



## INDEX MAP - SITE PHOTOGRAPHS

### LEGEND

PROJECT SITE

**PROJECT SITE:**  
2155 S. EUCLID AVE.  
ONTARIO, CA 91762  
APN: 1050-571-01-0000



1

Facing West - South at the east side of project property. East of property, East facade of existing fuel canopy with dispensers/ conc. curb and convenience store with curb (tile and conc. finish on top). And depicting existing handicap parking with conc. ramp.



2

Facing West - North at the east side of project property. East of property, East facade of existing fuel canopy with dispensers/ conc. curb. And depicting existing landscape planter along the east and north of property.





3 Facing East - South at the Northwest corner of the project property. Northwest of property, west and north facade of existing fuel canopy with dispensers/ conc. curb and North facade of existing convenience store with curb (tile and conc. finish on top). And depicting existing landscape planter with conc. curb. along the North of property.

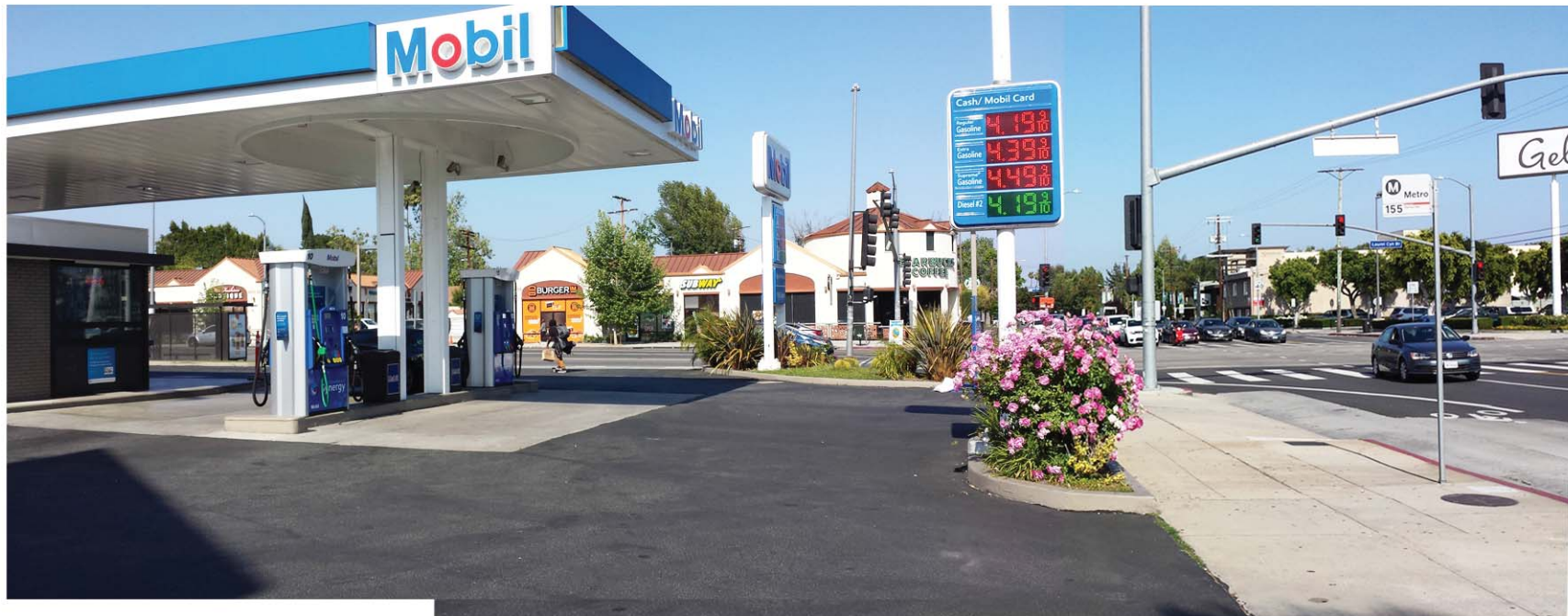


4 Facing South - West at the Northwest corner of the project property. Northwest of property, west facade of existing fuel canopy with dispensers/ conc. curb and North and South facade of existing convenience store with conc. curb. Existing landscape planter with conc. curb. along the West of property. And existing fuel vapor canister (to be relocated), storage building (to be removed), and exist. parking along West of property.





- 5 Facing West - North at the Northwest corner of the project property. Northwest of property, east facade of existing storage building (to be removed) and existing metal trash enclosure (to be removed and relocated).



- 6 Facing West at the South side of the project property. South of property, South of property, West and South facade of existing fuel canopy with dispensers/ conc. curb and partial South facade of the existing convenience store with curb (tile and conc. finish on top). And planters along the South and Southeast corner of the property where the existing main pole price (at the corner intersection) and second pole price sign (South).





- 7 Facing North - East at the Southwest corner of the project property. Southwest of property, west facade of existing fuel canopy and West/South facade of existing convenience store with curb (tile and conc. finish on top). And depicting existing landscape planter with conc. curb. along the West of property with 2 existing parking.



- 8 Facing North at the South of the project property. South of property, partial South facade of existing convenience store with curb. In addition, depicting existing landscape planter with conc. curb. along the West of property with 2 existing parking, and adjacent commercial (existing Cleaners) Building along the west of property, behind the building is commercial parking for the cleaners (the rest of the length along the west of the property).





9

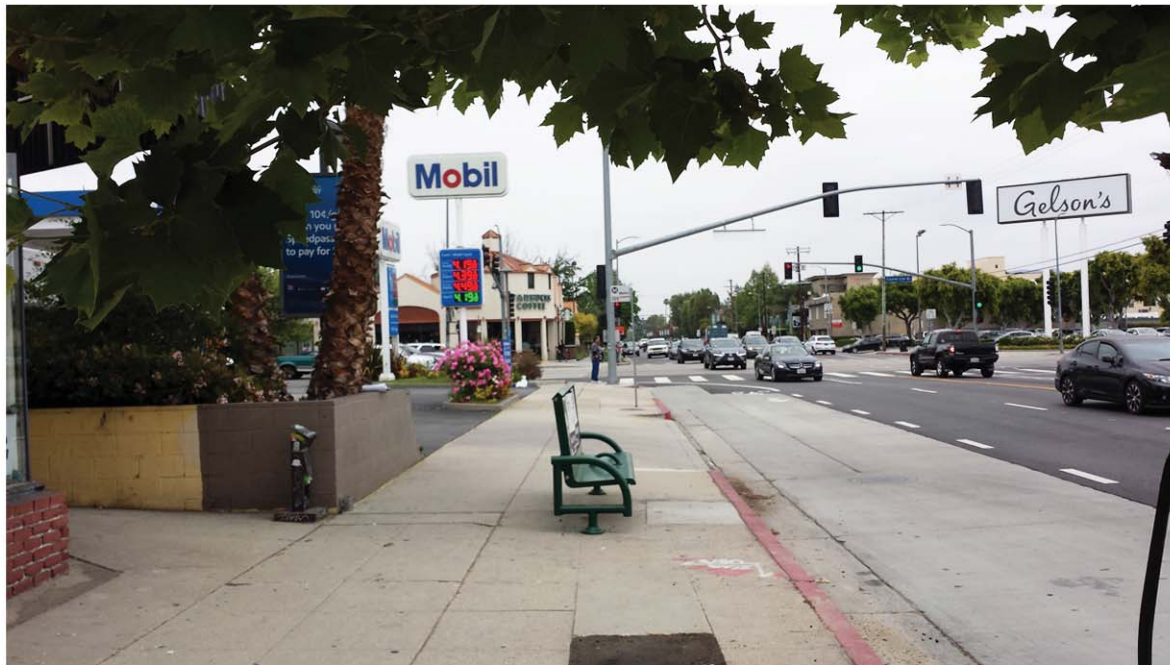
Facing East at the East of the project property. West of property, partial west facade of existing fuel canopy and West facade of existing convenience store with curb (conc. finish on top).



10

Facing East at the East of the project property. West of property, partial west facade of existing fuel canopy and West facade of existing convenience store with curb (conc. finish on top). In addition, depicting existing landscape planter with conc. curb. along the South of the property with the secondary price pole signage.





- 11 Facing East along Riverside Dr. at the South of the project property. South of property, existing landscape planter with conc. curb. along the South of the property with the secondary price pole signage. And bus bench in front of the adjacent south commercial property.



- 12 Facing West at the Southeast corner of the project property. Southeast corner of the property, partial East/South facade of existing fuel canopy and existing convenience store with conc. curb (tile and conc. finish on top). In addition, depicting existing landscape planter with conc. curb. at the Southeast corner at the intersection of Riverside Dr. and Laurel Canyon Rd. of the property. And the secondary price pole signage at South of Prop.





13

Facing North at the Southeast corner of the project property. Southeast corner of the property, partial East facade of existing fuel canopy and existing convenience store with conc. curb (tile and conc. finish on top). In addition, depicting partial existing landscape planter with conc. curb and the main price pole signage at the Southeast corner at the intersection of Riverside Dr. and Laurel Canyon Rd. of the property.





- 14 Facing South at the North of the project property along Laurel Canyon Blvd at the corner of La Maida st. and Laurel Canyon Blvd.. East facade of the North adjacent commercial building (Citibank). Across Laurel Canyon, East of property, commercial buildings are along Laurel Canyon Blvd.



- 15 Facing West - North (view down Maida St. at the corner of La Maida st. and Laurel Canyon Blvd.), commercial buildings are along Laurel Canyon Blvd., and multi-residential and single residential are behind the commercial properties.





- 16 Facing North - East (view down Laurel Canyon Blvd. at the corner of La Maida St. and Laurel Canyon Blvd.), commercial buildings are along Laurel Canyon Blvd. and multi-residential further North the commercial properties start at Huston St. going North along Laurel canyon Blvd.



- 17 Facing East - South (view down Laurel Canyon Blvd. at the corner of La Maida St. and Laurel Canyon Blvd.), commercial buildings are along Laurel Canyon Blvd. and multi-residential and single residential are behind the commercial properties.





18 Facing North - East (view down Laurel Canyon Blvd. at West of the project property), commercial buildings are along Riverside Dr. and multi-residential and single residential are behind the commercial properties.

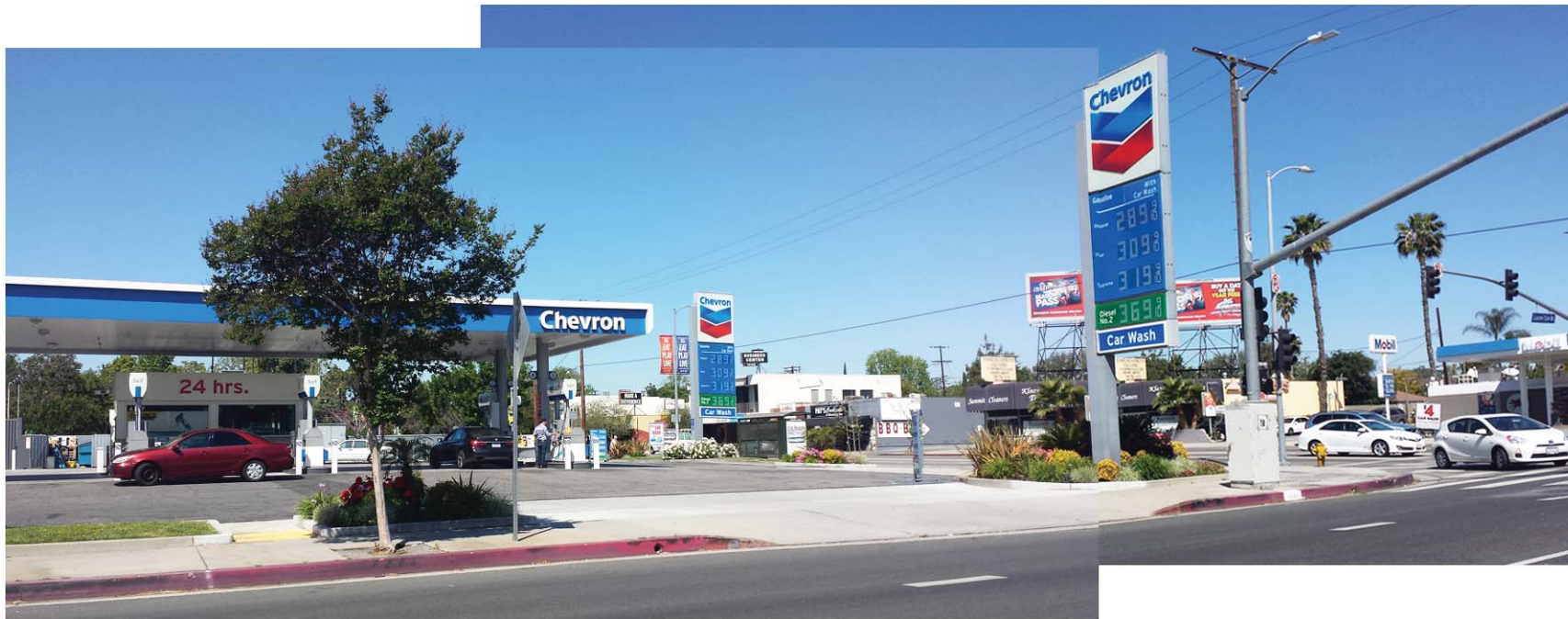


19 Facing West - North (view down Laurel Canyon Blvd. at West of the project property), commercial buildings are along Riverside Dr. and multi-residential and single residential are behind the commercial properties.





20 Facing West (view down Laurel Canyon Blvd. at South of the project property across Riverside Dr.), Mobil Gas Station with a small self-operated carwash and commercial buildings are along Laurel canyon Blvd. with multi-residential and single residential are behind the commercial properties.



21 Facing West (view down Laurel Canyon Blvd. at South of the project property across Riverside Dr.), Mobil Gas Station with a small self-operated carwash.



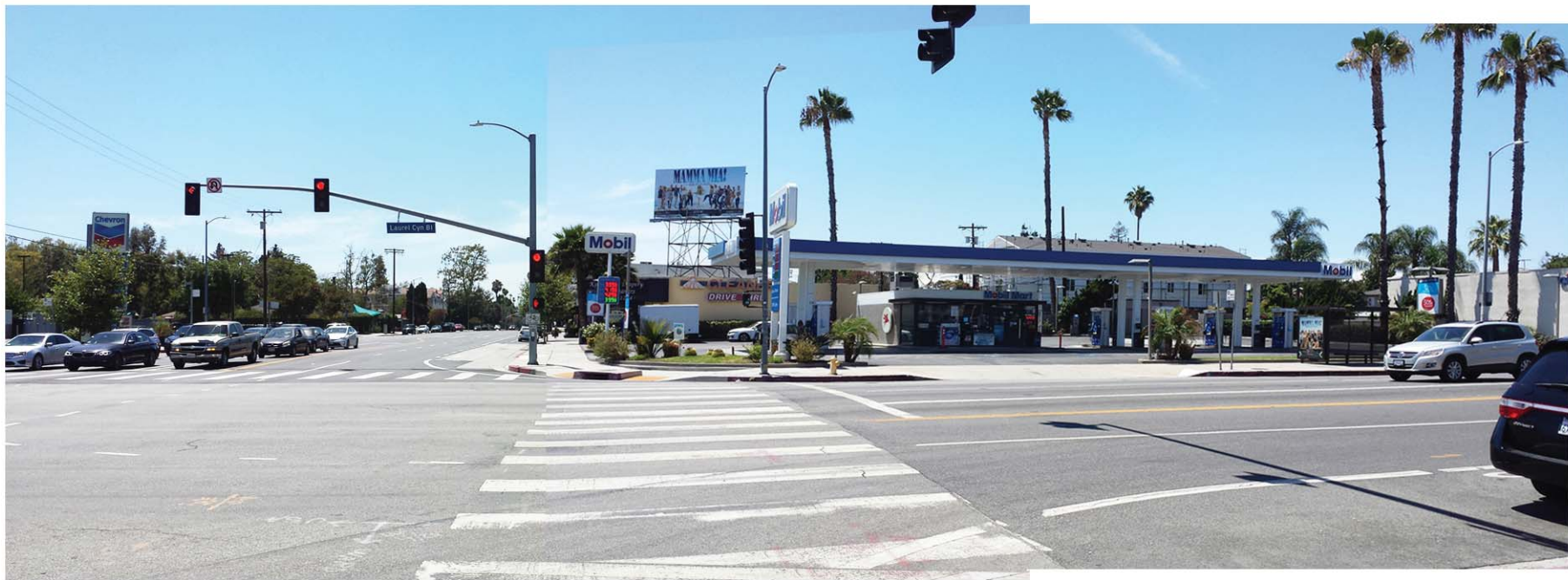


**22** Facing South (view down Riverside Dr. and intersection of Laurel Canyon Blvd. and Riverside Dr. at South of the project property and across Riverside Dr.), Mobil Gas Station with an existing convenience store and a small self-operated carwash and commercial buildings are along Laurel canyon Blvd. and Riverside Dr. with multi-residential and single residential are behind the commercial properties.



**23** Facing South - West (view down Riverside Dr. and intersection of Laurel Canyon Blvd. and Riverside Dr. at South of the project property and across Riverside Dr.), Partial Mobil Gas Station and a parking lot next to the Station. And commercial buildings are along Laurel canyon Blvd. and riverside Dr. with multi-residential and single residential are behind the commercial properties.





**24** Facing West (view down Riverside Dr. at the intersection of Laurel Canyon Blvd. and Riverside Dr. at the Northeast corner of the street intersection), view of the existing Mobil Station.



**25** Facing Northwest (view down Laurel Canyon Blvd. at the intersection of Laurel Canyon Blvd. and Riverside Dr. and at the Northeast corner of the street intersection.), view of the existing Mobil Station and commercial buildings are along Laurel canyon Blvd. with multi-residential and single residential are behind the commercial properties.





**26** Facing Southwest (view down Laurel Canyon Blvd.), partial view of the existing Mobil Station and commercial buildings that are along Laurel canyon Blvd. with multi-residential and single residential are behind the commercial properties.



**27** Facing East - South (view down Laurel Canyon Blvd.), view of the existing market and commercial parking lot with commercial buildings that are along Laurel canyon Blvd. with multi-residential and single residential are behind the commercial properties.





28

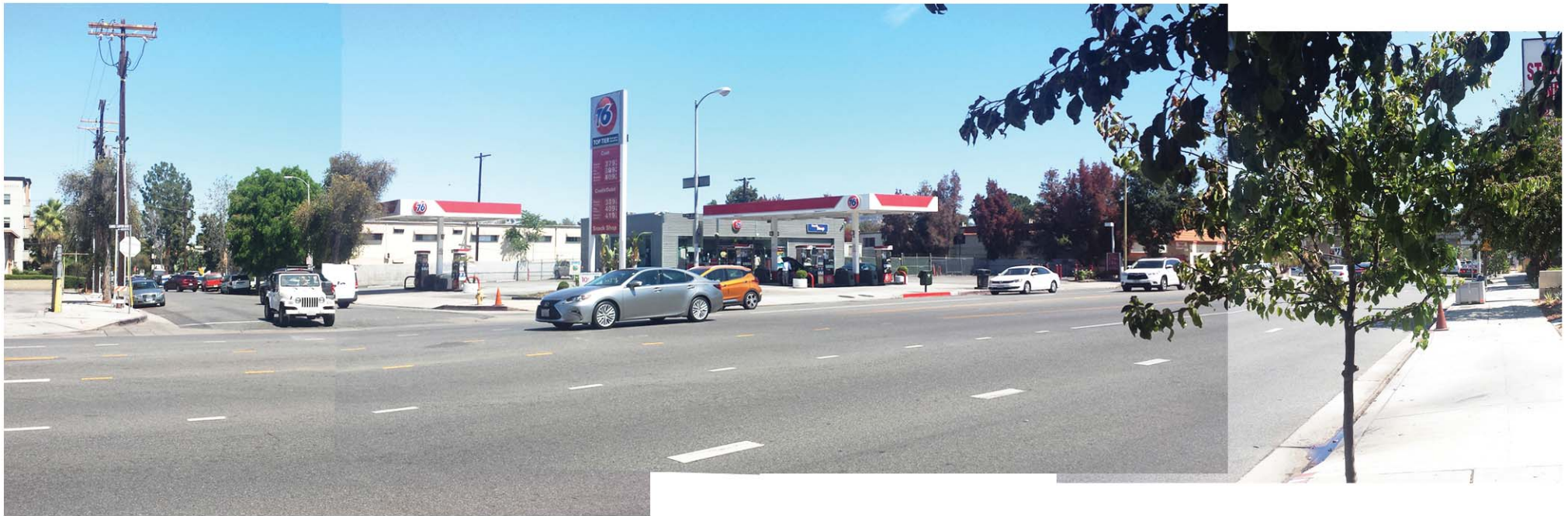
Facing North - East (view down Laurel Canyon Blvd.), view of the existing market commercial parking lot with commercial buildings that are along Laurel canyon Blvd. with multi-residential and single residential are behind the commercial properties.



29

Facing East - South (view down Laurel Canyon Blvd.), view of the existing market with commercial buildings that are along Laurel canyon Blvd. with multi-residential and single residential are behind the commercial properties.



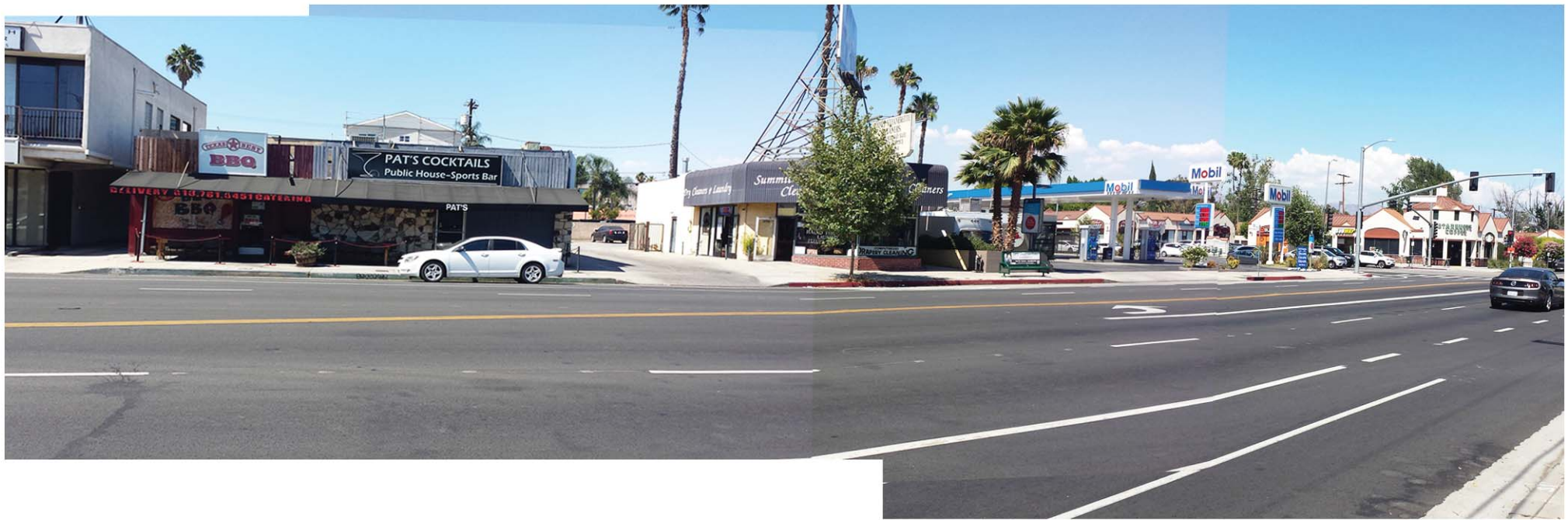


30 Facing South - West (view down Laurel Canyon Blvd.), view of the 76 Gas station with commercial buildings that are along Laurel canyon Blvd. with multi-residential and single residential are behind the commercial properties.



31 Facing East - South (view down Riverside Dr.), view of the Gelson's Market and commercial buildings that are along Riverside Dr. and Laurel canyon Blvd. with multi-residential and single residential are behind the commercial properties.





32 Facing North - East (view down Riverside Dr.), view of the existing project Mobil Gas station with commercial buildings that are along Riverside Dr. with multi-residential and single residential are behind the commercial properties.



33 Facing North - West (view down Riverside Dr.), view of the existing commercial buildings that are along Riverside Dr. with multi-residential and single residential are behind the commercial properties.



**PLANNING CASE REFERRAL FORM (PCRF)**  
City of Los Angeles, Bureau of Engineering (BOE) / Department of City Planning (DCP)

Reference Number: 201800379

**Part I. To be Completed by Applicant**

DCP  
Case  
Number

Applicant **KEN KANG**

address **535 W ALLEN AVE, UNIT 23  
SAN DIMAS, CA 91773**

Phone **626.374.3834**

email **KANGDESIGN@HOTMAIL.COM**

Owner **NADER HATTAR**

address **4801 N LAUREL CANYON  
BLVD  
LOS ANGELES, CA 91607**

Project Address **4801 N LAUREL CANYON BLVD**

APN **2356008021**

Engineering District **Valley**

Project description (attach ZIMAS map with highlighted parcel(s))  
**GAS STATION/SERVICE STATION(E) WITH A SMALL CONVENIENCE STORE(E, 736 SQ FT). WILL INSTALL A  
NEW SMALL SELF OPERATED CAR WASH WITH CAR WASH STORAGE(875 SQ FT).**

Is there a tract or parcel map being filed in conjunction with this:

[ ] Yes [ **X** ] No

If yes, Tract Map No. \_\_\_\_\_

Parcel  
Map  
No.

Has the Tract/Parcel report been prepared and submitted to DCP by BOE

[ ] Yes [ **X** ] No

If yes, please refer to the Tract or Parcel map conditions, if not, then

Is any part of this project on a corner lot?

[ ] Yes [ **X** ] No

Dedication Required:

[ ] Yes [ **X** ] No

Street Widening Required:

[ ] Yes [ **X** ] No

Other Improvements Required:

[ **X** ] Yes [ ] No

If yes, please list preliminary required improvements:

INSTALL STREET TREES  
AND TREE WELLS AS  
REQUIRED BY URBAN  
FORESTRY DIVISION  
INSTALL STREET LIGHTS  
AS REQUIRED BY  
BUREAU OF STREET  
LIGHTING.

**APCBV-2019-1481**



**Part II. To be Completed by BOE Staff**

What is/are the street classification(s) for the adjacent streets (list all)?

RIVERSIDE DR - AVENUE I

LAUREL CANYON BLVD - AVENUE I

Does the project front an intersection of two major or secondary highways? ☒ Yes ☐ No

If yes, additional dedication may be required for dual left-turn pockets. If no, how far is the project from the nearest major/secondary intersection? Additional dedication may be required if within the standard flare section. Dedication and improvements are to be consistent with Standard Street Dimensions. See Standard Plan S-470-1.

Apparent width of existing half right of way (street centerline to property line):

RIVERSIDE DR: 50 FT  
LAUREL CANYON BLVD:  
50 ft

Standard dimension for half right of way (from S-470-1), (street centerline to property line):

RIVERSIDE DR: 50 FT  
LAUREL CANYON BLVD:  
50 ft

Apparent width of existing half roadway (street centerline to curb face):

RIVERSIDE DR: 37 FT  
LAUREL CANYON BLVD:  
37 ft

Standard street dimension for half roadway (street centerline to curb face):

RIVERSIDE DR: 35 FT  
LAUREL CANYON BLVD:  
35 ft

Is the lot connected to the sewer?

☒ Yes ☐ No

Distance from subject lot to nearest main line sewer

Date: 07/26/2018

19 ft

Is the subject lot(s) within the hillside ordinance boundary?

☐ Yes ☒ No

**Preliminary Required Improvements:**

Planning Case Referral Form Recommendation:

Dedication Required:

☐ Yes ☒ No

Street Widening Required:

☐ Yes ☒ No

Other Improvements Required:

☒ Yes ☐ No

If yes, please list preliminary required improvements:

INSTALL STREET TREES  
AND TREE WELLS AS  
REQUIRED BY URBAN  
FORESTRY DIVISION.  
INSTALL STREET LIGHTS  
AS REQUIRED BY  
BUREAU OF STREET  
LIGHTING.



**NOTE:** The information on this PCRf is only a "preliminary recommendation" by BOE, which provides the applicant with a general understanding of what may be required by BOE. If the PCRf Recommendations for Dedication or Street Widening is marked "Yes", a formal investigation and engineering report will be required. The engineering report will be provided after submittal of all documentation and payment of fees. Measurements and statements contained herein may be adjusted in the engineering report.

**Street Trees:** If the PCRf Recommendation for Street Widening is marked "Yes", Street tree removals may be required. All street tree removals must be approved by the Board of Public Works. Applicant shall contact the Urban Forestry Division at (213) 847-3077 before proceeding with the Master Land Use Application.

In all cases, the Applicant will be required to close any unused driveways; remove and reconstruct broken, off-grade, or bad order concrete curb, gutter, driveways or sidewalk,; and install/replace public improvements, such as driveway aprons and access ramps, to meet ADA requirements.

Applicants with PCRf Recommendation of "Yes" for Dedication or Street Widening are advised to submit the following documents and pay the BOE investigation fee.

1. BOE investigation fee.
2. Two (2) copies of the Planning Master Land Use Application.
3. Two (2) copies of the project site plan.
4. Two (2) copies of the radius map.
5. Picture of the existing building, sidewalk, curb, and gutter.

Due to the possible implications that dedications and improvements may have on the development of a project, applicants that do not pay the BOE investigation fee for the preparation of a detailed engineering report may have their application placed on hold until such information is provided. Questions and concerns regarding the engineering report may be presented at the hearing.

Prepared by: Esmeralda Bou

Date: 07/26/2018