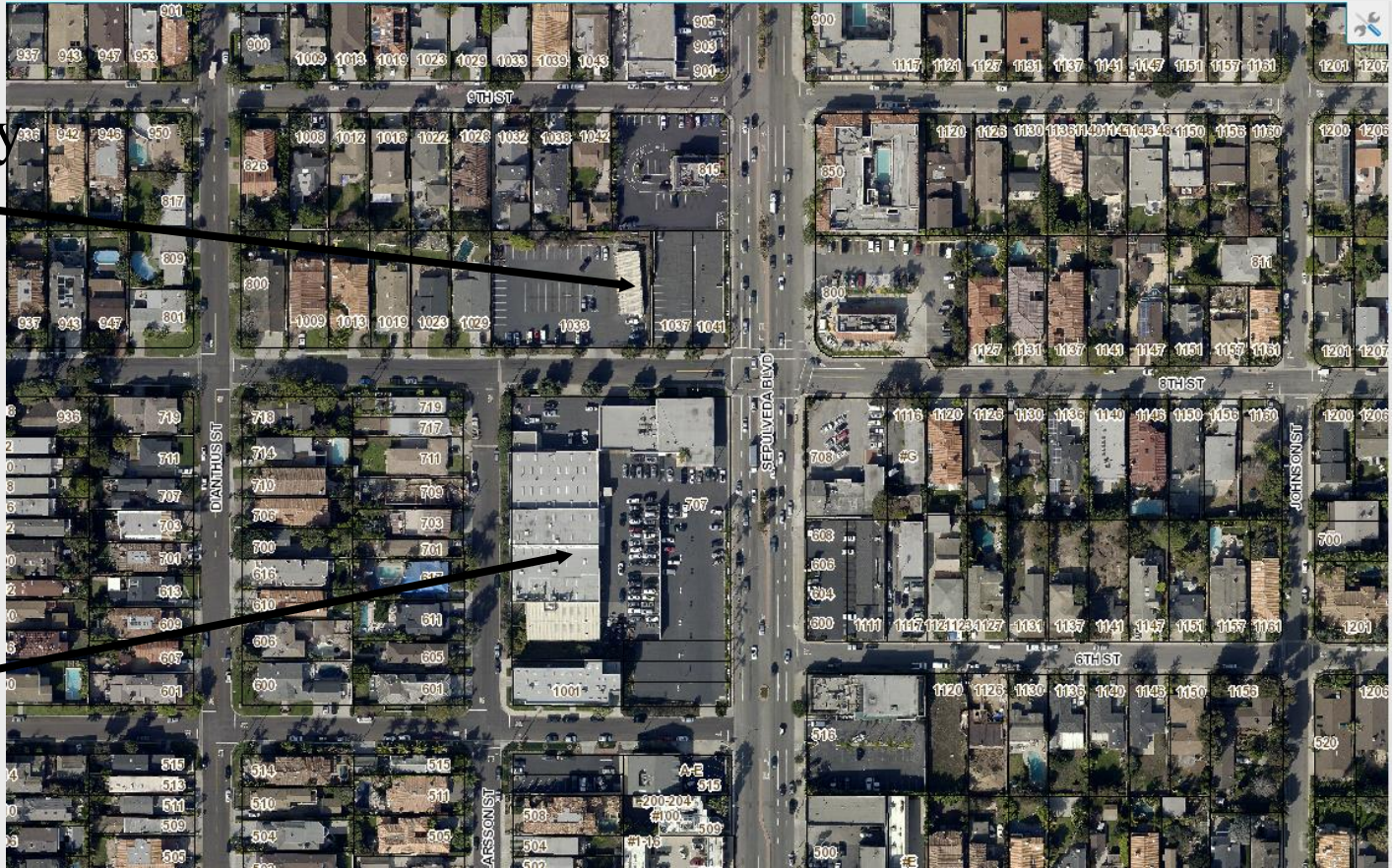
Other Issues

- Residential Neighbors – Concerns for traffic, parking, other disruptions
- Sepulveda Guidelines – Widened shoulder at driveway proposed, Future reciprocal access expected at auxiliary parking lot
- Signs – Submitted program conforms to code. Includes one pole sign

Location



Project Vicinity



Auxiliary
Site

Primary
Site

Existing Sepulveda View



8th Street View



8th & Larsson View

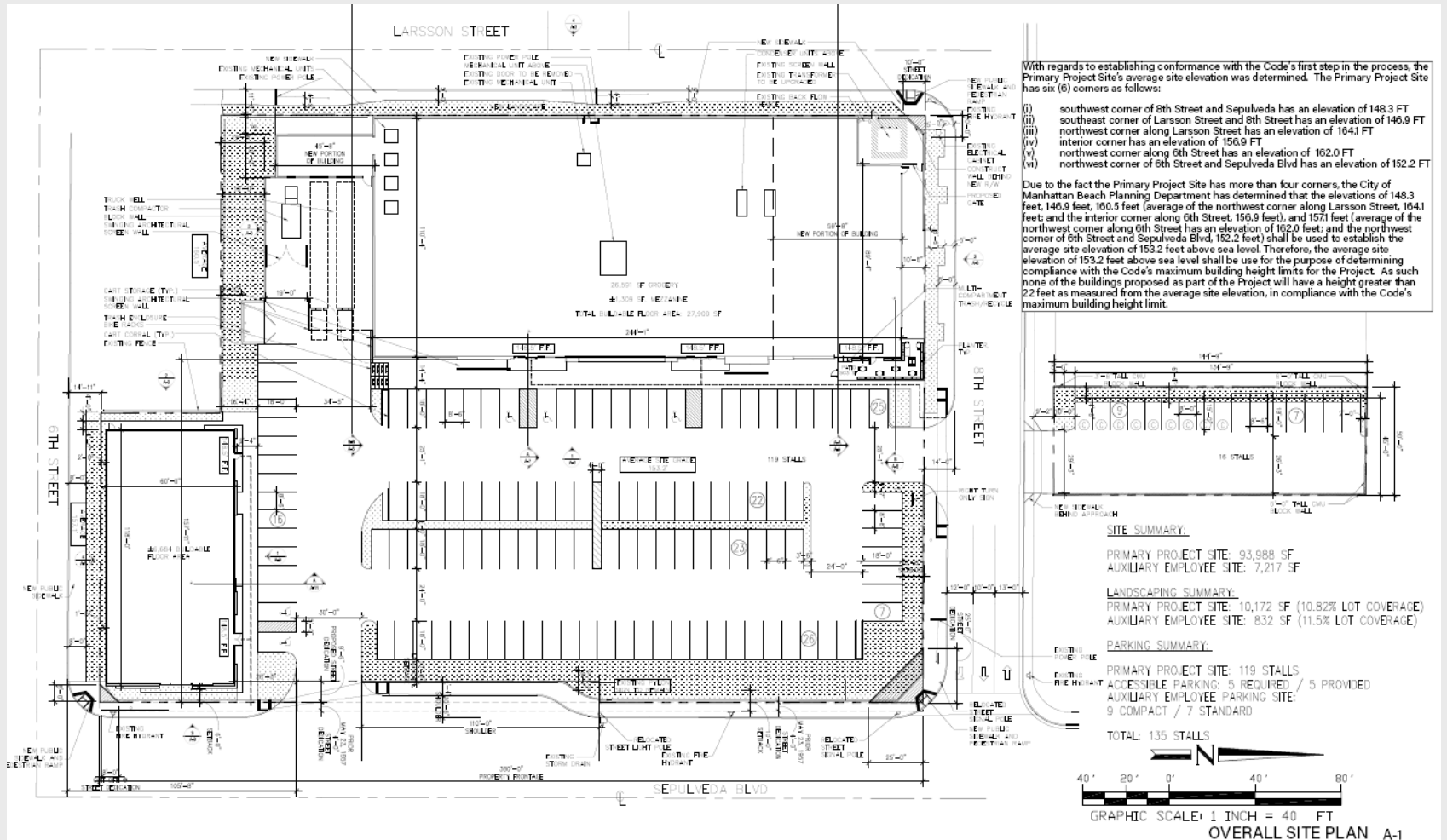


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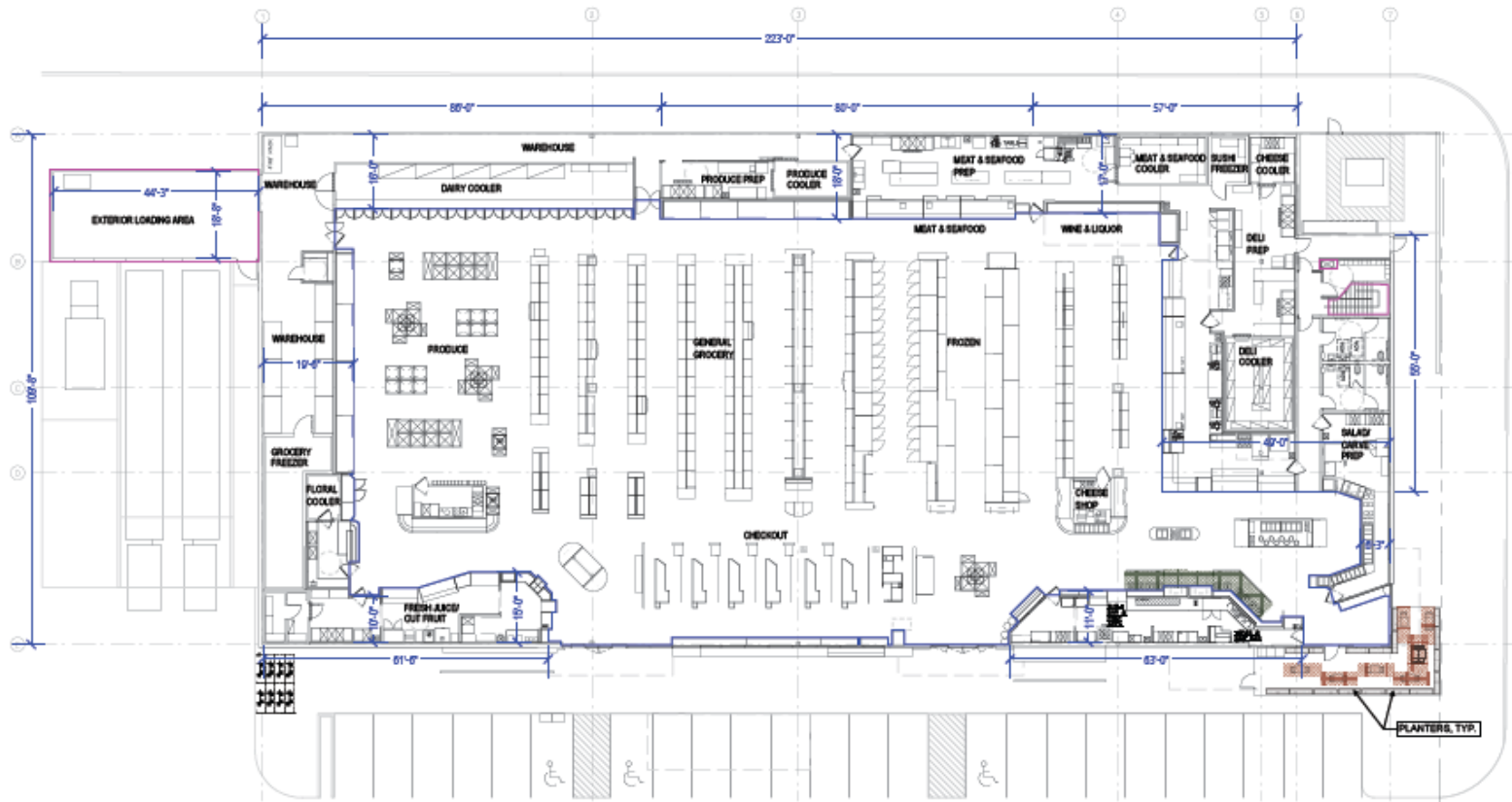
6th & Larsson View



Proposed Site Plan



Grocery Store Floor Plan



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Recommendation

- Conduct Public Hearing
- Discuss Project
- Adopt the (revised) Proposed Resolution adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approving the project with conditions

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