



CITY OF COMMERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

VARIANCE
PROJECT NO. 18-a

APPLICATION FEE _____

APPLICATION COMPLETENESS: Only applications that include all of the required application requirements will be deemed "complete." Please be advised that additional information may be required to complete your application.

The Department of Community Development retains the right to review documents and determine that they are adequate in their ability to convey the applicant's request to the decision making body. Applicants will be notified, within 30 days of filing the application and paying all required fees, whether or not their application is complete. Only projects with complete applications will be reviewed by the decision making body.

NOTE: The Variance application is also available at the following website address:
<http://www.ci.commerce.ca.us/newpages/planningformsapplications.asp>

INSTRUCTIONS TO APPLICANT:

- A. Complete all the items listed below. Please print legibly.
- B. Submit the following (*See also, "required plans for filing"*)
 - 1 completed application
 - 10 copies of Site/Plot Plan on 24"x 36" sheets
 - 1 copy of Floor Plan on a 24"x 36" sheet
 - 1 copy of Elevations on a 24"x 36" sheet
 - 1 reduced copy of Site Plan, Floor Plan, and Elevations on a 8 1/2" x 11" sheet
 - 500 ft Radius Map
 - Property Owners Mailing List
- C. Business/Organization Operations Plan Letter (*sample included*)
- D. Occupant's Permission to Enter and Investigate Site
- E. Environmental Data Form
- F. Affidavit
- G. Application Fee (*See "Fee Schedule" for application fee*)



APPLICANT: Taylor Megdal, Elliot Megdal & Associates

SITE ADDRESS: 2425 S Atlantic Blvd, Commerce, CA

MAILING ADDRESS: 252 S Beverly Dr, Suite C, Beverly Hills, CA 90212

TELEPHONE NO.: (310) 277-0456 OTHER NO.: (310) 601-6600

APPLICANT'S REPRESENTATIVE: Same as applicant.

REPRESENTATIVE'S ADDRESS: _____

REPRESENTATIVE'S TELEPHONE NO. _____

LEGAL DESCRIPTION OF PROPERTY:

Legal description: (Continue on separate page, if necessary)

Please see the attached Exhibit A - Legal Description

APPLICANT'S REQUEST:

Please describe the proposed use (or development) you intend to make of the above described property:

Raze all existing on-site improvements and rebuild the site to be a Gas Station and Convenience store.

Gas station to have 4 Multi-product dispensers under a new fueling canopy.

New convenience store is 2,306 SF. Onsite improvements will also include new landscaping.

hardscape (both pedestrian and vehicular access areas and parking), a new trash enclosure and

other improvements as required buy zoning, municipal and building codes.

APPLICANT'S STATEMENT OF FACTS:

According to the Commerce Zoning Ordinance, the Planning Commission must make certain finds before approving a Variance. To assist the Commission in making these findings, the applicant shall answer the following questions as thoroughly as possible:

1. **Do special conditions and circumstances exist which are peculiar to the land, structures, or building involved and which are not generally applicable to other lands, structures, or buildings in the same vicinity and zone? If so, what are these special conditions and circumstances?**

The sites special circumstance is its shape/location. The shape of the site is a wide "V" with street frontages on three sides, so the setbacks and shape impact the buildable area of the site. The shape is impacting site design and limiting the ability to configure the site properly to meet all development code standards.

2. **Would a literal interpretation of the provisions of this ordinance deprive the applicant of rights commonly enjoyed by other properties in the same vicinity and zone?**

Applying the code literally, would circumvent the codes allowance for the variances to assist a redevelopment project on a site with special circumstances that require discretionary consideration. This would deprive the property owner of their right to seek the entitlements allowed by code and the right to use the property for the proposed use (which is allowed by code under a conditional use permit/discretionary approval).

3. **If special conditions and circumstances exist, do they result from the actions of the applicant or from the property itself?**

The special conditions associated with the site are specifically related to the land itself.

4. **By granting the variance requested, will the applicant gain any special privilege that is denied by the Zoning Ordinance to other lands, structures, or buildings in the same vicinity and zone in which the property is located?**

Granting of the variances will not result in a special privilege for the project site as any/all properties are equally allowed to submit for variances from code requirements, based on the findings of fact and the discretion of the review authority to review and approve the requests. Since the opportunity exists for all properties that can make the required findings and the discretionary review of the planning commission, variances do not constitute special privilege for the property requesting, they allow for the redevelopment.

5. **Will the requested variance further the goals and objectives of the Commerce General Plan?**

Yes, granting the variances will further the goals/objectives/policies of the Commerce General Plan, Policy 2.4, which indicates the City will "continue to preserve and promote the improvement of the existing commercial areas; including... the Atlantic/Washington Redevelopment Area..."; and, Policy 2.9 "The city of Commerce will continue to promote the improvement of the Washington Boulevard corridor between Santa Ana and Long Beach Freeways."

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

Date Submitted: _____ Received by: _____

Filing Fee: _____ Receipt No.: _____

AFFIDAVIT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF COMMERCE)

I, TAYLOR MEDDAL, am the owner (owner in escrow) of the property involved in this application. I am being duly sworn, depose and say that I am the applicant in the forgoing application that I have read the forgoing application for a Variance and know the contents thereof. I certify that the forgoing is true and correct to the best of my knowledge and belief.

2/19/18
Date

[Signature]
Owner's signature

PARTNER
Title

Elliot Meddal + Associates
Company

252 S. Beverly Drive, Beverly Hills, CA 90212
Mailing Address

(310) 601-6600 cell (310) 277-0456 office
Phone No.

I, _____, being duly sworn, depose and say that I am the applicant in the forgoing application, that I have read the forgoing application for a Variance and know the content thereof. I certify that the forgoing is true and correct to the best of my knowledge and belief.

Date

Owner's signature

Title

Company

Mailing Address

Phone No.

Subscribed and sworn before me this _____ day of _____, 20____.

NOTARY PUBLIC
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

see attached

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles



Subscribed and sworn to (or affirmed) before me

on this 9th day of February, 2018,
by _____ Date _____ Month _____ Year _____

(1) Taylor Megdal

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature Connie Xavier
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: City of Commerce-Variance Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

VARIANCE CHECK LIST

ADDRESS: _____ PERMIT NO. _____

Department/Division Approvals Required:

- ☐ Planning Division
City of Commerce
Hours: 8:00 am to 6:00 pm
2535 Commerce Way
Commerce, CA 90040
(323) 722-4805, ext. 2811

☐ Approved ☐ Not Approved ☐ No Approval Necessary

☐ Approved w/conditions – Comments:

Signature: X _____
Print Name: _____
Contact No.: _____

- ☐ Public Works, Engineering
City of Commerce
Hours: 8:00 am to 6:00 pm
2535 Commerce Way
Commerce, CA 90040
(323) 722-4805, ext. 2325 or 2327

☐ Approved ☐ Not Approved ☐ No Approval Necessary

☐ Approved w/conditions – Comments:

Signature: X _____
Print Name: _____
Contact No.: _____

- ☐ Community Services/Public Safety
City of Commerce
Hours: 8:00 am to 6:00 pm
2535 Commerce Way
Commerce, CA 90040
(323) 722-4805, ext. 4466

☐ Approved ☐ Not Approved ☐ No Approval Necessary

☐ Approved w/conditions – Comments:

Signature: X _____
Print Name: _____
Contact No.: _____

- ☐ OTHER:

☐ Approved ☐ Not Approved ☐ No Approval Necessary

☐ Approved w/conditions – Comments:

Signature: X _____
Print Name: _____
Contact No.: _____

VARIANCE CHECK LIST

ADDRESS: _____ PROJECT NO. _____

Proof of approval is required from the following outside agencies that are checked:

- ☐ Los Angeles County Building & Safety
City of Commerce
Inspector Hours: 8:00 am to 9:30 am
2535 Commerce Way
Commerce, CA 90040
(323) 722-4805, ext. 2290 or 2294

☐ Approved ☐ Not Approved ☐ No Approval Necessary

☐ Approved w/conditions – Comments:

Signature: X _____

Print Name: _____

Contact No.: _____

- ☐ Los Angeles County Fire Department
Fire Prevention Division
Inspector Hours: 8:00 am to 9:30 am
2535 Commerce Way
Commerce, CA 90040
(323) 720-9913

☐ Approved ☐ Not Approved ☐ No Approval Necessary

☐ Approved w/conditions – Comments:

Signature: X _____

Print Name: _____

Contact No.: _____

- ☐ Los Angeles County Sheriff's
Department
2535 Commerce Way
Commerce, CA 90040
(323) 887-4460

☐ Approved ☐ Not Approved ☐ No Approval Necessary

☐ Approved w/conditions – Comments:

Signature: X _____

Print Name: _____

Contact No.: _____

- ☐ OTHER:

☐ Approved ☐ Not Approved ☐ No Approval Necessary

☐ Approved w/conditions – Comments:

Signature: X _____

Print Name: _____

Contact No.: _____

Elliot Megdal and Associates
252 So. Beverly Drive, Suite C
Beverly Hills, California 90212
Tel (310) 277-0456 • Fax (310) 277-0519

February 9, 2018

VIA HAND DELIVERED

City of Commerce
Community Development Department
2535 Commerce Way
Commerce, CA 90040

**RE: BUSINESS ORGANIZATION OPERATIONS PLAN LETTER
5133 E. WASHINGTON BLVD, COMMERCE, CA 90040**

Dear Sir/Madame:

The following information is in answer to your request regarding the business operation to be conducted at the address referenced above:

- Build a state-of-the-art 7-Eleven mini-market with 2,306 sf and four gas pumping stations under a canopy.
- Items and perishables will be stored in commercial racks and refrigeration units
- No chemicals will be stored or used
- Only trucks on site will be when delivering fuel and stocking the mini-market
- Four fuel pumps and standard mini-market operating equipment
- 24hr mini market and fueling stations
- Variable depending on time of day
- Yes, this is a new ground-up development that will demolish the former Church's Chicken structure, currently boarded up and vandalized, and build our proposed business with an estimated 2.5 million construction budget.

Sincerely,

MEGDAL COMMERCE, LLC

TAYLOR MEGDAL
Managing Member
Encls.

Cc: Darell Alatorre

Occupant's Permission to Enter and Investigate Site

City of Commerce
Planning Department
2535 Commerce Way
Commerce, CA 90040

I, TAYLOR MEDDAL as OWNER IN ESCROW
(owner or lessee)
and occupant of the property located at 2425 S Atlantic Blvd.

do hereby authorize representatives of the City of Commerce to enter upon the above-mentioned property for inspection purposes and to obtain photographs of the subject property to prepare reports for Public Hearing Case _____.

This authorization terminates upon the final decision on the case, made either by the Planning Commission or City Council of the City of Commerce.

I do do not have a dog on the premises.
(circle one)


Signature

2/9/18
Date

To be filled out by occupant (owner or lessee)

(Please see the CUP application)

ENVIRONMENTAL DATA FORM

The following data is submitted for the City of Commerce's use in the determination of the necessity for a Negative Declaration or an Environmental Impact Report.

SECTION I. GENERAL DATA

- A. Name and Address of the Sponsor of the Project
- B. Name, Address and Telephone of Person to be Contacted
- C. Official Name of Project (if applicable)
- D. Type of Project
- E. Location of Project
- F. Brief Description of Project
- G. Brief Description of the Existing Environmental Conditions in the Area