

PROJECT OVERVIEW: 707 North Sepulveda – Use Permit

LOCATION

Location	707 Sepulveda Boulevard, between 6 th Street and 8 th Street and 815 Sepulveda Boulevard, 100 feet west of Sepulveda (See Vicinity Map)
Legal Description	Lots 1-3, 4-28, Block 19, Tract 142 and Lot 22, Block 14, Tract 142
Area District	I

LAND USE

General Plan Zoning	General Commercial CG, Commercial General	
Land Use	<u>Existing</u> 101,205 square. feet auto dealership with 40,349 square feet floor area	<u>Proposed</u> 34,584 square feet commercial space
Neighboring Zoning/Land Uses	North (across 8 th Street) South (along 6 th Street) East (across Sepulveda Boulevard) West (across Larsson Street.)	CG/Vacant & RS/SFR's CG/Office building CG/Retail RS/SFR's

PROJECT DETAILS

(Primary site- 707 North Sepulveda Boulevard)

	<u>Proposed (existing)</u>	<u>Code Requirement</u>
Parcel Size-Lot Area	93,988 square feet	4,000 square feet minimum
Building Floor Area (FAF)	36,312 square feet (30,211 square feet)	145,629 square feet maximum
Height	22 feet	22 feet maximum
Setbacks		
Front (Sepulveda Boulevard)	Varies: 6 – 150 ft. (20-150 ft.)	10 feet from original p/l
Rear (Larsson Street)	0 feet (same- retaining existing)	Daylight plane 15 feet above p/l
North Side (8 th Street)	10.5 feet (varies 5-45 feet)	Zero
South Side (6 th Street)	Varies: 1 – 24 feet (24 feet)	Zero
Site Landscaping	10,172 sq. ft. (6,531 sq.ft.)	7,519 square feet
Parking	135 spaces	N/A 171 spaces total
Vehicle Access	1 Sepulveda driveway (1 driveway) 1 8 th Street driveway (2 driveways) No 6th Street driveways (1 driveway)	No requirements
Signs	756 square feet Wall signs & 1 pole sign (1 pole sign)	760 square feet max. 1 pole sign max.

(Auxiliary site- 801 North Sepulveda Boulevard (*))

(*) Address currently being changed to 1045 8th Street

	<u>Proposed (existing)</u>	<u>Code Requirement</u>
Parcel Size-Lot Area	7,217 square feet	4,000 square feet minimum
Site Landscaping	832 square feet (2,300 square feet)	577 square feet minimum
Parking	16 spaces	N/A (171 spaces total)
Vehicle Access	1 8 th Street driveway (None)	No requirements
Signs	None	100 square feet max. 1 pole sign max.

COMMERCIAL OPERATIONS

Grocery Store Hours:	<u>Proposed</u> 7am-10pm, daily
Primary Loading Hours:	7am-1:30pm, Mon-Sat
Alcohol Licensing:	Type 21: General for off-site consumption Type 41: Beer & wine for on-site consumption Type 86: Instructional tasting of general alcohol
Prepared Food Service:	Deli, salad bar, tapas, sushi, pasta, etc.
Dining Areas:	Indoor 145 sq. ft., Patio 503 sq. ft.
Entertainment	None
Bank Hours:	9am-5pm, Mon-Thurs; 9am-6pm, Fri 10am-2pm, Sat; 24-hour ATM