



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-36112** APN: 125-17-601-012, 017 & 125-17-202-001

Name of Property Owner: CAROLINE'S COURT, LLC

Name of Applicant: JPL Engineering, Inc.

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

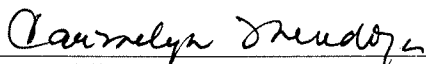
APN: _____

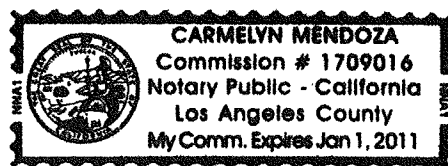
Signature of Property Owner: 

Print Name: Jacob Khakshouri
Manager, Caroline's Court, LLC

Subscribed and sworn before me

This 3rd day of June, 2009


Notary Public in and for said County and State



Site Data
 ASSESSORS PARCEL NUMBER (APN) 125-17-001-017
 CURRENT ZONING R-C

Site Area Data

SITE GROUNDS BUILDING AREA GROSS SITE COVERAGE	17.23 62 ACRES 1,031,500 S.F. 264,189 S.F. GROSS 26 PERCENT
2 STORY BUILDING SITE BUILDING AREA GROSS SITE COVERAGE	+/- 3.4 ACRES 144,638 S.F. 41,500 S.F. GROSS 29 PERCENT
LOWE'S SITE BUILDING AREA GROSS SITE COVERAGE	+/- 11 ACRES 417,000 S.F. 120,578 S.F. GROSS 29 PERCENT
RETAIL SITE (FASTFOOD SITE) BUILDING AREA GROSS SITE COVERAGE	+/- 8.89 ACRES 387,000 S.F. 102,111 S.F. GROSS 26 PERCENT

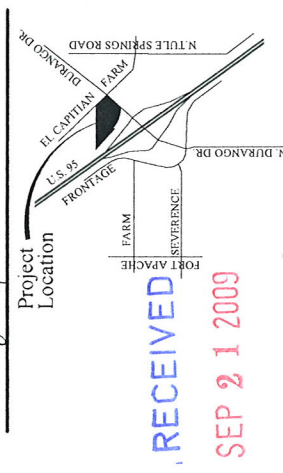
Building Open Space:

AREA REQUIRED 20%
 AREA PROVIDED 23.4%

Parking Data:

BUILDING		PARKING	
BLDG.	AREA	REQD RATIO	PROVIDED
Fast Food A	2,400 S.F.	1/250	11
RETAIL A/C/CLF	67,448 S.F.	1/250	270
RETAIL B	9,674 S.F.	1/250	39
Fast Food G	2,155 S.F.	1/250	13
LOWE'S	120,578 S.F.	1/250	483
MAJOR A	18,497 S.F.	1/250	74
2 STORY BLDG	41,500 S.F.	1/250	166
Total	264,189 S.F.		1056

Vicinity Map



Owner / Developer

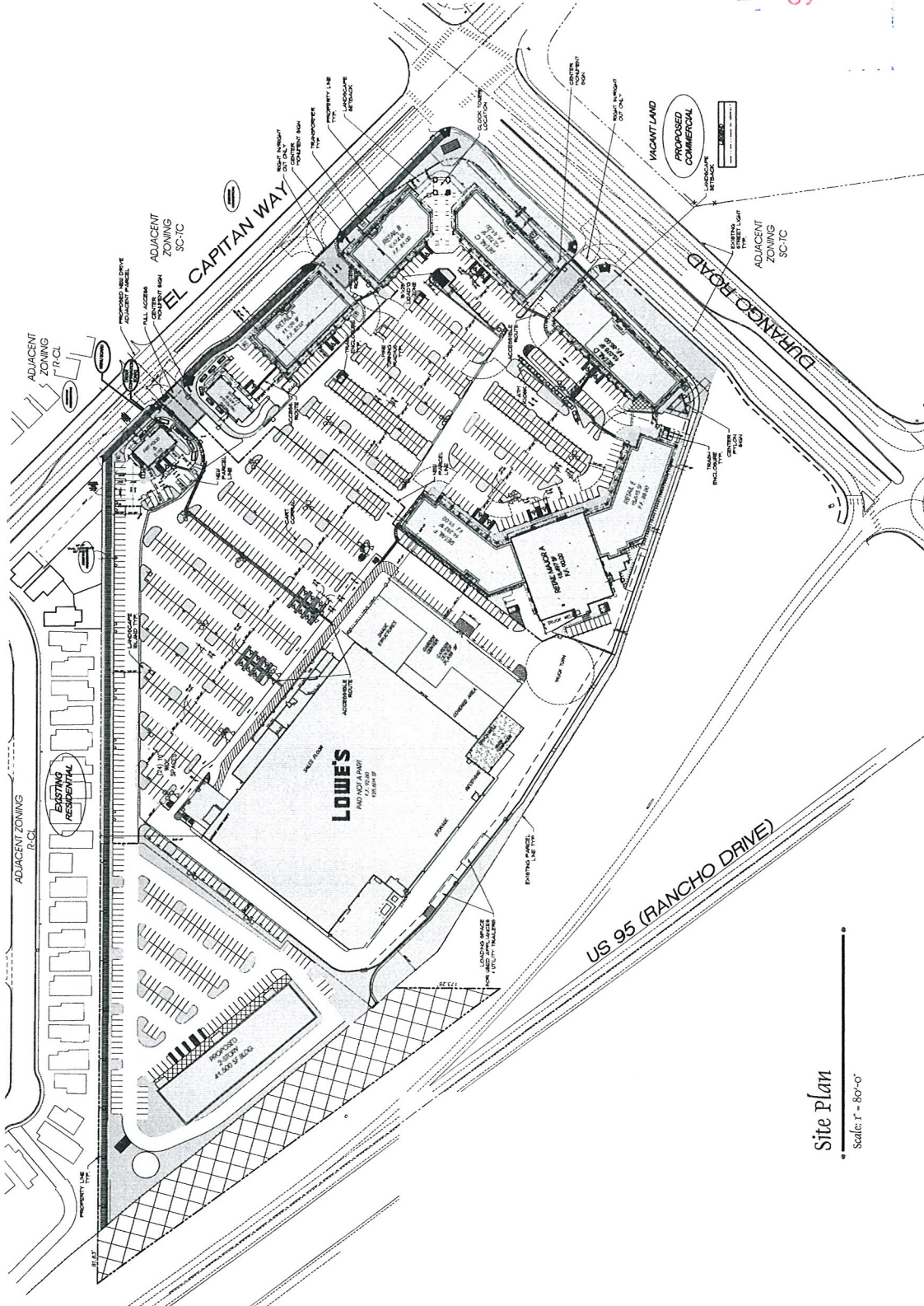
CAROLINE'S COURT, LLC
 10877 WILSHIRE BLVD. SUITE 1407
 LOS ANGELES, CA 90024
 JACOB KORY KHANSHOURI (310) 208-7770

SUP-36111
SDR-36112
11/05/09 PC

Caroline's Court

Schedule Design

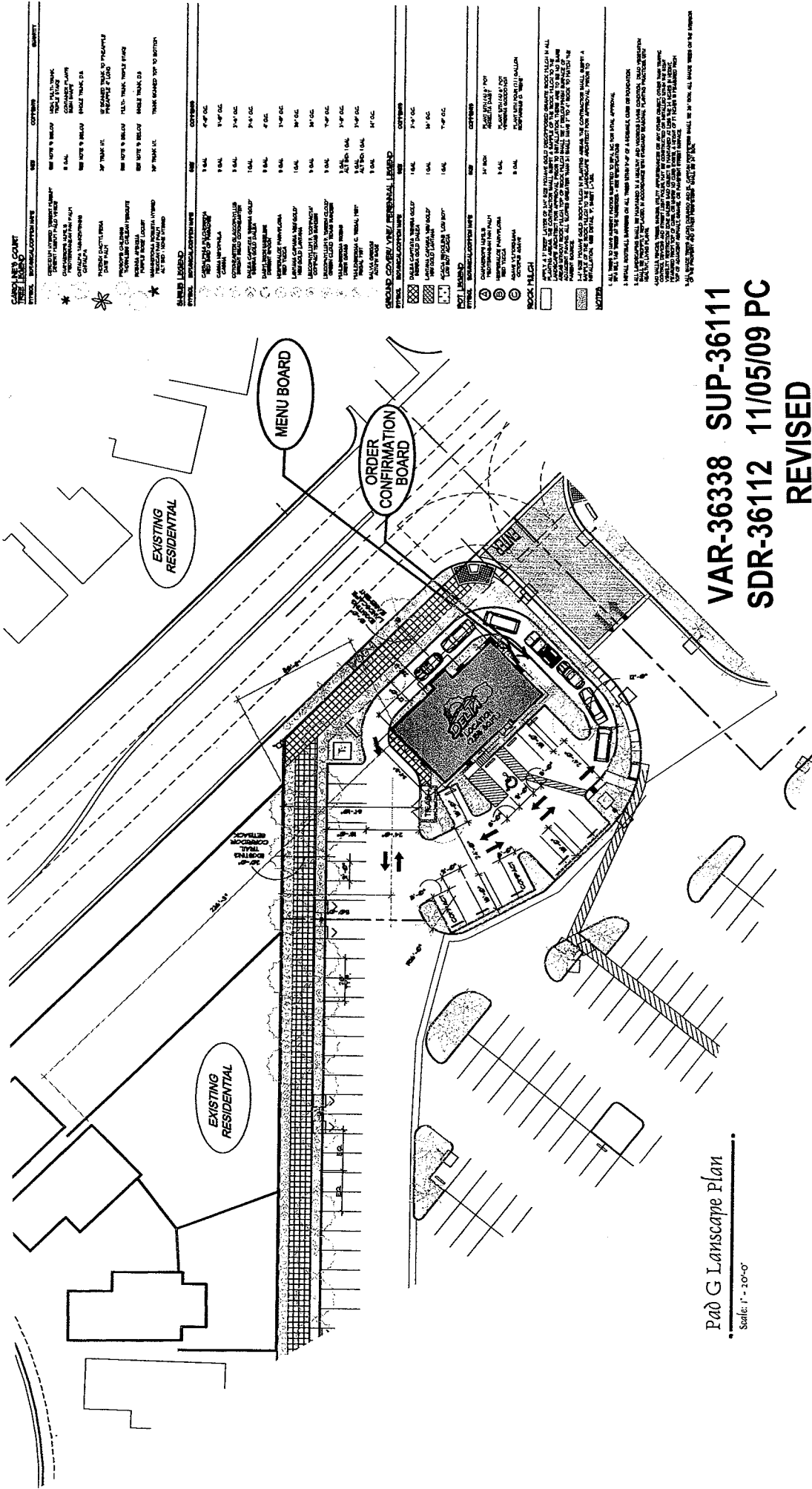
Note: This Design is Conceptual in Nature, and No Guarantee of its accuracy is implied.



Site Plan

Scale: 1" = 80'-0"

North



VAR-36338 SUP-36111
SDR-36112 11/05/09 PC
REVISED

Pad G Landscape Plan
 Scale: 1" = 20'-0"

Caroline's Court (Def Taco Pad G)

North

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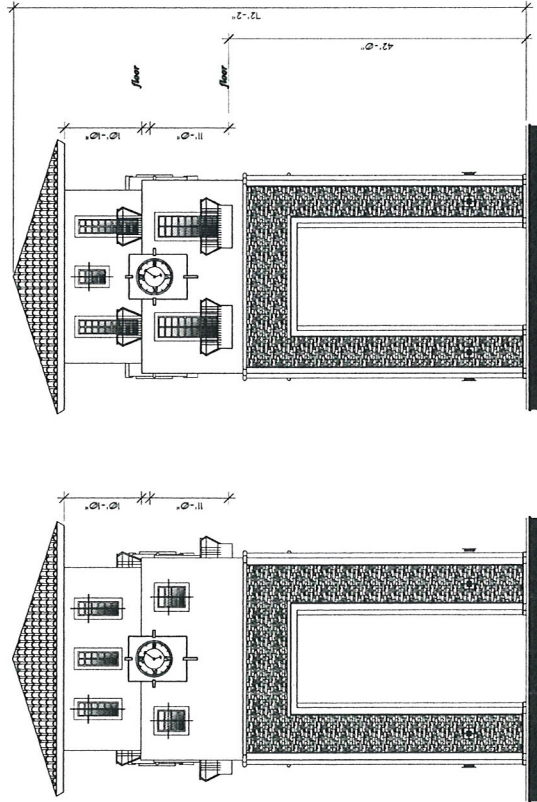
Irishian Architecture, Inc.

Created by 11/14/2009

Log: 1495-1772

OCT 15 2009

OCT 15 2009

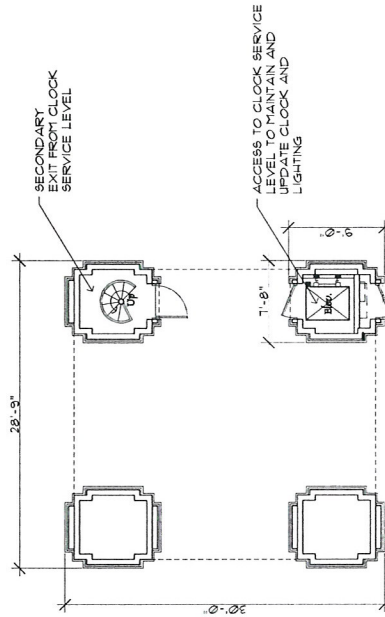


Clock Tower
Elevation Intersection View

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SEP 21 2009

Scale: 1/8" = 1'-0"



Clock Tower
Base Floor Plan

Scale: 3/16" = 1'-0"

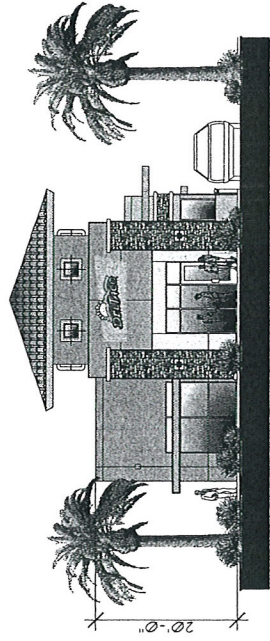
Caroline's Court (Clock Tower)

September 1, 2009
Los Alamitos, CA

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SDR-36112
11/05/09 PC

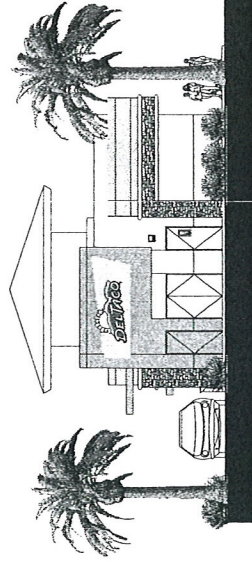
North

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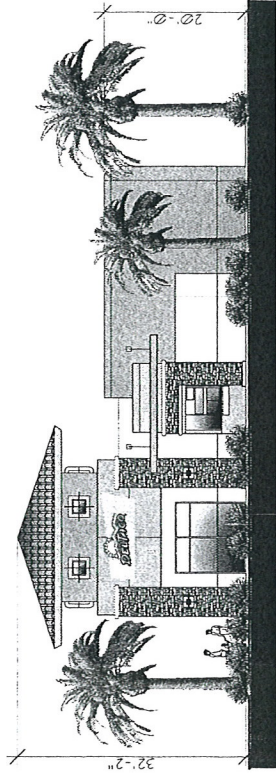
South Elevation

Scale: 1/8" = 1'-0"



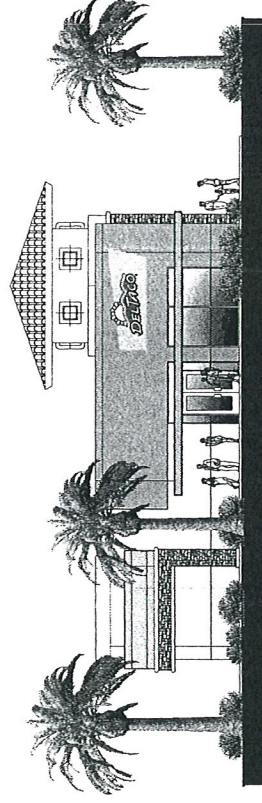
North Elevation

Scale: 1/8" = 1'-0"



East Elevation

Scale: 1/8" = 1'-0"



West Elevation

Scale: 1/8" = 1'-0"

- PT-1 Frazee: Beach Grass 775IW
- PT-2 Frazee: Tannery 775D
- PT-3 Frazee: Contemporary Maple 7786N
- PT-4 Frazee: Antique Pine 8165D

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07270 Lease

Caroline's Court (Del Taco Pad G)

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SDR-36112
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Architect: Design

11/05/09 PC

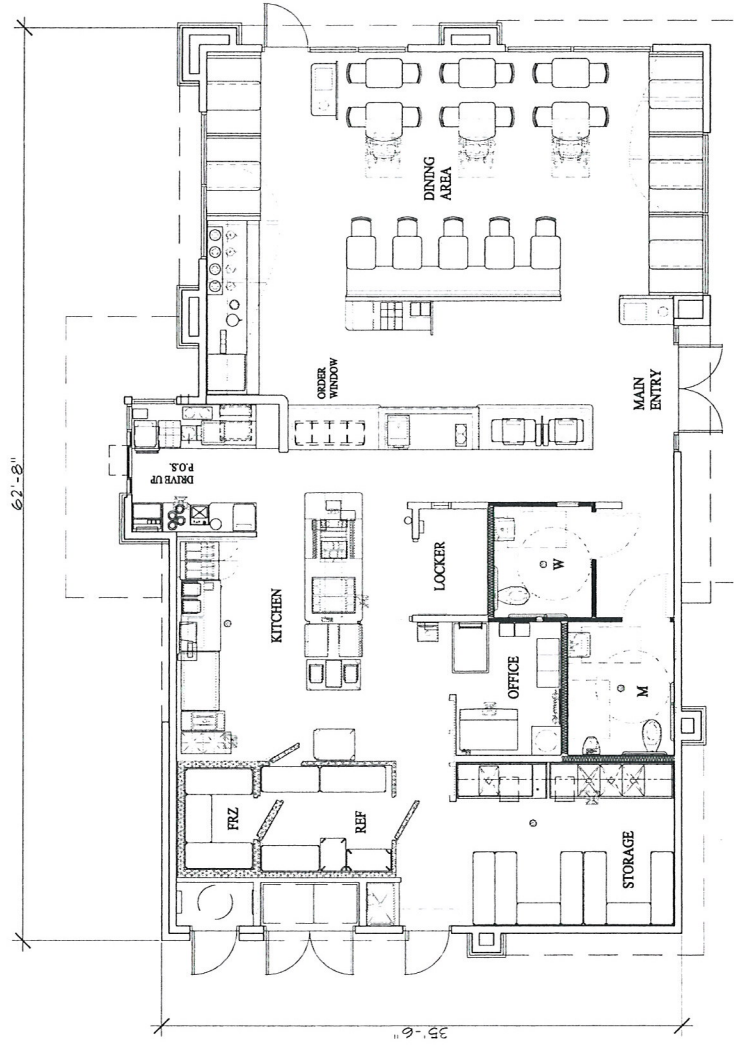
August 31, 2009

Architect: Design



Indigo Architecture, Inc.

703 456-3771



Floor Plan 2,155 Gross SF
 Scale: 1/4" = 1'-0"

OCCUPANT LOAD			
MAXIMUM OCCUPANT LOAD CALCULATION			
DINING	(ASSEMBLY - UNCONCENTRATED)	228 S.F. / 15	35.27
KITCHEN	FIXED SEATS	214 S.F.	32
MECH. EQUIP.	(COMMERCIAL)	692 S.F. / 200	3.46
LOCKER ROOM	(EMPLOYEES)	53 S.F. / 300	177
OFFICE	(BUSINESS AREA)	41 S.F. / 50	82
RESTROOMS	(2)	38 S.F. / 100	38
COOLER	(COOLER / FREEZER)	218 S.F. / 200	1.09
HALLWAY	(2)	183 S.F. / 300	61
		62 S.F. / 200	31
TOTAL MAXIMUM OCCUPANT LOAD			75
EXIT WIDTH			
2000 IBC, TABLE 1005.1			
EXIT WIDTH = OCCUPANT LOAD x 0.2 (EXIT FACTOR) 75 x 0.2 = 15			
15 INCHES = 1'3" REQUIRED			
15'-0" TOTAL EXIT WIDTH PROVIDED AT THREE (3) DOORS			

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Caroline's Court (Def Taco Pad G)

North

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Schuyler Design

September 22, 2009
 Las Vegas, Nevada

SDR 36112				
Caroline's Court				
NWC El Capitan Way & Durango Dr.				
Proposed 6.93 thousand square foot restaurant with drive-thru and retail amendment.				
Traffic produced by proposed development:				
Approved Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	41.5	11.01	457
AM Peak Hour			1.55	64
PM Peak Hour			1.49	62
Approved Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	76.684	42.94	3,293
AM Peak Hour			1.03	79
PM Peak Hour			3.75	288
Approved Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	2.65	496.12	1,315
AM Peak Hour			53.11	141
PM Peak Hour			34.64	92
Approved Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	8.94	127.15	1,137
AM Peak Hour			11.52	103
PM Peak Hour			10.92	98
Approved Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HOME IMPROVEMENT SUPERSTORE [1000 SF]	139.41	29.80	4,154
AM Peak Hour			1.20	167
PM Peak Hour			2.45	342
Net Approved Use	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	COMMERCIAL SUBDIVISION [1000 SF]	269.18		10,356
AM Peak Hour				554
PM Peak Hour				880
Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	41.5	11.01	457
AM Peak Hour			1.55	64

PM Peak Hour			1.49	62
Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	95.619	42.94	4,106
AM Peak Hour			1.03	98
PM Peak Hour			3.75	359
Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	4.555	496.12	2,260
AM Peak Hour			53.11	242
PM Peak Hour			34.64	158
Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HOME IMPROVEMENT SUPERSTORE [1000 SF]	120.578	29.80	3,593
AM Peak Hour			1.20	145
PM Peak Hour			2.45	295
Net Proposed Use	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	COMMERCIAL SUBDIVISION [1000 SF]	262.252		10,416
AM Peak Hour				549
PM Peak Hour				874
Net Change	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	COMMERCIAL SUBDIVISION [1000 SF]	-6.93		60
AM Peak Hour				-5
PM Peak Hour				-6
Existing traffic on all nearby streets:				
El Capitan Way				
Average Daily Traffic (ADT)	17,325			
PM Peak Hour	1386			
(heaviest 60 minutes)				
Durango Dr.				
Average Daily Traffic (ADT)	33,400			
PM Peak Hour	2,672			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets				
	Adjacent street ADT			
	Capacity			
El Capitan Way	32775			
Durango Dr.	51800			

This proposed amendment will potentially add 60 trips per day more, on El Capitan Way and Durango Dr., than the previous approval. El Capitan is currently at about 53 percent of capacity and Durango is at about 64 percent of capacity.				
Based on Peak Hour use, this amendment will add roughly 6 less cars into the area than the previous approval.				
Note that this report assumes all traffic from this development uses all named streets.				