

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

007

Pursuant to Section 23958 and 23858.4 California Business and Professions Code

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 Walgreens

Address 15316 West Nordhoff Street 91343 Mission Hills

Type of Business Neighborhood Pharmacy

Applicant Walgreen Co., Robert Silberman

Name 104 Wilmot Rd., MS 1420 Deerfield, IL 60015

Address 104 Wilmot Rd., MS 1420 Deerfield, IL 60015

Phone (847) 315-4574 Fax (847) 315-4825

Phone Number/Fax Number _____

Property Owner Golden Gate Group, LLC

Name 12 Glen Ellen, Irvine, CA 92602

Address 12 Glen Ellen, Irvine, CA 92602

Phone Number/Fax Number _____

Representative Armbruster Goldsmith & Delvac, Matt Dzurec

Name 11611 San Vicente Blvd, Ste 900 Los Angeles, CA 90049

Address 11611 San Vicente Blvd, Ste 900 Los Angeles, CA 90049

Phone 310-254-9052; Fax 310-209-8801

Phone Number/Fax Number _____

A. PROJECT DETAILS

THE FOLLOWING QUESTIONS ARE TO BE ANSWERED BY ALL APPLICANTS:

- Has the City previously approved a conditional use permit for alcoholic beverage sales at this site? Yes No If Yes, what is the City case number(s) ZA-2011-2564-CUB-ZV;
- Have you recently filed for a new conditional use permit? Yes No If Yes, provide the City case number(s) _____

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

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

5. Size of Business 14,490 square feet

6. % of floor space devoted to alcoholic beverages 120 square feet (sales and storage) 0.8%

7. Hours of Operation:
a. What are the proposed hours of operation and which days of the week will the establishment be open? 8am to 10:00pm

- b. What are the proposed hours of alcohol sales? 8am to 10:00pm

8. Parking:
a. Is parking available on the site? (If so, how many spaces?) Yes, 89 spaces

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

- c. Where? N/A

- d. How many off-site spaces? N/A

9. Has the owner or lessee of the subject property been suspended from the sale of alcoholic 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? 15 employees

13. Will all employees who sell alcohol attend the local State ABC training class on how to properly sell alcohol? All employees with attend LAPD STAR training

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.
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?
Not applicable.

- 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.
See attached 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)
See attached 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? Cups that are sold are not intended for consumption on the premises by customers that purchase beer and wine.

- 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)? No.

- 4. Will "fortified" wine (greater than 16% alcohol) be sold? No.

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

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

- 2. What is the proposed seating in all areas?

- 3. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.? (Specify?)

- 4. If a cocktail lounge is to be maintained incidental to a restaurant, the required floor plans must show details of the cocktail lounge and the separation between the dining and lounge facilities.

5. Food Service

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

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

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

D. PUBLIC CONVENIENCE AND NECESSITY EVALUATION

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

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

[Handwritten Signature]
 Applicant signature

January 21, 2013
 Date

 Signature of property owner if tenant or lessee is filling application

State of ILLINOIS

County of LAKE

On January 21, 2013 before me, *Patricia C. Curescu*
Date Name of Notary Public

personally appeared *Robert M. Silverman*
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.

Patricia C. Curescu
 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.

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.

1-22-13
Date

Applicant signature
[Signature]
Signature of property owner if tenant or lessee is filling application

State of CALIFORNIA
County of ORANGE

On JANUARY 22, 2013 before me, ERIC AN, NOTARY PUBLIC
Date Name of Notary Public

personally appeared TEHMING CHEU
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. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT. WITNESS my hand and official seal.

[Signature]
Signature of Notary Public



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

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

Exhibit 'A'
Public Convenience or Necessity Justification
Walgreens
15316 West Nordoff Street, 91343

Walgreens (the **"Applicant"**) operates an existing store at 15316 West Nordoff Street (the **"Store"**). The Applicant sells prescription and non-prescription drugs, and general merchandise. Its general merchandise comprises beauty care, personal care, household items, candy, photofinishing, greeting cards, seasonal items, and convenience food.

The Applicant proposes to offer a limited selection of beer and wine that will make up a small portion of the existing store floor area. The Applicant will not sell distilled spirits, malt liquor, single servings or any other variation. Storage and display areas for beer and wine will occupy less than 1 percent of the total square feet of floor space in the existing store.

On October 31, 2012 the City of Los Angeles approved a Conditional Use Beverage (**"CUB"**) and Zone Variance (**"ZV"**) Permit (Case No. 2011-2564-CUB,ZV) to allow for off-site sale of beer and wine. The Additional ZV was required because a portion of the site was zoned residential which was not consistent with the existing Store which is located in an approved commercial shopping center. State law requires that the local agency make a Finding of Public Convenience or Necessity (**"PCN Finding"**) before the State of California Department of Alcoholic Beverage Control (**"ABC"**) can issue a license for the sale of beer and wine from the Store. The Store is located in an area of **"Undue Concentration"** as that term is defined in Bus. & Prof. Code Section 23958.4. Although the ABC indicates that in Census Tract No. 1175.10, the maximum number of off-site licenses permitted is 3, with 0 existing, undue concentration results from the crime reporting statistics that exceed the Bus. & Prof. Code Section 23958.4(a)(1) of 20% of the number of reported crimes as discussed in the following paragraph.

Statistics from the Los Angeles Police Department's (the **"LAPD"**) statistics reveal that Crime Reporting District No. 1972, which has jurisdiction over the subject site, has a total of 244 crimes in 2010 compared to Citywide average of approximately 169 crimes and the high crime reporting district average of approximately 203 crimes for the same period.

The Zoning Administrator made the finding that these statistics indicate that there is not a significant over-concentration of alcohol sales in the area. In addition, while crime in the area is above the citywide average, as noted above, the Store has not been the subject of any complaints or nuisance activity and no site-specific evidence has been submitted for the record demonstrating any link between the Store and criminal activity in the surrounding neighborhood. Moreover, the conditions of approval address safety and security to monitor and control activities both inside the store and the exterior site during all operating hours in order to insure that operation of the Store does not contribute to the crime rate.

The Applicant has agreed to the conditions and they have been incorporated into the conditions of approval to reduce the stores impact on police services.

In addition, the Applicant worked with the Council Office and the Neighborhood Council to create conditions of approval to reduce the stores impact to police services. Such conditions have been included in the CUB approval. If there are any documented violations of conditions, the Applicant is required to file a plan approval for imposition of more conditions if deemed necessary.

The Applicants decision to offer beer and wine is a direct response to consumer demand. The Applicant's customers have expressed strong support for more of a convenient one-stop shopping experience where they can buy a range of products at one location, instead of travelling to variety of stores to purchase different products. The limited selection of beer and wine would provide a convenience to existing customers and would be a good destination for people who do not feel comfortable shopping traditional liquor stores. The Applicant would provide a safe, responsible and trusted atmosphere for residents to purchase beer and wine. Moreover, the sale of a modest amount of beer and wine would help Walgreens remain competitive with similar drug stores. Approval of the PCN Finding would simply allow The Applicant to offer the same products that are found as incidental products in these similar businesses.

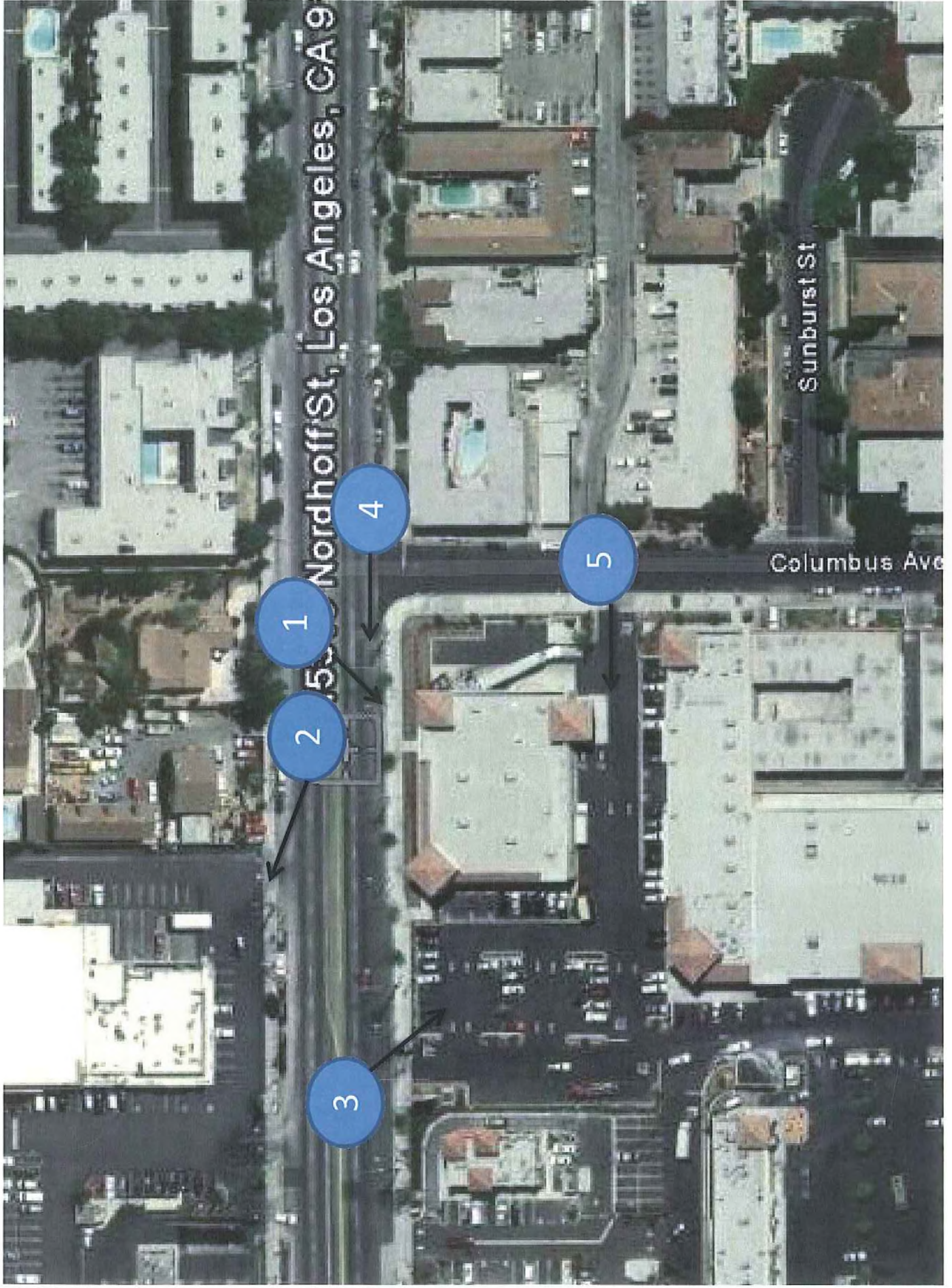
Beer and wine will be merchandised and sold with a high degree of responsibility and conscientiousness. The Applicant uses a variety of security strategies to ensure the safety of our employees and customers as well as the security of our merchandise. Primary tools include cameras and public view monitors that deter criminal activity and promote a safe environment. The digital images captured from these devices are stored for up to 90 days on a Digital Video Recorder and give The Applicant's Loss Prevention the capability to share images of thieves with our stores and local law enforcement.

Detailed policies and procedures would be employed and strictly enforced for the sale of beer and wine. Employees for each eligible store must undergo extensive training prior to beer and wine availability at an individual location. Once trained, all employees regardless of age must sign a Sale of Alcoholic Beverages Policy acknowledgement letter at the beginning of each shift. All employees will also complete any local or state required training before they can sell beer or wine. Alcohol sales training and policy acknowledgements are conducted annually every March. Employees are automatically enrolled in these training courses and new employees also will complete the alcohol sales training and policy procedures on their first day of employment. The Applicant established policy states that employees must request identification for any customer attempting to purchase alcohol who appears to be under the age of 40. The register prompts the employee before proceeding with the transaction and all under age employees are required to seek the assistance of a manager.

The Applicant is an established, reputable operator that is limiting alcohol sales to beer and wine and further limiting alcohol sales to less than one percent of its floor area. The proposed off-sales of beer and wine are sold as incidental products to the goods and services typically sold at a pharmacy. There will be no external evidence that alcoholic beverages are sold at the Store and there will be no on-site consumption, loitering or littering permitted in connection

with the sales of alcoholic beverages. To ensure the location will be desirable to the public convenience, the Zoning Administrator imposed conditions of approval to ensure the use will operate in a reasonable manner in relation to adjacent uses and development of the community. A PCN Finding can be made because the addition of beer and wine will fulfill the Applicants promise to its customers to provide a more convenient one stop shopping experience in a safe location operated by a trusted brand.

INDEX MAP – 15316 Nordhoff



PHOTO

1



PHOTO

2



PHOTO

3



15322 Nordhoff St

Exit Photo



©2009 Google

Eye alt 3m

PHOTO

4



PHOTO

5



LINN K. WYATT
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

R. NICOLAS BROWN
SUE CHANG
LOURDES GREEN
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ANTONIO R. VILLARAIGOSA
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CITY PLANNING

MICHAEL J. LOGRANDE
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OFFICE OF
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200 N. SPRING STREET, 7TH FLOOR
LOS ANGELES, CA 90012

(213) 978-1318

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www.planning.lacity.org

October 31, 2012

Robert Silverman (A)
Walgreens Company
104 Wilmot Road, Mail Stop 1420
Deerfield, IL 60015

Golden Gate Group, LLC. (O)
12 Glen Ellen
Irvine, CA 92602

Matt Dzurec and RJ Comer (R)
Armbruster Goldsmith and Delvac
10940 Wilshire Boulevard, Suite 2100
Los Angeles, CA 90024

CASE NO. ZA 2011-2564(CUB)(ZV)
CONDITIONAL USE, ZONE VARIANCE
15316 West Nordhoff Street
Mission Hills-Panorama City-North Hills
Planning Area

Zone : [Q]M1-1 and R3-1
D. M. : 195B145, 198B145
C. D. : 7
CEQA : ENV-2010-2565-MND

Legal Description: Lot 2 of Tract 60548

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

a conditional use to permit the sale and dispensing of beer and wine only for off-site consumption in conjunction with an existing drugstore (Walgreens) in the [Q]M1-1 and

Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, I hereby APPROVE:

a Zone Variance to allow the sale of beer and wine only for off-site consumption in conjunction with an existing retail drugstore (Walgreens), on an approximately 62,008 square-foot lot in the [Q]M1-1 and R3-1 Zones,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.
6. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
7. Herein approved is the sale of a beer and wine only for off-site consumption in conjunction with an existing approximately 14,490 square-foot retail drug store.
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 on-site sale of a full line of alcoholic beverages 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 at the restaurant.

9. At any time during the period of validity of this grant, should documented evidence be submitted showing a violation of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator reserves the right to require the applicant to file for a plan approval application together with associated fees, the purpose of which will be to hold a public hearing to review the applicant's

compliance with and the effectiveness of these conditions. The applicant shall prepare a radius map and cause a notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office, and the Los Angeles Police Department corresponding Division. The applicant/petitioner(s) shall provide a summary and supporting documentation of how compliance with each condition of the grant has been attained. Upon this review the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct the public hearing for nuisance abatement/revocation purposes.

10. There shall be no service, sales or possession of an alcoholic beverage anywhere outside the store. The sale of alcoholic beverages for consumption on the premises is strictly prohibited. Alcoholic beverages shall not be permitted to be consumed on adjacent properties over which the applicant has control.
11. In the event of a change in ownership, the applicant shall provide any future operator a copy of this determination and the conditions of approval of the grant.
12. The property owner shall install surveillance cameras in all areas of the premises that covers all common areas of such business, including all high-risk areas and entrances or exits, including cameras that provide a view of the parking area. The applicant shall maintain a one-month video library and such videotapes shall be made available to police upon request.
13. Parking shall be provided in compliance with the code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.
14. 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. This 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 product.
15. Outside pay phones shall not be allowed. Any existing public pay phones on the premises shall be removed.
16. The conditions of this grant shall be posted in public view on the premises at all times and shall be accessible and available immediately upon request to any law or administrative enforcement agency. The manager and all employees shall be knowledgeable of these Conditions.
17. The premises shall be maintained as a retail market/drug store and sales of beer and wine shall be incidental to the store in which other general merchandise items are available for purchase.

18. Prior to the utilization of this grant, all personnel acting in the capacity of a manager of the premises and all personnel who handle the sale of alcoholic beverages shall complete the STAR session sponsored by the Los Angeles Police Department. All employees who handle the sale of alcoholic beverages shall attend follow-up STAR classes every 12 months. The STAR training shall be conducted for all new hires within 60 days of their employment.

The applicant shall request written confirmation of completion of the training from the Police Department and shall concurrently submit a copy of such confirmation to the Zoning Administrator along with a list of employees who handle the sale of alcoholic beverages. The written confirmation of completion of the STAR training and the follow-up sessions as well as the STAR training for new hires shall be retained on the premises at all times and be immediately produced upon request of any Los Angeles Police officer or Department of Alcoholic Beverage Control investigator. The manager and all employees shall be knowledgeable of these Conditions.

19. Signs shall be prominently posted in English, and the predominant language of the facility's clientele, if different, stating that California State law prohibits sale of alcohol beverages to persons who are under 21 years of age. "No Loitering or Public Drinking" signs shall be posted in and outside of the facility in the same language(s).
20. The applicant/business operator shall be responsible for maintaining free of litter, the area and adjacent to the premises over which they have control.
21. The parking lot and the areas adjacent to the market shall be routinely patrolled by employees of the market for the purpose of cart retrieval and debris control. Any problems associated with the store operation shall immediately be reported to the store manager who shall correct/remedy the problems.
22. Coin operated game machines, pool tables, billiard tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
23. Recycling bins shall be provided at appropriate locations inside the market to promote recycling of paper, metal, glass and other recyclable material.
24. The parking lot of the premises shall be equipped with lighting that is of sufficient power so as to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot and loading area. Lighting in the parking and loading areas of the premises shall be directed in such a manner so as not to unreasonably illuminate the window area of nearby residences.
25. The applicant, the market owner and/or operator shall identify a contact person and provide a 24-hour "hot line" telephone number for any inquiries or complaints from the community regarding the subject facility. Prior to the utilization of this

grant, the phone number shall be posted on the site so that is readily visible to any interested party. The hot line shall be:

- posted at the entry, and the cashier,
 - responded to within 24-hours of any complaints/inquiries received on this hot line, and
 - documented in a log and available for review by the Los Angeles Police Department and the Zoning Administrator upon request on when the calls were received, returned and the action taken at a minimum.
26. All mitigations measures contained in ENV-2010-2565-MND are hereby incorporated as conditions of approval.
27. Within 30 days of the effective date of this grant or prior to the sale of any alcoholic beverages, whichever comes first, the property owner shall record a covenant acknowledging and agreeing to comply with all the terms and conditions established herein in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Zoning Administrator for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.

Condition Nos. 28 through 34 are alcohol-specific conditions, which have been previously volunteered by the applicant.

28. Hours of beer and wine sales shall be limited from 8 a.m. to 12 midnight daily.
29. There shall be no exterior advertising or signs of any type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition. This condition is not meant to preclude an interior display of alcoholic beverage containers inside the store refrigerator or shelf.
30. There shall be no malt liquor sales or sale of single beer bottles/cans. All beer shall be sold in "six pack" quantities or greater.
31. The applicant shall ensure that alcoholic beverages are not consumed on the premises. Signs prohibiting this shall be posted.
32. Wine shall be sold in 750 milliliter containers or larger. Wine coolers shall be sold in pre-packaged quantities only.
33. Fortified wine (greater than 16% alcohol) shall not be sold.

34. There shall be no individual cups, glasses, or similar receptacle commonly used for the drinking of beverages, whether constructed of glass, plastic, or Styrofoam, or other material sold, furnished or given away on the premises (sale of individual glasses or mugs for household use are excluded).

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

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within 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 upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

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

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

APPEAL PERIOD – EFFECTIVE DATE

The applicant's attention is called to the fact that this variance 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 not complied with, then this variance shall be subject to revocation as provided in Section 12.27 of the Municipal Code. The Zoning Administrator's determination in this matter will become effective after November 15, 2012, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected

before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>.** Public offices are located at:

Figueroa Plaza	Marvin Braude San Fernando
201 North Figueroa Street,	Valley Constituent Service Center
4th Floor	6262 Van Nuys Boulevard, Room 251
Los Angeles, CA 90012	Van Nuys, CA 91401
(213) 482-7077	(818) 374-5050

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

NOTICE

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

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report of the Zoning Analyst thereon, the statements made at the public hearing on January 3, 2012, 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 and variance under the provisions of Sections 12.24-W and 12.27 have been established by the following facts:

BACKGROUND

The subject site contains approximately 62,008 square feet and is located at the southwest corner of Nordhoff Street and Columbus Avenue. The site has approximately 360 feet of frontage on Nordhoff Street and 170 feet of frontage on Columbus Avenue. The westerly portion of the subject site is zoned [Q]M1-1 and the easterly portion of the site is zoned R3-1. The site is improved with a 14,490 square-foot drugstore (Walgreens) with a drive-through window and a surface parking lot containing 89 parking spaces and the building is constructed over both zones. The site is part of a larger shopping center development that received multiple entitlement approvals under Case No. ZA-2003-6342(CU)(ZV)(ZAA) that included adjustments and

deviations from the mini-shopping center/commercial corner provisions for the existing Wallgreens which is authorized to operate 24 hours.

The Wallgreens was issued a Certificate of Occupancy in 2006 and has been in operation for approximately five years and is now requesting a Conditional Use and a Zone Variance pursuant to Sections 12.24 and 12.27 of the L.A.M.C. to permit to the sale of beer and wine only for off-site consumption.

The land use and zoning within a 500-foot radius of the property reflects a variation of uses permitted in the commercial, manufacturing, and residential uses. Northerly, across Nordhoff Street, adjoining the property is zoned RA-1, (T)(Q)RD1.5-1, P1, and C2-1 and improved with a single family residence and adjacent shopping center containing various retail and restaurant uses; Southerly, adjoining the property is zoned R3-1 and [Q]M1-1 and improved with a shopping center containing various retail and restaurant uses; Easterly, across Columbus Avenue, adjoining the property, is zoned R3-1 and improved with multi-family residential uses; and Westerly, adjoining the property is zoned [Q]M1-1 and improved with a shopping center containing various retail, office, and restaurant uses.

Streets

Nordhoff Street is a Major Highway – Class II dedicated to a variable 102- to 107- roadway width at the project's street frontage and is improved with curbs, gutters, and sidewalks.

Columbus Avenue is a Local Street dedicated to a 60-foot roadway at the project's street frontage and is improved with curbs, gutters, and sidewalks.

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

On December 22, 2011, staff utilized the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with the sales and dispensing of alcoholic beverages on the subject site; however, no such relevant cases exist. The following permitted the existing use:

Case No. ZA-2003-6342(CU)(ZV)(ZAA)(SPR) – On February 6, 2004, the Zoning Administrator approved a Conditional Use Permit with specific deviations from the requirements of LAMC Section 12.22-A,23(a) related to hours, signage and window glazing and a determination to allow reduced yard setbacks. The site was also approved for a Zone Variance for the use, hours, drive through pharmacy, signage and reduced parking and an Adjustment to for encroachment into the building line, as well as a Site Plan Review determination for the project.

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

On December 22, 2011, staff utilized a 600-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with the sales and dispensing of alcoholic beverages. One relevant case within the last 20 years was found:

Case No. ZA 2007-1716(CUB) – On May 29, 2009, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of beer and wine only for on-site consumption, in conjunction with an existing 2,500 square-foot restaurant, operating 8:00 a.m. to 11:00 p.m. Sunday through Thursday and 8:00 a.m. to 12 midnight Friday and Saturday. The project is located at 9038 North Sepulveda Boulevard.

Case No. ZA 1993-345(CUB) – On August 13, 1993, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of beer and wine for on-site consumption, in conjunction with an existing 2,744 square-foot restaurant accommodating 135 person with hours of operation from 11:00 a.m. to 10:00 p.m. weekdays and to 11:00 p.m. Friday and Saturday, within a large shopping center in the C2-1 Zone and denied the request for a full line with hours of 11:00 a.m. to 11:00 p.m. seven days a week. The project is located at 9102 Sepulveda Boulevard.

PUBLIC HEARING

The public hearing was conducted on January 3, 2012 at the Marvin Braude Building at 6262 Van Nuys Boulevard. The hearing was attended by the applicant's representative, Mr. Matt Dzurec, Mr. Dan Rosales of Council District 7 and by several local residents.

Matt Dzurec outlined the request, stated that the existing Wallgreens store has existed since 2006 and is now requesting Type 20 license. Updated store policy is not to sell a full line of alcohol. Only beer and wine is requested and there will be no sale of distilled spirits or malt liquors and no single sale of cans. Beer will only be sold in 6-packs and wine will only be sold in 750 ml size bottles only.

No more than 1 percent of total floor area will be devoted to storage and sales of beer and wine combined (approx. 120 s.f. out of 14,450 s.f.). The Company has alcohol sales policies and all employees undergo corporate training as well as STAR training once a year; in-store surveillance cameras and monitors are located throughout the store. The location of beer and wine will be to the rear of the store so it's not easily accessible from the entrance. The store does not function as liquor store.

The store operates 24 hours and while state law permits beer and wine sales from 6 a.m. to 2 a.m., Wallgreens is open to a restriction that would be limit hours of beer and wine sales from 8 am to 12 midnight. Currently, no security guard is maintained on the premises and none proposed.

There were concerns from two residents about the area's high crime rate. Issues raised were not necessarily site specific but the site is located in a neighborhood that has a history of high crime and gang activity. Neighborhood conditions have improved somewhat since a new police station recently opened in the neighborhood.

However, Burnett Avenue located one block east of the site remains barricaded due to drug trafficking problems. Hence, there is apprehension about reversing improvements made.

Saul Mejia a local resident testified that the community has had numerous problems related to alcohol and that there is already a Vallarta market across the street that sells alcohol in addition to other outlets nearby; Don't need another outlet selling alcohol.

Daniel Jimenez: testified that the site is located next to Sepulveda Boulevard which has prostitution and drug trafficking activity. The neighborhood was previously over run by gangs and streets adjacent to market were barricaded. Things have improved since a new police station opened in neighborhood, would like to keep neighborhood the way it is. The 7-11 at Roscoe and Sepulveda agreed not to sell alcohol.

Dan Rosales of CD 7: Expressed concerns due to neighborhood conditions; applicant has not had contact with LAPD or CD 7. The site is on the boundary of two reporting districts and statistics may not reflect actual conditions. The site is located on a problem commercial corridor characterized by motels, gas stations and other liquor outlets. The site is located in a neighborhood that is part of the "Safe Cities Initiative"

Mr. Rosales requested that matter be taken under advisement and that the record remain open to allow LAPD to weigh in.

BASIS FOR CONDITIONAL USE PERMITS

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

FINDINGS

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

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

The subject site contains approximately 62,008 square feet and is zoned [Q]M1-1 and R3-1. The site is improved with an approximately 14,490 square-foot retail

drug store (Wallgreens) that is constructed over both zones. The applicant proposes the sale of beer and wine for off-site consumption in connection with the existing Wallgreens. The site abuts a shopping center to the west and south that together form a larger unified shopping center with surface parking, internal circulation and driveway aisles designed as one integrated shopping center bounded by Sepulveda Boulevard, Nordhoff Street and Columbus Avenue.

The existing Wallgreens and the adjoining shopping center were approved under Case No. ZA-2003-6342(CU)(ZV)(ZAA) and included a Zone Variance and deviations from the mini-shopping center/commercial corner provisions to permit a portion of the existing Wallgreens building and retail tenants on the adjoining shopping center to be located within the R3 Zone. The Wallgreens was also authorized with a drive-through pharmacy and to operate 24 hours daily.

The larger shopping center provides a broad range of services for the local community that include a Bank of America, Marshalls and other retail tenants. The Wallgreens is a retail drug store that offers over the counter and prescription drugs as well as general merchandise, sundries and grocery items. There are currently no active off-sale alcoholic beverage licenses within the census tract where the site is located and within 600 feet from the subject site there are two off-sale licenses (not within the same census tract). The limited off-site sale of beer and wine will comprise a small portion of the store's floor area and will provide an alternative one stop shopping service for customers. Sepulveda Boulevard and Nordhoff Street are designated Major Highways Class II and Sepulveda Boulevard is a major commercial corridor. The sale of beer and wine in the existing market is consistent with the site's location in a commercial corridor and shopping center and the site is not located in an area that is saturated with on or off-site sales of alcoholic beverages. Therefore, the site's location is desirable to the public convenience and welfare.

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

As noted, the site is adjacent to a larger shopping center bounded by Nordhoff Avenue and Sepulveda Boulevard which are both designated Major Highways Class II and by Columbus Avenue. The existing Wallgreens is oriented along Nordhoff Street and a portion of the adjoining shopping center wraps around the site's southerly property line and consists of a detached building with frontage on Columbus Avenue that contains multiple retail tenants. Properties along Sepulveda Boulevard are zoned [Q]M1-1 and C2-1 and are improved with commercial uses including mini-shopping centers, service stations, restaurants and other retail uses. Properties on Nordhoff Street, east of Columbus Avenue and properties along Columbus Avenue south of the site are zoned R3-1 and are improved with multiple-family residential uses.

The existing Wallgreens does not directly adjoin any residential uses and is well buffered from surrounding residential uses. The store operates 24 hours daily and as approved, beer and wine sales will take place from 8 a.m. to 12 midnight.

Numerous conditions have been placed on the grant to ensure the use is conducted with due regard for surrounding uses. In view of the site's location in large neighborhood shopping center and of the surrounding land use pattern, the site's location is proper in relation to adjacent uses and the development of the community.

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

The existing Walgreens has been in operation for over five years and has not been the subject of any complaints. Concerns were raised at the public hearing that the site is located in proximity to a "Safer Cities Initiative" and that Burnett Street approximately two to three blocks east of the site was previously barricaded to address narcotics and criminal activity. Testimony at the hearing also indicated that environmental conditions surrounding the site have improved since the opening of a new police station in the community. However, local residents remained concerned that the positive improvements could be reversed by permitting the off-site sale of beer and wine on the subject site.

However, no site specific evidence was submitted for the record linking the site to any criminal activity. The site is located within a secure shopping center and is not known for nuisance or criminal activity. At the public hearing, in response to residents' concerns, the applicant's representative stated that while state law permits the sale of alcoholic beverages between the hours of 6 a.m. and 2 a.m., the applicant was open to restricting the hours of beer and wine sales from 8 a.m. to 12 midnight (and the grant is conditioned as such).

As noted by the applicant, Walgreens proposes to offer a limited selection of beer and wine that will make up a small portion of the existing store floor area. extensive night lighting and other security measures that deter customers from consuming on the premises once they have exited the store. The applicant will not feature signs visible on the outside which advertise the availability of alcohol and beer and wine coolers will not be sold in single cans and wine will not be sold in containers less than 750 ml. The beer selection will consist only of 6 packs, 12 packs, 18 packs, and cases. The applicant will not sell distilled spirits, malt liquor, single servings, or any other variation that would be considered conducive to alcohol abuse. Fortified wine (greater than 16% alcohol) will not be sold. Beer and wine will be positioned on the opposite end of the store from where the entrance is located to reduce access and improve safety.

Walgreens employs a variety of security strategies to ensure the safety of employees and customers as well as the security of merchandise. Surveillance cameras and public view monitors are currently installed to deter criminal activity and promote a safe environment. The digital images captured from these devices are stored for up to 90 days on a Digital Video Recorder and give Loss Prevention the capability to share images of thieves with other stores and local law enforcement agencies. This will require customers to walk the length of the store serving as an additional deterrent. Beer will comprise a 4.5-foot wide cooler

and wine will make up 12 lineal feet of the store's beverage aisle. Beer and wine will comprise less than one percent of the store's total shelf width.

According to the applicant, employees undergo extensive training prior to beer and wine availability at an individual location. Once trained, all employees regardless of age must sign a Sale of Alcoholic Beverages Policy acknowledgement letter at the beginning of each shift. The applicant's established policy states that employees must request identification for any customer attempting to purchase alcohol who appears to be under the age of 40. The conditions of the grant require that surveillance cameras continue to be maintained, restrict the hours of beer and wine sales, require STAR training for employees and include other conditions to ensure the off-site sale of beer and wine does not contribute to nuisance or criminal activity. As conditioned, and in view of the Walgreens corporate policies that ensure safety for customers and employees, the use is not anticipated to be materially detrimental to the character of the development in the immediate neighborhood.

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

The Mission Hills-Panorama City-North Hills Community Plan designates the subject site for Medium Residential and Limited Manufacturing uses with corresponding zones of R3, CM, MR1, M1, and P. The subject site is zoned R3-1 and [Q]M1-1. The existing Walgreens is permitted by-right in the M1 Zone and previously received entitlements under Case No. ZA-2003-6342(CU)(ZV)(ZAA) that included a Zone Variance and deviations from the mini-shopping center/commercial corner provisions to permit a portion of the existing Walgreens building to be located within the R3 Zone with a drive-through pharmacy and to operate 24 hours.

The Community Plan does not specifically address the sale of alcoholic beverages. However, the Los Angeles Municipal Code authorizes the Zoning Administrator to grant the requested conditional use in the zones corresponding to the Plan land use designation subject to certain findings and the required findings in support have been made herein.

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

For reasons enumerated under Finding Nos. 1 through 3, the proposed off-site sale of beer and wine not adversely affect the physical welfare of the community. The site is located within a major commercial corridor and the proposed use is consistent with surrounding properties and will therefore not adversely affect the welfare of the surrounding community.

6. The proposed use will not result in an undue concentration of premises for the sale or dispensing of alcoholic beverages in the area of the City involved giving consideration to applicable State laws and the California Department

of Alcoholic Beverage Control's guidelines for undue concentration, the crime rate in the area, 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, four on-site and three off-site licenses are allocated to the subject Census Tract No. 1175.10, which has a population of 4,136 as of January 1, 2005. ABC records indicate that there are currently zero on-site and off-site licenses within this census tract.

There are three establishments within zero and 600 feet of the subject site with on-site and/or off-site alcohol licenses:

1. 7 Mares Restaurant – 9102 Sepulveda Boulevard – On-site Beer and Wine
2. Vallarta Market – 9136 Sepulveda Boulevard – Off-site Full Line
3. Short Stop Liquor and Market – 15400 Nordhoff Street – Off-site Full Line

There are zero establishments within 600 and 1,000 feet of the subject site with on-site and/or off-site alcohol licenses.

Statistics from the Los Angeles Police Department's Foothill Division Vice Unit reveal that in Crime Reporting District No. 1972, which has jurisdiction over the subject property, a total of 244 crimes were reported in 2010, compared to the citywide average of approximately 169 crimes and the high crime reporting district average of approximately 203 crimes for the same period. Crimes reported by LAPD include Robbery (10), Aggravated Assault (15), Burglary (5), Burglary Theft from Vehicle (18), Personal Theft (1), Other Theft (25), Auto Theft (9), Other Assaults (3), Forging/Counterfeit (1), Stolen property (1), Sex Offenses (5), Narcotic Drugs (24), Liquor Laws (24), Public Drunkenness (12), Disturbing the Peace (1), Disorderly Conduct (7), DWI Related (6), and All Other Violations (77).

These statistics indicate that there is not a significant over-concentration of alcohol sales in the area. In addition, while crime in the area is above the citywide average, as noted above, the site has not been the subject of any complaints or nuisance activity and no site-specific evidence has been submitted for the record demonstrating any link between the subject site and criminal activity in the surrounding neighborhood. Moreover, the conditions of approval address safety and security to monitor and control activities both inside the market and the exterior of the premises during all operating hours in order to ensure that operation of the establishment does not contribute to the crime rate.

7. **The proposed use will not detrimentally affect nearby residential 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.**

I have given consideration to the distance of the proposed use from nearby residential uses and none directly adjoin the site or are close enough to be significantly impacted by the request. The subject site is located within a larger shopping center at the southeast corner of Sepulveda Boulevard and Nordhoff Street, a major commercial intersection. The Wallgreens on the subject site is oriented toward Nordhoff Avenue and is adequately buffered from adjacent residential uses on Columbus Avenue.

There are no other sensitive uses such as day care centers, churches or schools immediately adjacent to the site. As conditioned, the request is not anticipated to detrimentally affect any adjacent residential uses.

VARIANCE FINDINGS

In order for a variance to be granted, all five of the legally mandated findings delineated in City Charter Section 562 must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

8. **The strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.**

The sale of alcoholic beverages is only permitted by Conditional Use pursuant to Section 12.24-M in the C and M Zones and is not contemplated by the zoning code in any R Zones. The subject site is located on the southwest corner of Nordhoff Street and Columbus Avenue and abuts a shopping center to the west and south that together form a larger unified shopping center with surface parking, internal circulation and driveway aisles designed as one integrated shopping center bounded by Sepulveda Boulevard, Nordhoff Street and Columbus Avenue. The westerly portion of the site is zoned [Q]M1-1 and the easterly portion of the site is zoned R3-1.

The existing Wallgreens and the adjoining shopping center were approved under Case No. ZA-2003-6342(CU)(ZV)(ZAA) and included a Zone Variance and deviations from the mini-shopping center/commercial corner provisions to permit a portion of the existing Wallgreens building and retail tenants on the adjoining shopping center to be located within the R3 Zone. The Wallgreens was also authorized with a drive-through pharmacy and to operate 24 hours daily. Hence, the R3 portion of the site is improved with commercial uses and parking and all of the required findings to permit the existing commercial uses in the R3 Zone have been established under Case No. ZA-2003-6342(CU)(ZV)(ZAA). In addition, all of the required findings to authorize the off-site sale of beer and wine within the existing Wallgreens have been established under Finding Nos. 1 through 7 above for the M1 portion of the site.

The existing Wallgreens is a retail drug store that offers over the counter and prescription drugs as well as general merchandise, sundries and grocery items.

The off-site sale of beer and wine is a common product line within similar types of retail drug stores. A variance is the only mechanism to authorize the off-site sale of beer and wine within the R3 portion of the site and the request is a reasonable accessory use for the existing Wallgreens. The limited sale of beer and wine will comprise a small portion of the store's floor area and the granting of a variance will simply enable a use consistent with the commercial use on the site and consistent with the site's location on a major commercial corridor and within a neighborhood shopping center.

In view of the foregoing, the strict application of the zoning regulations would result in practical difficulties because it would prohibit the sale of a product line common in similar establishments that is otherwise consistent with the scope and operation of the existing retail drug store that is located within a bona fide commercial shopping center.

9. **There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.**

The subject site is a large lot containing nearly one and one-half acres that is zoned M1 on the westerly portion and R3 on the easterly portion. As noted above, the site is improved with an existing Wallgreens that is constructed over both zones and forms a part of a larger shopping center located to the west and south. The existing Wallgreens and the adjoining shopping center were approved under Case No. ZA-2003-6342(CU)(ZV)(ZAA) which included a Zone Variance to permit a portion of the existing Wallgreens building and retail tenants on the adjoining shopping center to be located within the R3 Zone. Hence, all of the required findings to permit a commercial use in the underlying R3 have been established under this previous entitlement.

The instant request simply seeks to authorize the off-site sale of beer and wine incidental to the dominant use of the site which is a retail drug store whose primary focus is over the counter and prescription drugs as well as general merchandise, sundries and grocery items. The site's location immediately adjacent to a major commercial intersection fronting on two designated Major Highways (Sepulveda Boulevard and Nordhoff Street) is a logical and appropriate location for the existing and proposed use. The unique zoning pattern on the subject site, which consists of two otherwise incompatible zones (industrial and multiple-family residential), and the site's location on Nordhoff Street, a high volume Major Highway, and the existing commercial use on the site are all special circumstances applicable to the subject site that generally do not apply to other property in the same zone or vicinity.

10. **Such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships, is denied the property in question.**

As noted above, notwithstanding the underlying R3 Zone on a portion of the site, the scope of uses on the site and adjoining the site consist of a large neighborhood shopping center that has occupied the site for the last six years and was previously approved under Case No. ZA-2003-6342(CU)(ZV)(ZAA).

The granting of this request simply authorizes the off-site sale of beer and wine consistent with the character and operation of the existing retail drugstore use on the site and provides the drugstore parity with similar surrounding uses such as the Vallarta Supermarket located within a neighborhood shopping center located at the northeast corner of Sepulveda Boulevard and Nordhoff Street (across the subject site) or a liquor store located within a mini-shopping center located at the southwest corner of Sepulveda Boulevard and Nordhoff Street. However, due to the underlying R3 Zone on a portion of the site, relief from the zoning regulations is necessary in order for the site to enjoy the same land use privileges that surrounding shopping centers enjoy.

11. **The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.**

For reasons enumerated under Finding Nos. 1 through 3 above, the proposed off-site sale of beer and wine not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity. The site is located within a major commercial corridor and abuts a neighborhood shopping center. The site does not directly adjoin any residential uses and is well buffered from surrounding residential uses. The store operates 24 hours daily and as approved, beer and wine sales will only take place from 8 a.m. to 12 midnight. In addition, numerous conditions have been placed on the grant to ensure the use is conducted with due regard for surrounding uses.

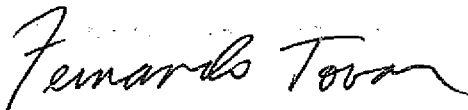
12. **The granting of the variance will not adversely affect any element of the General Plan.**

The Mission Hills-Panorama City-North Hills Community Plan designates the subject site for Medium Residential and Limited Manufacturing uses with corresponding zones of R3, CM, MR1, M1, and P. The subject site is zoned R3-1 and [Q]M1-1. The existing Walgreens is permitted by-right in the M1 Zone and previously received entitlements under Case No. ZA-2003-6342(CU)(ZV)(ZAA) that included a Zone Variance and deviations from the mini-shopping center/commercial corner provisions to permit a portion of the existing Walgreens building to be located within the R3 Zone with a drive-through pharmacy and to operate 24 hours. The Community Plan does not specifically address the sale of alcohol beverages. However, all of the required findings to permit the off-site sale of beer and wine within the M1 portion of the site have been made under Finding Nos. 1 through 7 and the granting of a variance is necessary to authorize the same within the R3 portion of the site and will simply enable a use that is otherwise consistent with the commercial use on the site and

consistent with the site's location on a major commercial corridor and within a neighborhood shopping center. As such, the granting of the variance will not adversely affect any element of the General Plan.

ADDITIONAL MANDATORY FINDINGS

13. 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 this project is located in Zone C, areas of minimal flooding.
14. On December 28, 2011, a Mitigated Negative Declaration (ENV 2011-2565-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that with imposition of the mitigation measures described in the MND (and identified in this determination), there is no substantial evidence that the proposed project will have a significant effect on the environment. I hereby adopt that action. This Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.



FERNANDO TOVAR
Associate Zoning Administrator
Direct Telephone No. (213) 978-1303

FT

cc: Councilmember Richard Alarcon
Seventh District
Adjoining Property Owners



Property Activity Report

15316 W NORDHOFF ST 91343

APPLICATION / PERMIT NUMBER: 04010-10000-04032

PLAN CHECK / JOB NUMBER: B04LA01984

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Permit Application or Issued Permit Information

GROUP: Building
TYPE: Bldg-New
SUB-TYPE: Commercial
PRIMARY USE: (16) Retail
WORK DESCRIPTION: CONSTRUCTION OF A 14,418 SQ FT WALGREENS DRUG STORE (24 hour operation), shell and slab only, all other exterior work on permit 04010-10000-02785. ****bldg. to be fully sprinklered****no alcoholic beverage****
PERMIT ISSUED: Yes **PERMIT ISSUE DATE:** 12/20/2004 **ISSUING OFFICE:** Metro
CURRENT STATUS: Cofo Issued **CURRENT STATUS DATE:** 01/09/2006

Permit Application Status History

Fees Due	08/23/2004	GEORGE KUC
Submitted	08/23/2004	TRACY CAI
Pre-Insp not Required	08/27/2004	SEAN DANG
Reviewed by Supervisor	09/07/2004	SALEM GARAWI
PC Approved	12/02/2004	SEAN DANG
Ready to Issue	12/20/2004	ELLEN RODRIGUEZ
Issued	12/20/2004	ARTHUR MANALO
Cofo in Progress	12/30/2005	BRIAN TRUPIN
Permit Finaled	01/09/2006	LARRY GALSTIAN
Cofo Issued	01/09/2006	LARRY GALSTIAN

Permit Application Clearance Information

Comm Cor/Mini-Mall	Cleared	11/04/2004	TERRY SPETH
Miscellaneous	Cleared	11/04/2004	TERRY SPETH
Parking lot landscape	Cleared	11/04/2004	TERRY SPETH
ZA Case	Cleared	11/04/2004	TERRY SPETH
Highway dedication	Cleared	11/09/2004	JOY MAKKAR
Roof/Waste drainage to street	Cleared	11/09/2004	JOY MAKKAR
Specific Plan	Cleared	11/09/2004	TAIMOUR TANAVOLI
Food establishment approval	Cleared	11/10/2004	LACDHS APPROVED
Sewer availability	Cleared	11/12/2004	JOHN LIN
DAS Clearance	Cleared	11/18/2004	EDDIE GARIN
"Q" conditions	Cleared	11/22/2004	DAVID WEINTRAUB
"T" removal	Cleared	11/22/2004	DAVID WEINTRAUB

Licensed Professional/Contractor Information

Architect Information

Reeves, Lawrence C; Lic. No.: C9436
 41865 BOARDWALK SUITE 121
 PALM DESERT, CA 92211

Contractor Information

Owner-Builder

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Engineer Information

Berliner, Neal David; Lic. No.: GE2576
 439 WESTERN AVE
 GLENDALE, CA 91201

Engineer Information

Sheikh, Ijaz Ahmed; Lic. No.: S2392
 29311 OAKPATH DR
 AGOURA, CA 91301

Inspection Activity Information

Inspector Information

WINSTON DUNNING, (818) 374-1109
 Office Hours: 7:30-8:15 AM MON-FRI

Pending Inspection Request(s)

No data available

Inspection Request History

Footing/Foundation/Slab	03/17/2005	Partial Approval	BRIAN TRUPIN
Footing/Foundation/Slab	03/29/2005	Not Ready for Inspection	BRIAN TRUPIN
Footing/Foundation/Slab	03/30/2005	Partial Approval	BRIAN TRUPIN
Deputy Reinf. Masonry	04/04/2005	Approved	BRIAN TRUPIN
Deputy Reinf. Masonry	04/11/2005	Approved	BRIAN TRUPIN
Footing/Foundation/Slab	04/11/2005	Partial Approval	BRIAN TRUPIN
Deputy Reinf. Masonry	04/12/2005	Approved	BRIAN TRUPIN
Deputy Reinf. Masonry	04/13/2005	Approved	BRIAN TRUPIN
Deputy Reinf. Masonry	04/14/2005	No Access for Inspection	BRIAN TRUPIN
Deputy Reinf. Masonry	04/15/2005	No Access for Inspection	BRIAN TRUPIN
Footing/Foundation/Slab	04/21/2005	Partial Approval	ROBERT COLE
Deputy Reinf. Masonry	04/26/2005	Approved	BRIAN TRUPIN
Deputy Reinf. Masonry	04/27/2005	Approved	BRIAN TRUPIN
Footing/Foundation/Slab	04/27/2005	Partial Approval	BRIAN TRUPIN
Deputy Reinf. Masonry	04/28/2005	Approved	BRIAN TRUPIN
Deputy Reinf. Masonry	04/29/2005	Approved	BRIAN TRUPIN
Footing/Foundation/Slab	04/29/2005	Not Ready for Inspection	BRIAN TRUPIN
Footing/Foundation/Slab	05/03/2005	Partial Approval	BRIAN TRUPIN
Deputy Reinf. Masonry	05/04/2005	Approved	BRIAN TRUPIN
Deputy Reinf. Masonry	05/05/2005	Approved	BRIAN TRUPIN
Deputy Reinf. Masonry	05/06/2005	Approved	BRIAN TRUPIN
Deputy Reinf. Masonry	05/09/2005	No Access for Inspection	BRIAN TRUPIN
Deputy Reinf. Masonry	05/10/2005	Approved	BRIAN TRUPIN
Deputy Drilled-In Anchors	05/12/2005	Approved	BRIAN TRUPIN
Deputy Reinf. Masonry	05/12/2005	Approved	BRIAN TRUPIN
Footing/Foundation/Slab	05/12/2005	Partial Approval	BRIAN TRUPIN
Deputy Drilled-In Anchors	05/13/2005	Approved	BRIAN TRUPIN
Deputy Reinf. Masonry	05/13/2005	Approved	BRIAN TRUPIN
Deputy Steel/Welding	05/13/2005	Approved	BRIAN TRUPIN
Deputy Drilled-In Anchors	05/16/2005	Approved	BRIAN TRUPIN
Deputy Reinf. Masonry	05/16/2005	Approved	BRIAN TRUPIN
Deputy Steel/Welding	05/16/2005	Approved	BRIAN TRUPIN
Deputy Drilled-In Anchors	05/17/2005	Approved	BRIAN TRUPIN
Deputy Reinf. Masonry	05/17/2005	Approved	BRIAN TRUPIN
Footing/Foundation/Slab	05/17/2005	Partial Approval	BRIAN TRUPIN
Deputy Drilled-In Anchors	05/18/2005	No Access for Inspection	BRIAN TRUPIN
Deputy Reinf. Masonry	05/18/2005	No Access for Inspection	BRIAN TRUPIN
Deputy Drilled-In Anchors	05/19/2005	Approved	BRIAN TRUPIN
Deputy Reinf. Masonry	05/19/2005	Approved	BRIAN TRUPIN
Deputy Drilled-In Anchors	05/20/2005	Approved	BRIAN TRUPIN
Deputy Reinf. Masonry	05/20/2005	Approved	BRIAN TRUPIN
Footing/Foundation/Slab	05/20/2005	Partial Approval	BRIAN TRUPIN
Deputy Steel/Welding	05/24/2005	Partial Approval	BRIAN TRUPIN
Deputy Steel/Welding	06/02/2005	Approved	BRIAN TRUPIN
Deputy Steel/Welding	06/03/2005	Approved	BRIAN TRUPIN
Deputy Steel/Welding	06/06/2005	Approved	BRIAN TRUPIN
Deputy Steel/Welding	06/07/2005	Approved	BRIAN TRUPIN
Deputy Steel/Welding	06/08/2005	Approved	BRIAN TRUPIN
Deputy Steel/Welding	06/09/2005	Approved	BRIAN TRUPIN
Footing/Foundation/Slab	06/09/2005	Partial Approval	BRIAN TRUPIN

Rough-Frame	06/09/2005	Partial Approval	BRIAN TRUPIN
Deputy Steel/Welding	06/13/2005	Conditional Approval	ROBERT COLE
Deputy Steel/Welding	06/14/2005	Conditional Approval	ROBERT COLE
Drywall Nailing	07/08/2005	Partial Approval	BRIAN TRUPIN
Rough-Frame	07/08/2005	Partial Approval	BRIAN TRUPIN
Deputy Steel/Welding	07/12/2005	Approved	BRIAN TRUPIN
Drywall Nailing	07/12/2005	Partial Approval	BRIAN TRUPIN
Rough-Frame	07/12/2005	Partial Approval	BRIAN TRUPIN
Interior/Exterior Lathing	07/14/2005	Partial Approval	BRIAN TRUPIN
SGSOV-Seismic Gas S/O Valve	07/21/2005	SGSOV Not Ready	DENNIS STEWART
Rough-Frame	07/29/2005	Partial Approval	BRIAN TRUPIN
Rough-Frame	08/02/2005	Partial Approval	BRIAN TRUPIN
Final	08/16/2005	Not Ready for Inspection	ROBERT COLE
Final	08/23/2005	Corrections Issued	BRIAN TRUPIN
Final	08/25/2005	Not Ready for Inspection	BRIAN TRUPIN
Special/Order Compliance	09/12/2005	No Access for Inspection	BRIAN TRUPIN
Final	09/22/2005	Partial Approval	BRIAN TRUPIN
Final	10/05/2005	Partial Approval	BRIAN TRUPIN
SGSOV-Seismic Gas S/O Valve	10/05/2005	SGSOV Approved	BRIAN TRUPIN
Final	11/17/2005	Not Ready for Inspection	BRIAN TRUPIN
Final	12/12/2005	Conditional Approval	BRIAN TRUPIN
Final	12/21/2005	Conditional Approval	BRIAN TRUPIN
SGSOV-Seismic Gas S/O Valve	12/21/2005	SGSOV Approved	BRIAN TRUPIN

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Property Activity Report

15316 W NORDHOFF ST 91343

APPLICATION / PERMIT NUMBER: 05016-20000-14932

PLAN CHECK / JOB NUMBER: B05VN17156

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Permit Application or Issued Permit Information

GROUP: Building
TYPE: Bldg-Alter/Repair
SUB-TYPE: Commercial
PRIMARY USE: (16) Retail
WORK DESCRIPTION: TI, SHELVING (8-FT MAX HEIGHT).
PERMIT ISSUED: Yes **PERMIT ISSUE DATE:** 08/09/2005 **ISSUING OFFICE:** Van Nuys
CURRENT STATUS: Permit Finaled **CURRENT STATUS DATE:** 08/19/2005

Permit Application Status History

Submitted	07/21/2005	PCIS IMPORT
PC Assigned	07/29/2005	ANGELO YUMUL
PC Approved	08/09/2005	ANGELO YUMUL
PC Info Complete	08/09/2005	ANGELO YUMUL
Ready to Issue	08/09/2005	ANGELO YUMUL
Issued	08/09/2005	ERIKA ANDERSON
Permit Finaled	08/18/2005	ROBERT COLE

Permit Application Clearance Information

DAS Clearance Cleared 08/09/2005 ANGELO YUMUL

Licensed Professional/Contractor Information

Contractor Information

Owner-Builder

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Inspection Activity Information

Inspector Information

TROY CHRISTIAN, (818) 374-1181
Office Hours: 7:30-8:15 AM MON-FRI

Pending Inspection Request(s)

No data available

Inspection Request History

Final	08/16/2005	Not Ready for Inspection	ROBERT COLE
Final	08/18/2005	Permit Finaled	ROBERT COLE
SGSOV-Seismic Gas S/O Valve	08/18/2005	SGSOV Approved	ROBERT COLE

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15316 W NORDHOFF ST 91343

APPLICATION / PERMIT NUMBER: 04010-10001-04032

PLAN CHECK / JOB NUMBER: B05LA00324

Permit Application or Issued Permit Information

GROUP: Building
TYPE: Bldg-Alter/Repair
SUB-TYPE: Commercial
PRIMARY USE: (16) Retail
WORK DESCRIPTION: SUPPLEMENTAL PERMIT FOR PCIS# 04010-10000-04032 TO REVISE THE APPROVED PLANS FOR CHANGES IN THE EXTERIOR WALLS AND PARAPET. All changes are shown with delta 14.
PERMIT ISSUED: Yes **PERMIT ISSUE DATE:** 02/10/2005 **ISSUING OFFICE:** Metro
CURRENT STATUS: Permit Finaled **CURRENT STATUS DATE:** 12/14/2005

Permit Application Status History

Fees Due	02/03/2005	GEORGE KUC
Submitted	02/03/2005	MAXX SKOULPHONG
Pre-Insp not Required	02/04/2005	SEAN DANG
PC Assigned	02/04/2005	SEAN DANG
Reviewed by Supervisor	02/07/2005	SEAN DANG
PC Approved	02/07/2005	SEAN DANG
Ready to Issue	02/10/2005	SEAN DANG
Issued	02/10/2005	MARIA V VASQUEZ
Permit Finaled	12/13/2005	BRIAN TRUPIN

Permit Application Clearance Information

ZA Case	Cleared	02/03/2005	ANDY MONTEALEGRE
---------	---------	------------	------------------

Licensed Professional/Contractor Information

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Architect Information

Reeves, Lawrence C; Lic. No.: C9436
41865 BOARDWALK SUITE 121
PALM DESERT, CA 92211

Contractor Information

Owner-Builder

Engineer Information

Berliner, Neal David; Lic. No.: GE2576
439 WESTERN AVE
GLENDALE, CA 91201

Engineer Information

Sheikh, Ijaz Ahmed; Lic. No.: S2392
29311 OAKPATH DR
AGOURA, CA 91301

Inspection Activity Information

Inspector Information

TROY CHRISTIAN, (818) 374-1181
Office Hours: 7:30-8:15 AM MON-FRI

Pending Inspection Request(s)

No data available

Inspection Request History

Rough-Frame	07/01/2005	Conditional Approval	JOE VELASQUEZ
Final	12/13/2005	Permit Finaled	BRIAN TRUPIN

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Property Activity Report

15316 W NORDHOFF ST 91343

APPLICATION / PERMIT NUMBER: 04041-10000-21130

PLAN CHECK / JOB NUMBER: E04LA00267

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Permit Application or Issued Permit Information

GROUP: Electrical
 TYPE: Electrical
 SUB-TYPE: Commercial
 PRIMARY USE: N/A
 WORK DESCRIPTION: New service and energy in a retail drugstore.
 PERMIT ISSUED: Yes PERMIT ISSUE DATE: 03/14/2005 ISSUING OFFICE: Van Nuys
 CURRENT STATUS: Permit Finaled CURRENT STATUS DATE: 11/18/2005

Permit Application Status History

Fees Due	08/23/2004	EDDY ALLAHVERDIAN
Submitted	08/23/2004	TRACY CAI
PC Assigned	08/26/2004	FRANCIS YSAGUIRRE
Reviewed by Supervisor	10/26/2004	FRANCIS YSAGUIRRE
PC Approved	10/26/2004	FRANCIS YSAGUIRRE
Ready to Issue	03/14/2005	ELIE MAALOUF
Issued	03/14/2005	BOSCO TANG
Permit Finaled	11/17/2005	DOUGLAS VERRAL

Permit Application Clearance Information

No data available

Licensed Professional/Contractor Information

Contractor Information

Spears Construction Inc; Lic. No.: 843378-B
 427 COLLEGE BLVD STE L
 OCEANSIDE, CA 92057

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Inspection Activity Information

Inspector Information

GAYE CHAPMAN, (818) 374-1135
 Office Hours: 7:30-8:15 AM MON-FRI

Pending Inspection Request(s)

No data available

Inspection Request History

Underground	03/23/2005	Not Ready for Inspection	DOUGLAS VERRAL
Underground	03/29/2005	Partial Approval	DOUGLAS VERRAL
Underground	04/14/2005	Not Ready for Inspection	DOUGLAS VERRAL
Underground	04/18/2005	Partial Approval	DOUGLAS VERRAL
Underground	04/20/2005	Partial Approval	DOUGLAS VERRAL
Rough or Power Release	06/09/2005	Approved	HOWARD STERN
Rough	06/23/2005	Partial Inspection	DOUGLAS VERRAL
Rough	06/29/2005	Not Ready for Inspection	DOUGLAS VERRAL
Rough or Power Release	06/29/2005	Not Ready for Inspection	DOUGLAS VERRAL
Rough or Power Release	06/30/2005	Corrections Issued	DOUGLAS VERRAL
Rough or Power Release	07/01/2005	Partial Approval	DOUGLAS VERRAL
Rough or Power Release	07/11/2005	Conditional Approval	DOUGLAS VERRAL
Rough or Power Release	07/13/2005	Conditional Approval	DOUGLAS VERRAL

Rough or Power Release	07/26/2005	Partial Inspection	DOUGLAS VERRAL
Rough or Power Release	07/29/2005	Corrections Issued	DOUGLAS VERRAL
Rough or Power Release	07/30/2005	Partial Approval	DOUGLAS VERRAL
Rough or Power Release	08/03/2005	Not Ready for Inspection	DOUGLAS VERRAL
Rough or Power Release	08/04/2005	Corrections Issued	DOUGLAS VERRAL
Rough or Power Release	08/08/2005	Not Ready for Inspection	DOUGLAS VERRAL
Final	08/16/2005	Corrections Issued	DOUGLAS VERRAL
Final	08/17/2005	Not Ready for Inspection	DOUGLAS VERRAL
Final	08/18/2005	Not Ready for Inspection	DOUGLAS VERRAL
Final	08/23/2005	Not Ready for Inspection	DOUGLAS VERRAL
Final	08/25/2005	Not Ready for Inspection	DOUGLAS VERRAL
Rough or Power Release	08/29/2005	Conditional Approval	DOUGLAS VERRAL
Final	08/30/2005	Not Ready for Inspection	DOUGLAS VERRAL
Underground	08/30/2005	Not Ready for Inspection	DOUGLAS VERRAL
Final	09/22/2005	Conditional Approval	DOUGLAS VERRAL
Final	11/17/2005	Permit Finalled	DOUGLAS VERRAL

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Property Activity Report

15316 W NORDHOFF ST 91343

APPLICATION / PERMIT NUMBER: 05042-10000-05925

PLAN CHECK / JOB NUMBER: --

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Permit Application or Issued Permit Information

GROUP: Mechanical
 TYPE: Plumbing
 SUB-TYPE: Commercial
 PRIMARY USE: N/A
 WORK DESCRIPTION: NEW RETAIL BUILDING. (SEWER ENG. #S2004811124).
 PERMIT ISSUED: Yes PERMIT ISSUE DATE: 03/11/2005 ISSUING OFFICE: Metro
 CURRENT STATUS: Permit Finaled CURRENT STATUS DATE: 09/19/2005

Permit Application Status History

Not Issued	03/11/2005	OZZIE RADFORD
Ready to Issue	03/11/2005	OZZIE RADFORD
Issued	03/11/2005	THANG LAM
Permit Finaled	09/16/2005	RICHARD NICHOLLS

Permit Application Clearance Information

No data available

Licensed Professional/Contractor Information

Contractor Information

Spears Construction Inc; Lic. No.: 843378-B
 427 COLLEGE BLVD STE L
 OCEANSIDE, CA 92057

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Inspection Activity Information

Inspector Information

RICHARD NICHOLLS, (818) 374-1143
 Office Hours: 7:30-8:15 AM MON-FRI

Pending Inspection Request(s)

No data available

Inspection Request History

Underground	04/06/2005	Corrections Issued	RICHARD NICHOLLS
Underground	04/15/2005	Approved	RICHARD NICHOLLS
Underground	05/13/2005	Approved	RICHARD NICHOLLS
Rough	06/30/2005	Partial Approval	RICHARD NICHOLLS
Rough	07/13/2005	Partial Approval	RICHARD NICHOLLS
Rough	07/28/2005	Not Ready for Inspection	RICHARD NICHOLLS
Rough	08/03/2005	Partial Approval	RICHARD NICHOLLS
Rough	08/04/2005	Partial Approval	RICHARD NICHOLLS
Final	08/16/2005	Not Ready for Inspection	RICHARD NICHOLLS
Final	09/08/2005	Partial Approval	RICHARD NICHOLLS
Final	09/16/2005	Permit Finaled	RICHARD NICHOLLS

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Property Activity Report

15316 W NORDHOFF ST 91343

APPLICATION / PERMIT NUMBER: 05043-10000-00864

PLAN CHECK / JOB NUMBER: --

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Permit Application or Issued Permit Information

GROUP: Mechanical
 TYPE: Fire Sprinkler
 SUB-TYPE: Commercial
 PRIMARY USE: N/A
 WORK DESCRIPTION: NEW FIRE SPRINKLER SYSTEM FOR WALGREENS DRUG STORE (24 hour operation), **bldg. to be fully sprinklered** 6" DETECTOR CHECK, BFP/RP IS NOT REQUIRED....

PERMIT ISSUED: Yes PERMIT ISSUE DATE: 05/25/2005 ISSUING OFFICE: Metro
 CURRENT STATUS: Permit Finaled CURRENT STATUS DATE: 08/22/2005

Permit Application Status History

PC Approved	03/25/2005	LESLIE ALEJANDRINO
Ready to Issue	03/25/2005	LESLIE ALEJANDRINO
Issued	05/25/2005	DWIGHT PAU
Permit Finaled	08/19/2005	MAHLON DRIVER

Permit Application Clearance Information

No data available

Licensed Professional/Contractor Information

Contractor Information

Rice Fire Protection; Lic. No.: 619552-C16
 24300 VERA LANE
 MORENO VALLEY, CA 92557

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Inspection Activity Information

Inspector Information

KEVIN SIMONDS, (818) 374-1138
 Office Hours: 7:30-8:15 AM MON-FRI

Pending Inspection Request(s)

No data available

Inspection Request History

Overhead	07/20/2005	Not Ready for Inspection	MAHLON DRIVER
Overhead Hydro	07/20/2005	Not Ready for Inspection	MAHLON DRIVER
Overhead	07/28/2005	Approved	MAHLON DRIVER
Overhead Hydro	07/28/2005	Approved	MAHLON DRIVER
Final	08/19/2005	Permit Finaled	MAHLON DRIVER

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Property Activity Report

15316 W NORDHOFF ST 91343

APPLICATION / PERMIT NUMBER: 05048-20000-00973

PLAN CHECK / JOB NUMBER: B05VN15477

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Permit Application or Issued Permit Information

GROUP: Building
 TYPE: Sign
 SUB-TYPE: Onsite
 PRIMARY USE: (19) Wall Sign
 WORK DESCRIPTION: INSTALL 10 ILLUM. WALL SIGNS (2) 26'-8.5" X 3'8" "WALGREENS"; (2) 11'2" X 1'6" PHARMACY" (2) 6'9" X 1'6" "PHOTO"; (2) 6'3" 1'6" " 24 HR" (1) 15'2" 10" "DRIVE-THRU PHARMACY"; (1) 2'6" X 10" "EXIT"
 PERMIT ISSUED: Yes PERMIT ISSUE DATE: 06/29/2005 ISSUING OFFICE: Van Nuys
 CURRENT STATUS: Permit Finalaed CURRENT STATUS DATE: 02/08/2007

Permit Application Status History

Submitted	06/28/2005	PCIS IMPORT
PC Assigned	06/28/2005	SAM CHANG
PC Approved	06/29/2005	IRENE YU
Ready to Issue	06/29/2005	IRENE YU
Issued	06/29/2005	TONI ZANOTTI
Permit Finalaed	02/07/2007	JAMES H BUCHAN

Permit Application Clearance Information

"Q" conditions	Cleared	06/28/2005	HAILU WOLDE-GIORGIS
Project located in CRA area	Cleared	06/28/2005	W. ONO UJOR
ZA Case	Cleared	06/28/2005	HAILU WOLDE-GIORGIS

Licensed Professional/Contractor Information

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Contractor Information

Fluoresco Lighting - Sign Maintenance Corp; Lic. No.: 738628-C45
 P O BOX 27042
 TUCSON, AZ 85726

Inspection Activity Information

Inspector Information

SIGNVN, (213) 252-3088
 Office Hours: 7:30-8:15 AM MON-FRI

Pending Inspection Request(s)

No data available

Inspection Request History

Final	12/14/2006	Not Ready for Inspection	RISE PRUE
Final	02/07/2007	Permit Finalaed	JAMES H BUCHAN

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23958.4 B & P APPLICATION WORK SHEET

APPLICANT: _____

PREMISES ADDRESS: 15316 Nordoft (SL-)

LICENSE TYPE: 20/21 North Hills

1. CRIME REPORTING DISTRICT

LAPD

Jurisdiction is able to provide statistical data for the year 2008-09

Reporting District: 1922

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: 305

Location is within a high crime reporting district: yes

2. CENSUS TRACT / UNDUE CONCENTRATION: 2008

Census Tract: 1125-10

ON-SALE

OFF-SALE

Population: _____ County Ratio

1:1159

1:1618

Number of licenses allowed: _____

3

Number of existing licenses: _____

0

Undue concentration exists: _____

Letter of public convenience or necessity required: _____

Three time publication required: _____

Person Preparing Data

Date

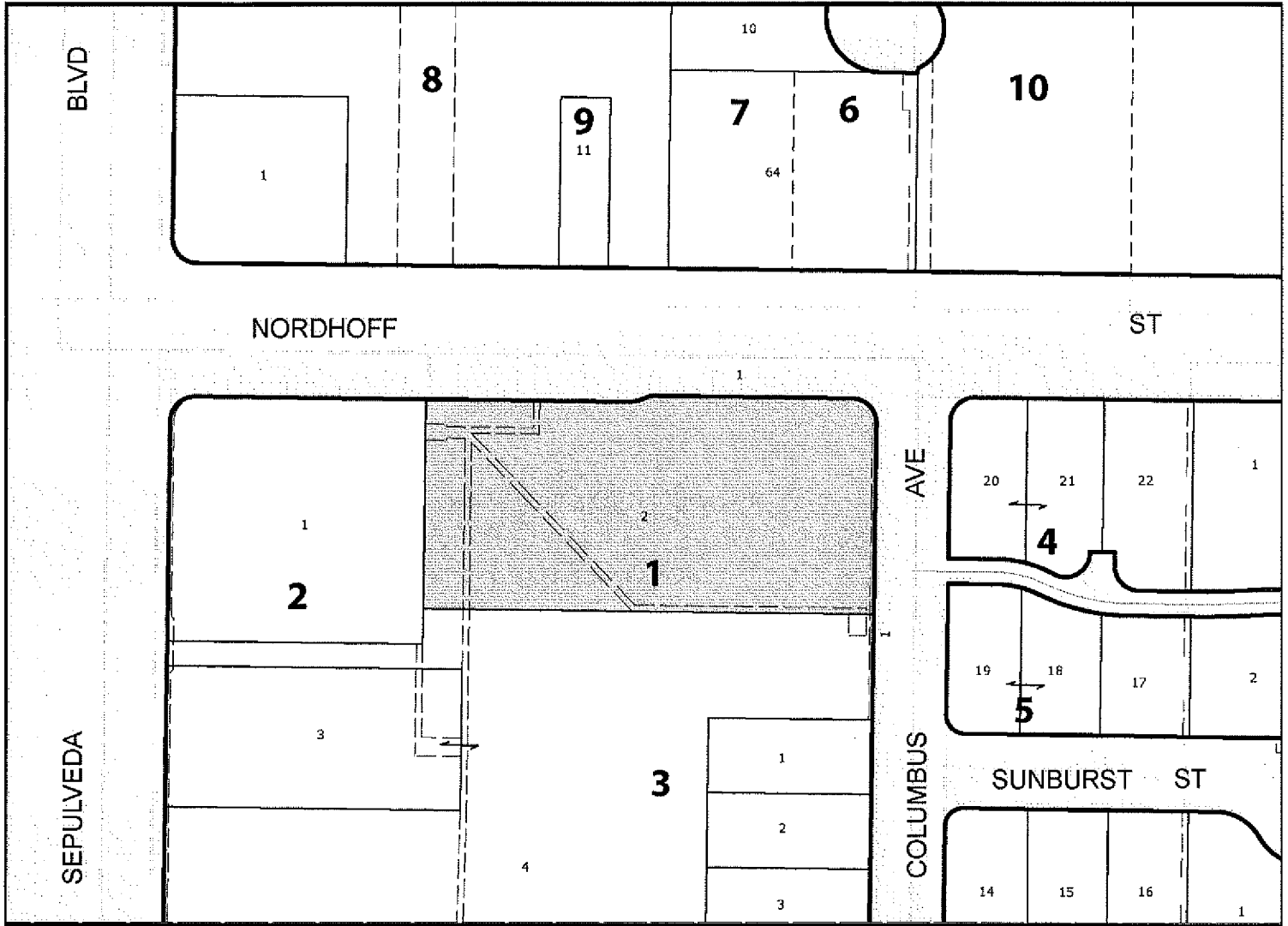
Supervising Investigator

RECEIVED
JUNE 7/15 #

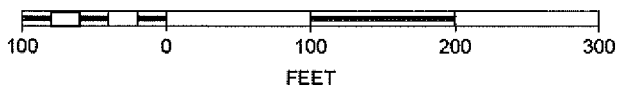
EXHIBIT C

ADJACENT NOTIFICATION MAP

15316 NORDHOFF ST.



SCALE



N



DATE: 01-24-13

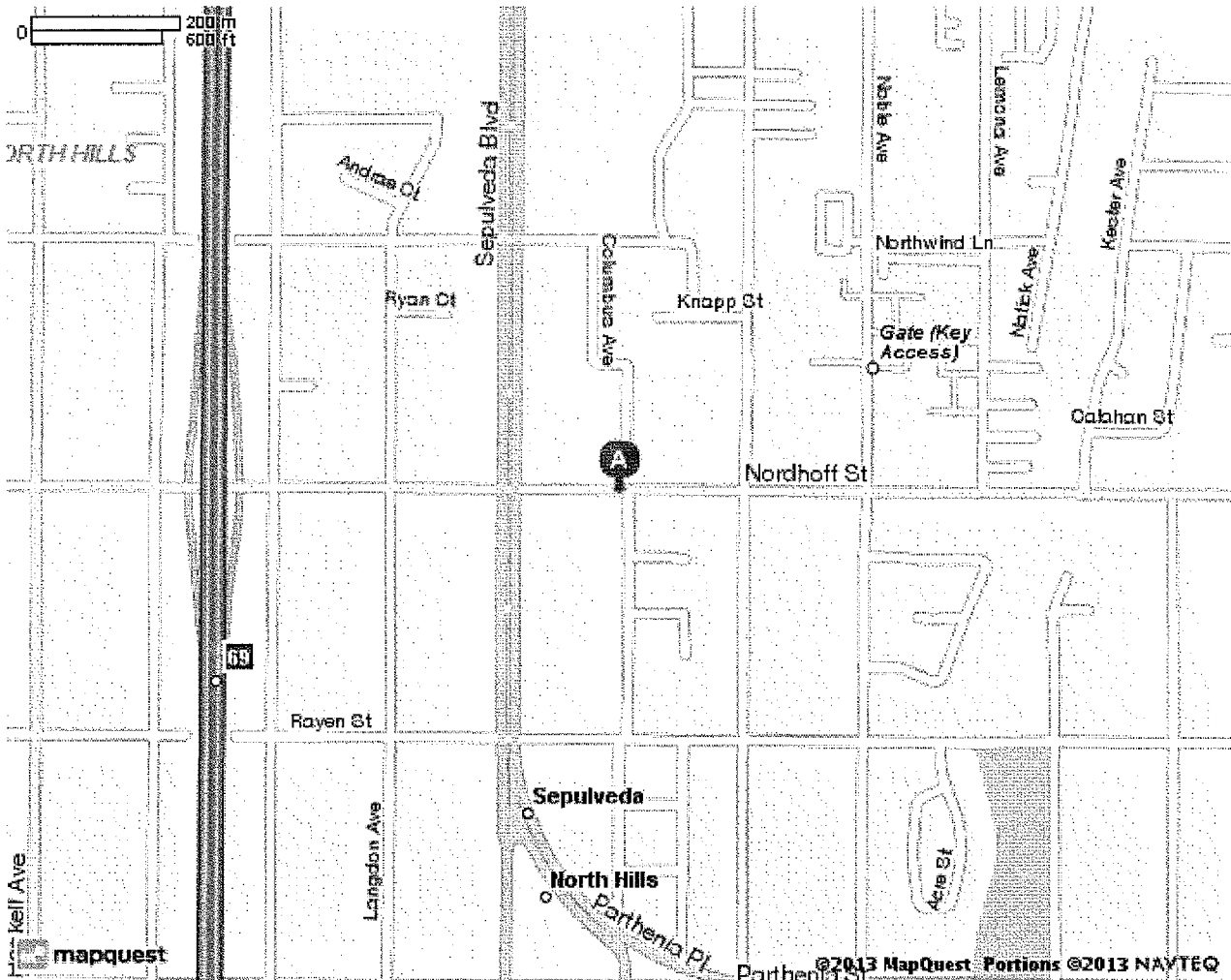


Quality Mapping Service

14549 Archwood St. Suite 301
 Van Nuys, California 91405
 Phone (818) 997-7949 - Fax (818) 997-0351
 qmapping@qesqms.com

QMS: 13-020

Vicinity Map



Address: 15316 Nordhoff St.



13-020



I hereby certify that the information contained herein is true and correct in accordance with the records in the City Clerk's and City Planning Department Offices.

I further hereby certify that to the best of my knowledge and under penalty of perjury the attached ownership list correctly shows the latest names and addresses on the City Clerk's records and the Los Angeles County Tax Assessor's Role as of:

Peter Elias
Peter Elias (mg)

1/24/13
Date

The following is a color-coded key for distribution of this material:

GREEN	CLIENT COPY
BLUE	BTC, INC
PINK	CITY OF LOS ANGELES, ORIGINAL
GOLDEN	COUNCIL DISTRICT (for 11 or 12 only)
WHITE	NEIGHBORHOOD COUNCIL COPY

Situs Address: 15316 Nordhoff St. Total Notification: 14

CAUTION: THIS MAP MUST BE FILED WITHIN (90) NINETY DAYS FROM THE DATE ON THE MAP.

QMS #13-020 PAGE 1
ADJACENT LIST JANUARY 24, 2013

1)
GOLDEN GATE GROUP LLC
12 GLEN ELLEN
IRVINE CA 92602-2000

2)
15330-15350 NORDHOFF LP
5156 VAN NUYS BLVD
SHERMAN OAKS CA 91403-1401

3)
GERSHMAN PROPERTIES PASEO
11633 SAN VICENTE BLVD #314
LOS ANGELES CA 90049-6514

4)
KUBOTA LARRY M & DEBORAH L & K & D /TR
PO BOX 280774
NORTHRIDGE CA 91328-0774

5)
TALAB FARZAD H
2965 GLENDALE BLVD
LOS ANGELES CA 90039-1801

6)
SILLETTI WILLIAM
15307 NORDHOFF ST
NORTH HILLS CA 91343-2233

7)
SILLETTI WILLIAM
17939 CHATSWORTH ST #423
GRANADA HILLS CA 91344-5606

8)
9136 SEPULVEDA LLC
21208 SHERMAN WAY
CANOGA PARK CA 91303-1512

9)
SAN FERNANDO VALLEY ICE CO INC
640 TRUMAN ST
SAN FERNANDO CA 91340-3428

10)
NORDHOFF APARTMENT COMPLEX LLC
11463 AWENITA CT
CHATSWORTH CA 91311-1220

REBECCA LIDSKIN
WALGREENS
104 WILMOT ROAD
MS #1420
DEERFIELD IL 60015

ARMBRUSTER GOLDSMITH & DELVAC LLP
11611 SAN VICENTE BLVD #900
LOS ANGELES CA 90049
ATTN: MATT DZUREC

GERALD WELLS CONSULTING
GERALD WELLS
17140 AVENIDA DE LA HERRADURA
PACIFIC PALISADES CA 90272

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QUALITY MAPPING SERVICE
14549 ARCHWOOD STREET #301
VAN NUYS CA 91405

Vicinity Map



Address: 15316 Nordhoff St.



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