

**PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE**

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
DIR-2021-1780-RV-1A	ENV-2021-1781-CE	10 –Ridley Thomas
PROJECT ADDRESS:		
4058 South Crenshaw Boulevard		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Department of City Planning Chief Zoning Administrator Office of Zoning Administration	213-978-1318	Matthew.Lum@lacity.org
<input type="checkbox"/> New/Changed		
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A	N/A	N/A
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
#1 - Amjad Ibrahim	213-616-8745	amgad05@hotmail.com
#2 - Rosalie Odell	310-621-5923	rosalie.odell@roadrunner.com
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A	N/A	N/A
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Matthew Lum	213-978-1912	Matthew.Lum@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
Discontinuance of Use		

FINAL ENTITLEMENTS NOT ADVANCING:

ITEMS APPEALED:

The discontinuance of the magazine/tobacco shop with tobacco sales, known as the Rasta Smoke Shop and any similar land uses at the property, located at 4058 South Crenshaw with additional terms and conditions, (See Letter of Determination dated December 6, 2021).

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination <input type="checkbox"/> Findings of Fact <input type="checkbox"/> Staff Recommendation Report <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Ordinance <input type="checkbox"/> Zone Change Map <input type="checkbox"/> GPA Resolution <input type="checkbox"/> Land Use Map <input type="checkbox"/> Exhibit A - Site Plan <input checked="" type="checkbox"/> Mailing List <input type="checkbox"/> Land Use <input checked="" type="checkbox"/> Other:Appeal apps & justifications	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> Categorical Exemption <input type="checkbox"/> Negative Declaration <input type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report <input type="checkbox"/> Mitigation Monitoring Program Other _____	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

NOTES / INSTRUCTION(S):

Appellants, Amjad Ibrahim and Rosalie Odell are both appealing the Zoning Administrator's decision to require: the discontinuance of the magazine/tobacco shop with tobacco sales, known as the Rasta Smoke Shop and any similar land uses at the property, located at 4058 South Crenshaw Boulevard. However, the following four (4) conditions shall become effective for the subject property:

- (1) Within 30 days of the effective date of this determination, pursuant to the LAMC Section 19.01 N, the property owner and/or the business owner/operator shall reimburse the City of Los Angeles applicable fees and surcharges for processing the subject application for DIR-2021-1780-RV, with confirmation of payment forwarded to the Department of City Planning, Nuisance Abatement and Revocations Section within this same time period.
- (2) Within 30 days of the effective date of this determination, the property owner shall record a covenant acknowledging and agreeing to comply with Condition Nos. (1) through (4) established herein at the County Recorder's Office. The agreement (standard master covenant an agreement form CP- 6770) shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning, Nuisance Abatement and Revocations Section for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning, Nuisance Abatement and Revocations Section for attachment to the subject case file. If the property owner fails to comply with this condition, the City will record the covenant.
- (3) Should there be a change in the ownership of the property, the magazine/smoke shop, and/or the business operator, the property owner and the business owner/operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Prior to the closing of escrow for a potential change in the ownership of the property/business owner or operator, evidence showing that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Zoning Administrator for inclusion in the case file.
- (4) Should there be a change in the ownership of the property, the magazine/smoke shop, and/or the business operator, the new property owner and the business owner/operator shall file an application with the Department of City Planning, accompanied by the applicable fees, for any and all proposed uses on the subject property, if such a use requires a discretionary action and review by the City. Prior to filing of the application, the property owner and the business owner/operator shall contact the Department of City Planning, the Nuisance Abatement and Revocations Section, for a review of the proposed application. A signed referral form from Department of City Planning, Nuisance Abatement and Revocations Section, is required prior to the filing of an application.

FISCAL IMPACT STATEMENT:

Yes No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:	
<input type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission	
PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
N/A	N/A
LAST DAY TO APPEAL:	APPEALED:
December 21, 2021	December 20, 2021
TRANSMITTED BY:	TRANSMITTAL DATE:
Irene Gonzalez	December 22, 2021