

APPLICATION FOR DETERMINATION OF PUBLIC- CONVENIENCE OR NECESSITY

ALCOHOL SALES

Pursuant to Section 23958 and 23858.4 California Business and Professions Code

TO BE SUBMITTED TO CITY CLERK'S OFFICE ROOM 395, CITY HALL ,

CD 12

COUNCIL FILE NO. 11-0986

BACKGROUND INFORMATION

TIME LIMIT FILE: - _____

As part of the application, the applicant must submit the names and addresses of property owners of all property adjacent (including across the street/alley) to the subject property on gummed labels. Applicant must also submit the following information: 1) notarized signature, 2) a site plan prepared by a map maker (see Planning Department for map maker's list), 3) one 4- by 6-inch picture of the property from each side of the site, and 4) a copy of all previous building permits for the site (Room 400; 201 North Figueroa Street. When you meet with ABC to, get the crime and license concentration information for your site, you must bring back the ABC information (on the ABC form) to the Ch Clerk.

Project Name	<u>USA Gas Station – CUB Application</u>
Address	<u>19301 Parthenia Avenue, Northridge 91324</u>
Type of Business	<u>Gas station mini-mart</u>
Applicant	<u>Tesoro West Coast Company, LLC</u>
	<u>Name</u>
	<u>19100 Ridgewood Pkwy San Antonio, TX 87261</u>
	<u>Address</u>
	<u>Ph: 210-626-4407 (John Ramsey)</u>
	<u>Phone Number/Fax Number</u>
Property Owner	<u>Tesoro Sierra Properties, LLC</u>
	<u>Name</u>
	<u>19100 Ridgewood Parkway San Antonio TX 87261</u>
	<u>Address</u>
	<u>210 626 4407</u>
	<u>Phone Number/Fax Number</u>
Representative	<u>Valerie Sacks, Liquor License Specialists</u>
	<u>Name</u>
	<u>17383 Sunset Blvd., A310, Pacific Palisades, CA</u>
	<u>Address</u>
	<u>800-222-5777, ext. 130</u>
	<u>Phone -Number/Fax Number...</u>

A. PROJECT DETAILS

THE FOLLOWING QUESTIONS ARE TO-BE ANSWERED BY ALL APPLICANTS.,

- Has the City previously, approved a conditional use permit for alcoholic- beverage sales at this site?
 Yes No If Yes, what Is the City case number(s) 21202461 (CUB)
- Have you recently filed for a new conditional use permit? Yes ___ No. • If Yes, provide the City case number(s) _____

3. -Has a previous ABC license been issued? Yes' ___ No >* If Yes, when and what type of license

4. Type of Alcohol Sales Requested (on or off-site, beer and wine, full alcohol, etc.):
Sale of beer and wine for off-site consumption

5. Size of Business Building is 3020 s.f.; sales area is 1030 s.f.

6. % of floor space devoted to alcoholic beverages 117 s.f., or approx. 11% of sales area

7. Hours of Operation:
- a. What are the proposed hours of operation and which days of the week will the establishment be open? Daily, 24 hours a day, per Case No. ZA 94-0544 (Comm. Corner CUP)
- b. What are the proposed hours of alcohol sales? 10 a.m.-11 p.m., per LAPD Vice recommendation

8. Parking:
- a. Is parking available on the site?...Yes. (if so, how many spaces?) 14 spaces

- b. If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? n/a

- c. Where n/a

- d. How many off-site spaces? n/a

9. Has the owner or lessee of the subject property been suspended from the sale of alcoholic in the last 365 days and if so, for what reasons? Provide ABC case number and a copy of final ABC action.
The owner/operator operates 125 service station minimarts throughout California, 75 of which sell alcoholic beverages, and has not been suspended from the sale of alcohol in the last 365 days at any of those

10. Will video game machines or pool or billiard tables be available for use on the subject property and if so, how many? No.

11. Will you have signs visible on the outside which advertise the availability of alcohol? No.

12. How many employees will you have on the site at any given time? 1-3, depending upon shift

13. Will all employees who sell alcohol attend the local State ABC training class on how to properly sell alcohol? Yes. In addition, company employees who sell alcohol undergo extensive training.

14. What security measures will be taken including~--Please see Attachment D.
- a. Posting of rules and regulations on the premises to prevent such problems as gambling, loitering, theft, vandalism and truancy.
- b. Will security guards be provided and if so, when and how many?
The Applicant will not have a security guard on-site, but the store is equipped with security cameras, and coolers containing alcoholic beverages will be locked outside permitted sales hours.

15. **Will** there be minimum age requirements for patrons? If so, how will this be enforced?
There will be no minimum age requirements for patrons who wish to purchase gas or items for sale other than beer, wine, and tobacco products. Age requirements will be strictly enforced for the sale of those items.
16. Are there any other alcoholic beverage outlets within a 600-foot radius of the site? Provide names and address of such business and type of business.
Costco 8810 Tampa Avenue Type 21 (off site, full line)
17. Are there any schools (public or private and including nursery schools) churches or parks within 1,000 feet of your proposed business? Where? (Give Address)
There are no schools or parks within 1000 feet of the Site. There are four churches within 1000 feet: House of Light (19408 Londelius St. – approx. 600 ft from Site); Casa De Oracion (19359 Londelius St., approx. 800 ft. from Site); Valley Four Square (19415 Business Center Dr., approx. 1000 ft.); and Harvest Celebration (19444 Business Center Dr., approx. 1000 ft.).
18. Will the exterior of the site be fenced and locked when not in use?
The gas station is open 24/7. However, the beer and wine will be kept in a refrigerated case which will be locked outside of the permitted hours of sales, and the storage areas for these items will also be kept locked.
19. Will the exterior of the site be illuminated with security lighting bright enough to see patrons from the street? The exterior of the site is kept well-lit for the convenience and security of the gas station patrons

B. THE FOLLOWING QUESTIONS ARE TO BE ANSWERED WHERE ONLY THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES IS SOUGHT:

1. Will the gross sale of alcohol exceed the gross sale of food items -on a quarterly basis?
No. Based on experience with other locations, the gross sale of alcohol will only be about 19% of merchandise sales (excluding gasoline), and less than 3% of all sales.
2. Will cups, glasses, or other similar containers be sold which might be used for the consumption liquor on the premises? The only containers on-site will be those for the consumption of fountain drinks and coffee.
3. Will beer and wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)? Beer will be sold in 24 oz. cans. Wine coolers will not be sold at all.
4. Will "fortified" wine (greater than 16% alcohol) be sold? No.

C. THE FOLLOWING QUESTIONS -ARE TO BE ANSWERED WHERE ONLY THE ON-SITE SALE OF ALCOHOLIC BEVERAGES IS SOUGHT:

1. What Is the occupancy load as determined by the Fire Department (number of patrons)?

2. What is the proposed seating in all areas? _____
3. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.? (Specify?) _____
4. If a cocktail lounge is to be maintained incidental to a restaurant, the required floor plans must show details of the cocktail lounge and the separation between the dining and lounge facilities.

5. **Food Service**

- a. Will alcohol be sold without a food order? _____
- b. Will there be a kitchen on the site as defined in the Los Angeles Municipal Code? _____

6. Will discount alcoholic drinks or a "Happy Hour" be offered at any time? _____

Provide a copy of the proposed menu if food is to be served.

D. **PUBLIC CONVENIENCE AND NECESSITY EVALUATION**

The City of Los Angeles is very concerned if a new request to sell alcohol is subject to one of the conditions below. There is a strong likelihood that the City will deny your "public convenience or necessity" application if one of the above-listed conditions apply to your site. (It is strongly suggested that you contact your Council Office and discuss your project. If the Council Office does not oppose your project, you should then check with your local area police vice unit as well as the Planning Department Public Counter at (213) 977-6083 for the determination of whether the proposed site is within a Specific Plan area, and the Community Redevelopment Agency (CRA) project staff at (213) 977-1682 or 977-1665, to determine if your site is in a CRA Project Area. If any of the five conditions listed below apply to your site, you should carefully consider if you want to file for a Public Convenience or Necessity finding.

1. The proposed site is in an area with a long-term level of undue concentration of alcoholic beverage outlets. Please see attached.
2. The geographic area is the target of special law enforcement activity, i.e, police task force is working on reducing vice in the area, or eliminating juvenile crime (such as cruising or graffiti) or gang activity. Please see attached.
3. The proposed site is in close proximity to sensitive uses, including schools, parks, churches, youth activities, homeless shelters, Mental health or alcohol or drug treatment centers. Please see attached.
4. The geographic area has elevated levels of alcohol-related crimes, including but not limited to: 'public intoxication, Arriving under the influence, assault, vandalism, prostitution, drug loitering. Please see attached.
5. The proposed site is located in a Specific Plan or Community Redevelopment Agency Project area which specifically includes a policy to control future alcoholic beverage sales. Please see attached.

E. If the project site is not subject to one of the above criteria, your project will be evaluated by the City Council with consideration given to the following possible benefits and detriments to the community:

Please see attached.

I. **Possible Benefits**

Would the business: ...

- a. **Employ local residents (how many)**
- b. Generate taxes (provide estimate)
- c. - Provide- unique goods and -services (which
- d. Result in an aesthetic upgrade to the neighborhood (in what exact way)
- e. Contribute to the long term economic development (how)
- f. Provide a beneficial cultural/entertainment outlet (specify)

F. APPLICANT'S AFFIDAVIT

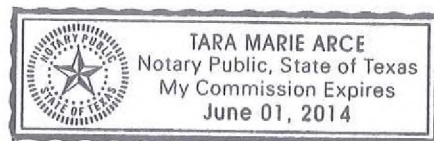
Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the Owner with power of attorney or officers of a corporation.(submit proof)~
- b. The Information presented is true and correct to the best of my knowledge.

John R. Ramsey
 Applicant signature

8/18/10
 Date

Signature of property owner if tenant or lessee is filling application



State of Texas

County of Bexar

On 8/18/10 before me, Tara Marie Arce
Date Name of Notary Public

personally appeared John R. Ramsey
Name(s) of

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which *the person(s) acted, executed the*instrument.

WITNESS my hand and official seal.

[Signature]
 Signature of Notary Public



* The Planning Department has a list of private map makers who will prepare the names and addresses for you. This list is available at the public counter, Room 300, Counter N, 201 North Figueroa Street or **6251 Van Nuys - Boulevard, Van-Nuys**. Alternatively, you may obtain a list of such adjoining owners from the City Clerk's Office (Room 730, 201 North Figueroa Street) or from a title company and prepare the labels yourself.

** You may add additional pages to your response if needed. Please utilize numbering system of this form to assist in the review of the responses.

Project Description
Application for Determination of Public Convenience of Necessity
19301 Parthenia Avenue, Northridge

The Applicant, Tesoro West Coast Company, LLC ("Applicant"), is the corporate entity that operates the existing gas station and minimart located at 19301 Parthenia Avenue in Northridge ("Site"). The Applicant is a subsidiary of Tesoro Refining and Marketing Company ("Tesoro"), as is the owner of the Site, Tesoro Sierra Properties, LLC ("Owner"). Tesoro and its subsidiaries operate over 120 gas stations with convenience stores throughout California under the name USA Gasoline ("USA Gasoline"). Tesoro and/or its subsidiaries have been the owner and operator of this location since 1974.

In 1994, USA Gasoline Corporation applied for several approvals from the Planning Department, per Case No. ZA 94-0544(CUZ)(CUB). On October 5, 1994, the Zoning Administrator approved a Conditional Use Permit pursuant to L.A.M.C. Section 12.24 C 56 to permit the "construction, use and maintenance of a convenience store in conjunction with the remodeling of an existing gasoline service station, operating 24 hours per day, seven days a week." On that same date, the Zoning Administrator denied a conditional use permit to permit the sale and dispensing of beer and wine for off-site consumption in conjunction with a proposed convenience store." That decision is attached to this Application packet.

Now, more than fifteen years after that last attempt, the Applicant would like to once again request permission to sell beer and wine for off-site consumption at the convenience store. The Applicant believes that this request should be granted, for the reasons set forth in the Proposed Findings attached to the CUP application filed on August 24, 2010. To summarize, these factors include the following:

- The Applicant is a very responsible company and will ensure that the negative impacts sometimes associated with alcohol sales do not occur in this or any other of its locations.
- The Applicant has a very solid record of compliance with the ABC with respect to alcohol sales at its many other gas station minimarts throughout the state of California. The same training and security measures that have ensured successful compliance elsewhere will ensure successful locations at this location.
- The Applicant has been at this location for approximately 36 years and owns both the land and the service station. This stability ensures that the Applicant will be the operator at this location and will remain the party responsible for compliance with conditions imposed by the CUB and ABC.
- The Applicant's intent is to have these products available for customers who are primarily at that location to fill up their gas tanks, and is receptive to conditions of approval that will help ensure that the location does not attract an undesirable element.
- The Site is an appropriate location: it is not located in a high crime area; is at least 600 feet away from the closest "sensitive use"; is at a busy commercial intersection; and is not near parks, schools, or other locations attractive to teenagers.

ATTACHMENT D

Tesoro West Coast LLC, DBA USA Gasoline #68176
Application for Determination or Public Convenience of Necessity
19301 Parthenia Avenue, Northridge

The Applicant, Tesoro West Coast Company, LLC ("Applicant"), is the corporate entity that operates the existing gas station and minimart located at 19301 Parthenia Avenue in Northridge ("Site"). The Applicant is a subsidiary of Tesoro Refining and Marketing Company ("Tesoro"), as is the owner of the Site, Tesoro Sierra Properties, LLC ("Owner"). Tesoro and its subsidiaries operate over 120 gas stations with convenience stores throughout California under the name USA Gasoline ("USA Gasoline"). Tesoro and/or its subsidiaries have been the owner and operator of this location since 1974.

The Applicant has requested a Conditional Use Permit pursuant to Los Angeles Municipal Code ("LAMC") Section 12.24 W 1 to enable it to sell beer and wine at an existing gas station minimart for off-site consumption.

Because there are five off-site licenses in the census tract where four are permitted, the Applicant must request a Determination of Public Convenience and Necessity ("PCN"). None of the other conditions listed as a triggering factor for a PCN are applicable here. Specifically, Section D of the PCN Application identifies the following five conditions:

- 1. The proposed site is in an area with a long-term level of undue concentration of alcoholic beverage outlets.

Response: Based on current records of the Alcoholic Beverage Control Department ("ABC"), it appears that there were four off-site licenses in the Census Tract where four were permitted. The off-site uses are as follows:

Name	Address	License Type	Expiration
7 Eleven	8707 Corbin Avenue	20 (off-site beer & wine)	6/30/2011
Westminster Fuel Inc.	19655 Parthenia Avenue	20 (off-site beer & wine)	5/31/2011
Target Corporation	8840 Corbin Avenue	20 (off-site beer & wine)	11/30/2010
Alta Dena Dairy	8321 Tampa Avenue	20 (off-site beer & wine)	1/31/2011
Liquor Stop n Go	20001 Roscoe Boulevard	21 (off-site full line)	2/28/2011

In late 2008, the Target at 8840 Corbin Avenue obtained a Conditional Use Permit and a Type 20 license (off-site beer and wine), making that the fifth off-site license in the census tract, one over the permitted four. Therefore, the Site is not in an area with a long-term level of undue concentration.

It should be noted that, other than the Target, the other four licensees have "grandfathered" rights to sell alcohol. None of them are subject to Conditional Use scrutiny. The Applicant, on the other hand, will be required to obtain and comply with a Conditional Use Permit. This means that appropriate conditions can be imposed to ensure that the Applicant's sale of beer and wine products is done responsibly and in a manner which would be unlikely to cause the

negative impacts sometimes associated with these uses. Thus, unlike their competitors (except for Target), the Applicant will be required to ensure that any graffiti on the Site is cleaned up promptly; that the landscaping and parking lot are well-maintained; that alcohol sales are limited to appropriate times; and that alcoholic products are not kept at the front of the store. Some or all of these conditions are present at some or all of the alcohol outlets in the census tract which are not governed by conditional use permits.

Finally, even this level of concentration is somewhat deceptive. Three of the five licensees are clustered on the same block – 7 Eleven, Westminster Fuel, and Target. The other two licensees as well as the Applicant's Site are distributed at greater intervals throughout the census tract.

2. The geographic area is the target of special law enforcement activity, i.e. police task force is working on reducing vice in the area, or eliminating juvenile crime (such as cruising or graffiti) or gang activity.

Response: The geographic area is not the target of such activity. In fact, it is not within a high crime reporting district. In addition, the Applicant reached out to the Los Angeles Police Department Vice unit responsible for this area, and they have already indicated that they have no particular concerns nor opposition regarding the proposed use at this location, provided that the standard conditions of approval are incorporated into any grant. As stated on the PCN Application and the CUP Application, the Applicant will limit the hours of alcohol sales to the hours recommended by the LAPD (10 a.m. – 11 p.m.); will not sell wine coolers, individual cans of beer smaller than 24 ounces, fortified wine, or other items deemed attractive to the kinds of "problem users" that all parties, including the Applicant, want to discourage; and is amenable to other conditions of approval to ensure appropriate use of the grant.

3. The proposed site is in close proximity to sensitive uses, including schools, parks, churches, youth activities, homeless shelters, mental health or alcohol or drug treatment centers.

Response: The proposed site is not in close proximity to any of these sensitive uses. The Site is located at the intersection of two major commercial thoroughfares in a commercialized area of Northridge. The Site is a corner parcel immediately adjacent to a McDonald's to the west along Parthenia and a small shopping center to the north along Tampa. Across Tampa Avenue is a Sports Authority. There are single and multi-family dwellings on the other two corners. To the rear of the Site is an industrially zoned area. There are no parks, schools, day care facilities, or similar sensitive uses within 500 feet of the Site. Between 500 and 1000 feet, "as the crow flies," there are four churches. However, the shortest path of travel between the gas station and the nearest sensitive use, the House of Light Church, is approximately ¼ mile.

4. The geographic area has elevated levels of alcohol-related crimes, including but not limited to public intoxication, driving under the influence, assault, vandalism, prostitution, drug loitering.

Response: The geographic area is not in an area where there are elevated levels of these kinds of crimes. In fact, it is not within a high crime reporting district at all. In addition, the Applicant reached out to the Los Angeles Police Department Vice unit responsible for this area, and they have already indicated that they have no particular concerns nor opposition regarding the proposed use at this location, provided that the standard conditions of approval are incorporated into any grant. As stated on the PCN Application and the CUP Application, the Applicant will limit the hours of alcohol sales to the hours recommended by the LAPD (10 a.m. –

11 p.m.); will not sell wine coolers, individual cans of beer smaller than 24 ounces, fortified wine, or other items deemed attractive to the kinds of "problem users" that all parties, including the Applicant, want to discourage; and is amenable to other conditions of approval to ensure appropriate use of the grant.

5. The proposed site is located in a Specific plan or Community Redevelopment Agency project area which specifically includes a policy to control future alcoholic beverage sales.

Response: The Site is not located in a Specific plan or Community Redevelopment Agency project area which specifically includes a policy to control future alcoholic beverage sales.

E. Possible Benefits and Detriments of the Proposed Use.

1. Possible Benefits of the Proposed Use.

The Applicant employs approximately 7-9 local residents and generates approximately \$600,000 in tax revenue annually. The Applicant anticipates that approval of the request will lead to increased business and an increase in tax revenues both from fuel sales and from non-fuel purchases made by customers whose primary purpose for visiting the Site is to fill their tanks.

While it will not result in an aesthetic upgrade to the neighborhood because the request, if approved, will not trigger any changes to the exterior of the Site, the Applicant's Site is extremely well-maintained. Insofar as approval of the request will help ensure that the Applicant is able to remain economically viable well into the future, approval will also help ensure that a responsible business operator who cares about the appearance of its facility will remain on the Site. Likewise, having a stable business operator on the premises over the long run will contribute to the long-term economic development of the immediate area. There are many empty store fronts a short distance away from the Site; the Applicant's ability to remain economically viable and maintain the Site in its current manner well into the future supports the economic vitality of the area. This is particularly the case because the Site is prominently located at the corner of two major thoroughfares. If the Site became vacant or a less responsible operator moved in to that location, it could cast an unattractive pall over the surrounding area.

Finally, the Applicant believes that it is good policy to approve this request. The Applicant is a responsible, stable company, and is simply seeking to operate on a parity with other local businesses. In particular, the attached print out from the City Council's website reflects that ten other Public Convenience or Necessity applications have been unanimously approved in the same Council District since 2004. While many of these are different types of uses – the Target, CVS Pharmacy, and Fresh & Easy – several of the uses are comparable to that at issue here. In particular, on March 2nd, 2007, the City Council unanimously approved an Application for determination of Public Convenience or Necessity for alcohol sales for off-site consumption at a gas station car wash and mini-mart located in Council District 12 at 8900 Corbin Avenue in Northridge. This location is slightly north of the Target, and therefore on the same block as at least three other existing sellers of alcohol for off-site consumption (the 7-11 and Westminster Fuel, operating as a Mobil, mentioned above). While the City Council is, of course, not required to approve this request, the Applicant believes that it is good policy to treat similarly situated applicants in a similar manner.

2. Possible Detrimental Impacts of the Proposed Use.

The business will not lead to excessive calls to the Police Department; drains on already strained police resources; high rates of alcoholism, homelessness, and so forth; and is not located near a large "youth" population. As stated above, the Site is not located in an area where any of these concerns are particularly at issue. In addition, the Applicant reached out to the Los Angeles Police Department Vice unit responsible for this area, and they have already indicated that they have no particular concerns nor opposition regarding the proposed use at this location, provided that the standard conditions of approval are incorporated into any grant. As stated on the PCN Application and the CUP Application, the Applicant will limit the hours of alcohol sales to the hours recommended by the LAPD (10 a.m. – 11 p.m.); will not sell wine coolers, individual cans of beer smaller than 24 ounces, fortified wine, or other items deemed attractive to the kinds of "problem users" that all parties, including the Applicant, want to discourage; and is amenable to other conditions of approval to ensure appropriate use of the grant.

3. With regard to the Operation of the proposed business explain:

- a. The method of business operation (volume of alcohol to food sales, late hours, high % unskilled staff, high percentage of underage staff)

In terms of the projected volume of beer and sales to food sales, to sales of other non-fuel items, and to total sales (including fuel), the Applicant anticipates that the volume will be small. Based upon the Applicant's experience with other locations, sales of beer and wine products will be approximately 25% of food sales; approximately 19% of total non-fuel sales, and about 2.6% of all sales, including fuel.

In terms of the hours of operation, the Applicant's minimart is open 24 hours a day, 7 days a week. However, the Applicant is proposing to limit the hours of beer and wine sales to between 10 a.m. and 11 p.m., as requested by the Vice unit of the Los Angeles Police Department.

In terms of the Applicant's employees, the Applicant trains them to ensure that they know all the rules and regulations applicable to sales of these products and other products that cannot be sold to minors, such as tobacco products. The Applicant also anticipates that, if the Conditional Use Permit Application is approved, the Zoning Administrator will require the Applicant's employees to undergo STAR training as well. The Applicant provides benefits to employees that are superior to typical industry practices, such as educational reimbursement, generous vacation time, generous short-term disability pay, 401(k)s with company matching, life insurance, and medical and dental coverage. These practices and other programs encourage retention of employees and discourage turnover. Finally, the Applicant does not hire employees under the age of 21 to work at its stores.

- b. Would the business duplicate a nearby business already in existence?

There are no gas station mini-marts in the immediate vicinity. The closest one is the Mobil Station (dba Westminster Fuel) on Parthenia and Corbin Avenues, about a half mile away. While this is not a great distance, the nature of gas stations as a business model is that customers typically refuel at locations that are convenient to them. Tampa is a major thoroughfare – even more so than Corbin Avenue. A drive to the Mobil station on Corbin instead because of a patron's desire to purchase beer and wine products while refueling could mean going a mile out of one's way. While the Costco at 8810 Tampa is much closer, a visit to Costco is a major

excursion, rather than a quick errand. Therefore, the Applicant does not believe its request is duplicative.

- c. Other non-alcohol sales business options available so alcohol does not have to be sold, e.g. more specialty products, broader range of items like fresh meats or fruits and vegetables, etc.

The Applicant previously attempted to have fresh coffee and a "sandwich bar" available to attract business, but these attempts were not successful. The Applicant's experience with its other locations is that while beer and wine sales do not comprise a significant portion of total revenues, the availability of these items helps attract and retain customers for fuel sales, which is the primary revenue source for the Applicant. Therefore, the Applicant believes that approval of this request and the Conditional Use Permit application will enable the Applicant to attract and retain these customers.

DEY: PD

23958.4 B & P APPLICATION WORK SHEET

APPLICANT: _____

PREMISES ADDRESS: _____

19301 Parkview Dr

LICENSE TYPE: _____

7 n. ridge

1. CRIME REPORTING DISTRICT

LAPD

Jurisdiction is able to provide statistical data for the year 2008.

Reporting District: _____

1782

Total number of reporting districts: _____

1135

Total number of offenses: _____

266,457

Average number of offenses per district: _____

235

120% of average number of offenses: _____

282

Total offenses in district: _____

231

Location is within a high crime reporting district: _____

NO

2. CENSUS TRACT / UNDUE CONCENTRATION: 2008

Census Tract: _____

113401

ON-SALE

OFF-SALE

Population: _____

5037

County Ratio

1: 1159

1: 1618

Number of licenses allowed: _____

5

4

Number of existing licenses: _____

12

5

Undue concentration exists: _____

YES

YES

Letter of public convenience or necessity required: _____

YES

Yes (C. Council)

Three time publication required: _____

3x Yes

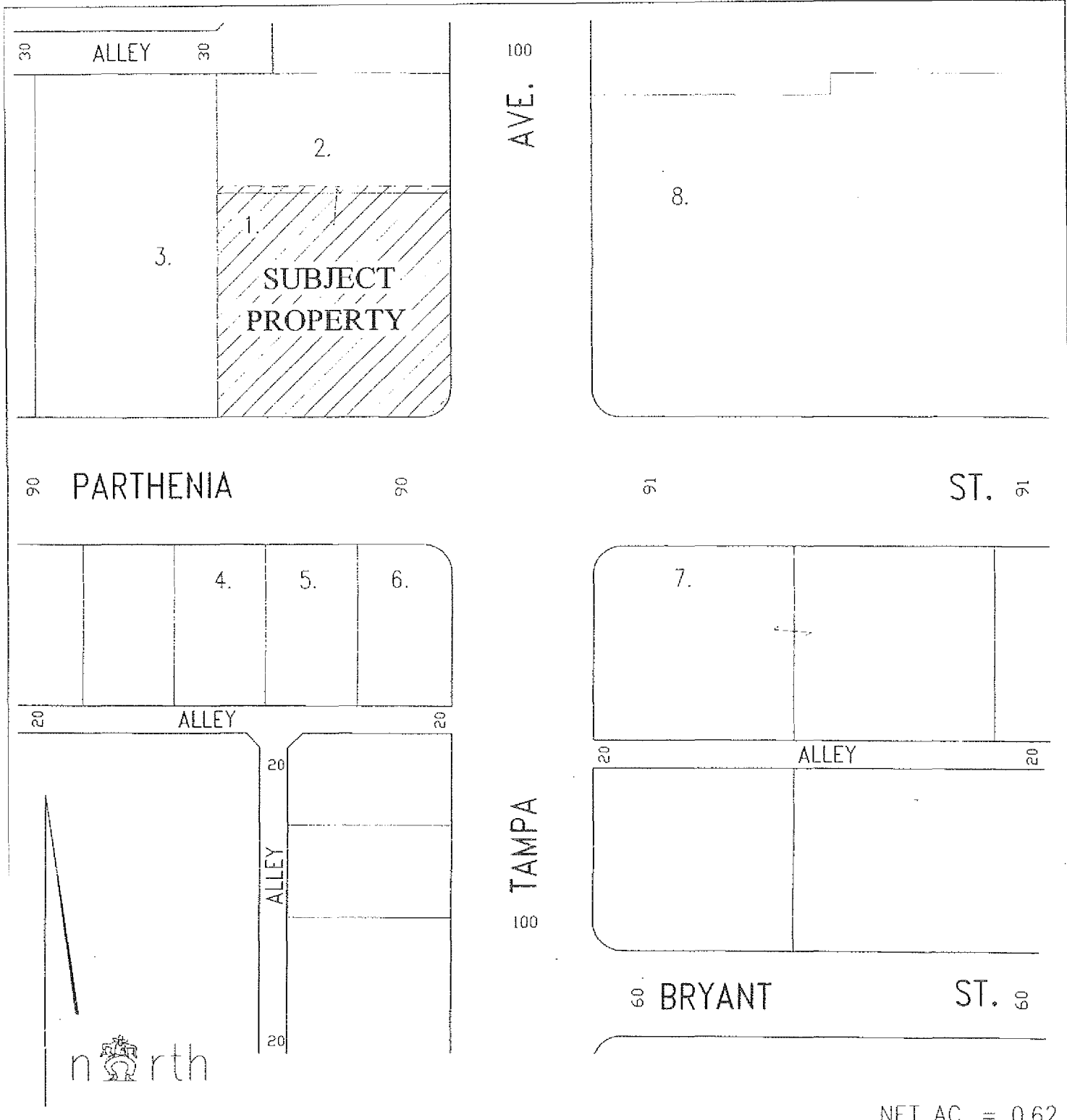
Yes 3x

Person Preparing Data

Date

1-14-10

Supervising Investigator



NET AC. = 0.62

LEGAL: LOT 24, TRACT No. 24353, M.B. 773-65/67

THOMAS BROS.
PAGE: 530
GRID: G/1

C.D. 12
C.T. 1134.01
P.A. 210

CADFILE: TESORO-ABU

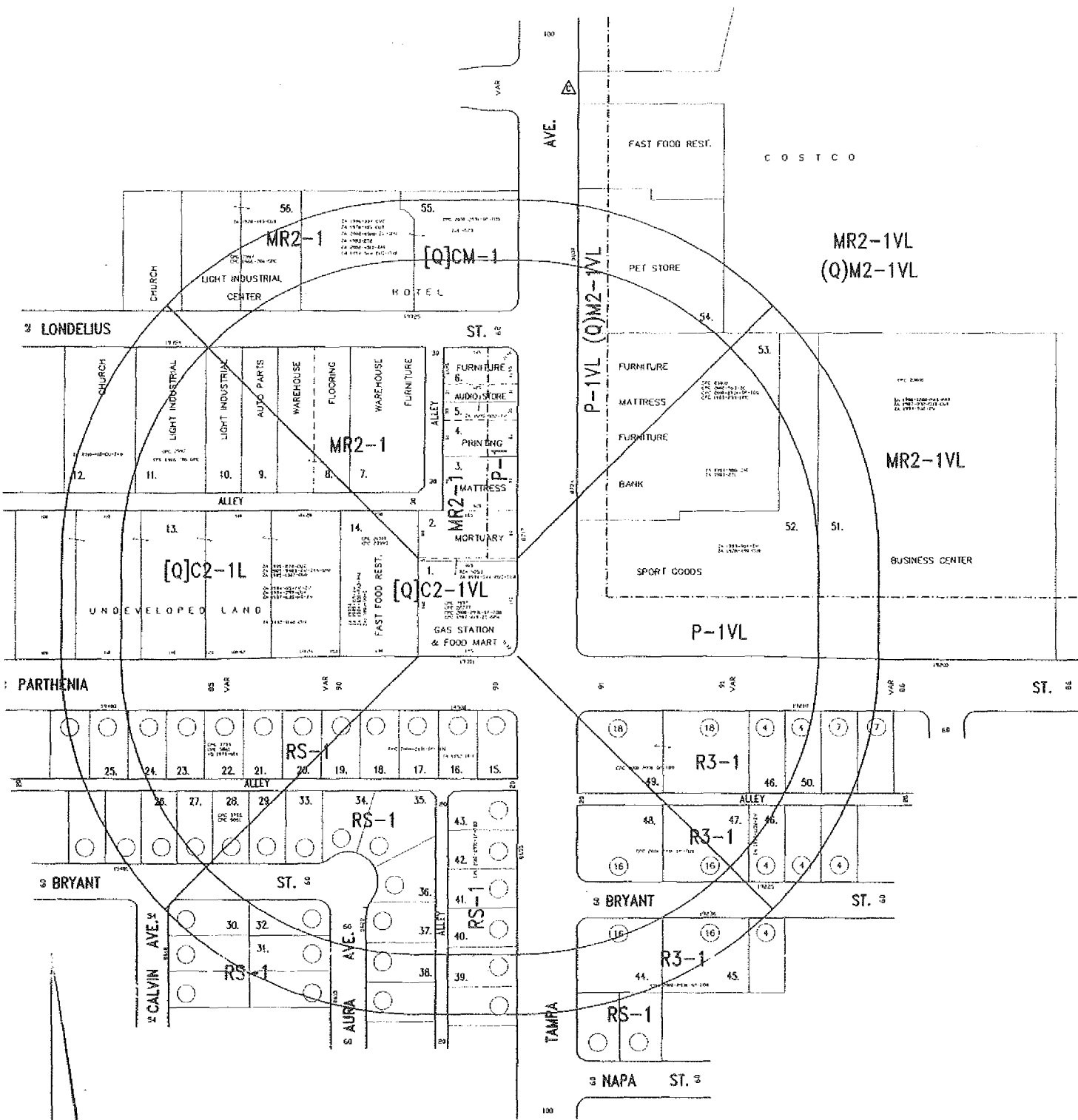
ABUTTING OWNERSHIP MAP

LIQUOR LICENSE SPECIALISTS

17383 SUNSET BLVD., SUITE A-310
PACIFIC PALISADES, CA 90272

CASE NO.:
DATE: MAY 26, 2010
DRAWN BY: AL PRATT
818-346-4096

D.M. NO.: 195 B 117
SCALE: 1" = 100'
USÉS: FIELD
CONTACT PERSON: VALERIE SACKS

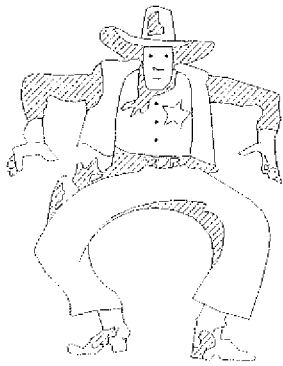


NET AC. = 0.62

- On-site consumption of full line alcoholic beverages
- On-site consumption of beer and/or wine
- Off-site consumption of full line alcoholic beverages
- Off-site consumption of beer and/or wine

LEGAL: POR. LOT 23, ARE 2 AND LOT 24, TRACT No. 24353, M.B. 773-65/67, SEE APPLICATION

<p>THOMAS BROS. PAGE: 530 GRID: G/1</p> <p>C.D. 12 C.T. 1134.01 P.A. 210</p> <p>CADFILE: RESORO-RAD TS 10-2861</p>	<h2 style="margin: 0;">CONDITIONAL USE A.B. <small>OFF SITE</small></h2> <h3 style="margin: 0;">LIQUOR LICENSE SPECIALISTS</h3> <p style="margin: 0;">17383 SUNSET BLVD., SUITE A-310 PACIFIC PALISADES, CA 90272 310-459-3688</p>	<p>CASE NO.:</p> <p>DATE: MAY 26, 2010</p> <p>DRAWN BY: AL PRATT 818-346-4096</p> <p>O.M. NO.: 195 B 117</p> <p>SCALE: 1" = 100'</p> <p>USES: FIELD</p> <p>CONTACT PERSON: VALERIE SACKS 800-222-5777 x30</p>
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THE TROUBLE SHOOTER

22225 Leadwell Street
Canoga Park, CA 91303
(818) 346-4096

**COPY
OF
ABUTTING
OWNERS
LIST**

ABUTTING OWNERS LIST
19301 PARTHENIA ST
NORTHRIDGE, CA 91324

1.
TESORO SIERRA PROPERTIES
300 N CONCORD PLAZA DR
SAN ANTONIO, TX 78216

2.
RALPH W CRAWFORD
P O BOX 4404
CHATSWORTH, CA 91313

14.
FRANCHISE REALTY
P O BOX 66207
CHICAGO, IL 60666

15.
MICHAEL R DRUMMOND JR
19300 PARTHENIA ST
NORTHRIDGE, CA 91324

16.
LUCIA RIVAS
19308 PARTHENIA ST
NORTHRIDGE, CA 91324

17.
MARIA S SIBALA
19314 PARTHENIA ST
NORTHRIDGE, CA 91324

49.
PARTHENIA TWINS APTS
224 S SANTA ANITA AVE
ARCADIA, CA 91006

52.
TAMPA PARTHENIA
1801 AVE OF STARS #1400
LOS ANGELES, CA 90067

10-2861
LIQUOR LICENSE SPECIALISTS
17383 SUNSET BLVD #A310
PAC PALISADES, CA 90272

10-2861
SACKS RE CONSULTING
8758 VENICE BLVD #101
LOS ANGELES, CA 90034

10-2861
TESORO WEST COAST LLC
15230 LAS VIRGENES RD #200
CALABASAS, CA 91302

10-2861
AL PRATT
22225 LEADWELL ST
CANOGA PARK, CA 91303



THE TROUBLE SHOOTER

22225 Leadwell Street

Canoga Park, CA 91303

(818) 346-4096

I hereby certify that to the best of my knowledge the attached radius map correctly depicts the required data obtained from records of the Office of the City Engineer, City Clerk and/or City Planning Department of the City of Los Angeles and, where appropriate, the State Division of Highway.

I further hereby certify that to the best of my knowledge and under the penalty of perjury, the attached ownership list correctly shows the latest names and addresses of the City Clerk's records as of the following date: 5-26-10. In certain circumstances, such as in annexation proceedings, where there may be no City Clerk's records, the records of the County Assessor's Office may be accepted by the Planning Commission.

K A Pratt

Signature

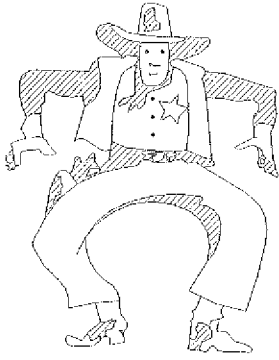
I hereby certify that to the best of my knowledge and under the penalty of perjury, the attached occupants list correctly indicates addresses of the required occupants that fall within the radius as of the following date: 5-26-10.

K A Pratt

Signature

The Department shall not accept the application, maps and ownership list which bear a date of more than 90 days prior to the date the application is accepted for EIR process.

The applicant may be required to update the radius map and ownership list prior to filing the application for action by the Planning Commission or Zoning Administrator.



THE TROUBLE SHOOTER

22225 Leadwell Street
Canoga Park, CA 91303
(818) 346-4096

**ABUTTING
OWNERS
ON
LABELS**

ABUTTING OWNERS LIST
19301 PARTHENIA ST
NORTHRIDGE, CA 91324

1.
TESORO SIERRA PPTYS LLC
300 CONCORD PLAZA DR
SAN ANTONIO, TX 78216

2.
CRAWFORD TRUST
P O BOX 4404
CHATSWORTH, CA 91313

3.
FRANCHISE REALTY INTER
P O BOX 66207
CHICAGO, IL 60666

4.
MARIA S SOBALA
19314 PARTHENIA ST
NORTHRIDGE, CA 91324

5.
LUCIA RIVAS
19308 PARTHENIA ST
NORTHRIDGE, CA 91324

6.
MICHAEL R DRUMMOND
19300 PARTHENIA ST
NORTHRIDGE, CA 91324

7.
PARTHENIA TWINS APRS LP
224 S SANTA ANITA AVE
ARCADIA, CA 91006

8.
TAMPA PARTHENIA LP
1801 AVE OF STARS #1404
LOS ANGELES, CA 90067

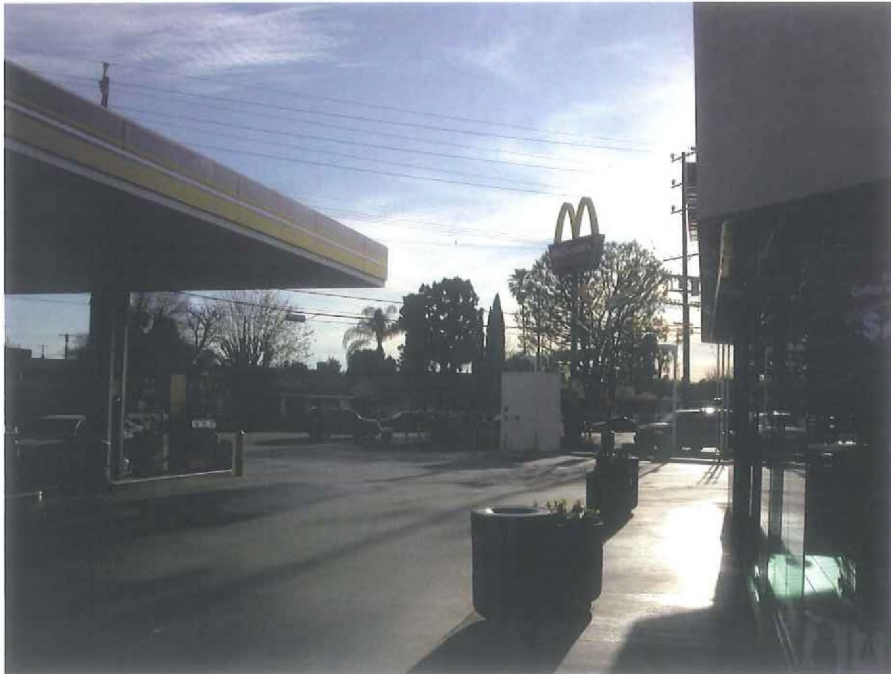
10-2861
LIQUOR LICENSE SPECIALISTS
17383 SUNSET BLVD #A310
PAC PALISADES, CA 90272

10-2861
VALERIE SACKS
1739 S SHENANDOAH ST
LOS ANGELES, CA 90035

USA Gasoline # 68176
19301 Parthenia Avenue, Northridge
Application for CUB per §12.24W1
Application for Determination of Public Convenience or Necessity



A. Canopy over gas sales area looking southerly.



A. From in front of mini mart looking westerly toward neighboring McDonald's.

USA Gasoline # 68176
19301 Parthenia Avenue, Northridge
Application for CUB per §12.24W1
Application for Determination of Public Convenience or Necessity



B. Looking northeasterly across Tampa.

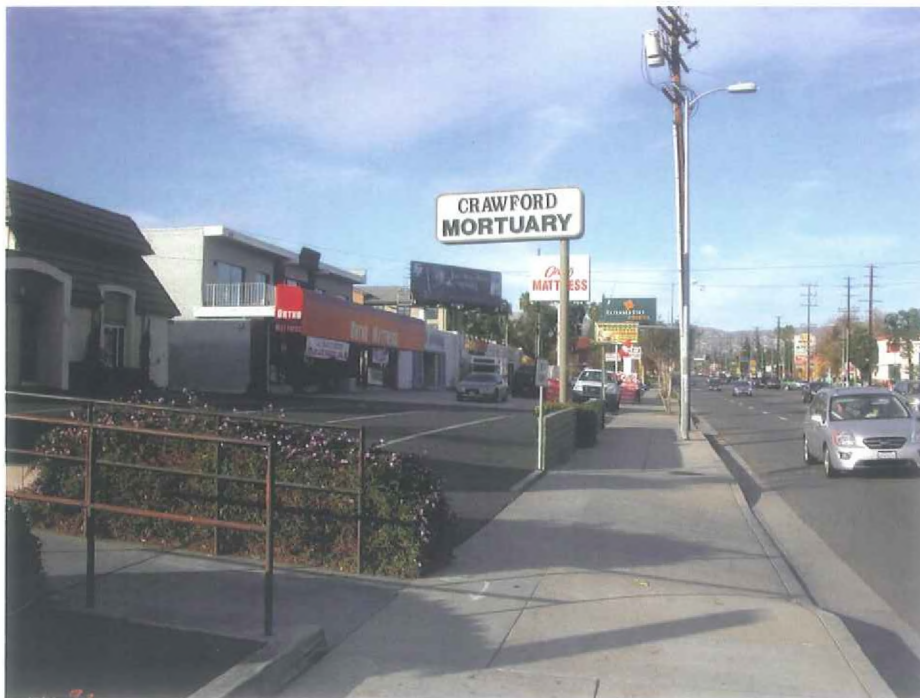


B. Looking at easterly part of Site from just north of Tampa entrance.

USA Gasoline # 68176
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B. From northerly of the Site looking across Tampa in a southeasterly direction.



B. Looking northerly up Tampa along same side of Street.

USA Gasoline # 68176
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C. Looking east from Site across Tampa.



C. Looking westerly at Site from adjacent sidewalk on Tampa.

USA Gasoline # 68176
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D. Looking westerly from parking lot of Site toward minimart.



D. Looking at easterly portion of Site from northerly border.

USA Gasoline # 68176
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E. Looking southerly across Parthenia from westerly part of Site.



E. From westerly part of Site toward adjacent McDonald's.

USA Gasoline # 68176
19301 Parthenia Avenue, Northridge
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E. Looking easterly across Parthenia toward gas sales area, Sports Authority.



E. Looking southeasterly across Parthenia toward apartments.

USA Gasoline # 68176
19301 Parthenia Avenue, Northridge
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Application for Determination of Public Convenience or Necessity



F. Looking southeasterly across intersection toward apartments.



G. Interior of Minimart, looking westerly.

USA Gasoline # 68176
19301 Parthenia Avenue, Northridge
Application for CUB per §12.24W1
Application for Determination of Public Convenience or Necessity



G. Interior of minimart, looking northerly.



G. Interior of minimart, looking southwesterly.

USA Gasoline # 68176
19301 Parthenia Avenue, Northridge
Application for CUB per §12.24W1
Application for Determination of Public Convenience or Necessity



H. Rear of site.

LINN K. WYATT
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS
R. NICOLAS BROWN
SUE CHANG
LOURDES GREEN
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
CITY PLANNING
MICHAEL J. LOGRANDE
DIRECTOR

OFFICE OF
ZONING ADMINISTRATION
200 N. SPRING STREET, 7TH FLOOR
LOS ANGELES, CA 90012
(213) 978-1318
FAX: (213) 978-1334
www.planning.lacity.org

May 20, 2011

John Ramsey (A)(O)
Tesoro West Coast Company, LLC
19100 Ridgewood Parkway
San Antonio, TX 78259

Valerie Sacks (R)
Liquor License Specialists
17383 Sunset Boulevard, Suite A310
Pacific Palisades, CA 90272

CASE NO. ZA 2010-2461(CUB)
CONDITIONAL USE
Related Case: ZA 95-0544(CUZ)(CUB)
19301 Parthenia Street
Chatsworth-Porter Ranch Planning Area
Zone : [Q]C2-1VL
D.M. : 195B117
C. D. : 12
CEQA : ENV 2010-2462-MND
Legal Description: Lot 24, Tract 24353

Pursuant to Los Angeles Municipal Code Section 12.24-W,1, I hereby APPROVE:

a Conditional Use Permit authorizing the sale and dispensing of beer and wine only for off-site consumption within mini-mart and gas station,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be

printed on the building plans submitted to the Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.

6. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
7. Within 45 days of the effective date of this action or mutually agreed upon date, the property owner shall record a covenant acknowledging and agreeing to comply with all the terms conditions established herein shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement must be submitted to the Zoning Administrator for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.
8. The subject authorization shall be for a five (5) year time period. Said time period to begin on the effective day of this action shown elsewhere in the report. If the owner of the land wishes to continue operation as granted herein, he should file a new application with the Office of Zoning Administration. Said application should be filed no later than three months prior to the expiration of this grant and said application must be made on the appropriate forms and fees paid.

The subject authorization is entitled to use Office of Zoning Administration Memorandum No. 122, July 28, 2010 regarding procedures for continuing term-limited Conditional Uses and similar quasi-judicial approvals under the authority of the Zoning Administrator.

9. Approval of Plans Review. At any time during the effective period of this grant, should documented evidence be submitted showing continued violation of any condition of this grant, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator reserves the right to require the applicant to file for a plan approval application together with associated fees, the purpose of which will be to hold a public hearing to review the applicant's compliance with and the effectiveness of these Conditions. The applicant shall prepare a radius map and cause a notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office, and the Los Angeles Police Department corresponding Division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance

abatement/revocation purposes. *(A standard used in the Office of Zoning Administration)*

10. Authorization.
 - a. Beer and wine only for off-site consumption in conjunction within an approximately 2,999 square-foot mini-mart within a fueling station.
 - b. Operating hours of 24 hours, daily pursuant to Case No. ZA 94-0544(CUZ)(CUB).
 - c. The sale of alcoholic beverages shall not exceed 10:00 a.m. to 10:00 p.m. The Department of Alcoholic Beverage Control may restrict the time to fewer hours. *(Volunteered by the project proponent, modified by the Zoning Administrator)*
11. Complaint Response/Community Relations
 - a. Monitoring of complaints. The property owner/operator shall coordinate with the local division of the Los Angeles Police Department regarding appropriate monitoring of community complaints concerning activities associated with the subject facility and to ensure security of the property.
 - b. Complaint monitoring. A 24-hour "hot line" phone number shall be provided for the receipt of complaints from the community regarding the subject facility and shall be:
 - 1) Posted at the entry.
 - 2) Mailed to abutting property owners and tenants.
 - 3) Provided to the Office of Zoning Administration, schools, Certified Neighborhood Council, and local neighborhood homeowner/renter associations, if any.
 - c. Log. The property owner/operator shall keep a log of complaints received, the date and time received and the disposition of the response. The log shall be retained for consideration by the Zoning Administrator at the Approval of Plans Review, if required.
12. Entertainment/Other Services. Neither video games nor pool tables are to be available on the subject property. *(Volunteered in the Application Response o)*
13. Environmental Mitigation Measures. Comply with the environmental mitigation measures of Mitigated Negative Declaration No. ENV 2010-2462-MND, attached *(complete copy of mitigation measures in Environmental case file)*. Pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that any mitigation conditions are implemented and maintained

throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

14. Maintenance: The subject property, including any associated parking facilities and abutting streets, sidewalks and alleys, shall be maintained in a neat and attractive condition at all times and shall be kept free of trash and debris on a daily basis.
15. Noise. Regulating noise shall comply with the City of Los Angeles Noise Ordinance Nos. 144,331 and 161,571, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
16. Sale of Alcoholic Beverages.
 - a. Advise. The applicant is advised that the subject permit is a land use permit, not a license for sale of alcohol. The conditions and requirements of this permit apply to the subject facility. The conditions shall be complied with in addition to any conditions or requirements imposed by the Department of Alcoholic Beverage Control, Los Angeles Police Department, or any other licensing or permit agency. Noncompliance with the subject conditions could result in revocation of the subject use permit. Any change of conditions or change in the mode or character of the authorized use requires approval of the Zoning Administrator.
 - b. Training. Within six months of the effective date of the determination, operators, managers, and all employees selling alcohol to patrons shall enroll in and complete a Standardized Training for Alcohol Retailers (STAR), which is sponsored by the Los Angeles Police Department. This training shall be completed by all new employees selling alcoholic beverages within four weeks of employment and shall be completed by all employees once every 24 months for those who sell alcoholic beverages. Verification of compliance shall be recorded and maintained by the grantee and submitted to the City Planning Department upon request.
 - c. The quarterly gross sales of alcoholic beverages shall not exceed the 25 percent of the gross sales of during the same period. Said records shall be kept no less frequently than a quarterly basis and shall be made available to the Planning Department upon demand. A signed statement from a Certified Public Accountant may be eligible for consideration. *(Volunteered in the Application Response x, subsequently modified by the project proponent, modified by the Zoning Administrator)*
 - d. Method of Sale.
 - 1) Beer shall not be sold in less than six-pack quantities. Wine coolers shall not be sold in units of less than a four-pack. Wine shall not be sold in containers less than 750 ml. *(Application response r in part, modified by the Zoning Administrator)*

- 2) Single sales of beer or malt beverages in quantities of 22 oz., 32 oz., 40 oz. or similar size containers are prohibited. (*See Finding No. 3*)
- 3) No alcohol/high energy drinks, such as those frequently marketed under the brand names 4 Loko and Joose, will be sold. (*Volunteered by the project proponent*)
- 4) No malt beverages or malt beverage products shall be sold with an alcohol content of 16% alcohol by volume or greater. (*Application response s*)
- 5) No single cups, glasses or other similar containers shall be sold. Such items may be available in packages consistent with the standards of a full service store which sale house ware and kitchen items. (*Application response l*)
- 6) Electronic age verification device(s) which can be used to determine the age any individual attempting to purchase alcoholic beverages or tobacco products shall be installed on the premise at each point-of-sale location. These device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverage.
- 7) The beer and wine which is stored in the refrigerated areas will be locked between the hours of 10 p.m. and 10 a.m. and alcoholic beverages shall not be accessible from adjacent cooler or displays. (*Volunteered by the project proponent, modified by the Zoning Administrator*)

17. Security

- a. All windows shall be maintained free of signs and other materials which inhibit views into the facility.
- b. No pay phones shall be installed nor maintained on the subject property outside the view and control of the applicant/operator.
- c. Security cameras shall be installed interior and exterior providing views throughout.
- d. An employee of the site shall hourly observe the exterior of the site to ensure no loitering occurs. Loiters must be asked to leave the site.
- e. A wrought-iron security fence shall be installed along the northerly façade to close off access to the gap between the mini-mart and the adjacent property.

18. Any further expansion of the herein authorized conditional use exception involving the subject use or the creation of a new establishment within the grantee's ownership used in connection with the selling or serving of alcoholic beverages shall only be permitted after the filing of approval of the proper application for this purpose.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES - TIME EXTENSION

All terms and Conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within two years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void. A Zoning Administrator may extend the termination date for one additional period not to exceed one year, if a written request on appropriate forms, accompanied by the applicable fee is filed therefore with a public Office of the Department of City Planning setting forth the reasons for said request and a Zoning Administrator determines that good and reasonable cause exists therefore.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public

agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after JUNE 6, 2011, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>.** Public offices are located at:

Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the Zoning Administrator who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report of the Zoning Analyst thereon, the statements made at the public hearing on April 25, 2011, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-W have been established by the following facts:

BACKGROUND

The property is a level, corner, square-shaped, parcel of land, totaling 26,312 square feet, with a frontage of approximately 160 feet on the west side of Tampa Avenue and 165 feet on the north side of Parthenia Street. The property is developed with a gas station and

gas canopy in the middle of the site, and a one-story, 2,999 square-foot mini-market building (built in 1995) located in the northwest corner of the site. Two driveway provide access to the site from Tampa Avenue and from Parthenia Street.

The property is located in the Chatsworth-Porter Ranch Community Plan Area, and a Los Angeles State Enterprise Zone.

The north adjoining property is zoned MR2-1 and P-1 and developed with one-story mortuary. The west adjoining property is zoned [Q]C2-1VL and developed with a fast food drive through restaurant (McDonald's). The south abutting properties, across Parthenia Street, are zoned RS-1 and are develop with single family dwellings with frontages on Parthenia Street and access from an alley at the rear of the properties. The southeast abutting properties are zoned, (diagonal to the site), are zoned R3-1 and are developed with two story apartment buildings that front Parthenia Street. The east abutting property, across Tampa Avenue, is zoned MR2-1VL and P-1VL and developed with a large retail building "Sports Authority."

Tampa Avenue, adjoining the subject property to the east, is a designated Major Highway dedicated to a width of 100 feet and improved with curb, gutter and sidewalk.

Parthenia Street, adjoining the subject property to the south, is a designated Secondary Highway, dedicated to a width of 90 feet and improved with curb, gutter and sidewalk.

Previous zoning related actions on the site/in the area include:

Subject property:

Certificate of Occupancy – Issued June 8, 1971, for a one-story 62' x 28' service station and minor auto repair.

Certificate of Occupancy – Issued November 25, 1995, for a one-story 61'4" x 57'4" service station and 48' x 62' canopy for service station with 23 parking spaces required and provided.

Building and Safety Permit No. 07048-10000-02220 – Issued December 11, 2007, for two new canopy facia USA wall signs (illuminated) 8'7" x 3'.

Case No. CPC 87-0619(ZC)(GPA) – On July 2, 1988, Ordinance No. 163,649 became effective, changing the zone from C4-1, M2-1, and P-1 to [Q]C2-1VL for the subject property and west adjoining property. Two [Q] Conditions were included, one which allowed existing uses however limited future uses to those allowed in the C1 zone and one which limited the height of buildings/structures to 45 feet.

Case No. ZA 94-0544(CUZ)(CUB) - On October 5, 1994, the Zoning Administrator denied a conditional use to permit the sale and dispensing of beer and wine for off-site consumption in conjunction with a proposed convenience store at the

subject location and approved a conditional use to operate 24 hours a day. BZA 5053 is likely an appeal on the subject case which was heard November 29, 1994 by the North Valley Area Planning Commission and presumably decision was sustained, appeal denied.

Surrounding Properties:

Case No. ZA 2007-3454(CUB) - On November 14, 2007, the Zoning Administrator approved a conditional use to permit the sale and dispensing for consideration of beer and wine only for on-site consumption in conjunction with the proposed operation of a 3,080 square-foot restaurant (Maroo Korean BBQ) in the (Q)M2 Zone,

Case No. DIR 2004-4289(RV) - On October 12, 2004, the Zoning Administrator required a modification of the operation of El Torito Restaurant in order to mitigate adverse impacts as a result of criminal activity that occurred on the site (gang shooting death). A total of 28 conditions have been incorporated, including requirement of Plan Approvals, first of which (PAI) was approved on September 15, 2006, for maintaining imposed conditions (copy in case file). Security Guards are required on-site to discouraging loitering, cruising in parking lot, fighting, and nuisance activity. Hours of operation are 9 a.m. to 10 p.m. Sunday to Thursday and 9 a.m. to 11 p.m. on Friday and Saturday, on a property zoned MR2-1 located at 8855 Tampa Avenue.

Case No. ZA 93-0630(CUB) - On August 27, 1993, the Zoning Administrator approved a conditional use to permit the sale and dispensing of alcoholic beverages (beer and wine) for on-site consumption (Fresh Choice) for a period of ten years, and includes 23 conditions located at (business no longer exists, is In and Out Burger now).

Case No. ZA 96-0337(CUB) - On July 17, 1996, the Zoning Administrator approved a conditional use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 6,000 square foot restaurant with hours of operation from 10 a.m. to 2 a.m. daily on a property zoned M2-1, located at 8823 Tampa Avenue/19310 Business Center Drive (presently Marie Callender's).

Case No. ZA 91-0149(CUB) - On June 25, 1991, the Zoning Administrator approved a conditional use to permit the sale of alcoholic beverages for off-site consumption in conjunction with an existing commercial wholesale membership store (currently Costco), having hours of operation between 10 a.m. and 8:30 p.m., Mondays through Fridays, 9 a.m. to 6 p.m., on Saturday, and from 11 a.m. to 6 p.m., on Sunday, located at 8810 Tampa Avenue.

Case No. ZA 87-0072(CUB) - On April 22, 1987, the Zoning Administrator approved a conditional use to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant in the M2 Zone located at 8875 Tampa Avenue (presently Sizzler's).

Case No. ZA 1987-932(CUB)(CUX) - On November 3, 1987, the Zoning Administrator approved a conditional use to permit the continued use of a restaurant serving alcoholic beverages and to further permit the restaurant expansion to a maximum occupancy of 299 and to permit the relocation of an existing dance floor located at 19229 Parthenia Street (east abutting business no longer exists, is a Sports Authority retail store).

Case No. ZA 84-0797(CUX) - On March 25, 1985, the Zoning Administrator denied a conditional use to permit the on-site sale or dispensing of beer and wine in conjunction with a previously established deemed-to-be-approved dance hall located at 19401 Parthenia Street (business is no longer exists, is a new senior apartment building).

Case No. CUB 79-149) - On July 13, 1979, the Zoning Administrator approved a conditional use to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed lounge and snack bar as part of an existing private racquetball and health facility in the M2 zone located at 19350 Business Center Drive.

Case No. CUB 79-069 - On May 23, 1979, the Zoning Administrator approved a conditional use to permit the sale and dispensing of a full line of alcohol for on-site consumption in conjunction with the operation of a restaurant having a patron capacity of 162 persons, with hours of operation from 10 a.m. to Midnight Monday through Friday and 8 a.m. to Midnight Saturday and Sunday, in the M2 Zone, located at 19333 Business Center Drive (presently Harper's Bar and Grille).

Case No. CUB 78-405 - On January 17, 1979, the Zoning Administrator approved a conditional use to permit the sale and dispensing of a full line of alcohol for on-site consumption in conjunction with a proposed restaurant having a patron capacity of 293 persons, in the M2 Zone, located at 19325 Londelius Street (presently Extended Stay Hotel).

PUBLIC HEARING

Notice of the public hearing was mailed to 239 property owners/occupants within a 500-foot radius and to interested parties. Notice was executed on April 1, 2011 for publication in the newspaper. At the time of preparation of the Project Planner's Report, no public agency submitted written comments and no correspondence from the general public had been received.

Prior to the public hearing, staff of the Office of Zoning Administration conducted a site visit of the property and observation of the immediate area. The following information was obtained from the information presented in the application and research of the Project Planner:

The applicant seeks a conditional use permit for the off-site sale of beer and wine in conjunction with an existing 24 hour gas station mini-mart ("USA Gasoline" and "USA Foodmart").

According to the Applicant:

"The Applicant believes the location of the project will be desirable to the public convenience and welfare for several reasons. The Applicant is an existing gas station with convenience store that has been at this location for approximately 35 years. The Site is located at the intersection of two major commercial thoroughfares in a commercialized area of Northridge. The proposed use is compatible with the adjacent and surrounding uses. The property is a corner parcel immediately adjacent to a McDonald's to the west along Parthenia and a small shopping center to the north along Tampa. Across Tampa Avenue is a Sports Authority. There are single and multi-family dwellings on the other two corners. To the rear of the Site is an industrially zoned area. There are no parks, schools, day care facilities, or similar sensitive uses within 500 feet of the Site. Between 500 and 1000 feet, "as the crow flies," there are four churches. However, the shortest path of travel between the gas station and the nearest sensitive use, the House of Light Church, is approximately 1/4 mile.

The sale of alcoholic beverages will be limited to beer and wine and will be incidental to the sale of other goods commonly available at convenience stores. The request is made because the Applicant's customers ask for these items when they stop to purchase gasoline and other convenience store items. Based upon these requests, it is clear that there is a demand for these items at gas station convenience stores. The Applicant believes that it is desirable to the public convenience and welfare that this demand be capable of being satisfied in a facility which is responsibly managed and meticulously maintained. For these reasons as well, the location of the proposed project will be desirable to the public convenience.

In fact, there are few convenient alternatives in the immediate vicinity of the Proposed Project for those who wish to purchase these items. The closest such use is a Costco, but a trip to Costco is a time-consuming excursion - a major shopping trip. The closest other convenience-type uses where these items are available are approximately 1/2 a mile away - close enough to draw business away from the Applicant's customers, but far enough away to be inconvenient. Moreover, most of these other uses, including the gas station with beer and wine sales at Corbin and Parthenia, are old uses that existed from prior to the date the City began requiring conditional use approval for such uses. Therefore, these locations are not subject to the kinds of conditions that will be required of the Applicant if this request is approved. The Applicant believes that it is desirable to the public convenience and welfare for the City and community to have the ability to more closely regulate the time, place and manner in which these items are sold. Granting the requested conditional use permit will help the Applicant compete on an

even footing with these other uses, which will not be as carefully regulated as the Applicant as they are "grandfathered" uses not subject to the conditions that the Applicant will be required to operate under.

...The Applicant is a comparatively small, independently owned and operated, professionally managed gas station chain. The Applicant believes that the requested Conditional Use Permit will be proper in relation to adjacent uses or the development of the community because the Applicant will provide a safe, convenient location where responsible consumers of beer and wine can purchase them...

...The portion of the minimart that will be allocated to the sale of these alcoholic beverage products will be well into the interior of the store - not visible from the entrance nor the registers. These products will be placed in a manner and location that is not excessively prominent - so that those who want them can easily find them. but not so that those who are not already interested in purchasing them would be drawn to buy them on impulse as they leave the store. The refrigerated cases where these items will be located will have secure locks on them outside the hours of permitted sales.

Moreover, the Applicant conducts extensive training for its employees to ensure the security of the employees and the stores' patrons. The in-house training includes training in the sale of tobacco and alcohol products. to ensure that all applicable provisions are complied with. Employees are tested on this material. Alcohol sales-related excerpts of the in-house training materials have been included with this Application. In addition, the Applicant provides superior benefits to its employees as compared to other companies in its industry. This means that the Applicant has lower turnover and better-trained employees as compared to its competitors..

...The Applicant prides itself on the conditions of its service stations and minimarts, and invites planning staff or other interested parties to visit the store unannounced at unexpected times to see for themselves the immaculate condition of the store and the Site, and the comportment of its employees. The Applicant believes that having these items available for purchase from such a responsibly run business will help ensure that the requested off-site alcohol sales will take place in a manner that will be proper in relation to adjacent uses and the development of the community.

...The Applicant's Site is improved with well-maintained landscaping along its perimeters and is fastidiously maintained. Granting of the requested Conditional Use Approval for the sale of beer and wine for off-site consumption will help the Applicant's business remain viable in the long run. Fostering the financial viability of a business which is maintained in such an attractive and responsible manner is helpful to the character of development in the immediate neighborhood and in harmony with the Community Plan..."

The following operational information was provided:

- Hours of Operation are 24 hours daily with Alcohol Sales from 10 a.m. to 11 p.m. daily.
- There are 14 parking spaces on site.
- The only containers on site will be those for the consumption of fountain drinks and coffee.
- No video game machines will be available on the property.
- The applicant would like the ability to have signs visible on the outside which advertise the availability of beer if acceptable to the Zoning Administrator.
- Beer will be sold in 24 oz. cans. Other than that, beer will not be sold in single cans and wine coolers will not be sold at all.
- No on-site sales will occur.
- "Fortified" wine will not be sold.
- Off-site sales of alcohol as a secondary use to on-site sales will not occur.
- No security guards will be provided however the store is equipped with security cameras and coolers that contain beer will have locks so that they will not be inaccessible during those hours in which beer sales are not permitted. In addition, the applicant has an extensive training program specifically covering the sales of age-restricted items.
- Alcohol will not be allowed to be consumed on any adjacent property under control of the applicant.
- The gross sale of alcohol will not exceed the gross sale of food items on a quarterly basis. The applicant anticipates that the sale of these products would constitute less than 20% of merchandise sales and less than 3% of overall sales (including fuel).
- There will be 1-3 employees on the site at any given time, depending on the shift.
- The applicant has a number of training and security measures that if employed at other locations where beer and wine sales are permitted. The applicant has found its training program and associated policies to be very effective in preventing problems related to alcohol sales at its other locations and will take the same proactive measures at this location.

Staff reviewed the submitted documentation and conducted a site visit on March 7, 2011, at approximately 4:00 p.m.

The submitted site plan and floor plan was consistent with staff observation, including location and number of parking spaces, trash area, and planter/landscape areas. The beer and wine product is proposed to be located within five new cooler doors along the rear north side of the store. The sales floor appeared to be sparsely furnished with a few shelves, and food product consisted mainly of candy and chips.

The cashier area is fully enclosed with a sliding window on the inside only (e.g., outside windows are fixed). The front of the store consists of mostly glass windows from floor to ceiling. The premises, inside and outside, were found to be clean, orderly, well maintained and had no signage clutter.

Based on staff observations, it appears the business is in substantial compliance with the 13 conditions from ZA 94-0544(CUZ). There are approximately 8 trees located along the parking spaces on the north and west side of the property. No graffiti was observed however evidence of graffiti from previous paint patches, was observed along the rear north and west side of the mini-mart building. The existing landscaping was overall in good condition with a significant grass area at the front corner of the property.

In the opinion of the Project Planner, several improvements could be made as follows:

- Currently there is full access to the rear of the subject building, which could be used for unwanted activity. Consideration of a wrought iron type fencing enclosure may be warranted.
- Remove outdoor pay phone located at north side of the parking area to avoid loitering on site.
- Staff observed security cameras and monitor inside the store but no cameras outside.
- The subject corner is a highly visible, high traffic volume area. Additional landscaping, such as a mix of seasonal flowers and shrubs and a designated pedestrian path cut through in the landscape area could enhance the appearance and walkability of the subject corner. (Currently there are dirt paths in landscape area from people cutting through). Additionally, there are two brown plastic bus benches along the east side of the property frontage. Any opportunity to upgrade those benches similar to the green metal benches with shelter across the street, would also provide an improvement and pedestrian amenity to the subject corner.
- Staff observed cars parking on the west side of the site that were patrons of the adjoining McDonald's. Parking restriction to patrons of the gas station may be warranted to discourage loitering.

The property is not currently within the area of any specific plans or interim control ordinances.

Staff left a phone message for LAPD Valley Vice on March 7, 2011, as no input has been received to date regarding the subject request.

On October 27, 2010, the Department of City Planning Environmental Staff Advisory Committee (ESAC) issued Mitigated Negative Declaration No. ENV2010-2462-MND and determined that by imposing conditions, project-related impacts could be reduced to less than significant levels (Section 15074, State CEQA Guidelines. Mitigation XVI-50 recommends a driveway and parking plan be submitted to the Bureau of Engineering and DOT. However, this was already addressed in a prior mitigation under Condition No. 12 from Case No. ZA 94-0544(CUZ)(CUB).

The public hearing was held on April 25, 2011 and attended by the project proponent, his representatives, and one concern nearby business owner. The Office of Zoning Administration had exceeded the 75-day requirement for making a determination. By means of conducting the public hearing, the Zoning Administrator retained jurisdiction until the end of the business day.

Testimony was obtained from the following:

Valerie Sacks, Liquor License Specialists, project proponent's representative, *(Support)*

Cindy Block, Liquor License Specialists, project proponent's representative, *(Support)*

Brain Shockley, USA gasoline project proponent, *(Support)*

Robert Zitkovich, Tesoro USA project proponent, *(Support)*

Mark Preston Leonard, Jammin Jersey Music + Pro Audio, *(Opposed)*

Refer to citations above from the Project Proponent's application for specific reference to justifications for approval. Refer to Finding No. 3 for specific references to issues raised in opposition.

A "cross examination" format for the public hearing was used to provide an open forum dialogue among attendees through questions and answers in expectation that differences of opinion might be reconciled by the parties. The Zoning Administrator facilitated the meeting in a manner encouraging the parties to communicate clearly with each other, identify their own needs, and then try to work together to develop a solution that meets their needs. Periodically, the Zoning Administrator corrected misinterpretations of the Municipal Code and highlighted factors used in prior actions resulting in approval or denial.

The Zoning Administrator recessed the formal public hearing to allow the project proponent and individual in opposition time to discuss the issues. Upon reconvening, the Zoning Administrator learned that the parties could not resolve their conflicting interests. However, the project proponent discussed several amendments to the application which would help address issues raised during the public hearing. The Zoning Administrator requested the conditions be submitted in writing.

Subsequent to the public hearing, the Office of Zoning Administration received the following correspondence from the project proponent via email:

As discussed at the Public Hearing for the above-referenced ZA case Monday afternoon, April 25th, the applicant would like to volunteer the following conditions of approval:

- 1) The Applicant will install a wrought-iron security fence behind the mini-mart in a northerly direction to close off access to the gap between the mini-mart and the adjacent property.
- 2) No coin operated games or other entertainment-oriented devices will be installed on the Site.
- 3) The payphone currently located in the parking lot will be removed and will not be replaced.
- 4) Any signage which advertises the availability of beer and wine at the location will be no larger than 24 x 36" and will be affixed to the inside of the mini-mart facing outwards.
- 5) The window between the cashier area and the exterior part of the Site will be kept clear of signs or any other object which might interfere with the cashier having an unobstructed view of the gas station/parking lot area.
- 6) The Applicant's hours of beer and wine sales will be limited to the hours of 10 a.m. to 10 p.m.
- 7) The beer and wine which is stored in the refrigerated areas will be locked up between the hours of 10 p.m. and 10 a.m.
- 8) No alcohol/high energy drinks, such as those frequently marketed under the brand names 4 Loko and Joose, will be sold.
- 9) The Applicant will install and maintain a cash register system whereby the clerk scans the bar code of an age-controlled item, a message on the register appears which requires the clerk to ask for appropriate identification before allowing the sale to continue.
- 10) The Applicant will post a phone number of a contact person who will be available 24/7 in the event that a member of the public wants to report graffiti, loitering, or any other problem related to the site. The Applicant shall keep a log of such calls and turn it over to the Zoning Administrator upon request.
- 11) The ratio between the gross sale of alcohol items to the gross sale of food items will not exceed 25%/75%.

These conditions, offered by the Applicant, are obviously in addition to the standard conditions of approval pertaining to STAR training and so forth, as well as other conditions as you deem appropriate.

In addition, you indicated that you would put Anik Charron's version of a plan approval condition in the approval. I believe that the condition you are referring to reads as follows:

If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of

the adjoining and neighboring properties, the Zoning Administrator will have the right to require the Petitioner(s) to file for a plan approval application together with associated fees, to hold a public hearing to review the Petitioner(s) compliance with and the effectiveness of the conditions of the grant.

The applicant is comfortable with this condition being incorporated into any grant.

Finally, we ask that you please incorporate Michael LoGrande's Memorandum pertaining to alcohol CUBs. I believe this pertains to what happens upon expiration of CUBs for alcohol. I would also appreciate it if you could fax or email me a copy of that memorandum, or send me the link for that document, as I would be very interested in seeing it.

After review of the entire administrative record, the Zoning Administrator approved the request and found it in compliance with intent and purpose of the Los Angeles Municipal Code, as discussed below in the Findings.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-W of the Los Angeles Municipal Code. In order for the sale of beer and wine for off-site consumption to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the four standard findings for most other conditional use categories.

FINDINGS

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

1. The proposed location will be desirable to the public convenience or welfare.

Research of the Zoning Administrator indicates patrons' purchasing convenience items at fueling stations and mini-marts is desirable to public convenience as highlighted in an article ^{1/} In the article, it is stated consumer trends have resulted in a change in gas stations over the last 30 years. As noted in the March 1998 issue of American Demographics, "for many Americans, convenience stores attached to gas stations are an afterthought, a place to pay for fuel and make a spontaneous purchase of a soda or magazine." ^{2/} "Gone are the service bay buildings of the 1950s and 1960s. Today, gas stations with convenience stores account for about

^{1/} Analyzing the Market for Convenience Stores: The Changing Convenience Store Industry, Robert E. Bainsbridge, MAI, SRA, The Appraisal Journal, Volume LXVIII, Number 4, October 2000.

^{2/} American Demographics, March 1998, Kaleidoscope High-Class Gas, by Matthew J. Cravatta

60% of all retail gasoline sold in the country. ... Not only can customers buy old staples of milk and bread, but co-branded fast food from national chains, such as McDonald's, Burger King, and Taco Bell are now offered for customer's convenience, as well as automated teller machines and lottery tickets.^{3/4/}

The project proponent gave two reasons the location of the project will be desirable to the public convenience and welfare. One, the project proponent has an existing gas station with convenience store that has been at this location for approximately 35 years. Two, the site is located at the intersection of two major commercial thoroughfares in a commercialized area of Northridge.

The sale of alcoholic beverages will be limited to beer and wine and will be incidental to the sale of other goods commonly available at convenience stores. The request is made because the applicant's customers ask for these items when they stop to purchase gasoline and other convenience store items. Based upon these requests, it is clear that there is a demand for these items at gas station/convenience stores.

The project proponent also noted, there are few convenient alternatives in the immediate vicinity of the subject site for those who wish to purchase alcoholic beverages. The closest is a Costco, but a trip to Costco is a time-consuming excursion - a major shopping trip. The other closest convenience-type use where these items are available is approximately 1/2 a mile away - close enough to draw business away from the applicant's customers, but far enough away to be inconvenient. Moreover, most of these other uses, including the gas station with beer and wine sales at Corbin and Parthenia, are old uses that existed from prior to the date the City began requiring Conditional Use Permits for such uses.

In the opinion of the Zoning Administrator, the project proponent has justified why the proposed location will be desirable to the public convenience or welfare. This decision is corroborated by the Northridge South Neighborhood Council that supports the request and the Los Angeles Police Department that is not in opposition. Notwithstanding, pursuant to Business and Professional Code Sections 23958 and 23958.4, the City Council must determine that issuance of the license would serve public convenience or necessity (PCN). Through this process, the City Council can override the decision of the Office of Zoning Administration and Area Planning Commission on appeal.

^{3/} *ibid*, page 427.

^{4/} Petroleum consumption is projected to grow at an average rate of 1.1 percent a year through 2015, according to the Energy Information Administration, due mostly to steady increases in the number of miles traveled by passenger cars and trucks. Sales of convenience store items near interstate interchanges are projected to grow at about 6 percent a year through 2000, while restaurant sales may grow at a rate of just 4.2 percent. One reason is a trend to operate convenience stores as part of a gas station. (*American Demographics*, September 1997, *The Gas/Food/Lodging Forecast*, by Brad Edmondson)

2. **The location is proper in relation to adjacent uses or the development of the community.**

The subject site is zoned C2 and designated commercial in the Chatsworth-Porter Ranch Community Plan Area, long range plan. It's a corner, square-shaped, parcel of land, totaling 26,312 square feet, with a frontage of approximately 160 feet on the west side of Tampa Avenue and 165 feet on the north side of Parthenia Street. The property is developed with a gas station and gas canopy in the middle of the site, and a one-story, 2,999 square-foot mini-market building (built in 1995) located in the northwest corner of the site. Two driveways provide access to the site from Tampa Avenue and from Parthenia Street. The property is located in a Los Angeles State Enterprise Zone.

Surrounding properties consists of north adjoining properties zoned MR2-1 and P-1 and developed with one-story mortuary. The west adjoining property is zoned [Q]C2-1VL and developed with a fast food drive through restaurant (McDonald's). The south abutting properties, across Parthenia Street, are zoned RS-1 and are developed with single-family dwellings with frontages on Parthenia Street and access from an alley at the rear of the properties. The southeast abutting properties are zoned, (diagonal to the site), are zoned R3-1 and are developed with two story apartment buildings that front Parthenia Street. The east abutting property, across Tampa Avenue, is zoned MR2-1VL and P-1VL and developed with a large retail building "Sports Authority".

Zone districts and regulations in the Zoning and Planning Code are deemed necessary in order to encourage the most appropriate use of land; to conserve and stabilize the value of property; to provide adequate open spaces for light and air, and to prevent and fight fires; to prevent undue concentration of population; to lessen congestion on streets; to facilitate adequate provisions for community utilities and facilities such as transportation, water, sewerage, schools, parks and other public requirements; and to promote health, safety, and the general welfare all in accordance with the comprehensive plan. (*Section 12.02, Purpose, Los Angeles Municipal Code*)

On October 5, 1994, the Office of Zoning Administrator denied a Conditional Use Permit (i.e., Case No. ZA 94-0544(CUZ)(CUB)) to permit the sale and dispensing of beer and wine for off-site consumption in conjunction with a proposed convenience store at the subject location and approved a Conditional Use Permit to allow 24-hour operation. The determination noted the sale of alcohol was denied due to over-concentration of off sale licenses in the Census Tract. At that time there were seven off site licenses verses four allocated for that Census Tract. The crime rate for the Reporting District was 420 versus 427 for the citywide average. There was support and opposition for the request. Concerns were raised regarding close proximity of the service station to the single-family and multi-family areas and high crime diagonally across the street in the multi-family complex which is a different reporting district. Opposition expressed concern with potential noise and nuisance, and noted there is no reason for

alcohol sales at 6 a.m. Additionally, it was commented if the request to sell alcohol gets approved, then the mini-mart on the east side of Tampa will have to go out of business because it cannot compete. It should be noted that the east corner business was replaced with a sporting goods store, Sports Authority.

While there was one individual in opposition to the request who attended the public hearing, there appears to be substantial changes in circumstances as evidenced by support from the Neighborhood Council and lack of opposition from Los Angeles Police Department. Moreover, the Office of Zoning Administration, Los Angeles Police Department, and Department of Building and Safety have enhanced their monitoring and enforcement of such uses; whereby, reducing the potential for adverse land use impacts. Here again, City Council can override the decision of the Office of Zoning Administration and Area Planning Commission on appeal, pursuant to the PCN process.

3. **The use will not be materially detrimental to the character of the development in the immediate neighborhood.**

A Conditional Use Permit (CUP) is a discretionary request for a particular use which is not allowed as a matter of right within the zone. The CUP process singles out types of uses which are essentially desirable, but because of potential impacts are not desirable in every location, in unlimited numbers, or in a location without restrictions tailored to them. A CUP should be denied, if impacts cannot be mitigated or if the proposed use is not compatible with the surroundings.

At the public hearing, one speaker raised opposition to the request noting the following:

The area has a long history of problems related to alcohol use.

It is a high crime area with an extended stay hotel being a magnet.

The traffic buying alcohol at this store will flow past my shop. This location is not needed for convenience since there are a number of places within quarter of a mile.

I've seen people walk on the door at this store stealing and the employees did nothing. Now people are going to have access to alcohol to steal.

Access to alcoholic beverages is only going to enable people who have drinking problems.

In this instance, conditions are imposed in this approval as a protective measure for residents, businesses, and visitors to the area and to clearly define the operation parameters. The conditions include regulating hours of operation, number of patrons, prohibition on several other uses, providing security lighting, security fencing along one side of the building, proper maintenance, property training of staff,

limitation on the noise level, and a complaint response program. The conditions are also intended to ensure the establishment does not require additional resources of Los Angeles Police Department to monitor and enforce the conditions of approval. Lastly, some conditions were volunteered by the project proponent.^{5/} (See *application in the case file*).

In addition to imposing standard conditions intended to further the mutual goals of the City and project proponent, the Zoning Administrator has imposed a more recent standard. This condition is on the sale of beer or malt beverages in quantities of 22 oz., 32 oz., 40 oz. or similar size containers. The basis of this is found in California Council of Alcohol Policy, in "Public Convenience or Necessity" Revised March 2006.

Many of the conditions are operational and will continue to protect the community only if the current or future owner/operator continues to act responsibly to issues that adversely impact the community. Self policing and enforcement by the property owner and management are important, if the use is to operate without significant adverse impacts to the community. A condition is imposed proven to effectively encourage compliance. This condition is an automatic expiration of the authorization. The condition imposed is for a five year expiration period which has become a standard in protecting the area. Basically, the condition is in case of an operator's possible lack of sensitivity to the needs of the community and consideration of changed conditions in the surrounding area.

The intent is that through this process, the Office of Zoning Administration is able to further the City's goal to ensure that the establishment does not become a nuisance or require additional resources of Los Angeles Police Department and the State Department of Alcoholic Beverage Control. The condition is a fair, effective, and efficient method to ensure substantial compliance with the conditions of approval in contrast to using the Nuisance Abatement Ordinance.^{6/}

In conclusion, the use will not be materially detrimental to the character of the development in the immediate area in that there are feasible and effective mitigation measures to control on-site crime and nuisance activities related to the sale of alcoholic beverages.

^{5/} The dilemma is that limitations on the manner alcoholic beverages are sold is under the authority of the State Department of Alcoholic and Beverage Control. It is only when applicants volunteer such limiting conditions that they "find" their way into an approval.

^{6/} On October 27, 1998, Ordinance No. 171,740 became effective replacing Section 12.21-A, 15 of the Municipal Code and establishing procedures for the modification, discontinuance or removal of a use, building or structure that constitutes a nuisance or endangers the public health or safety or violates any provisions of City, State or Federal statutes or ordinance. That Ordinance became Section 12.27.1 of the Los Angeles Municipal Code. This section consolidates existing Code provisions relating to the administrative abatement of public nuisances and sets forth the procedures for the modification or removal of conditions imposed as part of any discretionary zoning approval and establishes the requirement for cost reimbursement to the City to be paid by those responsible for the maintenance of the subject site.

4. **The proposed location will be in harmony with the various elements and objectives of the General Plan.**

The Chatsworth-Porter Ranch Community Plan designates the subject property for Neighborhood Office Commercial uses with corresponding zones of C1, C1.5, C2, C4, RAS3 and Height District 1 per Footnote 2. Authorizing the Conditional Use Permit would further the intent of the Plan by helping to maintain a dynamic commercial and entertainment area providing economic development opportunities in the area and creating preconditions for maintaining and attracting new job opportunities by expanding the demand for the fueling station/convenience store.

5. **The proposed use will not adversely affect the welfare of the pertinent community.**

The sale of alcohol, as seen throughout the City, has been identified as contributing to loitering, littering, prostitution, drug transactions, public urination, public drunkenness, nuisance, and other crime activities. Conditions established herein are a protective measure for residents, businesses, and visitors to the area and to clearly define the operation parameters for the use of the site.

6. **The granting of such application will not result in an undue concentration in the Area of establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of such establishments within a one thousand feet radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the Area.**

According to the State of California Department of Alcoholic Beverage Control (ABC) licensing criteria, 5 on-sale and 4 off-sale licenses are allocated to subject Census Tract No. 1134.01. There are currently 10 on-site and 5 off-site licenses in this Census Tract.

The project proponent submitted information revealed there are 4 on-site and 1 off-site alcohol establishments within a 1,000-foot radius of the subject site.

- (1) Type 21 – Off-Sale General - Costco Store – 8810 Tampa
- (2) Type 41 - On Sale Beer and Wine - Eating Place
Maroo Korean BBQ – 8850 Tampa
Sizzler Restaurant – 8875 Tampa

- (2) Type 47 – On Sale General Eating Place
El Torito Restaurant – 8855 Tampa
Marie Callender's – 19310 Business Center Drive

Crime data provided by Los Angeles Police Department for the subject Reporting District No. 1782, indicates a total of 179 crimes were reported in 2009, compared to the citywide average of 168 crimes and the high crime reporting district average of 201 crimes for the same period.

In 2009, there were 17 Narcotics, 4 Liquor Law, 4 Public Drunkenness, 0 Disturbing the Peace, 0 Disorderly Conduct, and 4 DWI related arrests. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The total number of crimes for this Reporting District exceeds the average level for the City, but not the "High Crime" level. The crime level in the Reporting District does not appear correlated to Part II Crimes since the number of Part II crimes are not unusually high.^{7/} This is important because researchers have found that "wetter" (e.g., areas with higher density of outlets) have higher levels of public drunkenness and disturbing the peace violations^{8/} along with calls for police services. Also, research has shown there is a causal relationship where violence and other problems decrease when alcohol availability does down.^{9/}

On April 19, 2011, the Office of Zoning Administration received correspondence between the project proponent and Los Angeles Police Department providing current information on crimes in the area. Los Angeles Police Department stated, "I have received the list of crimes from our Crime Analysis Unit. We went back to January 2008, included the address and about 1/3 mile radius. The return is 63 pages long. There are a total of 882 crimes reported in that period. Out of those 482, only 6 are related to directly attributed to alcoholic beverages. (2 are thefts of alcoholic beverages from stores, 2 are sexual assaults where the victim may have been under the influence of alcohol, 1 robbery where the victims beer was demanded and one flight inside a liquor store.) None of the above crimes were reported at the location. Also, no significant crimes were reported at 19301 Parthenia Street."

7/ It was recently learned by this Zoning Administrator, a study conducted in San Diego County showed on average, a single gas station mini-mart selling alcohol contributes 4.75 times more to drinking and driving episodes than regular convenience stores. (*Research of the Zoning Administrator*)

8/ Scriber, R.A. MacKinnon, D.P. & Dwyer, J.H. (1995)

9/ Chiu, A.Y Perez, P.E. & Parker., R.N. (1997)
Gorman., D. M. Labouvie, E.W., Speer, P.W., & Subaiya, A.P. (1998)
Alaniz., M.L., & Parker, R.N (1998)
Parker, R.N., & Rebhun, L.A. (1995)

Prohibiting additional establishments that sale alcoholic beverages would further the City's success in combating crimes and nuisance activities related to the sale and dispensing of alcoholic beverages. However, it is also appropriate to authorize a Conditional Use Permit even when an area has a high concentration of alcoholic beverage outlets and a high crime level, if proper conditions are imposed.^{10/}

In the opinion of this decision-maker, increasing the number of establishments governed by CUB conditions has been shown to be successful throughout the City in protecting surrounding areas in part because it creates a competitive factor that crowd out other less desirable establishments.

7. **The proposed use will not detrimentally affect nearby residentially zoned communities in the Area after giving consideration to the distance of the proposed use from the following: residential buildings, churches, schools, hospitals, public playgrounds, and other similar uses; and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The project proponent's information listed the following sensitive uses within 1,000 feet of subject property:

House of Light Church – 19408 Londelius
Casa de Oracion Church – 19359 Londelius
Valley Four Square Church – 19416 Business Center Drive
Harvest Celebration Church – 19444 Business Center Drive

Conditions established herein are a protective measure for residents, businesses, and visitors to the area and to clearly define the operation parameters for the use of the site. Thus, little impact if any should occur to nearby sensitive uses. Further, the decision-maker also considered the path of travel for residents and patrons of these sensitive uses and evaluated if there is the potential for problematic contact and interaction. Consideration was also given to if the subject site and surrounding area have "non-defendable space" that can attract crime and nuisance activities (Refer to Condition No. 17.e).

ADDITIONAL MANDATORY FINDINGS

8. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No.

^{10/}

"We found that land use regulations are a public health advocacy tool that has been successfully used to lessen the negative effects of alcohol retail outlets in neighborhoods." (**Land Use Planning and the Control of Alcohol, Tobacco, Firearms, and Fast Food Restaurants** Marice Ashe, JD, MPH, David Jernigan, PhD, Randolph Kline, JD, and Rhonda Galaz, JD. In this study the authors found that since the field of Land use Planning and Zoning was originally developed in response to public health needs, there is a close intellectual and practical fit between land use goals and sound public health practice. There is both substantial public health experience in and a strong legal basis for using local zoning and land use powers to achieve the public health goal of limiting the availability of consumer products proven to be harmful to health.

172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.

9. On October 27, 2010, a Mitigated Negative Declaration (ENV 2010-2462-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that with imposition of the mitigation measures described in the MND (and identified in this determination), there is no substantial evidence that the proposed project will have a significant effect on the environment. I hereby adopt that action. This Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.



R. NICOLAS BROWN, AICP
Associate Zoning Administrator
Direct Telephone No. (818) 374-5069

RNB:lmc

cc: Councilmember Greig Smith
Twelfth District
Adjoining Property Owners

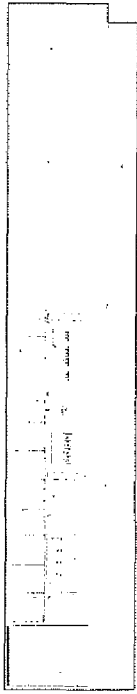
XIV-30. Public Services (Police)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal police services. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

XVI-50. Inadequate Emergency Access

- Environmental impacts may result from project implementation due to inadequate emergency access. However, these impacts can be mitigated to a less than significant level by the following measure:
- The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.

WALK-IN-COOLER / SODA FOUNTAIN BAR + HOT BEVERAGE AREA



PROPOSED FLOOR PLAN

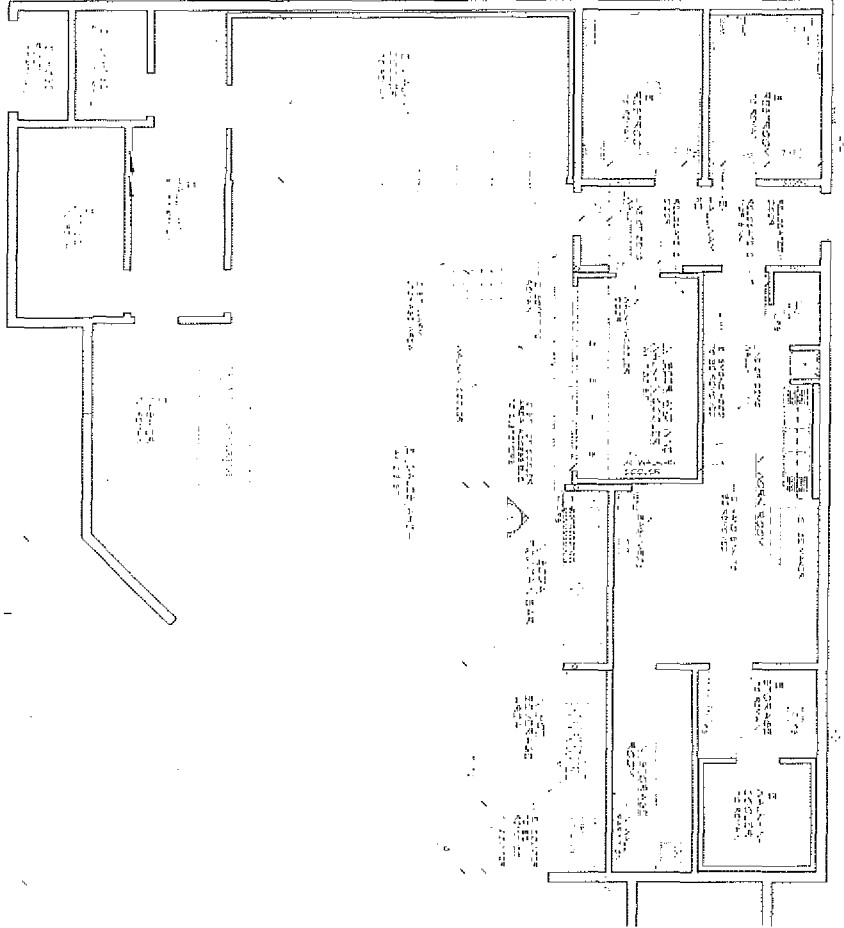
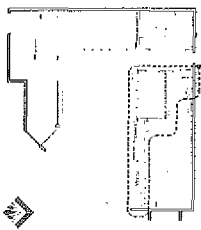


EXHIBIT "A"
SEE DETAIL W.C. BAR



1st Submittal 06-07-10 #68176

<p>A1-1 #68176</p>	<p>PROPOSED 6,000 SQ. FT. WALK-IN-COOLER FLOOR PLAN</p>	<p>LIQUOR LICENSE SPECIALISTS 17383 Sunset Blvd., Suite A 310 Pacific Palisades, CA 90272 Attn: Valerie Sachs Phone: 800 222-5177 Ext. 130 Contact Person</p>	<p>USA GAS STATION 19301 PARTHENIA STREET @ TAMPA AVE. NORTHRIDGE, CA. 91324</p>	<p>Tesoro Refining & Marketing Co. Attn: RETAIL SUPPORT SERVICES 19100 RIDGEWOOD PARKWAY SAN ANTONIO, TX. 78259 PHONE: (214) 634-4541</p>
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CITY OF LOS ANGELES
CALIFORNIA

ROBERT JANOVICI
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JAMES J. CRISP
DANIEL GREEN
ALBERT LANDINI
WILLIAM LILLENBERG
JOHN J. PARKER, JR.
JON PERICA
HORACE E. TRAMEL, JR.



RICHARD J. RIORDAN
MAYOR

DEPARTMENT OF
CITY PLANNING
CON HOWE
DIRECTOR

FRANKLIN P. EBERHARD
DEPUTY DIRECTOR

OFFICE OF
ZONING ADMINISTRATION

ROOM 600, CITY HALL
LOS ANGELES, CA 90012-4801
(213) 485-3851

October 5, 1994

Kurt Buehler (A)
USA Gasoline Corporation
30101 Agoura Court, #200
Agoura Hills, CA 91301

Exxon Corporation (O)
601 Jefferson Street, #3506
Houston, TX 77002

Department of Building and Safety

Re: CASE NO. ZA 94-0544(CUZ)(CUB)
CONDITIONAL USE
19301 Parthenia Street
Chatsworth-Porter Ranch
Planning Area
Zone : [Q]C2-1VL and P-1
D. M.: 195B117
C. D.: 12
CEQA : MND 94-0119-CUB(CUZ)
Fish and Game: Exempt
Legal Description: Lot 24 and
the southerly 5 feet of Lot 23,
Tract 24353

Pursuant to Los Angeles Municipal Code Section 12.24-C,56, I hereby APPROVE:

a conditional use to permit the construction, use and maintenance of a convenience store in conjunction with the remodeling of an existing gasoline service station, operating 24 hours per day, seven days per week,

Pursuant to Los Angeles Municipal Code Section 12.24-C,42, I hereby DENY:

a conditional use to permit the sale and dispensing of beer and wine for off-site consumption in conjunction with a proposed convenience store,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot and floor plans submitted with the application and marked Exhibits "A" and "B", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to

the Zoning Administrator to impose additional corrective conditions, if, in the Administrator's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

4. All graffiti on the site be removed or painted over within 24 hours of its occurrence.
5. Except as modified by the grant clause and conditions herein, the mini-shopping center shall comply with all conditions of Los Angeles Municipal Code Section 12.22-A, 23.
6. The gasoline service station and convenience store shall be permitted to operate 24 hours per day, seven days per week.
7. All lighting shall be directed onto the site, and no floodlighting shall be located as to be seen directly by the adjacent residential areas. This condition shall not preclude the installation of low level security lighting.
8. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or landscape contractor, to the satisfaction of the Zoning Administrator.
9. At least one 24-inch box shade tree shall be planted for every four uncovered, unroofed surface parking spaces. The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by curbing or other suitable measures, to the satisfaction of the Zoning Administrator. The shade trees may be planted along the periphery of a parking area provided that the trees are planted so as to shade a surface parking area. An automatic sprinkler system shall be installed to water the trees.
10. Tampa Avenue and Parthenia Avenue shall be improved to the satisfaction of the Bureau of Engineering.
11. The project shall be provided with an air filtration system to improve the air quality effects on the project inhabitants. However, this requirement shall not preclude the installation of operable windows for passive or natural heating or cooling opportunities. (MND)
12. Driveway and parking plans shall be submitted to the Bureau of Engineering and to the Department of Transportation for approval, prior to the issuance of building permits. (MND)
13. The applicant shall consult with the Police Department to incorporate feasible mitigation measures for security. (MND)

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES -
TIME EXTENSION

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within one year after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void. A Zoning Administrator may extend the termination date for two consecutive additional periods not to exceed one year each, prior to the termination date of each period, if a written request is filed therefore with a public Office of the Department of City Planning setting forth the reasons for said request and a Zoning Administrator determines that good and reasonable cause exists therefore.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.27-K,3 of the Los Angeles Municipal Code provides:

"It shall be unlawful to violate or fail to comply with any requirement or condition imposed by final action of the Zoning Administrator, Board or Council pursuant to this subsection. Such violation or failure to comply shall constitute a violation of this Chapter and shall be subject to the same penalties as any other violation of this Chapter."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code. THE ZONING ADMINISTRATOR'S DETERMINATION IN THIS MATTER WILL BECOME EFFECTIVE AFTER OCTOBER 20, 1994, UNLESS AN APPEAL THEREFROM IS FILED WITH THE BOARD OF ZONING APPEALS. IT IS STRONGLY ADVISED THAT APPEALS BE FILED EARLY DURING THE APPEAL PERIOD AND IN PERSON SO THAT IMPERFECTIONS/INCOMPLETENESS MAY BE CORRECTED BEFORE THE APPEAL PERIOD EXPIRES. ANY APPEAL MUST BE FILED ON THE PRESCRIBED FORMS, ACCOMPANIED BY THE REQUIRED FEE AND RECEIVED AND RECEIPTED AT A PUBLIC OFFICE OF THE DEPARTMENT OF CITY PLANNING ON OR BEFORE THE ABOVE DATE OR THE APPEAL WILL NOT BE ACCEPTED. SUCH OFFICES ARE LOCATED AT:

Los Angeles City Hall
200 North Spring Street
Room 460, Counter S
Los Angeles, CA 90012
(213) 485-7826

6251 Van Nuys Boulevard
First Floor
Van Nuys, CA 91401
(818) 756-8596

NOTICE

THE APPLICANT IS FURTHER ADVISED THAT ALL SUBSEQUENT CONTACT WITH THIS OFFICE REGARDING THIS DETERMINATION MUST BE WITH THE ZONING ADMINISTRATOR WHO ACTED ON THE CASE. THIS WOULD INCLUDE CLARIFICATION, VERIFICATION OF CONDITION COMPLIANCE AND PLANS OR BUILDING PERMIT APPLICATIONS, ETC., AND SHALL BE ACCOMPLISHED BY APPOINTMENT ONLY, IN ORDER TO ASSURE THAT YOU RECEIVE SERVICE WITH A MINIMUM AMOUNT OF WAITING. YOU SHOULD ADVISE ANY CONSULTANT REPRESENTING YOU OF THIS REQUIREMENT AS WELL.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the report of the Zoning Analyst thereon, and the statements made at the public hearing before the Zoning Administrator on September 23, 1994, all of which are by reference made a part hereof, as well as knowledge of the property and the surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-C of the Municipal Code have been established by the following facts:

BACKGROUND

The subject property is a level, rectangular-shaped, corner, parcel of land, consisting of approximately 0.63 acres, having a frontage of 160.71 feet on the north side of Parthenia Street, sides for approximately 155.71 feet along Tampa Avenue, and a depth varying from 155.71 to 160.71 feet. The property is developed with a vacant gas station and is zoned [Q]C2-1VL and P-1.

Surrounding properties are within the QM2-1VL, MR2-1, P-1, R3-1 and RS-1 Zones and are developed with one-story commercial and manufacturing uses interspersed with one-story restaurants northerly of the Tampa Avenue/Parthenia Street intersection, two-story apartments and one-story single-family dwellings southerly of the Tampa Avenue/Parthenia Street intersection. Properties along Parthenia Street are developed with a one-story linear shopping center anchored by a six-plex theater (Northridge Cinemas), a one-story brick manufacturing building presently under construction, one-story single-family dwellings with detached garages, two-story apartments located on the south side of Parthenia Street easterly of Tampa Avenue, and one-story single-family dwellings with detached garages located on the south side of Parthenia Street westerly of Tampa Avenue.

The interior streets northerly of Parthenia Street are developed with one-story manufacturing buildings. The interior streets southerly of Parthenia Street and westerly of Tampa Avenue are developed with one-story

single-family dwellings. The interior streets southerly of Parthenia Street and easterly of Tampa Avenue are developed with two-story apartments. Some of the interior streets have been gated, separating the apartments from the single-family dwellings.

Adjoining property to the north of the subject property is zoned MR2-1 and P-1 and is developed with a one- and two-story building occupied by a mortuary (Crawford Mortuary). Beyond that is developed with a two-story building with the second floor occupied by a law office (Volchock, Volchock, and Zayou) and a furniture store (Then & Now Furniture) on the ground floor.

Properties to the south of the subject property across Parthenia Street are developed with one-story single-family dwellings with detached garages. There are no driveways along the south side of Parthenia Street. Vehicular access for the detached garages is via the 20-foot wide improved alley.

Property to the east of the subject property across Tampa Avenue is zoned MR2-1VL and P-1VL and is presently under construction with a two-story manufacturing building. Beyond that to the north is developed with a one-story multi-tenant shopping center which has a mini-mart (Patsy's Mini-mart) that dispenses beer and wine for off-site consumption.

Properties to the southeast of the subject property across Parthenia Street are zoned R3-1 and are developed with two-story apartments.

Adjoining property to the west of the subject property is zoned [Q]C2-1VL and is developed with a one-story fast food restaurant (McDonald's). Beyond that is developed with a one- and two-story linear shopping center anchored by a six-plex theater (Northridge Cinemas). The shopping center has a portion of its associated surface parking adjoining Parthenia Street.

Tampa Avenue, adjoining the subject property to the east, is a designated Major Highway dedicated a width of 100 feet and improved with curb, gutter, and sidewalk.

Parthenia Street, adjoining the subject property to the south, is a designated Secondary Highway dedicated a variable width of 85 to 90 feet and improved with curb, gutter, and sidewalk.

The alley, in the near vicinity of the subject property to the northwest, is a through alley and is improved with asphalt pavement and concrete gutter within a 30-foot dedication.

Previous zoning related actions on the site/in the area include:

Subject Property:

City Plan Case No. 87-635-HD, adopted by the City Council on May 18, 1988 ordinances changing the zone and height district to [T][Q]C2-1L and [Q]C2-1VL for 19401 Parthenia Street.

Surrounding Properties:

Case No. ZA 84-0797(CUB), a request denied by the Zoning Administrator on March 25, 1985 for the on-site sale and dispensing of

beer and wine on the premises in conjunction with a previously established deemed-to-be approved dance hall having a seating capacity of 473 patrons, dancing to recorded music during the hours of 8 p.m. and 2 a.m., seven days a week.

Case No. ZA 85-1307(CUB), approved by the Zoning Administrator on June 18, 1986 for the sale and dispensing for consideration of alcoholic beverages for consumption on the premises in conjunction with two proposed restaurants on an M2-1 and P-1 zoned site, with one restaurant identified as "Todds" having a separate bar and dance floor accommodating a maximum of 298 patrons; and with the second restaurant identified as "Fat Tuesdays" having no separate bar or dance floor accommodating a maximum of 97 patrons. Further with "Todds" selling/serving a full line of alcoholic beverages and "Fat Tuesdays" serving/selling beer and wine only; and, with both restaurants observing hours of operation from 10 a.m. to 10 p.m., Monday through Thursday 10 a.m. to 2 a.m. on Friday and Saturday and 10 a.m. to 8 p.m. on Sunday.

Case No. ZA 87-0932(CUB)(CUX), approved by the Zoning Administrator on November 3, 1987 to permit the sale and dispensing of alcoholic beverages for on-site consumption in conjunction with the remodeling and addition to an existing restaurant with dancing, accommodating approximately 299 patrons, having hours of operation from 11 a.m. to 2 a.m., daily; in the MR2-1 (restricted light industrial) Zone. An addition of 1,265 square feet will be added to the restaurant. The occupancy will be increased from 250 to 299.

Case No. ZA 91-0149(CUB), approved by the Zoning Administrator on June 25, 1991 to permit the sale of alcoholic beverages for off-site consumption in conjunction with an existing commercial wholesale membership store, having hours between 10 a.m. and 8:30 p.m., Monday through Friday, 9 a.m. to 6 p.m. on Saturday, and from 11 a.m. to 6 p.m., Sunday.

Case No. ZA 93-0630(CUB), approved by the Zoning Administrator on August 27, 1993 to permit the sale and dispensing of alcoholic beverages for on-site consumption.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-C of the Los Angeles Municipal Code. In order for a particular request to be authorized, certain designated findings have to be made. In certain cases, there are specific conditional use categories which have additional or unique findings only applicable to that specific use in lieu of the four standard findings for other conditional use categories.

FINDINGS

In order for a conditional use permit for a mini-shopping center, including

the sale of beer and wine for off-site consumption to be approved the mandated findings delineated in Municipal Code Section 12.24-C must be made

in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

1. The proposed location will be desirable to the public convenience or welfare. The location is proper in relation to adjacent uses or the development of the community. The use will not be materially detrimental to the character of the development in the immediate neighborhood.

The gas station has been located at the subject site for approximately 20 years and can therefore, not be considered an intrusion into the community. The new gas station and proposed convenience store will be, like its predecessor, a viable member of the community. The use is well located within a long established commercial area and blends well with adjacent commercial activities. The proposed convenience store will be set at the rear of the subject property, in its northwesterly corner, insulated from adjacent residential uses. No evidence was presented at the public hearing that the concentration of mini-shopping centers in the vicinity have reached a detrimental level. Further, the conditions imposed by this action will serve to ensure that the subject request does not adversely affect the surrounding development.

2. Access, ingress and egress to the mini-shopping center will not constitute a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets. In its analysis for the Mitigated Negative Declaration, the Department of Transportation on August 16, 1994 stated that the project would have no significant impact on traffic generation. The project is anticipated to generate approximately 150 daily trips. No evidence was submitted at the public hearing or in the file to otherwise indicate that traffic and circulation in connection with the subject property would be adverse.
3. The mini-shopping center is not located in an identified pedestrian oriented area or zone.
4. (FINDING FOR BEER AND WINE REQUEST) The proposed location will not be desirable to the public convenience or welfare. The location is not proper in relation to adjacent uses or the development of the community. The use will be materially detrimental to the character of the development in the immediate neighborhood. The proposed use will adversely affect the welfare of the pertinent community. The granting of such application will result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages in the area of the city involved. The proposed use will detrimentally affect nearby residentially zoned communities in the area of the city involved.

According to the State Department of Alcoholic Beverage Control, four off-site licenses are allocated to Census Tract No. 1134.01, while seven licenses exist. Five on-site licenses are permitted while 17 exist. Within a 600-foot radius of the property, there exist eight establishments for the sale or dispensing of alcoholic beverages, including two for off-site consumption (under LAMC Section 12.24-C,42(a), the foregoing addresses mandatory Finding Nos. 2 and 3). While, within Crime Reporting District No. 1775, a total of 420 crimes were reported in 1993, compared to the citywide average of 427

crimes, the location is directly diagonal across from the Park Parthenia area, southeasterly of the intersection of Parthenia and Tampa Avenues, formerly called "Bryant-Vanalden", which has been, and continues to be, a high crime area. It is only because of fortuitous crime reporting district boundaries, that the statistics for that area were not reflected in this case (mandatory Finding No. 2).

Further, the subject property faces, on the south side, a blockface of single-family dwellings along Parthenia Avenue. While that was an ill-conceived subdivision pattern, it nevertheless creates an obvious land use conflict which would be exacerbated by permitting the sale of beer and wine.

5. The proposed location will be in harmony with the various elements and objectives of the General Plan.

On August 12, 1988, the City Council adopted the recommendations of the General Plan Consistency Unit via Assembly Bill 283. Pursuant to that action the Council adopted the Neighborhood Oriented Commercial plan designation for the subject property and changed the zone from C4-1 to [Q]C2-1VL. The General Plan does not specifically designate uses permitted by conditional use. Los Angeles Municipal Code Section 12.24-C,56, permits the existing/requested use within the zones corresponding to the land use designation. The request is therefore consistent with the adopted plan.

6. At the public hearing, 10 persons were present. Three spoke in support and three in opposition. Four letters in opposition were received and petitions containing approximately 70 signatures. Points in support in summary included: this is a good location for the proposed service station and convenience store; employees are carefully trained so that, in the sale of alcohol, the requirements of the law are fulfilled; for example, any patrons who appear to be 26 years of age or under are requested to furnish identification; this is a blighted corner and the proposed use will revitalize the area; beer and wine sales are an important adjunct to the market economically; approximately 12-15 persons will be employed; the tax base will be increased; there are only two other establishments within the immediate area which sell alcohol for off-site consumption; the crime rate in this reporting district is below the citywide average.

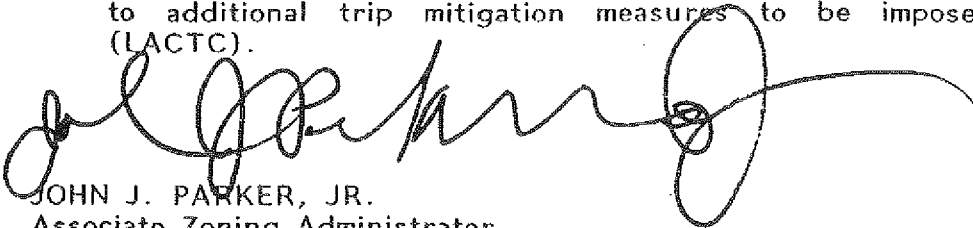
Points in opposition included in summary: there is no opposition to the proposed gasoline station, however, the proposed convenience store and the sale of beer and wine are opposed; there are numerous other convenience stores and outlets for the sale of alcohol within the immediate vicinity; the R1 residences on the south side of Parthenia Street lack the protection of a parking zone buffer setback; the location is directly diagonal from the formerly called "Bryant-Vanalden" area; the proposed convenience store will create noise and nuisance factors; there is no need to sell beer and wine at 6 a.m. in the morning; if this convenience store goes into operation, the mini-mart on the east side of Tampa Avenue will have to go out of business, because it cannot compete.

ADDITIONAL MANDATORY FINDINGS

7. The National Flood Insurance Program flood insurance rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 154,405, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding. (No shading)
8. On August 17, 1994, the City Planning Department Environmental Staff Advisory Committee (ESAC) issued Mitigated Negative Declaration No. MND 94-0119-CUB (Article V - City CEQA Guidelines) and determined that by imposing conditions the impacts could be reduced to a level of insignificance. I hereby certify that action. The records upon which this decision is based are with the Environmental Review Section in Room 655, City Hall.
9. Fish and Game: The subject project, which is located in Los Angeles County, will not have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend, as defined by California Fish and Game Code Section 711.2.

NOTICE

Congestion Management Program (CMP): The CMP is a program enacted by the State Legislature with the passage of Assembly Bill 471 (July 10, 1989), as amended by Assembly Bill 1791 (February 11, 1990). The CMP's intent is to coordinate land use, transportation and air quality decisions on the regional highway and roadway system as defined by the Congestion Management Agency (CMA). The owner of any project or structure which contributes to the degradation of this system, based on standards adopted by the CMA, due to unmitigated trips, may be subject to additional trip mitigation measures to be imposed by the CMA (LACTC).



JOHN J. PARKER, JR.
Associate Zoning Administrator

JJP:lmc

cc: Councilman Hal Bernson
Twelfth District
Adjoining Property Owners
County Assessor

CITY OF LOS ANGELES



CERTIFICATE OF OCCUPANCY

ADDRESS OF BUILDING: 9301 PARTHENIA ST.

NOTE: Any change of use of occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)

This certifies that, so far as ascertained by or make known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1,3,4, and 5; and with applicable requirements of State Housing Law-for following occupancies:* (Residential uses)

Permit No.and Year: 95LA34600/95LA36987

ONE STORY, TYPE V-N, 61'4" X 57'4" SERVICE STATION AND 48' X 62' CANOPY FOR SERVICE STATION. B2 OCCUPANCY.

Total Parking Required:23 [] No Change in Parking Requirement.

Total Parking Provided:23= Standard:22 + Compact: + Disabled:1

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By/Office: LA- (VN) -WLA-SP-C.D. #: Bureau: (BLDG) -BCS: Division: GI- (MS) -MSS-EQ-BMI-COMM:

OWNER: U.S.A. GASOLINE

OWNER'S ADDRESS: 31101 AGOURA CT. #200 AGOURA HILLS, CA 91301
Issued: 11/20/95

BY: R.KLINE/CC/kb

9380077037

A PROPERTY ADDRESS: 19301 PARTHENIA ST, TAMPA & SHIRLEY
 TRACT(S) and COUNTY REF. NO. (For alpha tracts) e.g. J.G. McDonald Tract (MR 70-29): 24353
 BLOCK: 24, LOT(S) and ARB(S) e.g. 15, 16 (AR 31, 17, 18): 23 (ARB 2)
 DIST. MAP: 195B117
 ASSESSOR'S ID: 2783-027-035
 LOT TYPE: INT, LOT SIZE: INC LEGAL, ZONE: MR2-1/P-1, BUILDING LINE: 20'
 CENSUS TRACT: 1134.01, ADDRESS: 19301 PARTHENIA ST, CITY: AGOURA HILLS, CA, STATE: CA, ZIP: 92653
 APPROVALS, EASEMENTS AND RESTRICTIONS: ZA-94-0544 (CU2) (CUB) (20P), AF 95-724007
 COUNCIL DIST: 12, FIRE DISTRICT: II, FLOOD ZONE: YES
 GRADING: YES, HIGHWAY DES.: YES, SEISMIC STUDY: YES

B PROPERTY OWNER: USA PETROLEUM, (800)624-5930, 30101 AGOURA CT, AGOURA HILLS, CA
 APPLICANT: USA PETROLEUM, (818)701-7534, 30101 AGOURA CT, AGOURA HILLS, CA
 ENGINEER: VAN THONG STEVENSON, 210508-40
 CONTRACTOR: USA PETROLEUM CORP/30101 AGOURA CT, AGOURA HILLS/B210531, (818)701-7534
 PROPOSED USE OF BUILDING: (09) SERVICE CANOPY
 EXISTING USE OF BUILDING: ()
 DESCRIPTION OF WORK: NEW CANOPY FOR SERVICE STATION (48'x62')
 DAMAGE REPAIR < 10%: PATCH PLASTER/ DRYWALL: RIT NON-STRUCTURAL REINFORCEMENT: DOOR/WINDOW CHANGEOUT: RE-STUCCO/SIDING: RE-ROOF:

C COMPLETE THIS SECTION ONLY FOR ONE AND TWO FAMILY DWELLINGS INVOLVING MECHANICAL WORK IN CONNECTION WITH THE WORK DESCRIBED IN SEC. "B" ABOVE.
 A SEPARATE PERMIT SHALL BE OBTAINED FROM MECHANICAL BUREAU FOR ANY WORK WHICH DOES NOT MEET ANY OF THE FOLLOWING CONDITIONS
 ELECTRICAL WORK FOR PANEL SIZE < 400 AMP AND TOTAL FLOOR AREA < 11,000 S.F. PLUMBING (NOT INCLUDING FIRE SPRINKLERS) HVAC WORK FOR HEAT/VENT SIZE < 30,000 BTU AND A.C. SIZE < 25 TONS
 DESCRIPTION OF MECHANICAL WORK (Check applicable boxes above):
 ELECT. CONTR. NAME: ADDRESS: LIC. CLASS: ACTIVE STATE LIC. NO.: CITY BUS LIC. NO.: PHONE NO.:
 PLUMB. CONTR.:
 HVAC CONTR.:

D NO. OF EXISTING BLDGS ON LOT AND USE

LENGTH: 62	WIDTH: 48	HEIGHT (BUILDING): 18	FLOOR AREA (BUILDING): 2976
STORIES: 1	GROUP OCCUPANCY: B-1	OCCUPANTS PER GROUP: 1	MAX OCCUPANCY: 1
DWELLING UNITS: 1	GUEST ROOMS: 1	CONV. TYPE: I-N	LIC. FABRICATOR REQ'D FOR: STRUCT. STEEL
REQ'D PARKING: 4	PARKING PROVIDED: 4	HEIGHT (ZONING): 24	FLOOR AREA (ZONING):

LOCATION OF REQ'D FIRE SPRINKLERS: CS EQ FS ME GEN LA (VH) WLA SP

LATERAL FORCE SYSTEMS: SHEARWALL CONTINUOUS SPREAD EBF/CFB PILE/CAISSON MAT/BASE ISOLATION OTHER

SPECIAL INSPECTIONS: CONC > 3000 PSI MASONRY FIELD WELDING REBAR WELDS GUNITE/SHOTCRETE GRADING GRADE BEAMS/CAISSONS OTHER

05/17/95 09:38:40AM LAD5 T-0921 C 15

BLDG PLAN CHC	393.98
SYS DEV	25.84
ONE STOP	7.88
MISCELLANEOUS	5.00
CITY PLAN SURC	11.82
TOTAL	442.32
CHECK	442.32

E P.C. NO. 51707, VALUATION (including all fixed operating equipment) \$ 60,000
 PLAN CHECK: 393.98, SUPP. PLAN CHECK: 12.60, E.Q. INSTR: 1000
 HELLERIE POSTING: 46350, BLDG PERMIT: 1000, PLAN CHECKED BY: INDU PARIKH
 INSPECTION: 83328, ELEC. PRINT (10%): 1000, PLAN CHECKED BY: 5-18-95
 INVESTIGATION FEE: 2976, PLUMB. PRINT (10%): 1000, ZONING VERIFIED BY: ZMAP/JR/gj 6/19/95, DATE: 5-17-95
 RELOCATION FEE: 2976, HVAC PRINT (1.5%): 1000, SCHOOL DIST FEE: 83328, APPLICATION APPROVED BY: INDU PARIKH, DATE: 5-19-95
 ENERGY SURCHARGE: 1000, OTHER ATTACHMENTS (Specify):

06/19/95 09:38:40AM LAD5 T-1565 C 10

BLDG PERMIT CO	463.50
INVOICE # D097879 88	
PLAN MAINTENAN	10.00
EI COMMERCIAL	12.60
SYS DEV	29.17
ONE STOP	9.72
MISCELLANEOUS	5.00
CITY PLAN SURC	14.21
SCHOOL DEV COM	833.28
TOTAL	1,377.48
CHECK	1,377.48

95LA 36987

- NEW BUILDING
- ADD, ALTER, REPAIR EXISTING BUILDING
- RELOCATE
- RESOLUTION OF EXIST. BLDG.
- RESOLUTION OF ENTIRE BUILDING

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY

PERMIT CODE



BUILDING PERMIT PLOT PLAN

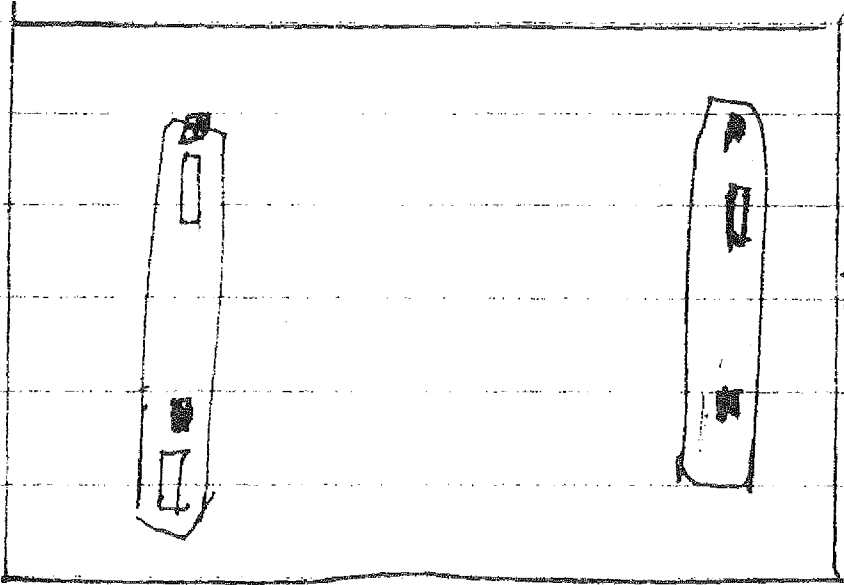
PLEASE DRAW AND LABEL CLEARLY IN INK

REF. NO.

PROJECT ADDRESS 19301 PARTHENIA ST	SLATE/UNIT NO.	CROSS STREETS TAMPA & SHIPLEY
TRACT(S) and COUNTY REP. NO. (For alpha tracts) e.g. J.G. McDonald Tract (RR 70-20) 24353	BLOCK	LOT(S) and ALPHAS e.g. 15, 16 (A to J, 17, 18)
		DIST. MAP 1920-117
		ASSESSOR'S ID

SHOW ALL BUILDINGS ON LOT AND LABEL RESPECTIVE USES

SD FEES: $0.28 \times 2976 = 833.28$



48

TAMPA

← 62 →

DO NOT MARK IN THIS AREA

MIRIAM

PARTHENIA

ACTIVITY IS FOR (Mark one)
1. NEW BUILDING/STRUCTURE

2. RELOCATION

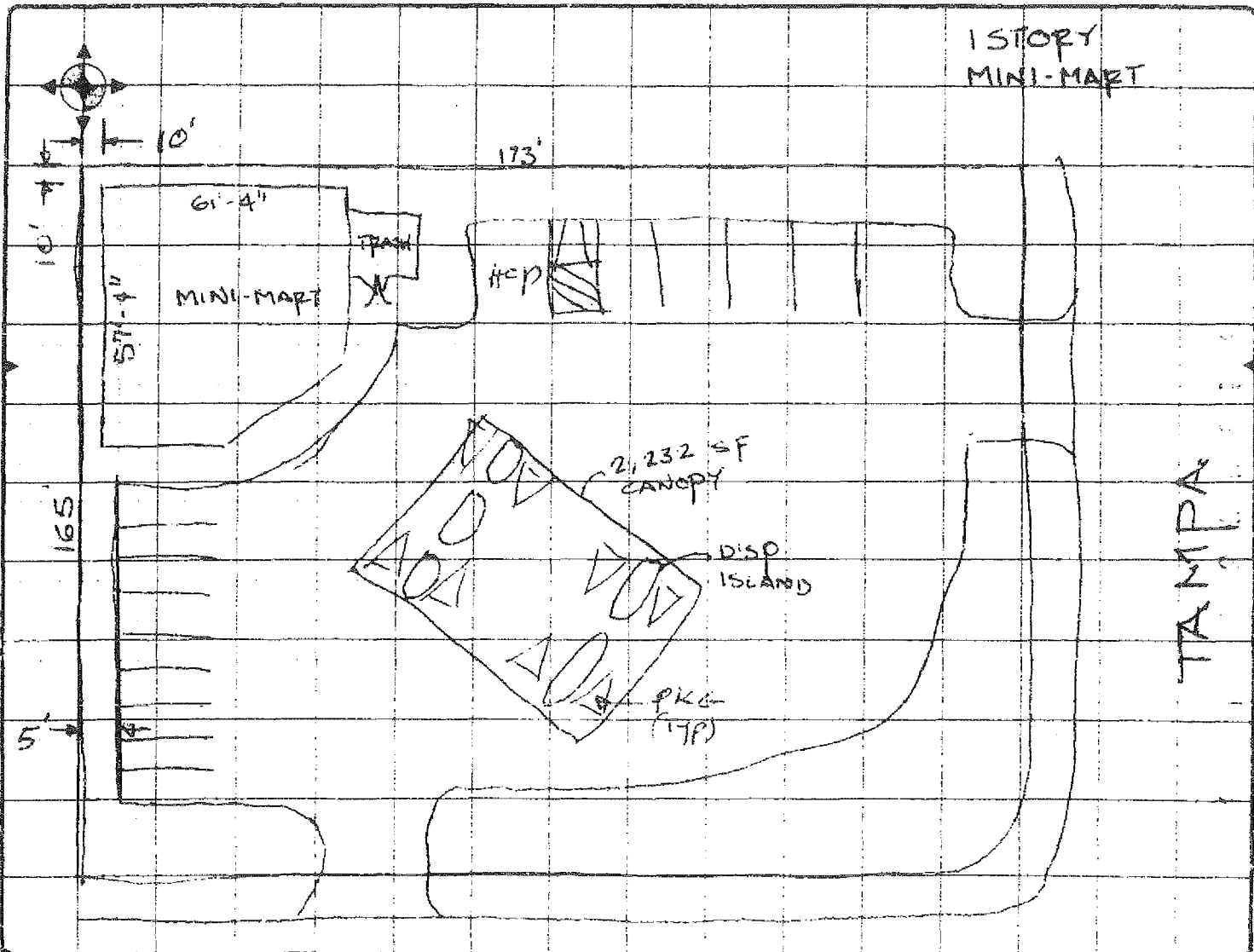
3. ADD, ALTER, REPAIR, DEMOLISH

CITY LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY - PLOT PLAN

PLEASE DRAW AND LABEL CLEARLY IN INK

JOB ADDRESS 17301 PARTHENIA ST	SUBMIT NO.	CROSS STREETS TAMPA & SHIRLEY			
TRACT 24377	BLOCK	LOT(S) 21 & OCT 23	ARB 12	UNIT	ASSESSOR'S ID

SHOW ALL BUILDINGS ON LOT AND RESPECTIVE USES



DO NOT MARK IN THIS AREA

SIGNED: [Signature] DATE: _____

0.17.2012

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY

APPLICATION FOR BUILDING PERMIT AND

CERTIFICATE OF OCCUPANCY

** PLEASE TYPE OR PRINT IN INK CLEARLY **



- 1. RELOCATION
- 2. ADD, ALTER, REPAIR, DEMOLISH

A JOB ADDRESS 19301 PARTHENIA ST		SUITE/UNIT NO.		CROSS STREETS TAMPA & SHIRLEY	
TRACT 24353	BLOCK	LOT(S) 24 & por 23	ARE - 12	UNIT	ASSESSOR'S ID 278-027-035
LOT TYPE COR.	ZONES MA 2-1/P-1 [Q]C2-1VL	ALLEY	BUILDING LINE	SEISMIC STUDY ZONE	COUNTY REF
LOT SIZE 1rr.	FIRE DISTRICT II	GRADING	HIGHWAY DED. yes	FLOOD ZONE	DIST MAP 195B117
AFFIDAVITS, EASEMENTS AND RESTRICTIONS Ord 140807; Ord 16349			DIST OFFICE <input type="checkbox"/> METRO <input type="checkbox"/> WILSHIRE <input type="checkbox"/> VAN NUYS <input type="checkbox"/> SAN PEDRO <input type="checkbox"/> W. VALLEY <input type="checkbox"/>		CENSUS TRACT 1134.01 COUNCIL DIST. 12

B BLDG. OWNER USA GASOLINE (818) 865-9200		APPLICANT (PHONE)	
ADDRESS 30101 AGOURA CT. #200		SUITE/UNIT NO.	
CITY/STATE/ZIP AGOURA HILLS 91301		CITY/STATE/ZIP	
ARCHITECT NAME Mark Milvain	ADDRESS	ACTIVE STATE LIC. NO.	CITY BUS. LIC. NO.
ENGINEER Bahman Ehgan		1078	()
GEN. CONTR. USA Petroleum	(OWNER)	157625	()
DESCRIPTION OF WORK <input type="checkbox"/> ALTER OR REMODEL <input type="checkbox"/> PATCH DRYWALL/PLASTER <input type="checkbox"/> DAMAGE REPAIR < 1% <input type="checkbox"/> DOOR/WINDOW CHANGED OUT <input type="checkbox"/> RE-STUCCO/SIDING <input type="checkbox"/> RE-ROOF			
OTHER (Describe) CONSTRUCT MINI-MART			

C COMPLETE THIS SECTION ONLY FOR ONE AND TWO FAMILY DWELLINGS INVOLVING MECHANICAL WORK IN CONJUNCTION WITH THE WORK DESCRIBED IN SEC. "B" ABOVE. A SEPARATE PERMIT SHALL BE OBTAINED FROM MECHANICAL BUREAU FOR ANY WORK WHICH DOES NOT MEET ANY OF THE FOLLOWING CONDITIONS			
<input type="checkbox"/> ELECTRICAL WORK FOR PANEL SIZE < 400 AMPS AND TOTAL FLOOR AREA < 48,000 S.F.		<input type="checkbox"/> PLUMBING (NOT INCLUDING FIRE SPRINKLERS)	
<input type="checkbox"/> HVAC WORK FOR HEAT/VENT SIZE < 100,000 BTU AND A.C. SIZE < 26 TONS			
DESCRIPTION OF MECHANICAL WORK (Check applicable entries above)			
ELECT. CONTR. NAME	ADDRESS	ACTIVE STATE LIC. NO.	CITY BUS. LIC. NO.
PLUMB CONTR.			
HVAC CONTR.			

D PROPOSED USE OF BUILDING (1b) MINI-MART		EXISTING USE OF BUILDING (Leave blank for new buildings)	
NO. OF EXISTING BLDGS ON LOT AND USE (1) SERVICE STATION		NO CHANGE OF USE <input type="checkbox"/>	
LENGTH 61'4"	WIDTH 57'4"	HEIGHT 17.6'	FLOOR AREA (LOADING) 3,086
STORIES 1	GROUP OCCUPANCY B2	OCCUPANTS PER 100 SQ. FT. 40	PARKING PROVIDED 22
LATERAL LOAD SYSTEMS <input type="checkbox"/> S-EARVAL <input type="checkbox"/> CONTINUOUS SPREAD		FOUNDATION <input type="checkbox"/> EB/CBF <input type="checkbox"/> PILE CAISSON <input type="checkbox"/> MAT/BASE ISOLATION	
SPECIAL INSPECTIONS <input type="checkbox"/> CONG. JOINTS <input type="checkbox"/> MASONRY		TYPE OF INSPECTION CS EQ FS MS <input checked="" type="checkbox"/> X	

E P.C. NO. 50744	EVALUATION (including of fixed operating equipment) \$ 226,000
MILLSIDE POSTING ELEC. PRMT. 25%	SUPPLEMENTAL PERMITTING
PRE-INSPECTORY PLUMB. PRMT. 25%	EVENT CODE
PLAN CHECK 993.45	PLAN CHECKER'S NAME dm
APP. PLAN CHECK 4746	DATE 2-16-95
RELOCATION FEE 23.38	APPLICANT APPROVED BY Bob O'JAN
BUILDING PERMIT 1168.77	DATE 2/27/95
SCHOOL DIST. FEE 864.08	SCHOOL FEE = 3086 x .28 = 864.08
ENERGY D.A. SURCH. SEWER CAP.	PLOT PLAN ATTACHED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

FOR CASHIER'S USE ONLY

04/27/95 12:20:05 PM LAD6 1-2211 0.00
 BLDG PERMIT CD 1,140.77
 INVOICE # 0005092 88
 PLAN MAINTENAN 33.38
 E) COMMERCIAL 47.46
 SYS DEV 23.38
 ONE STOP 74.79
 MISCELLANEOUS 5.00
 CITY PLAN SURC 30.75
 SCHOOL DEV COM 864.08
 CARRY 2,243.02
 10 FRAM 2212
 95LA 34600

Should a shorter period of time have been indicated by an official action, plan check approval expires one and a half years after the fee has been paid. This amount expires two years after the fee has been paid or 180 days after the fee has been paid and occupation has not commenced, or if work is suspended continuously or intermittently for a continuous period of 180 days (Sec. 90-66214, A.R.C.). Credits for refund of fees paid on permits expiring shall be within one year from the date of expiration for building permits provided by the Department of Building and Safety. Chapter 22, Title 22, A.R.C.