

APPLICATION FOR DETERMINATION OF
"PUBLIC CONVENIENCE OR NECESSITY"
ALCOHOL SALES

Pursuant to Section 23958 and 23858.4
California Business and Professions Code

CO 12

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

COUNCIL FILE NO. _____

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 City Clerk.

Project Name Sprouts Farmers Market

Address 6605 Fallbrook Avenue, West Hills, CA

Type of Business Full Service Grocery Store

Applicant Sprouts Farmers Market
Name 11811 Tatum Blvd., Suite 2400, Phoenix, AZ 85028
Address 602-682-1417/480-814-8017
Phone Number/Fax Number _____

Property Owner ~~Fallbrook Anchor Acquisitions, LP~~ FALLBROOK SQUARE ANCHOR ACQUISITION, LP
Name c/o General Growth Properties, Inc.
Address 312-960-2741/312-442-6304
Phone Number/Fax Number _____

Representative Terri Dickerhoff
Name 1120 Manzanita Street, Los Angeles, CA 90029
Address 213-422-1450/323-662-3262
Phone Number/Fax Number _____

A. PROJECT DETAILS

THE FOLLOWING QUESTIONS ARE TO BE ANSWERED BY ALL APPLICANTS:

1. Has the City previously approved a conditional use permit for alcoholic beverage sales at this site? Yes X No ___ If Yes, what is the City case number(s) ZA 2012-3113-CUB ; _____
2. 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 X: If Yes, when and what type of license

4. Type of Alcohol Sales Requested (on- or off-site, beer and wine, full alcohol, etc.):
Off-site sale of beer and wine
5. Size of Business 27,522 square feet
6. % of floor space devoted to alcoholic beverages 2%
7. Hours of Operation:
- a. What are the proposed hours of operation and which days of the week will the establishment be open? Seven days a week from 7 am to 11 pm
- b. What are the proposed hours of alcohol sales? Seven days a week from 7 am to 11 pm
8. Parking:
- a. Is parking available on the site? (if so, how many spaces?) Yes, there is a surface parking lot for the Fallbrook Mall. There are 357 spaces available to Sprouts.
- 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 beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and if so, for what reasons? Provide ABC case number and a copy of final ABC action.
No
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? 20 to 30 employees
13. Will all employees who sell alcohol attend the local State ABC training class on how to properly sell alcohol? Yes
14. What security measures will be taken including:
- a. Posting of rules and regulations on the premises to prevent such problems as gambling, loitering, theft, vandalism and truancy. - Yes
- b. Will security guards be provided and if so, when and how many?
No

- 15. Will there be minimum age requirements for patrons? If so, how will this be enforced?
There will be no minimum age for the grocery store. However, only patrons 21 years and older will be allowed to purchase alcoholic beverages. Staff will be trained to check IDs.

- 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.
Yes. There are seven alcoholic beverage outlets within a 600 foot radius.
Please see attached for a list.

- 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 three schools and one parking within a 1,000 foot radius.
Please see attached for a list.

- 18. Will the exterior of the site be fenced and locked when not in use?
No

- 19. Will the exterior of the site be illuminated with security lighting bright enough to see patrons from the street? Yes

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, gross alcohol sales are less than 5% of total sales on a quarterly basis.

- 2. Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? No

- 3. Will beer and wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)? Yes, for microbrew beers only.

- 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:

Non Applicable

- 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.
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.
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.
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 violations, loitering.
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.

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:

1. Possible Benefits

Would the business:

- a. Employ local residents (how many)
- b. Generate taxes (provide estimate)
- c. Provide unique goods and services (which ones)
- 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.

Date 2/19/2013

Applicant signature
 FALLBROOK SQUARE ANCHOR ACQUISITION, LP
 BY: FALLBROOK SQUARE ANCHOR GP, LLC
 BY: GGPLP REAL ESTATE, INC.
 Signature of property owner if tenant or lessee is filling application
 AUTHORIZED SIGNATORY

TKH

State of Illinois

County of COOK

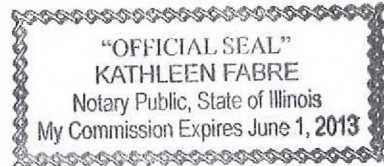
On February 19, 2013 before me, Kathleen Fabre
Date Name of Notary Public

personally appeared Marvin J. Lewine
Name(s) of Signer(s)

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.

Kathleen Fabre
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.

Sprouts Farmers Market
Site Address: 10821 Zelzah Avenue
Applicant: Sprouts Farmers Market

THE REQUEST

Sprouts Farmers Market ("the Applicant") is seeking the following discretionary approval:

- The Applicant requests approval of a Determination of Public Convenience or Necessity for the sale of alcoholic beverages, to allow for the off-site sale of beer and wine in conjunction with an approximate 27,522 square foot, full service grocery store. The hours of operation will be from 7 am to 11 pm and alcohol will be sold during all hours of operation. This area is over concentrated. One license is allowed in this census tract and five licenses presently exist. With the addition of the proposed market there will be six licenses in this census tract. Additionally, this is considered a high crime area.

PROJECT DESCRIPTION

Proposed Grocery Store

The proposed grocery store will be located in a retail complex that is known as the Fallbrook Center. This is a large multi-tenant retail complex located in West Hills, located on Fallbrook Avenue, bounded by Vanowen Street to the north and Victory Boulevard to the south. The store will move into an existing, 83,274 square foot, vacant space that was once a Mervyn's Department store. The Sprouts will occupy 27,522 square feet in a portion of the first floor of the old Mervyn's Department Store. Additionally, there will be storage located on the second floor that is 42,069 square feet and will not be accessible to the public. There is a second tenant that is yet to be determined that will occupy 13,681 square feet. The site has a surface parking lot with general parking for all the commercial spaces in the center. The entire building will require 329 parking spaces with 357 spaces available to the tenant.

Sprouts Farmers Market is a grocery store that specializes in farm-fresh produce purchased from local growers. It will offer a full line of grocery products, including a Sprouts Private label of bakery goods, a full service meat counter and deli. The stores feature natural, organic and favorite indulgence foods at a great value. As a full service grocery store, Sprouts Farmers Market proudly offers a variety of goods and services, as outlined below:

- **PRODUCE.** Like any farmers market, our great strength is produce. Our selection of quality fruits and vegetables includes seasonal and organic items at

prices that are ripe for the picking. Whenever possible, we buy directly from local farms to ensure that customers get the freshest items Mother Nature has to offer — at prices that are often 20% below conventional stores and way below the natural foods megastores.

- **GROCERY & PRIVATE LABEL.** We offer a wide variety of great-tasting natural, organic and mainstream items at highly competitive prices, so customers can do most of their weekly shopping under one roof. We also source select products from around the world for our highly regarded Sprouts private label line.
- **MEAT & SEAFOOD.** Customers always rave about the Sprouts meat department, in large part because of the fabulous value and superior flavor of our all natural Sprouts OldTyme Beef and Pork. Unlike most grocers, we hand-pack our farm-fresh chicken, and grind our own meats and sausages right in the store. Sparkling seafood is delivered to our stores up to six days a week. There are also organic choices, and even lots of delicious ready-to-cook items.
- **VITAMINS & SUPPLEMENTS.** The healthy life costs less at Sprouts. We feature national brands of vitamins and nutritional supplements at 10% or more off the usual retail prices, along with a vast array of Sprouts private label items — plus a friendly and knowledgeable staff, and many ongoing educational classes and seminars.
- **BULK.** In times like these, buying in bulk just makes sense. That's why the Sprouts bulk department is growing in popularity and size — now with more than 200 bins filled with fresh trail mixes, rolled oats, sugars, flours, grains, dried fruits, sweet treats and more.
- **BAKERY.** In the Sprouts Bakery, customers can find fresh rolls and sandwich loaves, delectable cookies, irresistible pastries... and the wafting aromas of warm breads right from the oven. We also carry many sugar-free, gluten-free and low-carb products, all at family-friendly prices.
- **WINE & BEER.** Some farmers markets feature not just fruit, but the fruit of the vine. So the Sprouts wine merchants have been hard at "work," sampling wines from California, Australia, Chile and Europe, as well as the great specialty beers of the world, narrowing down their eternal search for the best values in bottles and brews.
- **DELI.** We carry a broad array of tasty deli meats and freshly made or made-to-order sandwiches, fresh pre-packed salads, and delectable platters of prepared meals—at prices that are surprisingly easy to swallow.

- DAIRY. No farmers market would be complete without an outstanding selection of fresh dairy products. We feature everything from organic milk to fresh juices, and cage-free eggs to kefir.

It is with great pleasure that Sprouts Farmers Market is expanding its base into the West Hills neighborhood. This is a prime location for the newest addition to the Sprouts Farmers Market family. In total, there are 151 existing Sprouts, Henrys and Sunflower stores in California, Arizona, Colorado, Utah, Texas, Oklahoma, New Mexico and Nevada. And, there are two new stores opening in the City of Los Angeles in the coming months, this store and one on Westwood Boulevard.

For the convenience of the patrons, the store will be open from 7:00 am to 11:00 pm, seven days a week.

Zoning and Location

The proposed project is a grocery store that will occupy an existing, vacant, commercial space in a large shopping complex in a commercial district of West Hills. The site is an entire city block and is bounded by Vanowen Street, Fallbrook Avenue and Victory Boulevard, all major thoroughfares. The subject site is zoned (Q)C2-1VL and developed with a mix of retail and commercial uses. The subject site is located in the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan area and is zoned [Q]C2-1VL with a General Plan designation of Community Commercial. The grocery store is surrounded by the Fallbrook Center, all of which is zoned [Q]C2-1VL, with the exception of the properties located directly east of the property, across Fallbrook Avenue, which is zoned RS-1.

The site is within Councilmember Mitchell Englander's 12th Council District.

The properties that adjoin the subject site are developed with uses ranging from single family homes, multifamily units, offices, restaurants and retail. The existing developments are all similar and/or compatible in height, density, and use to that of the existing, shopping center where the grocery store is proposed.

The property has the Fallbrook Center to the immediate north. The parcels to the north, across Vanowen Street are zoned C4-1VL at the corner of Vanowen Street and Fallbrook Avenue, and RD2-1 and RS-1 along Vanowen Street. These parcels are developed with commercial and multi- and single-family homes. The properties on the northeast corner of Vanowen Street and Fallbrook Avenue are developed with commercial and office uses and parking lots. The corner zoning is [Q]C4-1VL, [Q]CR-1VL and P-1VL. The properties across Fallbrook Avenue (east) are single-family homes. These properties are zoned RS-1. The development to the immediate west is the Fallbrook Center. The parcels to the west of the Center are developed with open space and single-family homes. The zoning is OS-1XL and RS-1. The property to the immediate south is the Fallbrook Center. The properties at the intersection of Victory

Boulevard and Fallbrook Avenue are developed with commercial uses and are zoned C2-1VL. Along Victory Boulevard there are commercial uses, parking lots and residential homes. The zoning is C2-1, C2-1VL, P-1VL, RA-1VL and RA-1.

Public Benefits

Sprouts Farmers Market is a fresh concept and will add nicely to the existing retail and restaurants in the community. The applicant will provide high quality and organic groceries and related merchandise that contribute to the convenience and welfare of neighborhood residents and workers. Currently, the space to be filled by the proposed market is vacant and is a lost opportunity to provide identity and much desired services and goods to the residents and workers in the community. The addition of a grocery store at the proposed location will improve and revitalize the property. Provision of a new quality establishment that is effectively maintained and operated, will enhance the neighborhood's aesthetics, convenience, livability, and security. With operating hours from 7 am to 11 pm, the project will improve the security, lighting, and attractiveness of the location into the nighttime hours, without being open so late it is disruptive to the residents.

With the redevelopment of a vacant lot, there are more "eyes on the street". A vibrant community is always safer than areas with vacant and blighted lots. Therefore, the addition of a new retail tenant in this location will help keep this retail center active and open, thereby making the neighborhood more active and safer. The addition of a grocery store use will in no way jeopardize, endanger or constitute a menace to public health, safety or the general welfare of residents or workers in this area. The addition of a desirable retail tenant will increase the value, use and enjoyment of adjacent properties.

The market will be located in an area with a mix of residential, commercial and retail uses, on major commercial thoroughfares, close to public transportation (bus lines). The grocery store will create approximately 75 new jobs in the neighborhood, and its proposed goods and services will serve the needs of both residents and workers, enhancing the desirability of the neighborhood as a place to work, as well as live, directly and indirectly contributing to the jobs-housing linkage. The proposed project realizes the goal of co-locating jobs, housing and services in proximity to transit, which in turn encourages greater pedestrian activity and hopefully aids in the longer-term goal of encouraging a safer, more inviting environment.

With the current market conditions, cities are seeing national retail chains go out of business and with the collapse of these retail giants, there is a surplus of retail real estate available. It is imperative that municipalities fill these spaces with successful businesses to ensure continued economic development. The development of successful commercial centers, serving surrounding residential neighborhoods, will add to the value of the adjacent properties. Allowing new development to replace older

development or vacant and blighted lots will keep neighborhoods safer and will benefit the public health, safety and general welfare of residents and workers.

Sprouts Farmers Market is a growing retailer and has 70 stores in California, 12 of which are located in Los Angeles County. There are another 5 stores coming on line this year, with 3 of those in Los Angeles County and two in the City of Los Angeles. This retailer is strong and wants to continue to grow in our region. The economic welfare of the community depends on healthy and viable commerce and strong businesses. The grocery store, as proposed, will provide the community with an economically viable and respected commercial establishment as part of its neighborhood-serving retail.

Sale of beer and wine in the grocery store is consistent with the pattern of neighborhood markets and restaurants in this neighborhood. The proposed project is part of a development plan that increases the utility of land, provides nearby residents and employees the option of shopping without having to drive elsewhere, and adds appropriately to the mix of uses in the immediate vicinity. Therefore, the proposed location is admirably suited for the grocery store, in that it promotes livability and convenience for residents and employees and furthers community and economic development.

Alcoholic Beverage Outlets/Undue Concentration

Within 600 feet of the proposed market, there are seven establishments that have alcohol sales.

1. Chuck E Cheese's – 22940 Vanowen Street
2. Trader Joe's – 6751 Fallbrook Avenue
3. Red Lobster – 22800 Vanowen Street
4. Chili's – 6775 Fallbrook Avenue
5. WalMart – 6433 Fallbrook Avenue
6. StoneFire Grill – 6405 Fallbrook Avenue
7. Ralph's Supermarket – 22915 Victory Boulevard

All seven establishments are located within the boundaries of the Fallbrook Mall and are part of the large retail offering for the community. The overconcentration is due to the size of the Mall with no housing located on the entire city block.

Sensitive Uses

There are three schools and one park within 1,000 feet of the proposed site.

1. Boulevard School – 23022 Victory Boulevard
 - o This school is to the south of the proposed grocery store and is buffered by the entire southern half of the Fallbrook Mall

2. Hamlin Street Charter Academy – 22627 Hamlin Street
 - This school is to the east of the proposed grocery store and is buffered by two full blocks of residential development
3. Bernard Milken Campus – 22622 Vanowen Street
 - This school is to the northeast of the proposed grocery store and is buffered by a commercial development at Vanowen Street and Fallbrook Avenue, as well as a block of residential development
4. Shadow Ranch Park – 22633 Vanowen Street
 - The park is north of Vanowen Street and east of Fallbrook Avenue and is buffered from the proposed grocery store by commercial and residential development

The approval of this PCN should have no impact on any sensitive uses in the community, including the residential uses. The grocery store will sell alcohol responsibly and adhere to all applicable governmental regulations. The applicant's request is consistent and harmonious with the adjacent and surrounding uses and the proposed grocery store will improve the aesthetics of the streetscape. The existing building is surrounded by other similar uses, residential projects, commercial/retail spaces and surface parking. This project will improve safety and promote economic development in the area by occupying a vacant space in the building.

The approval of the PCN will not detrimentally affect residentially zoned properties and will clearly enhance, not damage, the character of development in the immediate neighborhood.

Operation of the Proposed Business

The volume of alcohol being sold is minimal. The sale of beer and wine is less than 5% of total sales volume for the store. In other Sprouts Markets in Southern California, beer is approximately 0.05% of total sales and wine is approximately 2.0% of overall sales. The sales area for beer and wine is approximately 225 square feet, less than 1% of the total square footage for the store.

All staff will have the ABC's state mandated training, as well as an internal training on the sale of alcohol as part of their new employee orientation. All staff selling alcohol will be over 21 years of age.

While this is a full service grocery store, as is Ralph's just south of the proposed project, Sprouts has a very different business model. Sprouts Farmers Market is a grocery store that specializes in farm-fresh produce purchased from local growers. It will offer a full line of grocery products, including a Sprouts Private label of bakery goods, a full service meat counter and a deli. The stores feature natural, organic and favorite indulgence foods at a great value. Sprouts Farmers Market gives neighboring residents and workers a supermarket alternative for their shopping needs. A variety of goods and services is vital for the growth of any neighborhood and with an increase in retail

choices, neighborhoods become more desirable to new residents. Sprouts Farmers Market offers an extensive (but not prescriptive) mix of natural, organic and great-tasting mainstream foods with a strong emphasis on value. Sprouts Market has carved out that magical middle ground between conventional supermarkets, healthy food superstores, and Trader Joe's-like discounters, making this a unique retailer in this neighborhood.

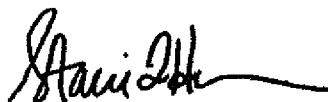
GGPLP REAL ESTATE, INC.

Secretary's Certificate

I, the undersigned, do hereby certify that I am the duly elected, qualified and acting Secretary of GGPLP Real Estate, Inc., a Delaware corporation (the "Corporation"), and as such am authorized to execute and deliver this Certificate in the name and on behalf of the Corporation, and that:

1. The Corporation is the sole member of Fallbrook Square Anchor GP, LLC, which is the general partner of Fallbrook Square Anchor Acquisition, LP ("Fallbrook Anchor");
2. Fallbrook Anchor is the true and sole owner of that certain anchor parcel located at Fallbrook Square in West Hills, California;
3. Howard Sigal is a duly elected, qualified and acting Assistant Secretary of the Corporation and as such, is authorized to execute and deliver documents on behalf of Fallbrook Anchor; and
4. Attached hereto as Exhibit A are the names of the persons that are duly elected, qualified and acting officers of the Corporation authorized to take all further actions and to execute and deliver all documents on behalf of Fallbrook Anchor and the signature of each such person set forth opposite his/her respective name and title is a true and genuine or facsimile specimen of his/her signature.


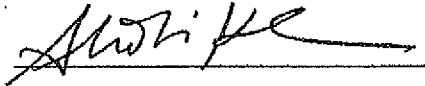

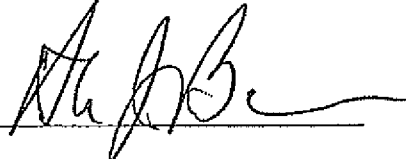

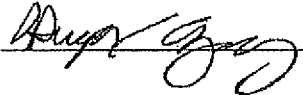
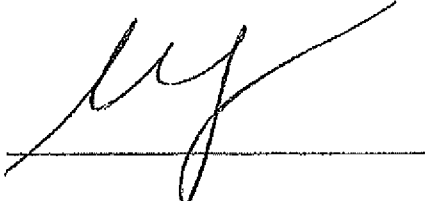
IN WITNESS WHEREOF, the undersigned has executed and caused this Certificate to be delivered as of the 6th day of September, 2012.



Stacie L. Herron

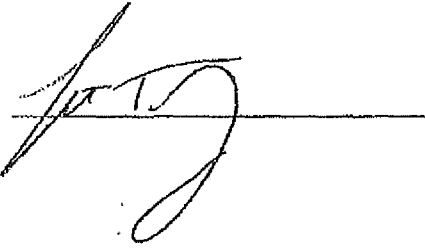
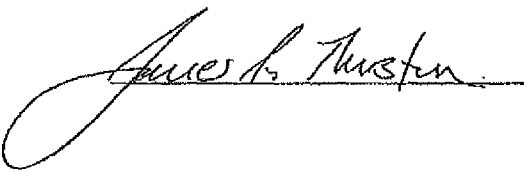
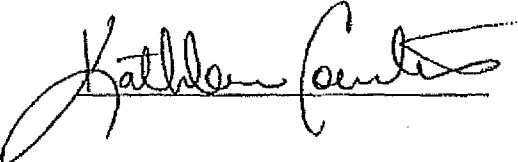
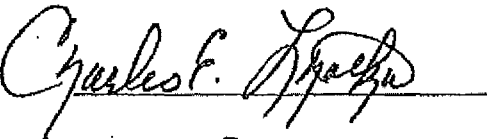
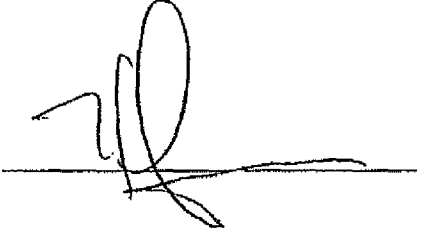
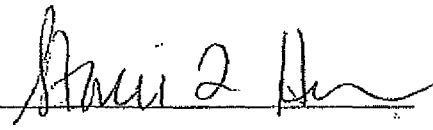
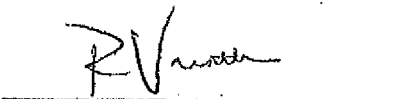
GENERAL GROWTH PROPERTIES, INC.
SUBSIDIARIES

Incumbency Signatures

<u>NAME</u>	<u>TITLE</u>	<u>SIGNATURE</u>
Sandeep Mathrani	Chief Executive Officer	 _____
Shobi Khan	Executive Vice President and Chief Operating Officer	 _____
Michael B. Berman	Executive Vice President and Chief Financial Officer	 _____
Alan J. Barocas	Senior Executive Vice President	 _____
Richard S. Pesin	Executive Vice President	 _____
Hugh K. Zwieg	Executive Vice President	 _____
Marvin J. Levine	Chief Legal Officer and Executive Vice President	 _____

GENERAL GROWTH PROPERTIES, INC.
SUBSIDIARIES

Incumbency Signatures

<u>NAME</u>	<u>TITLE</u>	<u>SIGNATURE</u>
Scott T. Morey	Chief Information Officer	
James A. Thurston	Senior Vice President and Treasurer	
Kathleen M. Curtis	Senior Vice President	
Charles E. Lhotka	Executive Vice President	
Heath R. Fear	Senior Vice President	
Stacie L. Herron	Vice President and Secretary	
Rajeev Viswanathan	Senior Vice President	

GENERAL GROWTH PROPERTIES, INC.
SUBSIDIARIES

Incumbency Signatures

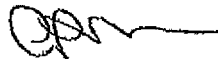
NAME

TITLE

SIGNATURE

Andrew P. Massmann

Assistant Secretary



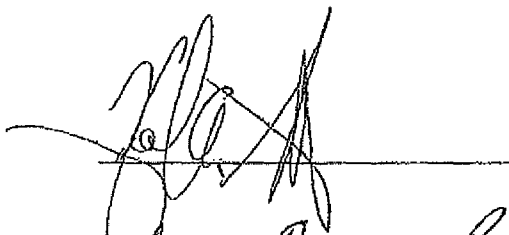
Michael B. McVickar

Assistant Secretary



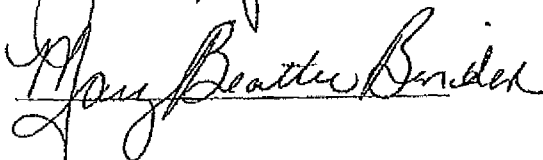
Howard A. Sigal

Assistant Secretary



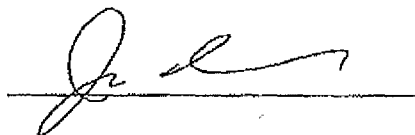
Mary Beattie-Binder

Assistant Secretary



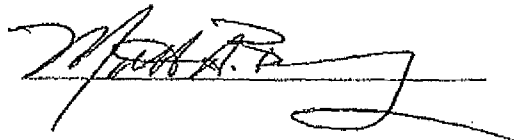
Jason P. Colton

Vice President



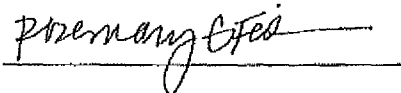
Matthew A. Beverly

Vice President



Rosemary G. Feit

Assistant Secretary





South Elevation of Proposed Project



East Elevation of Proposed Project



North Elevation of Proposed Project

29958.4 B & P

CENSUS TRACT REQUEST SHEET

Please provide the bold underlined information in order to best help you with your request. Allow 3 to 4 working days for us to fax your request.

Name Jolynn Vincent

FAX Number ⁹⁵¹ 600-2726 Telephone Number 951-698-6868

ADDRESS: 6605 Fallbrook Ave
West Hills, CA 91307

LICENSE TYPE: ON SALE OFF SALE

1. CRIME REPORTING DISTRICT

Reporting District Number: 2143 . Provided by local Police department

LAPD - Topanga Jurisdiction unable to provide statistical data.

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: 311

Location is within a high crime reporting district: Yes / No

2. CENSUS TRACT / UNDUE CONCENTRATION

Census Tract Number: 1352.01 Population: 2620

Number of licenses allowed: 1

Number of existing licenses: 5

Does overconcentration exist: Yes / No

Letter of public convenience or necessity required: Governing Body/Applicant Yes / No

Three time publication required: Yes / No

Over

[Signature]
8/14/12

LYNN K. WYATT
CHIEF ZONING ADMINISTRATOR

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

ASSOCIATE ZONING ADMINISTRATORS

R. NICOLAS BROWN
SUE CHANG
LOURDES GREEN
CHARLES J. RAUSCH, JR.
JIM TOKUNAGA
FERNANDO TOVAR
DAVID WEINTRAUB
MAYA E. ZAITZEVSKY

March 21, 2013

Seth Brown (A)
Sprouts Farmers Market
1811 North Tatum Boulevard, Suite 2400
Phoenix, AZ 85028

Fallbrook Square Anchor Acquisition
LP (O)
110 Wacker Drive
Chicago, IL 60606

Terri Dickeroff (R)
CGR Development
1120 Manzanita Street
Los Angeles, CA 90029

CASE NO. ZA 2012-3113(CUB)
CONDITIONAL USE
6605 North Fallbrook Avenue
Canoga Park-Winnetka-Woodland Hills-
West Hills Planning Area
Zone : QC2-1VL
D.M. : 180B097
C.D. : 12
CEQA: ENV 2012-3112-ND
Legal Description: Lot 11, Tract 43447

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

a Conditional Use to permit the sale of beer and wine for off-site consumption only in conjunction with a 83,274 square-foot grocery store in the QC2-1VL Zone,

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 Development Services Center 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 relating to or 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. Approved herein is the sale of beer and wine for off-site consumption in conjunction with a new 83,274 square-foot grocery store, with hours of operation from 7:00 a.m. to 11:00 p.m., daily in the QC2-1VL Zone.
8. The authorization granted herein for the off-site sale of beer and wine is for a period of **five (5) years** from the effective date of this grant. Thereafter, a new authorization to allow the off-site sale beer and wine will be required.

The applicant is advised that he/she should allow appropriate time for a new entitlement application to be processed and the application should be approved prior to the expiration date of this grant in order to continue the sale of alcoholic beverages.

9. 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 a 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 the associated fees, to hold a public hearing to review the petitioner's compliance with and the effectiveness of the conditions of the grant. The petitioner(s) shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained.
10. Any new operator of owner for this site must file a new Plan Approval application with the Department of City Planning.

11. Within six months of the effective date of this action, all employees involved with the sale of alcoholic beverages shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter from the Police Department to the Zoning Administrator as evidence of compliance. In the event there is a change in the licensee, within one year of such change, this training program shall be required for all new staff. All employees who serve alcoholic beverages shall attend follow-up STAR classes every 24 months. The STAR training shall be conducted for all new hires within 2 months of their employment.
12. The applicant shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control, including the sidewalk in front of the market.
13. The exterior windows and glass doors of the store shall be maintained substantially free of signs and other materials from the ground to at least 6 feet in height above the ground so as to permit surveillance into the store by police and private security.
14. There shall be no video or coin operated games on the premises.
15. There shall be no pay phone maintained on the interior or exterior of the premises.
16. Advice. The applicant is advised that the subject permit is a land use permit, not a license for the sale of alcohol. The conditions and requirements of the 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 in conditions or change in the mode or character of the authorized use requires approval of the Zoning Administrator.
17. Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
18. Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement for CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. This agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the subject case file.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

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 three 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.

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 12.29 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 \$2,500 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 April 5, 2013, unless an appeal there from 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 also 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 Department of City Planning Development Services Center. 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 by the Department of City Planning Staff thereon, and the statements made at the public hearing on February 5, 2013, 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 subject site is located within the Fallbrook Mall along the westerly side of Fallbrook Avenue. The subject property (entire mall site) is approximately 3,243,574 square feet in size. The proposed Sprouts Market will be located in a space formally occupied by Mervyn's Department Store that is approximately 83,274 square feet in size. The Sprouts store will occupy approximately 27,574 square feet of the first floor and utilize approximately 42,069 square feet of the second floor for storage space. A total of 357 parking spaces are available for the Sprouts store.

The applicant is seeking a Conditional Use to permit the sale and dispensing of beer and wine for off-site consumption in conjunction with a new 83,274 square-foot grocery store, with hours of operation from 7:00 a.m. to 11:00 p.m. in the QC2-1VL Zone.

The area is urban and improved with various commercial (shopping centers, restaurants, commercial office, etc.) and single-family residential land uses subject to the [Q]C2-1VL and RS-1 Zones.

The Canoga Park-Winnetka-Woodland Hills-West Hills Plan Map designates the property for Community Commercial land use with the corresponding QC2-1VL Zone. The property is not located within any interim control ordinance or specific plan areas.

The property is subject to the "Q" condition pursuant to Ordinance No. 159,076 which includes but is not limited to the following restrictions: building height shall not exceed two stories; all new building shall observe a minimum setback of 130 feet from the westerly property line; the total floor area of all buildings shall not exceed 1,365,000 square feet; and there shall be no drive-thru restaurants.

Previous Cases, Affidavits, Permits, and Orders on the Applicant's Property:

Case No. ZA 2011-1736(CUB) – On May 25, 2012, the Zoning Administrator approved a Conditional Use Permit authorizing the sales and dispensing of a full-line of alcoholic beverages for off-site consumption in conjunction with an existing Wal Mart store located at 6433 Fallbrook Avenue. The site is zoned QC2-1VL.

Case No. ZA 2007-5503(CUB) – On May 9, 2008, the Zoning Administrator approved a Conditional Use Permit to allow the sales and dispensing of beer and wine for on-site and off-site consumption in conjunction with the operation of a restaurant located at 22902 West Vanowen Street, #908. The site is zoned QC2-1VL.

Case No. ZA 2005-6140(CUB) – On June 23, 2006, the Zoning Administrator approved a Conditional Use Permit authorizing the sales and dispensing of beer and wine for on-site consumption in conjunction with a restaurant use located at 22906 Vanowen Street, #904. The site is zoned QC2-1VL.

Case No. ZA 2003-2884(CUB) – On July 31, 2003, the Zoning Administrator approved a Conditional Use Permit authorizing the sales of a full-line of alcohol for off-site consumption in conjunction with a Traders Joe's grocery store located at 6751 Fallbrook Avenue. The site is zoned QC2-1VL.

Case No. CPC 1983-0524(ZC) – This City Planning Commission case established Ordinance No. 159,076 on July 30, 1984, which established the existing zoning on the property.

Previous Cases, Affidavits, Permits, and Orders on Surrounding Properties:

Case No. ZA 2001-2988(CUB) – On October 16, 2001, the Zoning Administrator approved a Conditional Use Permit authorizing the sales of a full-line of alcohol in conjunction with a Save-On Store located at 22816 West Victory Boulevard. The site is zoned C2-1VL.

Case No. ZA 1998-0532(CUB)(CUZ)(ZV) – On December 14, 1998, the Zoning Administrator authorized a Conditional Use Permit to allow the sales of alcohol for off-site consumption in conjunction with the redevelopment of a shopping center in the C2-1VL, P-1VI and RA-1VL Zones. The site is located at 22816-22968 Victory Boulevard.

Fallbrook Avenue is a Major Highway and is improved to a width of approximately 100 feet.

Victory Boulevard is a Major Highway and is improved to a width of 100 feet.

Vanowen Avenue is a Secondary Major Highway and is improved to a variable width of 85 to 96 feet.

Public Hearing

The public hearing was held on February 5, 2013 in City Hall, Room 1020. The hearing was attended by the applicant and the applicant's representative.

The applicant's representative made the following statements:

- The total square-footage of the store is 27,524 square feet;
- Wine will be located in the corner with beer inside coolers behind;
- Will sell single bottles and cans of craft beer 20 ounces and above; and
- No sales of singles out of six-packs.

Following testimony, the Zoning Administrator approved the project with conditions.

Public Correspondence

At the time of report preparation, no comments were received from the public or other agencies.

CONDITIONS RECOMMENDED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In providing these recommendations, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and

establishing and enforcing Conditions specific to alcohol sales and distribution. The recommendations noted below are based on testimony and other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

- "No Loitering" and "No Public Drinking of Alcoholic Beverages" signs shall be posted at the front, side and rear of the site. These signs shall be in English and Spanish.
- Signs shall be posted in English and Spanish stating that California state law prohibits the sale of alcoholic beverages to people who are under 21 years of age.
- Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages or tobacco products shall be installed on the premise at each point-of-sale location. The 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 or tobacco products.
- There shall be no sale of "fortified" wine (greater than 16% alcohol).
- There shall be no sale of single beer if the can or bottle is less than 20 ounces. Sales of single beers from a four or six-pack are prohibited.
- Wine coolers shall not be sold in single bottles and wine shall not be sold in containers less than one liter.
- No signs are permitted on the outside of the building or directed from the inside to the outside which display or advertise the availability of alcoholic beverages.
- No sale of alcohol shall be permitted at any self-service, automated check-out station (checkout conducted primarily by the customer, with assistance by a store monitor) if such are available on the site. All sales of alcohol shall be conducted at a full-service checkout station directly attended by a cashier/check-out clerk specifically assigned solely to that station.
- The alcoholic beverage license shall not be exchanged for a public premises type license nor operated as a public premises.

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 of the Los Angeles Municipal Code. In order for the sale of a full line of alcoholic beverages 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.

MANDATED FINDINGS

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

- 1. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The applicant is seeking a Conditional Use to permit the sale and dispensing of beer and wine for off-site consumption in conjunction with a new 83,274 square-foot grocery store, with hours of operation from 7:00 a.m. to 11:00 p.m. in the QC2-1VL Zone.

The area within 500 feet of the project is characterized by the subject shopping center and low density residential uses. The proposed grocery store is in a convenient location for people who live, work, or shop in the area. It is within walking distance from many residential properties and is accessible via public transportation. The subject site provides 357 parking spaces for patrons within a surface parking lot. For transit dependent patrons, the site is served by Metro Bus Line 164 along Victory Boulevard and Metro Bus Line 165 along Vanowen Street. As proposed, the grocery store will provide a service that will benefit the community by offering a variety of products including groceries, meat, dairy, and deli products in addition to beer and wine.

- 2. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The subject site is located within the Fallbrook Mall along the westerly side of Fallbrook Avenue in the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Area. The subject property (entire mall site) is approximately 3,243,574 square feet in size. The proposed Sprouts market will occupy one tenant space totaling approximately 83,274 square feet, including 27,574 square feet on the first floor and approximately 42,069 square feet of the second floor for storage space.

The area is urban and improved with various commercial (shopping centers, restaurants, commercial office, etc.) and single-family residential land uses subject to the [Q]C2-1VL and RS-1 Zones.

The proposed market will be a neighborhood market selling beer and wine as a convenience to patrons in addition to grocery items. Beer and wine sales are part of Sprouts business model, therefore approval of a Conditional Use permit to allow the sale of a beer and wine is necessary for the functioning of the markets' business. Additionally, the Zoning Administrator has recommended a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC) that will safeguard adjacent properties while maintaining public health, welfare and safety. Condition Nos. 11 to 15, which are generally requested by the Los Angeles Police Department, were imposed by the Zoning Administrator because they do not intrude upon the jurisdiction of the State Department of Alcoholic Beverage Control but are limited to controlling potential criminal activity and other local police power controls to maintain public order. Therefore as conditioned, the project's location will continue to be compatible with and will not adversely affect or further degrade adjacent properties.

3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code. The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The Canoga Park-Winnetka-Woodland Hills-West Hills Plan Map designates the property for Neighborhood Community Commercial land use with the corresponding QC2-1VL Zone. The Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan text is silent with regards to alcohol sales. In such cases, the Zoning Administrator must interpret the intent of the Plan. Given the numerous conditions of approval, and the fact that this request is for the sale of beer and wine for off-site consumption, the proposed project substantially conforms with the purpose, intent and provision of the General Plan.

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

The approval of the conditional use to permit the sale of beer and wine for off-site consumption will not adversely affect the welfare of the community. Although the surrounding area is developed with single-family homes, the proposed grocery store will be located within an existing retail complex. The proposed use will be conducted in accordance with extensive conditions of approval and security measures. The proposed sale of beer and wine will be in conjunction with a new

grocery store that will sell a variety of items including farm-fresh groceries, baked goods, dairy products, vitamins and supplements, a full service meat counter and deli. The sale of beer and wine will be secondary to the sale of food items, with sales not anticipated to be more than 5% of the store's overall total sales. Alcohol sales will be limited to the hours of operation from 7:00 a.m. to 11:00 p.m., daily. Additionally, the proposed market will provide new jobs for the local community by providing 20-30 employees per shift and will generate revenue for the City of Los Angeles further contributing to the economic vitality of the area. The review of the instant request included considerations relative to the welfare of the pertinent community. Therefore, as conditioned, the proposed use will not adversely affect the welfare of the pertinent community.

5. **The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, 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 these establishments within a one thousand foot 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 California State Department of Alcoholic Beverage Control licensing criteria, 2 on-site and 1 off-site licenses are allocated to the subject Census Tract No. 1352.01, which had a population of 2,620 as of May 1, 2012. There is currently 10 active licenses within this census tract, 6 for on-site and 4 for off-site sales. The other off-site licenses within this census tract include Ralph's grocery store, Trader Joe's grocery store, Albertson's grocery store and a CVS pharmacy.

Statistics from the Los Angeles Police Department's Topanga Vice Unit reveal that in Crime Reporting District No. 2143, which has jurisdiction over the subject property, a total of 313 crimes were reported in 2011, compared to the citywide average of 144 crimes and the high crime reporting district average of 173 crimes for the same period. Crimes reported by LAPD include Robbery (7), Burglary (20), Auto Related (34), Other Assaults (4), Narcotics/Drugs (28), DWI (4), and All Other Violations (216). The location is proper in relation to adjacent uses and the development of the community as the uses within the shopping center are neighborhood serving.

LAPD did not submit a letter of support of the project. Letters from LAPD would typically include conditions of approval in order to prevent public drinking, vandalism and loitering. As such, the Zoning Administrator has recommended a number of conditions related to the sale and distribution of alcohol for further

consideration by the State of California Department of Alcoholic Beverage Control (ABC) and conditions volunteered by applicant in the application, including no public drinking on the premises, no outdoor signage advertising the sale of alcohol, no sale of fortified wine and no sale of beer cans less than 20 ounces in size.

6. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from 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 following sensitive uses were found within 1,000 feet of the project site:

- Single and multi-family residences located North, east, south and west of the subject property
- Boulevard School – 23022 Victory Boulevard
- Hamlin Street Charter Academy – 22627 Vanowen Street
- Bernard Milken Campus – 22622 Vanowen Street
- Shadow Ranch Park - 22633 Vanowen Street

The proposed sale of a full line of alcoholic beverages for off-site consumption within a new grocery store will not detrimentally affect the neighboring residential properties or other sensitive uses in the area because the sales will occur in a controlled environment within the store by trained employees, and subject to numerous security measures. Alcohol sales will be limited to the hours of operation which are from 7:00 a.m. to 11:00 p.m. daily, further reducing potential crime impacts to the nearby residential properties. The area surrounding the project currently includes a wide variety of commercial and residential uses. The Zoning Administrator finds that the conditional use will not detrimentally affect the neighboring residential properties or any other sensitive uses in the area.

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. 172,081, have been reviewed and it has been determined that the property is located in Zone C, areas of minimal flooding.
9. On January 17, 2013, the Department of City Planning issued a "Notice of Intent" to adopt a Negative Declaration (Case No. ENV-2012-3112-ND), pursuant to Sections 15073 and 15105 of the California Environmental Quality Act, and Section 21092 of the Public Resources Code. The Notice was published in the Los Angeles Times indicating a 20-day public comment period ending February 6, 2013. I hereby adopt that action.

I concur with the report prepared by Sarah Molina Pearson, Planning Staff for the Office of Zoning Administration, on this application and approve same.

Sarah Molina Pearson
City Planning Associate
(213) 473-9983



FERNANDO TOVAR
Associate Zoning Administrator

FT:SMP:jjq

cc: Twelfth Council District
Councilmember Mitchell Englander
Adjacent Property Owners

- 1. APPROVALS - ALL APPROVALS MUST BE OBTAINED PRIOR TO THE SUBMITTAL OF THIS SET OF DRAWINGS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF LOS ANGELES, CALIFORNIA, AND ANY OTHER AGENCIES THAT MAY HAVE JURISDICTION OVER THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST THEREOF.
- 2. CONTRACTOR'S OBLIGATIONS - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NECESSARY PERMITS AND FOR THE COST THEREOF.
- 3. CONSTRUCTION OF UTILITIES - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL UTILITIES AS SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
- 4. CONSTRUCTION OF STRUCTURES - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STRUCTURES AS SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
- 5. CONSTRUCTION OF PAVING - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL PAVING AS SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.

- 6. GENERAL NOTES - ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES, CALIFORNIA, AND ANY OTHER AGENCIES THAT MAY HAVE JURISDICTION OVER THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST THEREOF.
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SPROUTS
FARMERS MARKET
WEST HILLS
6605 FALLBROOK AVE.
LOS ANGELES, CA 91307

TENANT:
SPROUTS FARMERS MARKET
11811 N. TATUM BLVD., SUITE 2400
PHOENIX, AZ 85028
(623) 986-8355, FAX: (480) 385-2354
ATTN: JOE LESLIE

CONSULTANTS:
ARCHITECT:
FITCH ADDITIONAL, INC.
11811 N. TATUM BLVD., SUITE 2400
PHOENIX, AZ 85028
(623) 986-8355

STRUCTURAL ENGINEER:
FITCH ADDITIONAL, INC.
11811 N. TATUM BLVD., SUITE 2400
PHOENIX, AZ 85028
(623) 986-8355

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER:
FITCH ADDITIONAL, INC.
11811 N. TATUM BLVD., SUITE 2400
PHOENIX, AZ 85028
(623) 986-8355

GENERAL NOTES:
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2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL UTILITIES AS SHOWN ON THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STRUCTURES AS SHOWN ON THESE DRAWINGS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL PAVING AS SHOWN ON THESE DRAWINGS.

ABBREVIATIONS		VICINITY MAP	SUMMARY	GENERAL NOTES	PROJECT DIRECTORY	PERMITS AND SAFETY ELECTRICAL UTILITY	INDUSTRIAL WASTE	HAZARDOUS WASTE	DELETED SUBMITTALS
1. APPROVALS	2. CONTRACTOR'S OBLIGATIONS	[VICINITY MAP]	[SUMMARY TABLE]	[GENERAL NOTES]	[PROJECT DIRECTORY]	[PERMITS AND SAFETY ELECTRICAL UTILITY]	[INDUSTRIAL WASTE]	[HAZARDOUS WASTE]	[DELETED SUBMITTALS]
3. CONSTRUCTION OF UTILITIES	4. CONSTRUCTION OF STRUCTURES								
5. CONSTRUCTION OF PAVING	6. GENERAL NOTES								

SD1.0

SITE PLAN
6605 N. FALLBROOK AVE
LOS ANGELES, CA 91307
SPROUTS FARMERS MARKET



320100679

KEYED NOTES

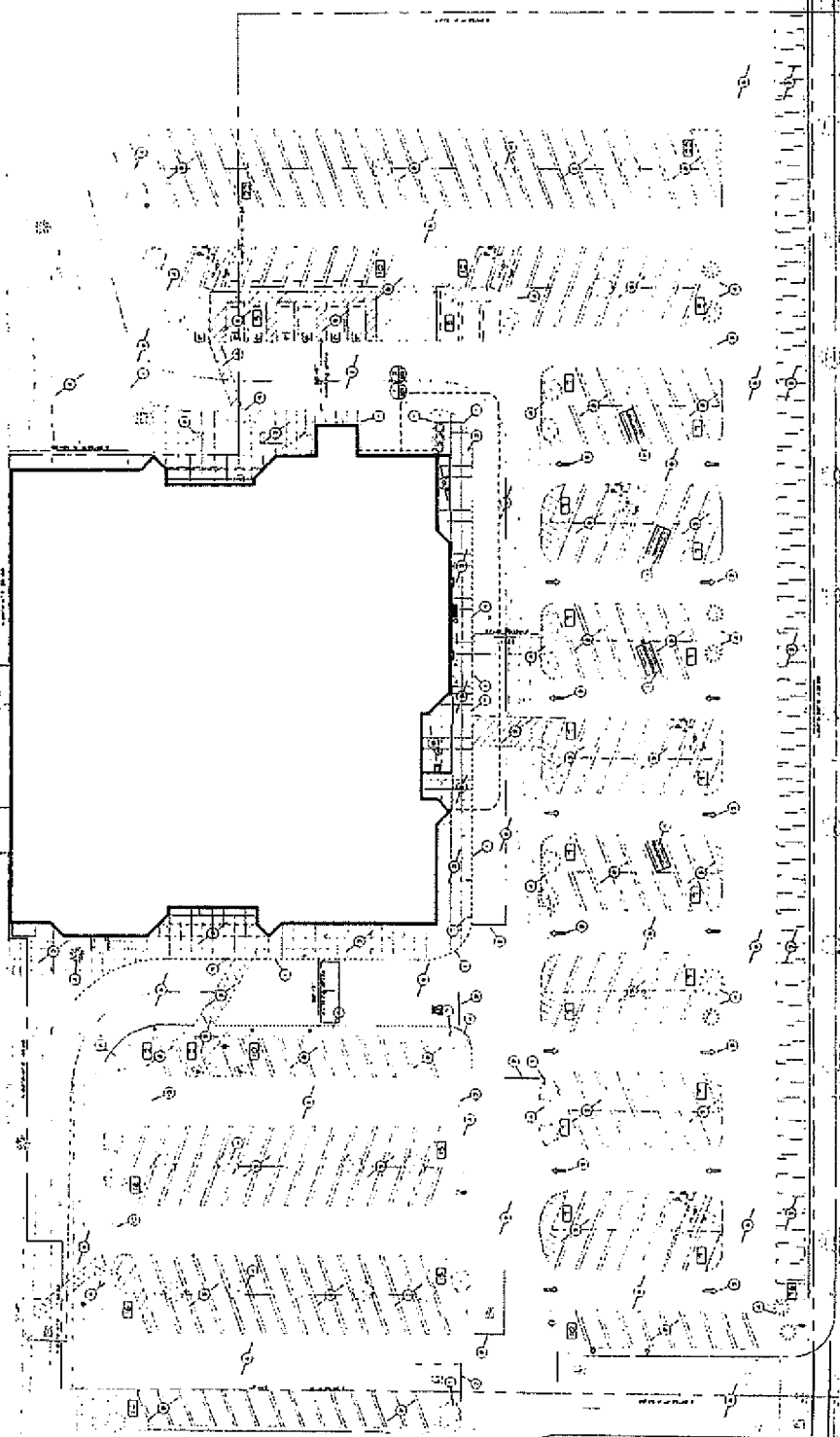
- 1. EXISTING CONDITIONS SHALL BE MAINTAINED.
- 2. EXISTING CONDITIONS SHALL BE MAINTAINED.
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- 18. EXISTING CONDITIONS SHALL BE MAINTAINED.
- 19. EXISTING CONDITIONS SHALL BE MAINTAINED.
- 20. EXISTING CONDITIONS SHALL BE MAINTAINED.

GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES ORDINANCES AND THE CALIFORNIA CIVIL CODE.
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NOTE

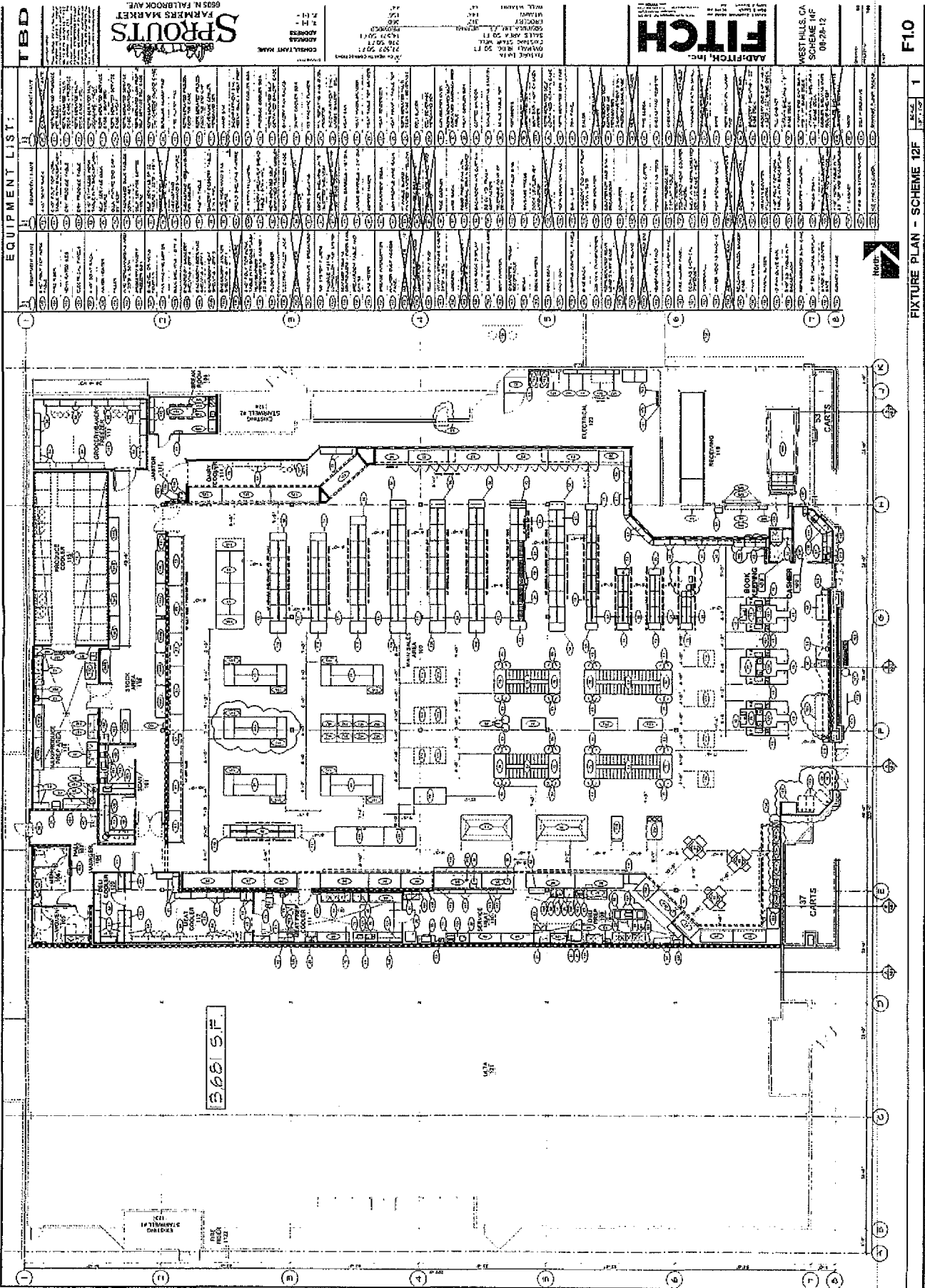
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FALLBROOK AVENUE

SITE PLAN

EXHIBIT "A"



SPROUTS
FARMERS MARKET
6535 N. FALLBROOK AVE.
WEST HILLS, CA

FITCH
AD-FITCH, Inc.
WEST HILLS, CA
SCHEME 11F
08/28/12

F10

PICTURE PLAN - SCHEME 12F

1 2024-023-012
MANASSEH BUILDING GROUP INC
212 KANAN RD
OAK PARK CA 91377

2 2026-008-024
KANDHASAMY MOHAN M
22939 VANOWEN ST
WEST HILLS CA 91307

3 2026-008-025
AGOP SHANT M
22933 VANOWEN ST
WEST HILLS CA 91307

4 2026-008-026
AVEDISSIAN ALBERT
8542 LURLINE AVE
CANOGA PARK CA 91306

5 2026-008-027
AQEEL MOHAMMED & RUKHSANA
22763 GAULT ST
WEST HILLS CA 91307

6 2026-008-028
FARHAMI BOB B
5317 MECCA AVE
TARZANA CA 91356

7 2026-008-029
KHOSHDEL AFZAL FATEMEH
6257 CANBY AVE
TARZANA CA 91335

8 2026-008-030
YASIELLO PATRICIA A
4413 DEANWOOD DR
WOODLAND HILLS CA 91364

9 2026-008-031
CONSTANT MELODY LLC
7416 CLIFFSIDE CT
WEST HILLS CA 91307

10 2026-008-032
SPRING GREEN LLC
7416 CLIFFSIDE CT
WEST HILLS CA 91307

11 2026-008-033
YENOKYAN M & HANESOGHLIAN A
2225 E GLENOAKS BLVD
GLENDALE CA 91206

12 2026-008-042
SYLVAN PROPERTY LLC
24009 VENTURA BLVD #230
CALABASAS CA 91302

13 2026-008-043
IP WEST HILLS HEALTH HOLDINGS
1270 25TH STREET PL SE
HICKORY NC 28602

14 2026-009-001
FITZGERALD GARY A & LORRAINE J
6801 LENA AVE
WEST HILLS CA 91307

15 2026-009-900
L A CO FLOOD CONTROL DIST
500 W TEMPLE ST #754
LOS ANGELES CA 90012

16 2038-015-018
WENGUER CRAIG
6552 ROYER AVE
WEST HILLS CA 91307

17 2038-015-019
SERRANO JUAN D
6546 ROYER AVE
WEST HILLS CA 91307

18 2038-015-020
CHAO YUN K
6540 ROYER AVE
WEST HILLS CA 91307

19 2038-015-021
MANALO BENJAMIN
6534 ROYER AVE
WEST HILLS CA 91307

20 2038-015-022
SANDS JULIE
6526 ROYER AVE
WEST HILLS CA 91307

21 2038-015-023
MANJIKIAN JOSEPH
6520 ROYER AVE
WEST HILLS CA 91307

22 2038-015-024
MALONEY KATHLEEN A
7380 HILLSVIEW CT
WEST HILLS CA 91307

23 2038-015-025
MERRILL DOUGLAS
6508 ROYER AVE
WEST HILLS CA 91307

2038-015-900
SAME AS #15

24 2038-020-064
RANDHAWA AMINDER
22756 VANOWEN ST
WEST HILLS CA 91307

25 2038-020-066
ZIEBELL RICHARD & SHERI
20841 VENTURA BLVD #194
WOODLAND HILLS CA 91364

26 2038-020-067
CALABASAS VILLAGE LLC
4730 WOODMAN AVE #200
SHERMAN OAKS CA 91423

27 2038-021-001
TOTH MILES
22755 CRISWELL ST
WEST HILLS CA 91307

28 2038-021-011
ARRIAGA JESUS A
22754 KITTRIDGE ST
WEST HILLS CA 91307

29 2038-021-012
LENOIL ISIDOR
22757 KITTRIDGE ST
WEST HILLS CA 91307

30 2038-022-007
SORRELL LEE R
22755 HAMLIN ST
WEST HILLS CA 91307

31 2038-022-018
COLEMAN GREGORY N & RENEE T
22756 HAYNES ST
WEST HILLS CA 91307

32 2038-022-019
AMG GROUP LLC
22755 HAYNES ST
WEST HILLS CA 91307

33 2038-022-030
PAVULURI LAKSHMI N
22756 CRISWELL ST
WEST HILLS CA 91307

34 2038-022-033
LEE PAMELA S
22756 HAMLIN ST
WEST HILLS CA 91307

35 2038-038-006
SADEGHI SHADI S
22755 MOBILE ST
WEST HILLS CA 91307

36 2038-038-007
4 M INTERNATIONAL LLC
1450 W BOROS CT
LA HABRA CA 90631

37 2038-040-005
DAYTON HUDSON CORP
PO BOX 9456
MINNEAPOLIS MN 55440

38 2038-040-006,007,011 TO 014
FALLBROOK SQUARE PARTNERS
110 N WACKER DR #BSC402
CHICAGO IL 60606

38 2038-040-021
FALLBROOK SQUARE PARTNERS
PO BOX 105842
ATLANTA GA 30348

2038-040-016, 021, 027 TO 029
SAME AS #38

39 2038-040-015
FALLBROOK SQUARE ANCHOR
PO BOX 617905
CHICAGO IL 60661

40 2038-040-024, 031, 032
BUSCH SUSAN
2001 WILSHIRE BLVD #504
SANTA MONICA CA 90403

2038-040-901
SAME AS #15

DIRECTOR OF PLANNING
CITY OF HIDDEN HILLS
24549 LONG VALLEY RD
HIDDEN HILLS CA 91302

DIRECTOR OF PLANNING
CITY OF CALABASAS
26135 MUREAU RD
CALABASAS CA 91302

DIRECTOR OF PLANNING
REGIONAL PLANNING DEPT
COUNTY OF LOS ANGELES
320 W TEMPLE ST
LOS ANGELES CA 90012

LA UNIFIED SCHOOL DISTRICT
PO BOX 3307
LOS ANGELES CA 90051

CALTRANS
STATE OF CALIFORNIA
PROPERTY DEVELOPMENT BRANCH #D
100 S MAIN ST
LOS ANGELES CA 90012

DEPARTMENT OF BUILDING & SAFETY
201 N FIGUEROA ST RM 1050
LOS ANGELES CA 90012

CITY OF LA DEPT OF TRANSPORTATION
100 S MAIN ST 10TH FL
LOS ANGELES CA 90012

LOS ANGELES UNIFIED SCHOOL DIST
333 S BEAUDRY AVE
LOS ANGELES CA 90017

NEIGHBORHOOD EMPOWERMENT
334-B EAST 2ND STREET
LOS ANGELES CA 90012

WEST HILLS NEIGHBORHOOD
PO BOX 4670
WEST HILLS CA 91308

COUNCIL DISTRICT 12
ATTN: MITCHELL ENGLANDER
200 N SPRING ST RM 405
LOS ANGELES CA 90012

OWNER
FALLBROOK SQUARE PARTNERS
110 N WACKER DR #BSC402
CHICAGO IL 60606

OWNER
FALLBROOK SQUARE PARTNERS
PO BOX 105842
ATLANTA GA 30348

REPRESENTATIVE
CGR DEVELOPMENT
ATTN: TERRI DICKERHOFF
1120 MANZANITA ST
LOS ANGELES CA 90032

APPLICANT
SPROUTS FARMERS MARKET
ATTN: SETH BROWN
11811 N TATUM BLVD SUITE 2400
PHOENIX AZ 85028

GC MAPPING SERVICE INC
ATTN: GILBERT CASTRO
3055 W VALLEY BLVD
ALHAMBRA CA 91803






PNP



GC MAPPING SERVICE INC
ATTN: GILBERT CASTRO
5005 LA CALANDRIA WAY
LOS ANGELES CA 90032

PNP

600 FT. ALCOHOL LIST



6605 N. FALLBROOK AVE.

1. RESIDENTIAL USES:
 - A. SINGLE FAMILY - 315
 - B. MULTI FAMILY - 10
 - C. CONDOMINIUMS - 1
2. CHURCHES: NONE
3. SCHOOLS: NONE
4. HOSPITALS: NONE
5. RECREATIONAL AREAS: NONE
6. ALCOHOL ESTABLISHMENTS:
 - A.  CHUCK E CHEESE'S
22940 VANOWEN ST.
 - B.  TRADER JOE'S
6751 FALLBROOK AVE.
 - C.  RED LOBSTER
22800 VANOWEN ST.
 - D.  CHILI'S
6775 FALLBROOK AVE.
 - E.  WAL MART
6433 FALLBROOK AVE.

- F.  STONEFIRE GRILL
6405 FALLBROOK AVE.
- G.  RALPH'S SUPERMARKET
22915 VICTORY BLVD.

**ALCOHOL ESTABLISHMENTS
BETWEEN 600 FT. - 1,000 FT.**

6605 N. FALLBROOK AVE.

- A.  CVS PHARMACY
22968 VICTORY BLVD.
- B.  ALBERTSON'S SUPERMARKET
22840 VICTORY BLVD.

**SENSITIVE USES BETWEEN
600 FT. - 1,000 FT.**

609-619 S. BROADWAY

- A. BOULEVARD SCHOOL
23022 VICTORY BLVD.
- B. HAMLIN STREET CHARTER ACADEMY
22627 HAMLIN ST.
- C. BERNARD MILKEN CAMPUS
22622 VANOWEN ST.
- D. SHADOW RANCH PARK
22633 VANOWEN ST.

6605 N Fallbrook Ave



Permit #: B12VN06317
Plan Check #: B12VN06317
Event Code:

12016 - 20000 - 11955

Printed: 03/29/13 09:14 AM

Bldg-Addition GREEN - MANDATORY Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 07/20/2012 Last Status: Issued Status Date: 07/20/2012
--	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 43447		11	2	M B 1074-58/64	180B097 311	2038 - 040 - 015

3. PARCEL INFORMATION Area Planning Commission - South Valley LADBS Branch Office - VN Bldg. Line - 25 Council District - 3 Cmpt. Fill Grd. - CFG	Certified Neighborhood Council - West Hills Community Plan Area - Canoga Park-West Hills-Winnet Census Tract - 1352.01 District Map - 180B097 Energy Zone - 9	Fire District - 2 Earthquake-Induced Liquefaction Area - Yes Near Source Zone Distance - 13.7 Thomas Brothers Map Grid - 529-H6 Thomas Brothers Map Grid - 529-H7
---	---	---

ZONES(S): QC2-1VL

4. DOCUMENTS ZA - ZA-1986-144-YV ZA - ZA-1990-653-CUB ZA - ZA-1991-42-CUB ZA - ZA-1994-576-ZV	PROJ - Fallbrook Mall ORD - ORD-109301 ORD - ORD-159076 ORD - ORD-165479-SA4440	CPC - CPC-1983-524-PAD-ZC CPC - CPC-1986-609-GPC CPC - CPC-6745-ZBA BZA - BZA-5175	AFF - AF-90-1496340-MB AFF - AF-92-2005606-MB AFF - AFF-57145
--	--	---	---

5. CHECKLIST ITEMS
Fabricator Req'd - Shop Welds
Fabricator Req'd - Structural Steel
Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s):
FALLBROOK SQUARE ANCHOR ACQUI 0 P O BOX 617905 CHICAGO IL 60661
Tenant:
Applicant: (Relationship: Agent for Owner)
CHRISMAR - 9942 SUNFISH CIRCLE PASO ROBLES, CA 93446 (805) 227-4041

7. EXISTING USE (16) Retail	PROPOSED USE	8. DESCRIPTION OF WORK ABANDON 2ND FLOOR (-39540SF) AND CONVERT IT TO ATTIC BY REMOVING 3 STAIRS THAT PROVIDE ACCESS THE EXISTING 2ND FLOOR AND USE THE FIRST FLOOR PORTIONS AS STORAGE (+700SF). INFILL EXISTING ESCALATOR AND ELEVATOR OPENINGS (+288SF), ***THERE WILL BE NET DECREASE IN AREA OF
---------------------------------------	---------------------	--

9. # Bldgs on Site & Use: RETAIL

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: Shahen Akelyan DAS PC By: Norlito Medrano
OK for Cashier: Sulastris Tjia Coord. OK:
Signature: Date:

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
(866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only W/O #: 21611955

11. PROJECT VALUATION & FEE INFORMATION		Final Fee Period
Permit Valuation: \$40,000	PC Valuation: \$0	
FINAL TOTAL Bldg-Addition	669.39	Planning Gen Plan Maint Surcharg 16.62
Permit Fee Subtotal Bldg-Additior	543.25	CA Bldg Std Commission Surchar 2.00
Energy Surcharge		Green Building
Handicapped Access		Permit Issuing Fee 0.00
Plan Check Subtotal Bldg-Additio	0.00	
Off-hour Plan Check	0.00	
Plan Maintenance	10.87	
Fire Hydrant Refuse-To-Pay		
E.Q. Instrumentation	8.40	
O.S. Surcharge	11.25	
Sys. Surcharge	33.75	
Planning Surcharge	33.25	
Planning Surcharge Misc Fee	10.00	
Sewer Cap ID:		Total Bond(s) Duc:

Payment Date: 07/20/12
Receipt No: VN08118972
Amount: \$669.39
Method: Refer to ACS
2012VN06915

12. ATTACHMENTS
Plot Plan



(P) Floor Area (ZC): -38552 Sqft / 40674 Sqft
 (P) Height (ZC): 0 Feet / Feet
 (P) Length: 0 Feet / Feet
 (P) Stories: 0 Stories / 2 Stories
 (P) Width: 0 Feet / Feet
 (P) NFPA-13 Fire Sprinklers Thru-out
 (P) M Occ. Group: -38552 Sqft / 44674 Sqft
 (P) M Occ. Load: 0 Max Occ. / 1296 Max Occ.
 (P) Parking Req'd for Site (Auto+Bicycle): 0 Stalls / Stal
 (P) Type III-A Construction

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. **

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME

ADDRESS

CLASS

LICENSE #

PHONE #

(A) GIAIMO, ALAIN OLIVIER	23546 NEWHALL AVENUE # 5,	NEWHALL, CA 91321		C24001	
(C) CHIAVONI CHRIS INC	9942 SUNFISH CIRCLE,	PASO ROBLES, CA 93446	B	374982	(805) 227-4041
(E) HOWE, CARL WILLIAM	3347 MOTOR AVE STE 200, C W HOW	LOS ANGELES, CA 90034		C44773	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98,0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** License No.: **374982** Contractor: **CHIAVONI CHRIS INC**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3709 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **STATE COMP. INS. FUND** Policy Number: **1566748**

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: _____ Sign: _____ Date: _____ Contractor Authorized Agent

6605 N Fallbrook Ave

Permit Application #: 12016 - 20000 - 11955

Bldg-Addition
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

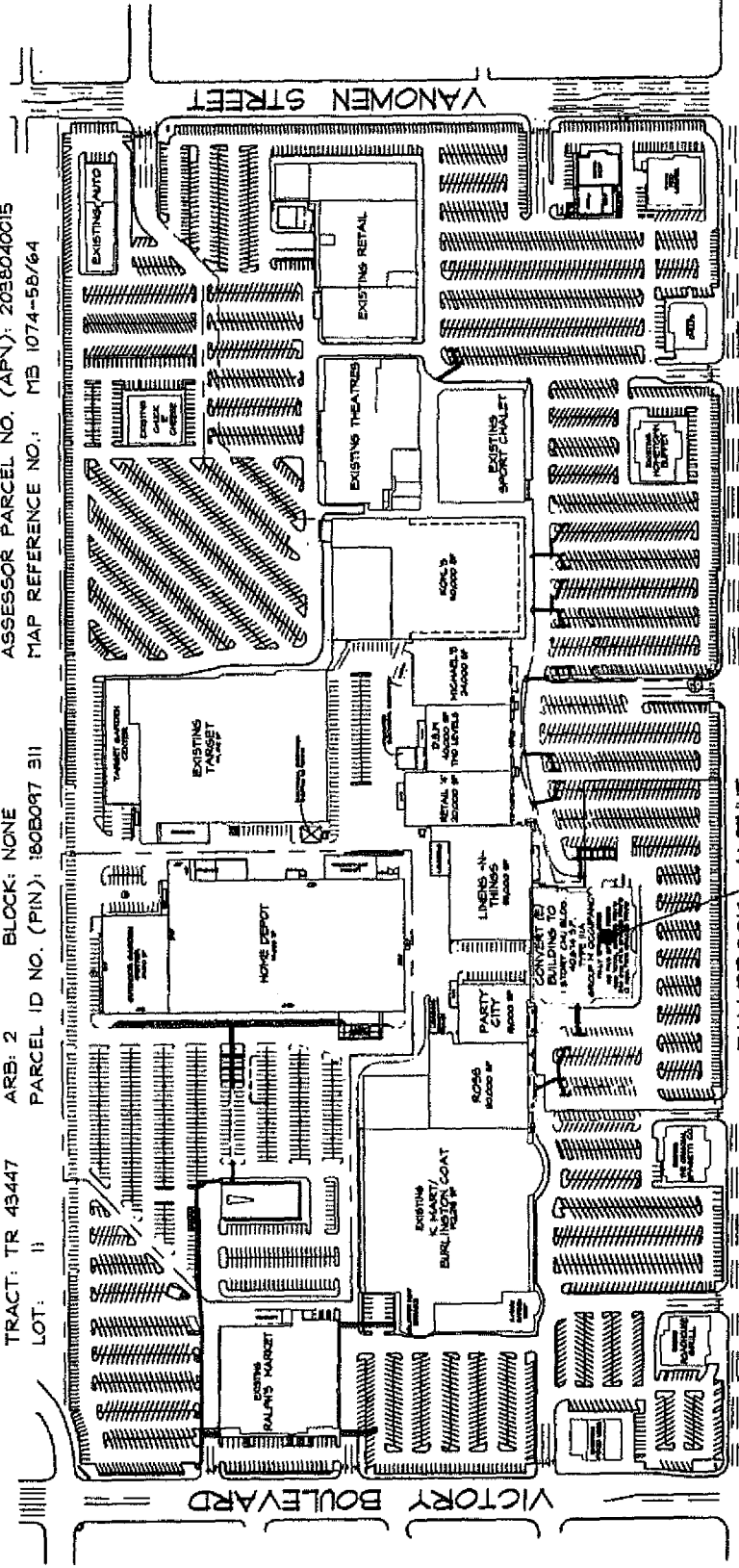
Plan Check #: B12VN06317FO
Initiating Office: VAN NUYS
Printed on: 06/25/12 07:21:04

PLOT PLAN ATTACHMENT

EW 5013.0101000703

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

LEGAL DESCRIPTION:
TRACT: TR 43447
LOT: 11
ARB: 2
BLOCK: NONE
PARCEL ID NO. (PIN): 1808097 311
ASSASSOR PARCEL NO. (APN): 2038040015
MAP REFERENCE NO.: MB 1074-58/64



SEE SHEET A0.3 FOR MORE INFORMATION



LIMIT OF SCOPE OF WORK
INSIDE BUILDING ON FIRST
FLOOR AND ATTIC SPACE

16 2012

6605 N Fallbrook Ave



Permit #: B12LA11005
Plan Check #: B12LA11005
Event Code:

12016 - 10000 - 18717

Printed: 03/29/13 09:14 AM

Bldg-Alter/Repair GREEN - MANDATORY Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 01/30/2013 Last Status: Issued Status Date: 01/30/2013
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1. TRACT	BLOCK	LOT(s)	ARR	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 43447		11	2	M B 1074-58/64	180B097 311	2038 - 040 - 015

3. PARCEL INFORMATION Area Planning Commission - South Valley LADBS Branch Office - VN Bldg. Line - 25 Council District - 3 Cmpt. Fill Grd. - CFG	Certified Neighborhood Council - West Hills Community Plan Area - Canoga Park-West Hills-Winnett Census Tract - 1352.01 District Map - 180B097 Energy Zone - 9	Fire District - 2 Earthquake-Induced Liquefaction Area - Yes Near Source Zone Distance - 13.7 Thomas Brothers Map Grid - 529-H6 Thomas Brothers Map Grid - 529-H7
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ZONES(S): QC2-1VL

4. DOCUMENTS	PROJ - Fallbrook Mall	CPC - CPC-1983-524-PAD-ZC	AFF - AF-90-1496340-MB
ZA - ZA-1986-144-YV	ORD - ORD-109301	CPC - CPC-1986-609-GPC	AFF - AF-92-2005606-MB
ZA - ZA-1990-653-CUB	ORD - ORD-159076	CPC - CPC-6745-ZBA	AFF - AFF-57145
ZA - ZA-1991-42-CUB	ORD - ORD-165479-SA4440	BZA - BZA-5175	
ZA - ZA-1994-576-ZV			

5. CHECKLIST ITEMS
Fabricator Req'd - Glued-Laminated Timber
Std. Work Deser - Interior Non-struct. Remo
Std. Work Deser - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
FALLBROOK SQUARE ANCHOR ACQUI 0 P O BOX 617905 CHICAGO IL 60661

Tenant:
- SPROUTS FARMERS MARKET 11811 N. TATUM BLVD. PHOENIX, AZ 85028 (480) 814-8016

Applicant: (Relationship: Architect)
BILL BURKE - 16435 NORTH SCOTTSDALE ROAD SUITE 15 SCOTTSDALE, AZ 85254 (480) 998-4200

7. EXISTING USE (16) Retail	PROPOSED USE (16) Grocery Store	8. DESCRIPTION OF WORK Change of use from retail to grocery store in an existing building. Work to include new exterior paint colors and storefront glazing. All new interior decor, electrical and HVAC distribution, lighting and refrigeration compressor rack for food cases, new kitchen prep and service areas with walk-in coolers and a freezer. New offices and A.D.A. public
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9. # Bldgs on Site & Use: RETAIL

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: Salvador Quintanilla DAS PC By: Shine Lin
OK for Cashier: Ruby Carrillo Coord. OK:
Signature: Date:

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
(866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only W/O #: 21618717

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period	
Permit Valuation: \$2,000,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	10,386.90 Green Building
Permit Fee Subtotal Bldg-Alter/Re	8,109.50 Permit Issuing Fee 0.00
Handicapped Access	
Plan Check Subtotal Bldg-Alter/R	0.00
Plan Maintenance	162.19
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	420.00
O.S. Surcharge	173.83
Sys. Surcharge	521.50
Planning Surcharge	496.30
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surchar	413.58
CA Bldg Std Commission Surchar	80.00
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS
Plot Plan

Payment Date: 01/30/13
Receipt No: 0203008889
Amount: \$10,386.90
Method: Check

2013VN51785



* P 1 2 0 1 6 1 0 0 0 0 1 8 7 1 7 F N *

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

12016 - 10000 - 18717

- (P) Floor Area (ZC): 0 Sqft / Sqft
- (P) Height (BC): 0 Feet / Feet
- (P) Height (ZC): 0 Feet / Feet
- (P) Length: 0 Feet / Feet
- (P) Stories: 0 Stories / Stories
- (P) Width: 0 Feet / Feet
- (P) M Occ. Group: 0 Sqft / Sqft
- (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Sta

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** Per C of O under permit number 1985LA6955 the existing use is retail.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(A) LEACH, BLAIR S	3631 NORTH KATMAL, JACOBS	MESA, AZ 85215	C25788	(480) 998-4200
(C) AGI GENERAL CONTRACTING	8210 KATELLA AVENUE SUITE I,	STANTON, CA 90680	370609	(714) 934-8066
(E) FURSTENAU, DEVON W	1508 E LELAND,	MESA, AZ 85203	S3626	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

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I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** License No.: **370609** Contractor: **AGI GENERAL CONTRACTING**

18. WORKERS' COMPENSATION DECLARATION

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I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **OLD REPUBLIC GEN. INS. CORP.** Policy Number: **AICW92511204**

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

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By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: _____ Sign: _____ Date: _____ Contractor Authorized Agent

505 N Fallbrook Ave

Permit Application #: 12016 - 10000 - 18717

Bldg-Alter/Repair
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B12LA11005

Initiating Office: METRO

Printed on: 11/05/12 16:35:00

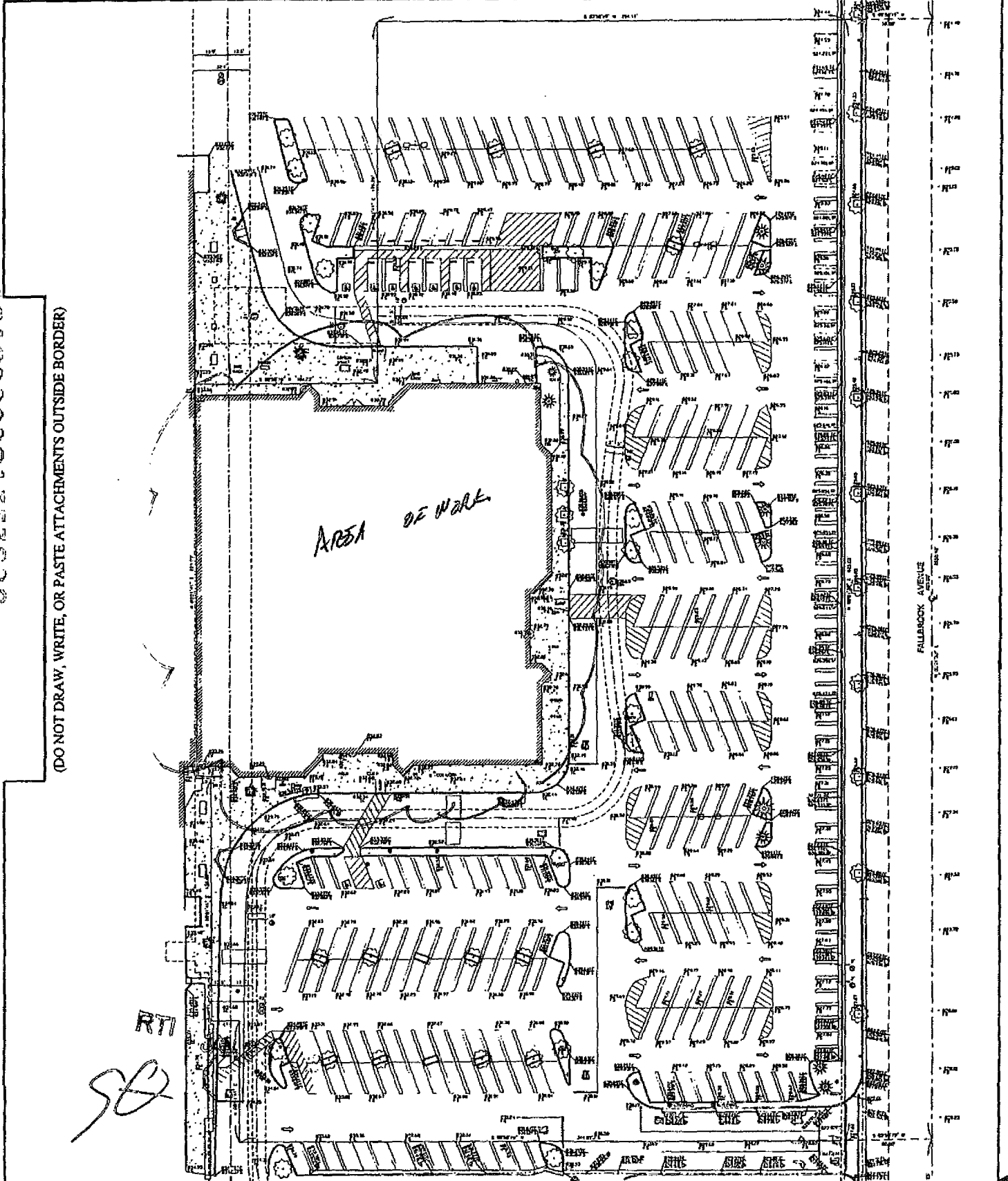
PLOT PLAN ATTACHMENT

SEWER TRENCH

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

RTI

AREA OF WORK



FALLBROOK AVENUE