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June 20, 2012

Victory Produce &
Mediterranean Food, Inc. (A)
6717 Cantaloupe Avenue
Van Nuys, CA 91405

VMA Properties, LLC (O)
510 Foothill Road
Beverly Hills, CA 90210

Lee Rabun (R)
CLR Enterprises, Inc.
420 South San Pedro Street, #225
Los Angeles, CA 90013

CASE NO. ZA 2010-0664(CUB)
CONDITIONAL USE
6412, 6414 and 6420 Matilija Avenue
Van Nuys-North Sherman Oaks
Planning Area
Zone : [Q]C1.5-1VL and R1-1
D. M. : 180B153
C. D. : 2
CEQA : ENV 2010-665-MND
Legal Description: Lot Pt. 18, Arb 15,
Tract 1000

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

a Conditional Use Permit authorizing the sale and dispensing of a full line of alcoholic beverages for off-site consumption, in conjunction with an existing neighborhood market in the [Q]C1.5-1VL and R1-1 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 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 to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
7. Within 45 days of the effective date of this authorization or mutually agreed upon time, an acknowledgement and agreement 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 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 Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.
8. Authorization. Approved herein is the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with an existing 3,805 square-foot neighborhood market located within a shopping center at the subject location.
9. This grant shall have a life of five (5) years. Three (3) months prior to the expiration of this grant, the applicant shall file for and obtain approval of a new authorization from the Office of Zoning Administration in order to continue the sale and dispensing of a full line of alcoholic beverages for off-site consumption.
10. Approval of Plans Review.
 - a. At any time during the effective period of this grant, should documented evidence be submitted showing continued violation of any condition of this grant, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator reserves the right to require the applicant to file for a plan approval application together with associated fees, the purpose of which will be to hold a public hearing to review the applicant's compliance with and the effectiveness of these Conditions. The applicant shall prepare a radius map and cause a notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office, and the Los Angeles Police Department corresponding Division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

- b. In the event of a change in primary ownership and/or licensee/applicant (operator) different from record as presented in the Master Land Use Permit Application and related submittals for the requested entitlement, as well as record with the California Department of Alcoholic Beverage Control for the grant of the license pursuant to the authorization herein, the new owner or licensee shall file for a Plan Approval to allow the City to review the "mode and character" of the establishment.

11. Method of Sale:

- a. Advice. The applicant is advised that the subject permit is a land use permit, not a license for sale of alcohol. The conditions and requirements of this permit apply to the subject facility. The conditions shall be complied with in addition to any conditions or requirement imposed by the Department of Alcohol Beverage Control, Los Angeles Police Department, or any other licensing or permit agency. Noncompliance with the subject conditions could result in revocation of the subject use permit. Any change of conditions or change in the mode or character of the authorized use requires approval of the Zoning Administrator.

- b. Training.

Within [six months] of the effective date of 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.

- c. Hours of operation of the market and the sale of alcohol beverages shall be limited to 8 a.m. to 8 p.m., Monday through Saturday; and 8 a.m. to 5 p.m., Sunday. (*Applicant volunteered condition*)
- d. No refrigerated beer, wine, or spirits shall be sold. (*Applicant volunteered condition*)
- e. No single can or bottle sale of beer is permitted. Beer shall not be sold in less than manufacturers' 6-pack quantity. (*Applicant volunteered condition*)
- f. Wine shall not be sold in bottles or containers containing less than 750 ml. Smaller bottles or containers may be sold in manufacturers' prepackaged quantity, such as 4-packs, 6-packs, etc. (*Applicant volunteered condition; modified*)
- g. Sales of fortified wines (with alcohol content 16% or higher) and malt liquors are prohibited. (*Applicant volunteered condition; modified*)

- h. Distilled spirits (hard liquor with alcohol content 20% or higher) shall not be sold in bottles or containers containing less than 750 ml. (*Applicant volunteered condition*)
- i. There shall be no display, sale, or dispensing of alcoholic energy beverages.
- j. Any cups offered for sale shall be contained in manufacturers' prepackaged quantities of paper, plastic, or Styrofoam.
- (k) There shall be no exterior advertising of any type promoting or indicating the availability of alcoholic beverages. (*Applicant volunteered condition*)
- l. A clearly visible sign at the entrance to the store shall be posted in English and Spanish indicating California State laws prohibiting the sale of alcoholic beverages to persons of under the age of 21 years or to intoxicated persons.
- m. The applicant shall maintain an electronic age verification devices(s) to determine the age of any individual attempting to purchase an alcoholic beverage at every point-of-sale location. The device(s) shall be maintained in an operational condition and all employees shall be instructed in their respective use.
- n. Checkout clerks/cashiers shall meet the age requirements of the Alcoholic Beverage Control as stated in Section 25663(b) of the California Business and Professional Code for off-site alcohol sales. (*Applicant volunteered condition; modified*)
- o. The alcoholic beverages imported from Armenia, Russia, Moldavia, Czechoslovakia, or other Eastern European countries shall comprise minimum 65% of the inventory of alcoholic beverages at any time. (*Applicant volunteered condition, recommended by the Greater Valley Glen Council*)
- p. The quarterly gross sales of alcoholic beverages shall not exceed 20% of the gross sales of all other goods/grocery items during the same period. The licensee shall at all times maintain records which reflect separately the gross sales of alcoholic beverages and the gross sales of all other goods of the licensed business. Such records shall be maintained no less frequently than on a quarterly basis and shall be made available to the Department of City Planning on demand. (*Applicant volunteered condition*)

12. Complaint Response/Community Relations:

- a. A 24-hour "hot line" phone number shall be provided for the receipt of complaints from the community regarding the subject facility, or any noise associated with the operation of the establishment and shall be:
 - 1) Posted at the entry.
 - 2) Posted at the Customer Service desk.
 - 3) Provided to the immediate neighbors, schools, Neighborhood Council, and the Office of Zoning Administration.

- b. The store manager(s) shall coordinate with the local division of the Los Angeles Police Department regarding appropriate monitoring of community complaints concerning activities associated with the subject facility to ensure security of the property.
- c. The store manager(s) shall keep a log of complaints received, the date and time received and the disposition of the response. The log shall be retained for consideration by the Zoning Administrator at the Approval of Plans Review.

13. Security:

- a. There shall be adequate lighting on the interior as well as the exterior areas of the subject store, including the adjoining parking lot(s) used by the customers, so as to render objects or persons clearly discernible. All lighting shall be shielded and directed on to the site. This does not preclude the installation of low-level security lighting.
- b. A 24-hour closed circuit television security cameras shall be used to monitor activities over the entire area of the property under the control of the applicant. Monitors shall be installed in the office and/or in a designated area of the store to be visible by the supervisory/managerial staff on duty at all times. A one-month video library shall be maintained. Proof shall be submitted when compliance is shown for Condition No. 7.
- c. No pay phone shall be installed or maintained on the exterior of the premises outside the control of the applicant.
- d. No on-site consumption of any alcoholic beverages shall be permitted. The store shall post and maintain "No Loitering" and "No Public Drinking" signs in English and Spanish at the front, side and rear of the site, including the parking lot(s) generally used by its shoppers. The posted sign shall advise all customers that any violations thereof shall immediately be reported to law enforcement. *(Recommended by LAPD, applicant agreed; modified)*
- e. In compliance with the Los Angeles Municipal Code Section 41.27 (e), the applicant shall post and maintain clearly visible signs in English and Spanish on the premises and on property adjacent thereto over which the applicant has control which state that: *"It's a violation of the LAMC Section 41.27(d) to possess any bottle, can or other receptacle containing any alcoholic beverage which has been opened, or a seal broken, or the contents of which have been partially removed, on or adjacent to these premises."*
- f. 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. *(Recommended by LAPD, applicant agreed)*

14. Delivery/Trash Collection and Maintenance:
- a. No deliveries to the store shall be conducted prior to 7 a.m. or after 6 p.m., Monday through Friday, and prior to 9 a.m. or later than 6 p.m. on Saturdays and Sundays, or Holidays.
 - b. Cleaning and sweeping of the facility (exterior) shall occur no earlier than 7 a.m. or later than 6 p.m. daily.
 - c. Trash collection shall occur no earlier than 7 a.m. or later than 6 p.m., Monday through Friday, and no earlier than 9 a.m. or later than 6 p.m. on Saturdays and Sundays, or Holidays; all in consideration of the single-family residential uses adjoining the market to the north.
 - d. The subject property, including any associated parking facilities and abutting streets, sidewalk and alleys, shall be maintained in a neat and attractive condition at all times and shall be kept free of trash and debris on a daily basis.
15. No coin-operated games, video machines/game equipment, or California State Lottery machines shall be located within the store. Vending machines are exempt from this requirement. *(Applicant volunteered condition, recommended by the Greater Valley Glen Council; modified)*
16. Parking shall be provided pursuant to the Los Angeles Municipal Code to the satisfaction of the Department of Building and Safety, prior to any sign-off or issuance of permit relative to this grant.
17. The applicant shall provide a minimum 2-foot wide dense landscaping of bushes and/or hedges capable of reaching a height of 6 feet at maturity along the 102 feet long masonry wall northerly of the parking lot adjoining the store to provide additional buffer to the abutting single-family residences.
18. This approval is tied to Mitigated Negative Declaration No. ENV 2010-665-MND. The applicant shall comply with the mitigation measure(s) identified in that case and attached herein.
19. The conditions of this grant shall be retained on the premises at all times and be immediately produced upon request of any LAPD officer or ABC investigator. The manager and all employees of the store shall be knowledgeable of the conditions herein.

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 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 JULY 5, 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
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

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

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

NOTICE

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

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report of the Zoning Analyst thereon, the statements made at the public hearing on April 16, 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 under the provisions of Section 12.24-W have been established by the following facts:

BACKGROUND

The subject ownership is comprised of five contiguous parcels of land. The location for the subject market and adjacent parking lot consists of two, level, interior, rectangular-shaped lots, with a combined 100-foot width/frontage on the east side of Matilija Avenue and a depth of 102 feet, totaling approximately 10,205 square feet. The east side of the subject market and parking lot adjoins the other three parcels under the same ownership, consisting of 23,127 square feet.

The subject market is located in a newer two-story 8,367 square-foot building (built in 2008) with offices on the second level. The market consists of 3,805 square feet on the ground floor. The associated parking lot is located on the north side of the market with 17 parking spaces. A Certificate of Occupancy was issued for the R1 zoned lot to the north at 6420 Matilija to be used as parking lot in 1987. The east adjacent parcels are developed with a 41-space parking lot (which can be accessed/shared amongst all five parcels) and a two-story 13,445 square-foot commercial/medical office building.

The property is located in Van Nuys-North Sherman Oaks Community Plan Area, an Airport Hazard Area 450-foot Height Limit above Elevation 790, and a Liquefaction Area.

The north adjoining and west abutting properties are zoned R1-1 and developed with one- and two-story single-family dwellings.

The south adjoining property is zoned [Q]C1.5-1VL and developed with a one-story corner commercial building with approximately six commercial tenants.

The east adjoining properties are zoned [Q]RD2-1 and [Q]C1.5-1VL and developed with a surface parking lot (shared with subject property) and a two-story commercial and medical/office building with multiple tenants.

Matilija Avenue adjoining the property to the west is a Local Street with a width of 60 feet and partially improved.

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

Subject property:

Certificate of Occupancy – Issued November 11, 2011 for a two-story 7,865 square-foot retail/office building with 23 parking spaces required and provided with a total of 56 parking spaces for entire ownership (five parcels). (See copy in case file)

Case No. CPC 2000-3235(ZC) – On March 20, 2001, Ordinance No. 174,075 (SubArea 6) was established, changing the zone to [Q]C1.5-1VL. The [Q] conditions include certain uses that are prohibited and development standards with respect to signs, fences/walls and building conditions, such as security grills, etc. The subject request does not conflict with the [Q] Conditions.

Case No. CPC 86-0784(GPC) – On June 28, 1992, Ordinance No. 167,939 (SubArea 5022) was established, changing the zone from C2-1VL to C1.5-1VL.

Case No. CPC 29514 – On April 30, 1983, Ordinance No. 157,520 (SubArea H22) was established, changing the height district to 1VL.

Case No. ZA 2007-2077(CUB) – On June 6, 2008, the Zoning Administrator denied the sale of a full line of alcoholic beverages for off-site consumption at a proposed 3,805 square-foot market with hours of operation from 9 a.m. to 9 p.m., daily. The case was appealed; however, the denial was sustained by the South Valley Area Planning Commission on September 25, 2008, which appears due to lack of any new information.

Surrounding properties:

Case No. ZA 2004-0894(CUB) – On May 17, 2004, the Zoning Administrator denied the sale dispensing of beer and wine only for on-site consumption, in conjunction with an existing approximately 2,000 square-foot restaurant seating 57 patrons and having hours of operation from 10 a.m. to 11 p.m. Monday through Thursday and 10 a.m. to 12 midnight Friday and Saturday, located at 13647–13649 Victory Boulevard. Testimony at the hearing was noted that, “the opposition by Police, Council Office and local residents focused on the serious problem of similar local off-site uses causing homeless people to drink in public and bother people. The restaurant would cause some of these problems. The problem would only worsen and there are not enough police now to patrol the area.” The determination indicated there are three local restaurants selling a full line of alcohol within several hundred feet of the site, thus convenience and benefit to the immediate area has already been provided and additional full alcohol sales could be detrimental to the larger community planning goal of improving and upgrading the quality of commercial development for the business area along Victory Boulevard in this the area.

Case No. ZA 2002-4384(CUB) – On December 19, 2002, the Zoning Administrator denied the sale of a full-line of alcoholic beverages for off-site consumption, in conjunction with an existing 1,500 square-foot convenience market (Prime Market) having hours of operation from 7 a.m. to 10 p.m. Sunday through Thursday and 7 a.m. to 12 midnight Friday and Saturday located at 6351 Woodman Avenue. The denial was based on concerns raised by some residents opposed and site

observations made by the Council Office as well as by the Zoning Administrator on separate occasion in which loitering, inadequate parking, poorly maintained premises, limited grocery merchandise (e.g., mostly beer and wine), extensive advertising of beer and wine, loitering around the pay phones adjacent to the market, and lack of ability to monitor activities from outside the store due to posters and stuff on the windows, and by inspecting the coolers, it was seen that approximately five six-packs of beer were missing one or two cans which indicate the willingness of the operator to sale alcoholic beverages in singles.

Case No. ZA 99-0815(CUB) – On March 9, 2000, the Zoning Administrator approved a the conversion, operation and maintenance of a 2,175 square-foot tavern (Charlie O's) selling beer and wine only for on-site consumption to an 80-seat dinner house (restaurant) serving a full line of alcoholic beverages for on-site consumption with hours of operation from 10 a.m. to 2 a.m., daily, located at 13725 Victory Boulevard.

Case No. ZA 94-0903(CUB) – On March 6, 1995, the Zoning Administrator denied the sale of beer and wine for off-site consumption, in conjunction with an existing 2,430 square-foot neighborhood market, located at 13667 Victory Boulevard.

Case No. ZA 91-0048(CUB) – On September 21, 1991, the Zoning Administrator approved the sale of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant (San Remo Restaurant), accommodating approximately 80 patrons, having hours of operation from 11:30 a.m. to 2:30 p.m., and 5 p.m. to 12 midnight; seven days a week, located at 13727–13729 Victory Boulevard.

Case No. ZA 89-0661(PAB) – On September 1, 1989, the Zoning Administrator approved a request to permit the alterations of the existing establishment adding 275 square feet to the lounge area, located at 13627 Victory Boulevard.

Case No. ZA 87-1028(CUB) – Request to permit the sale of alcoholic beverages for off- site consumption in conjunction with the operation of a mini-market in the C2-1VL Zone located at 13654 Victory Boulevard. (Date and determination are not available online.)

Case No. ZA 86-0761(CUB) – On September 17, 1986, the Zoning Administrator approved a request to permit the sale and dispensing of beer and wine for off-site consumption in conjunction with a proposed mini-market, having the hours of operation 24 hours a day, seven days per week, located at 13667 Victory Boulevard.

Case No. ZA 85-0536(CUB) – Request to permit the sale and dispensing of alcoholic beverages for off- site consumption in conjunction with the operation of a mini-market in the C2-1VL Zone located at 13654 Victory Boulevard. (Date and determination are not available online.)

PUBLIC HEARING

The following information was obtained from the project details presented in the application and research of the Project Planner:

The applicant seeks a conditional use for the sale of a full line of alcoholic beverages for off-site consumption at an existing neighborhood market, Victory Produce.

Records indicate the same request was denied on June 6, 2008, under Case No. ZA 2007-2077(CUB) and appeal was not granted. The determination noted opposition was expressed due to concerns of over concentration of alcohol sales in the immediate area, high crime rate, drunks walking around causing problems and that it would be too close to homes and children. At that time, the applicant agreed to address concerns raised and wanted more time to meet with the Neighborhood Council, LAPD, and the Council Office. The Zoning Administrator took the case under advisement but never heard back from the applicant. No input was received from LAPD at that time and no volunteered conditions were provided by the applicant in an attempt to address concerns raised. The subject location/building was under construction at that time. The building is now fully constructed and has been occupied as of November 2011.

The following operational information was provided:

- Hours of operation: 9 a.m. – 9 p.m., daily

[Staff Note: See revised hours of operation per neighborhood council/applicant self imposed conditions below]

- Occupancy load is 108
- There are 58 parking spaces on site
- Cups, glasses or other similar containers will not be sold which might be used for the consumption of liquor on the premises.
- The lessee of the subject premises has never been suspended from the sale of alcoholic beverages on the subject property or fined by the Department of Alcoholic Beverage Control.
- No game machines will be available for use within the premises at any time.
- Signs will not be visible on the outside which advertise the availability of alcohol.
- Beer or wine coolers will not be sold in single cans or wine in containers less than 1 liter.
- "Fortified" wine will not be sold.
- The applicant does not anticipate the need for security guards given the size and scale of the operation.
- Alcohol will not be allowed to be consumed on any adjacent property under control of the applicant.
- The gross sale of alcohol will not exceed the gross sale of food items on a quarterly basis.
- There will be 6-8 employees on the site at any given time.

The applicant met with the Greater Valley Glen Neighborhood Council on July 11, 2011 (see copy of Board Agenda in case file). The agenda indicates neighborhood council support with a proposed motion to support with the following Self Imposed Conditions provided by the applicant:

1. Hours of operation of the business, and hours for the sale of alcoholic beverages shall be limited to 8 a.m. to 8 p.m. Monday through Saturday, and 8 a.m. to 5 p.m. Sunday.

2. Beer and malt beverages shall not be sold in less than six-pack quantities per sale (six-pack defined as a manufacturer's pre-packaged containers).
3. Beer, wine, and distilled spirits shall not be refrigerated prior to being sold.
4. Wine shall not be sold in bottles containing less than 750ml.
5. No fortified wines shall be sold.
6. Distilled spirits shall not be sold in bottles containing less than 750ml.
7. There shall be no exterior advertising indicating the availability of alcoholic beverages for sale from the premises.
8. The applicant shall install and utilize an electronic age verification machine for every purchaser of alcoholic beverages.
9. There shall be no coin operated game machines, nor California State Lottery machines maintained on the premises.
10. No employee under 21 years of age shall sell alcoholic beverages.
11. Alcoholic beverage sales shall not exceed 20% of the total gross sales of the business.
12. At any time, a minimum of 65% of the inventory of alcoholic beverages shall be comprised of products produced, packaged, and exported from Armenia, Russia, Moldavia, Czechoslovakia, or other eastern European country.

It should be noted some of the conditions above are different and more restrictive from the initial operational information provided, such as hours of operation, no refrigeration of alcohol, limit on product sales/inventory compared to overall product/sales and specified alcohol product associated with a specialized market/customer base. An official support letter from the Neighborhood Council was subsequently received on April 30, 2012.

The applicant sent a letter to the LAPD, Van Nuys Area Vice, dated April 5, 2012 (see letter in case file) advising of the upcoming hearing and subject request. The letter provides additional information regarding the subject business (see below) and listed the six main mitigating self-imposed conditions they worked out with the neighborhood council.

The letter states in part "Victory Produce has become an icon in the Armenian-American community, known for its wide selection of fresh produce, and old country-like charm and décor. It operated in this community for over 20 years in an 800 square-foot space at the corner of Victory and Mammoth. In 2011, Victory Produce moved into a new store measuring 3805 square feet to better serve its ever growing clientele; now serving the Greater Valley Glen community." LAPD submitted a letter via e-mail stating "no opposition" to the application on April 18, 2012.

Staff reviewed the submitted justification, plans, and site photos and conducted a site visit on February 8, 2012, at approximately 1 p.m.

Staff observation is consistent with the submitted site plan and floor plan except that the subject market has already relocated from the corner of Mammoth and Victory to the new two-story building on Matilija. The premises appeared neat and free of trash, debris or graffiti. The inside of the market had a pleasant painted décor consisted of a wide variety of fresh produce, nuts, and dried fruits.

The self-imposed conditions appear to address immediate and future impact concerns by being specialized in alcohol product, limited in quantity, and making the product less readily consumable by not allowing refrigerated alcohol.

Additional considerations, such as improved landscaping against the parking lot wall, limited hours of delivery for alcohol product (since adjoining and abutting residential properties) and regular management over site of parking lot area, including the shared parking lot area, to avoid loitering and unwanted activity.

The public hearing was held on April 16, 2012, at the Marvin Braude Building in Van Nuys.

A representative of the applicant submitted Exhibits of photographs, volunteered conditions, 91 support signatures from the store's patrons, 31 support signatures obtained through canvassing door to door, etc., for the record and testified that:

- The store has a 20 year history in the community.
- It has patronage in the Armenian and Russian community as well as local patronage.
- The business moved from a smaller to a larger store space within the same neighborhood shopping center in 2011.
- In addition to food items, alcohol is often sought after as a shopping item.
- Prior request for a full line of alcoholic beverages was denied by the Zoning Administrator; subsequently the appeal was also denied by the South Valley Area Planning Commission; Findings were made that the applicant did not attempt to gain support from the stakeholders such as Neighborhood Council, etc.
- This time, however, the applicant worked hard to gain support and signatures from within the community, shoppers and neighbors by going door to door.
- Went to the Neighborhood Council, and obtained their support.
- Communicated with LAPD and sought their recommendation; they do not oppose.
- Reached out to the Council District Office; however, they remained neutral to the project.
- The area is a little Armenia in the Valley.
- Products and alcohol from Eastern European countries will serve the Armenian/Russian and local customers.
- Request approval of the project.

A representative from the State Senator Kevin de Leon's office testified that:

- The senator's office became aware of this effort in 2010.
- Our office has been helping them through the process.
- We see a responsible operator in the applicant.
- The applicant sought and received support from the Neighborhood Council.
- We support their project request.

A concerned homeowner testified that:

- She was present at the Valley Glen Neighborhood Council meeting.
- The project is not located in North Hollywood; it is in Valley Glen.
- Lives about a block from the store.
- It is a culturally mixed neighborhood, with people from different ethnicity.
- She is against the project, because there is at least 7 other liquor stores in the area and many of them sell what this ethnically mixed community shops for.
- The nearby Marijuana shop is a negative; do not want this shop but they are there; a lot of people come to that store, particularly during the evening hours.
- There are too many establishments selling alcohol.
- Our community is trying to keep it as clean as possible.
- She is opposed to the application.

A local business owner testified that:

- He owns a liquor store on Woodman at Victory, selling beer and wine for about 6/7 years.
- There are other sites in the area selling alcoholic beverages.
- He sells Armenian alcoholic beverages.
- Other stores on Hazeltine and Woodman Avenues sell Armenian groceries and alcoholic beverages
- Opposed to the project; there are too many stores already selling Armenian alcoholic beverages as well as groceries.

In rebuttal, the applicant's representative stated that:

- Not sure about the Census Tract within which the other stores [selling liquor] are located.
- The proposed store will sell Armenian, Russian and other Eastern European liquor that are not sold anywhere else.
- With the variety offered, the hope is that other liquor stores would eventually disappear.
- No refrigerated alcohol will be sold, which should prevent abuse.
- Hazeltine and Woodman stores sell to the Middle Eastern community, particularly Arabic, and not Armenian.
- The local businessman who testified sells Armenian wine, but we propose to sell a full line of alcoholic beverages. His application for a full line was turned down by the Planning Department.
- Again, requested approval.

No other testimony was received.

The Hearing Officer noted that, as testified, the Council District Office did not take a position on the project despite attempts by the representative/applicant. However, the Hearing Officer advised the representative that there is no documentation on file that indicates expressed support from the Greater Valley Glen Council or "no opposition" of the Los Angeles Police Department. Therefore, the Hearing Officer took the request under advisement for two weeks and instructed the representative to ask the Neighborhood

Council and the LAPD to forward their official recommendations to the Office of Zoning Administration.

On April 17, 2012, an e-mail from the president of the Greater Valley Glen Council confirmed the Neighborhood Council's support of the project. Subsequently, a hard copy of the support letter, subject to conditions, was received on April 30, 2012. The Los Angeles Police Department e-mailed their "no opposition" to the project on April 18, 2012, with a number of conditions attached, all of which have been incorporated into the grant herein.

The following correspondence was received:

Email received April 2, 2012 from a resident on Matilija Avenue – Opposed to sale of alcohol at this location because it is in a residential neighborhood, also concerned because it is a few doors down from a marijuana dispensary, thus if approved it could result in an unsafe neighborhood.

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 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.

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 market, Victory Produce, is located on the ground floor of a two-story commercial building with retail and office uses. The market operated for over 20 years in an 800 square-foot space at the corner of Victory Boulevard and Mammoth Avenue and moved to its current location in 2011, as the construction of the newly developed shopping center was completed. The neighborhood shopping center has frontages along Victory Boulevard to the south, Mammoth Avenue to the east, and Matilija Avenue to the west. The subject store contains approximately 3,805 square feet and is located easterly of Matilija.

The store currently serves the public convenience and welfare to people who reside and work in the surrounding communities by providing their grocery shopping needs. The applicant submits that it caters to the customers of Armenian, Russian and other East European as well as local patrons and the addition of a full line of alcoholic beverages would allow the market to meet the grocery as well as specialized alcohol shopping needs of all its customers, which would further the convenience and welfare by reducing their need to drive to multiple locations.

The market has operated in substantially good standing with the neighboring commercial and residential uses with no recorded complaints in the case file. The

proposed sale of a full line of specialized, imported alcoholic beverages for off-site consumption will continue to be an accessory to the primary retail function of the subject market. Such a convenience is generally expected at specialized grocery store in a mixed community such as Valley Glen of people from different ethnicity and background, including Eastern European countries.

The conditions of approval incorporated herein make the location and the use continue to be desirable to public convenience and welfare.

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

The project is located at the westerly edge of a major community crossroads providing convenient access within Valley Glen as well as the rest of the South Valley communities. The site is bounded on the south by commercial uses along Victory Boulevard, a designated Major Highway, Class II, improved with a 100-foot wide roadway, Mammoth Avenue on the east, a Local Street improved with a 60-foot wide roadway, single-family homes on the west buffered by Matilija Avenue, and a Local Street improved with a 60-foot wide roadway, and single-family homes on the north.

As sited and operated, the store currently provides public convenience and welfare to the community, as has been recorded by 122 support signatures from its patrons and neighbors, and in a support letter from the local Neighborhood Council, the Greater Valley Glen Council. The Los Angeles Police Department Van Nuys Vice Unit submitted a letter with conditions and stated "no opposition" to the project request. The Council District Office (CD 2), within which the proposed site is located, did not take a position on the requested project. All the conditions attached to the Neighborhood Council and the LAPD letters were volunteered by the applicant, and they have been incorporated into the grant.

The uses to the east, between Matilija Avenue and Ventura Canyon Avenue, include a mixture of retail shopping, restaurants and office uses along Victory Boulevard, serving the residential communities of Van Nuys-North Sherman Oaks Area. In this land use environment, the request for a full line of alcoholic beverages is consistent with other stores and restaurants in the area that commonly sell and serve alcoholic beverages, as mentioned in the case history section of the staff report. The applicant submits that with a primarily specialized full line of alcoholic beverages imported from the East European countries added to the specialized grocery will offer complete shopping to the residents of the Valley Glen community as well as the greater South Valley. Nevertheless, the location is proper in relation to other uses in the immediate area, while providing a public convenience of total and convenient shopping opportunity to all its customers who have needs for those specialized as well as common products.

Nevertheless, the applicant submits that *"The market is ideally situated in an established commercial corridor to serve the needs of local residents and shoppers to the area and its use will add to the diversification of commercial activities in the immediate neighborhood. With strict adherence to operational conditions, the continued use should remain proper in relation to adjacent uses or the development of the community."*

Given this background, with operation conditions of approval attached herein, the granting of the request would be proper in relation to adjacent uses or the development of the community.

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

The store is surrounded by other commercial uses in the subject commercial node and is served by a heavily travelled major thoroughfare as well as local streets. For more than 20 years, the market has been selling specialized and general grocery items. The applicant submits that *"Many of the food items will be of a specialized nature catering to the needs of the residents in the area. The market will feature a deli section with cold meats and cheeses, a separate department with fresh meat and seafood, a bakery section, dry goods, refrigerated fruits and vegetables and a variety of canned and packaged foods together with a bulk foods section. The store will clearly be a neighborhood market whose location will continue to be convenient for the nearby residents and commuters who will take advantage of the food and beverage products being offered. The sale of alcoholic beverages will constitute only a small percentage of the market's sales and would have little discernible impact on the operation of the market or its appropriateness for the needs of the community."*

An area resident e-mailed on April 2, 2012, stating opposition (on file) to the request, and expressed concern of safety, because of its proximity to a residential neighborhood and a marijuana dispensary. However, as stated in the submittal *"The subject market will be oriented toward other commercial development and is buffered from residentially zoned and occupied properties by the depth of the surface parking area"* to the north and Matilija Avenue to the west.

At the public hearing, the applicant's representative testified that the neighborhood market has good reputation relative to its operation; it has co-existed with adjacent uses and developments and operated in substantial compliance with all City regulations. The store proposes to add a full line of alcoholic beverages packaged and imported from Armenia, Russia, Moldavia, Czechoslovakia, and other Eastern European countries for its ethnic and local communities in the Greater Valley Glen area to provide them a complete grocery and alcoholic beverages shopping opportunity. As located, the store currently provides and would continue to provide convenience to the residents of the South Valley. The applicant volunteered a set of conditions, more restrictive than what was offered in the application submittals, including the hours of operation, in consideration of the nearby residential uses. The previous off-site request, Case No. ZA 2007-2077(CUB), to sell a full line of alcoholic beverages at the subject store was disapproved due to lack of support. This time, however, the market is already relocated to its new 3,805 square-foot space within the same shopping center and it sought support from all segments of the community. The representative submitted 91 support signatures from the market patrons and another 31 signatures obtained through going door to door in the neighborhood.

A representative from the local State Senator's Office testified that they consider the applicant to be a responsible operator and they support the request.

A concerned homeowner testified in opposition to the request because the nearby marijuana shop already has a negative impact in the neighborhood. And, there are other liquor stores in the area selling alcoholic beverages to this ethnically mixed neighborhood.

A local liquor store owner testified that he sells Armenian alcoholic beverages and there are other liquor stores and markets in the area that sell Armenian groceries and alcohol.

As stated the submittal, approximately 65% of the inventory of alcoholic beverages in the store will be imported from Armenia, Russia, Moldavia, Czechoslovakia, and other Eastern European countries. In rebuttal, the representative stated that the subject market will sell specializes liquor that are not offered and sold anywhere else. No refrigerated alcohol will be sold, which should prevent abuse. In addition, the volunteered operational conditions are very restrictive.

The Council District Office (CD 2) maintained neutrality and did not take a position on the project. The applicant volunteered conditions and the request was reviewed and supported by the Greater Valley Glen Council. LAPD Van Nuys Vice Unit also reviewed the project and submitted a letter stating "no opposition" to the request. All the conditions recommended by the Neighborhood Council and the LAPD have been incorporated into the grant herein.

Therefore, after consideration of the entire record, the decision maker authorizes the requested sale and dispensing of a full line of alcoholic beverages for a five-year term (Condition No. 9), while incorporating conditions based on the written and oral testimony received, as well as those volunteered by the applicant and many more, to ensure the future operation of the subject market with due regard for other uses and residential developments in the neighborhood (Condition No. 11 and others). The approval herein incorporates Condition No. 10 (a), which requires that: "*At any time during the effective period of this grant, should documented evidence be submitted showing continued violation of any condition of this grant...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...*" And, Condition No. 11 of the grant requires STAR training for all employees of the store so that the sale and dispensing of alcoholic beverages is conducted responsibly and in full compliance with all City and the State of California Alcoholic Beverage Control regulations.

Therefore, the decision maker concludes that the proposed use will not be materially detrimental to the character of development in the immediate neighborhood.

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

The Van Nuys-North Sherman Oaks Community Plan Map designates the property for Neighborhood Office Commercial with corresponding zones of C1, C1.5, C2, C4, RAS3 and RAS4 and per Footnote 2, Height District 1VL (three stories). The property is not currently within the area of any specific plans or interim control ordinances.

The Community Plan, however, does not specifically address the issue of alcoholic beverage sale. A conditional use authorization, involving the discretionary review by a Zoning Administrator, subject to certain Los Angeles Municipal Code findings is required.

The market is not a commercial use by itself in an isolated location; it is within a shopping center that is very much a part of a major commercial node served by Victory Boulevard, a major thoroughfare in the South Valley, as well as two local streets. The subject store has been serving the community for over 20 years in substantial compliance with all applicable City regulations. The request for a full line of specialized alcoholic beverages will continue to be located at the existing store at the subject shopping center, designated Neighborhood and Office Commercial. The conditions of approval specified herein were volunteered by the applicant, so were recommended by the Police Department and the Neighborhood Council, as well as many others. These conditions will continue to affirm the project's harmony with the surrounding land uses and developments in the community. Therefore, the decision maker concludes that the project is consistent with the policy, goals and objectives of the Community Plan and the General Plan.

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

The Victory Produce has co-existed with the surrounding commercial and residential uses without any adverse effects for the past 20 years.

The testimony of the two speakers (a homeowner and a businessman) at the public hearing and an e-letter essentially stated that there are too many businesses within the immediate area that sell alcohol and therefore they are opposed to the request.

However, the Greater Valley Glen Council supported, while the Van Nuys Vice Unit of the Los Angeles Police Department had "No Opposition" to the request, both subject to conditions. The Council District Office (CD3) maintained a neutral position on the requested project.

The market has been in business at this location for over 20 year without selling any alcoholic beverages. It serves the community by providing ethnic specialty as well as other grocery shopping convenience. All concerns stated at the public hearing and recommendations received through written communication have been addressed through conditions of approval herein. Nevertheless, the decision maker considers the request for a full line of alcoholic beverages for off-site consumption to be appropriate, given the track record of the market for running a safe store in compliance with applicable regulations.

The grant herein is conditioned for performance and conformity so as not to negatively impact other uses and developments in the area, especially the residential uses. Therefore, the decision maker concludes that the request will not adversely affect the welfare of this community.

6. **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 State of California Department of Alcoholic Beverage Control (ABC) licensing criteria, 8 on-sale and 6 off-sale licenses are allocated to Census Tract No. 1281.00. There are currently 4 on-site and 6 off-site licenses in this Census Tract.

Within a 1,000-foot radius of the subject property, the following types of alcoholic beverage licenses are active per applicant submittal information:

- (1) Type 20 – Off-Sale – Beer and Wine
Prime Market – 6351 Woodman Avenue
- (1) Type 21 – Off-Sale – General
7 & 7 Liquor – 3654 Victory Boulevard, #A
- (1) Type 41 On Sale Beer and Wine - Eating Place
Los Olivos Restaurant – 13608 Victory Boulevard, #2
- (3) Type 47 – On-Sale – General – Eating Place
San Remo Restaurant – 13729 Victory Boulevard
Charlie O Jazz Club – 13725 Victory Boulevard
Tequilas Restaurant Bar & Grill – 13627 Victory Boulevard

The existing on-site licenses are below the threshold, while the off-site licenses are exactly at the threshold level. The approval of the request would take the number of off-site licenses just above the threshold; however, this is expected. The shopping center is fronting on Victory Boulevard; a major arterial running through a busy commercial corridor of the South Valley. The subject specialized market catering to ethnic and local patrons is located in a commercial node within the Planning Area, with a few other markets and liquor stores selling alcoholic beverages off-site, and is frequented by shoppers and visitors from the outlying residential areas within and outside the Census Tract. Nevertheless, the approval of an additional liquor outlet within this Tract would not represent an undue concentration of such uses.

As reported by ABC from statistics provided by the Los Angeles Police Department, within Crime Reporting District No. 926, which has jurisdiction over the subject property, a total of 388 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. It should be noted Part I Crimes totaled 197 in which close to half of the crimes reported fell under Burglary and Theft. Part II Arrests totaled 191.

In 2011, there were 54 Narcotics, 11 Liquor Law, 7 Public Drunkenness, 1 Disturbing the Peace, 0 Disorderly Conduct, and 17 DWI related arrests. These numbers do not reflect the total number of arrests in the subject reporting district

over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

These numbers indicate that the crime rate for the district is higher than the citywide average. However, the number of crimes and arrests belong to categories such as Narcotics and Burglary and Theft, and not directly related to alcohol use. The applicant contends that *"The conservative and limited hours of operation should prevent late night purchases of alcoholic beverages and should not place a further burden on police enforcement. Conditions imposed by the City and/or Applicant volunteered condition, relative to the sale of alcoholic beverages can reduce the potential for crime incidence and nuisance activities and are intended to ensure that the establishment does not require additional resources of the Los Angeles Police Department to monitor and enforce any conditions of approval."* Nevertheless, the applicant is required to implement a number of safety related conditions to provide a secured shopping environment at the store, and positively impact the overall quality of life for the residents in the community.

The Project Planner's report indicates no revocation or nuisance proceedings initiated for any use in the area, which is indicative of general compliance in the business community with the City and/or other regulatory agency requirements.

7. **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 Project Planner's report lists the following sensitive uses within 1,000 feet of the project site:

- Iglesia De Cristo Ministerios Al Rescate 13612 Victory Boulevard
- ABC Little School 6947 Woodman Avenue
- Montessori House of Children Preschool 6252 Woodman Avenue
- Single-family dwellings in the R1-1 Zone to the north and across Matilija Avenue

The institutional and residential uses listed above are not uncommon land use elements in suburban communities such as Van Nuys-North Sherman Oaks. Further, since the project site is located within a busy shopping center in Valley Glen designated Neighborhood and Office Commercial and is bounded on the south by a major thoroughfare such as Victory Boulevard, the diversity of land use is expected within its proximity. However, no one representing these institutions testified at the public hearing nor submitted any correspondence in opposition to the request. The institutional uses are buffered by distance, physical separation, other developments, and major arterials.

One homeowner and a businessman testified at the public hearing expressing concerns of few other businesses selling alcoholic beverages, leading to unsafe neighborhood and illegal activities. The approval herein is conditioned to prevent loitering and drinking and any other illegal activities in the parking lots of the

shopping center, and to adopt and implement several security measures to protect the shoppers and the nearby residential neighborhood.

Nevertheless, the decision maker concludes that proper management, vigilance, and the conditions of approval incorporated herein will mitigate and reduce any potential impact to a level of insignificance, thereby removing any potential or detrimental effects on adjacent properties, including institutional and residential uses and developments.

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 this project is located in Zone C, areas of minimal flooding.
9. On March 21, 2012, a Mitigated Negative Declaration (ENV 2010-665-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.

I concur with the report prepared by K. Alam Choudhury, Planning Staff for the Office of Zoning Administration, on this application and approve same.

K. ALAM CHOUDHURY
Hearing Officer
Direct Telephone Number: 818-374-5035



R. NICOLAS BROWN, AICP
Associate Zoning Administrator

RNB:KAC:lmc

cc: Councilmember Paul Krekorian
Second District
Adjacent Property Owners

I-90. Aesthetics (Vandalism)

- Environmental impacts may result from project implementation due to graffiti and accumulation of rubbish and debris along the wall(s) adjacent to public rights-of-way. However, this potential impact will be mitigated to a less than significant level by the following measures:
- Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
- The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.

I-100. Aesthetics (Signage)

- Environmental impacts may result from project implementation due to on-site signage in excess of that allowed under the Los Angeles Municipal Code Section 91.6205. However, the potential impact will be mitigated to a less than significant level by the following measures:
- On-site signs shall be limited to the maximum allowable under the Municipal Code.
- Multiple temporary signs in store windows and along building walls are not permitted.

I-120. Aesthetics (Light)

- Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.

VII-10. Green House Gas Emissions

- The project will result in impacts resulting in increased green house gas emissions. However, the impact can be reduced to a less than significant level through compliance with the following measure(s):
- Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

XIV-30. Public Services (Police)

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

XVII-90. Utilities (Solid Waste Recycling)

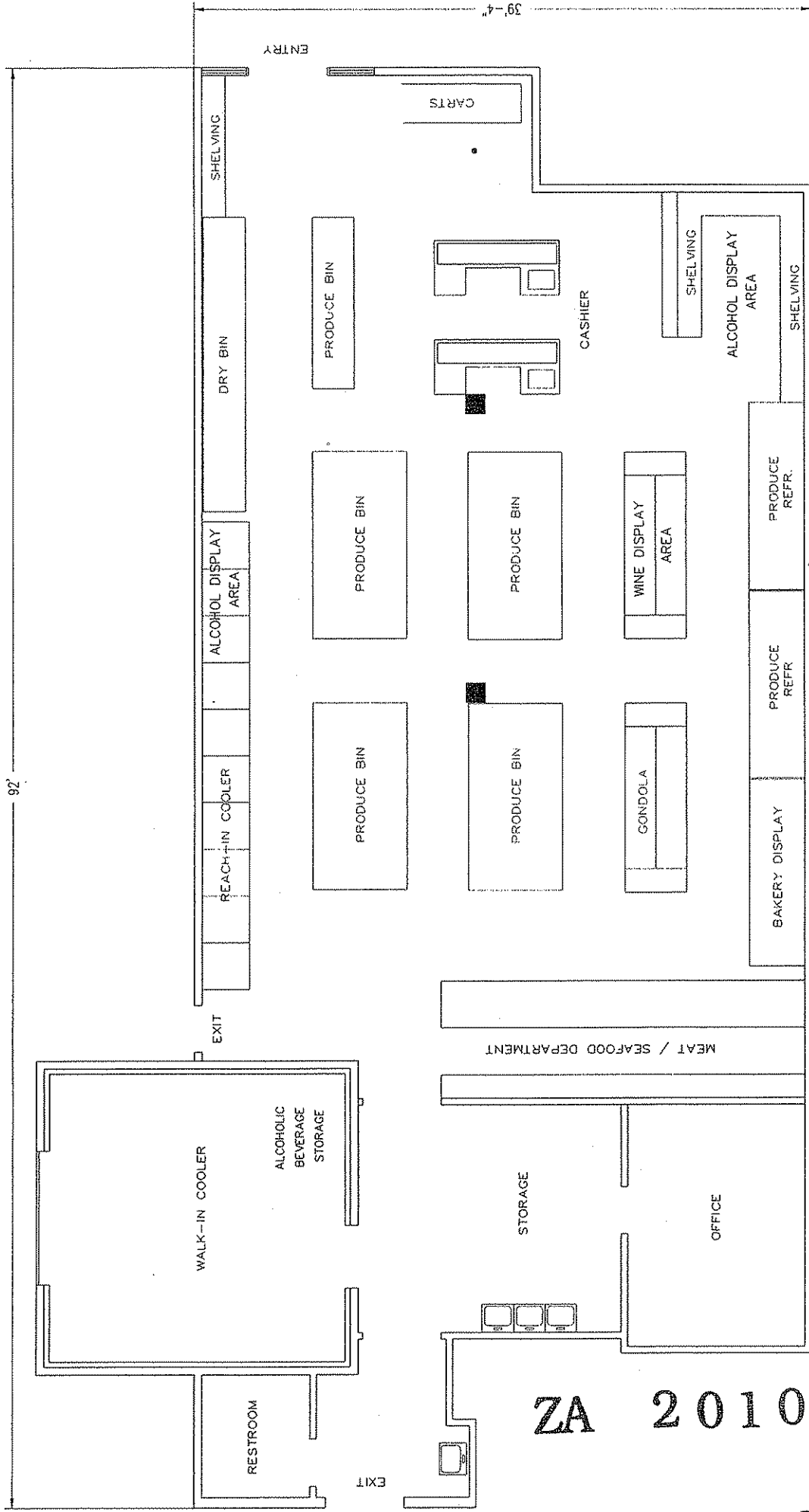
- Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a less than significant level by the following measure:
- **(Operational)** Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.

XVII-100. Utilities (Solid Waste Disposal)

-
- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

92'

39'-4"



CONCEPTUAL FLOOR PLAN

EXHIBIT "A"

CLB ENTERPRISES, INC. SITIUS VICTORY PRODUCE
 420 S. SAN PEDRO ST. STE. 225 6412 N. MATILUA AVE.
 LOS ANGELES, CA 90013 VAN NUYS, CA 91401
 213-229-4300 TS 09-2826 CAD BY: 818-346-4086

COPYRIGHT © MATILUA-PP
 CASE No. DATE: OCTOBER 2, 2009
 THE TROUBLE SHOOTER

ZA 2010 664



EXHIBIT 'A'

Site Description

Total Site Area = 33,334.6 Sq.Ft.

Total Floor Area = 21,812 Sq.Ft.

Legal Description

For Lot 8, lots 14-16 and 50, Tract No. 1089, M.B. 19-1 (Sh. 1) and Lots 7 and 8, Tract No. 21662, M.B. 601-62/63

Parking Provided

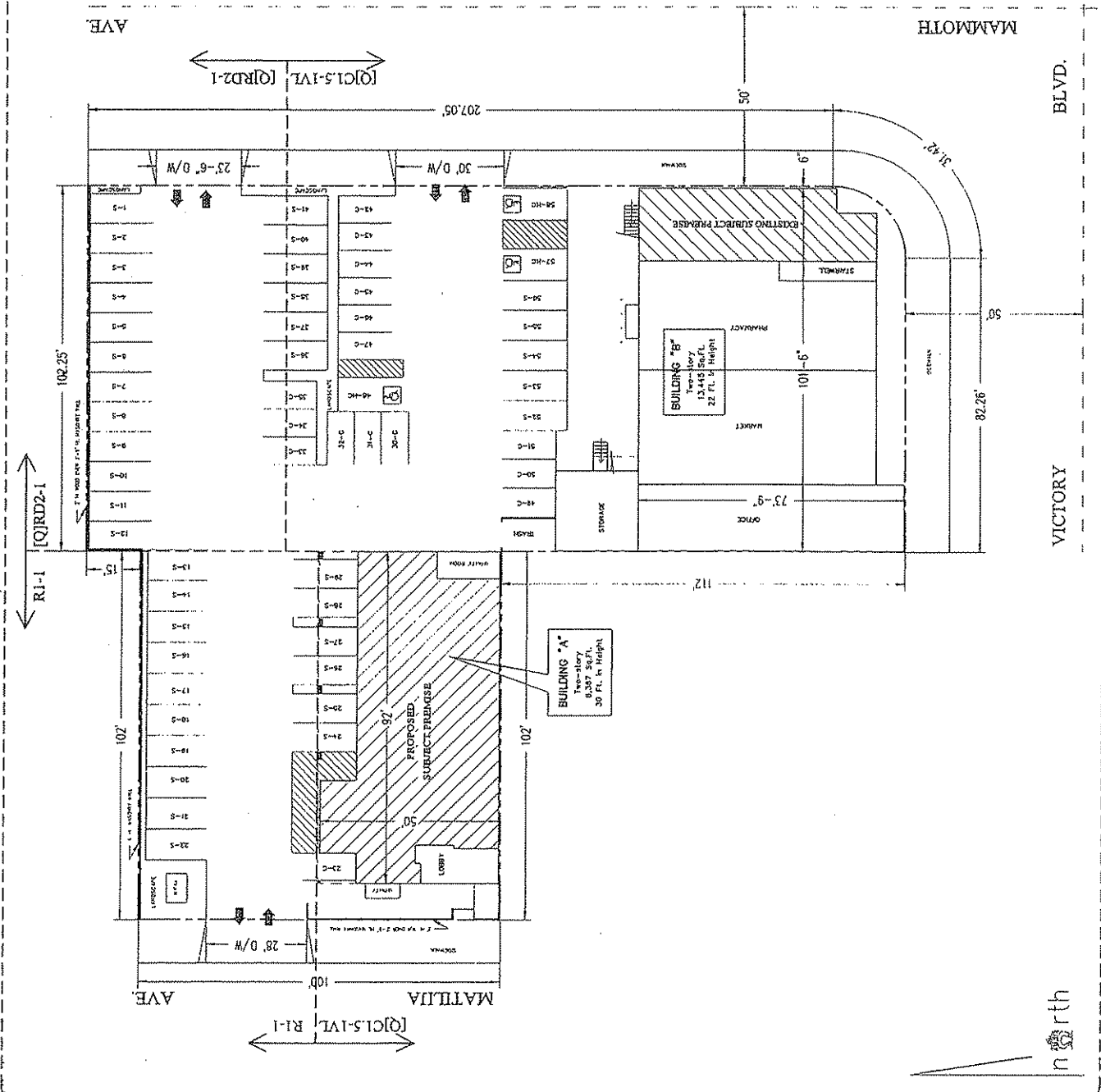
Standard Spaces (16' X 8'-4" Typ.) = 39 Spaces
 Compact Spaces (15' X 6' Typ.) = 16 Spaces
 Handicapped Spaces (16' X 14' Typ.) = 3 Spaces
 Total Spaces Provided = 58 Spaces

Parking Required (Proposed Subject Premise)

Subject Premise, 3,805 Sq.Ft. (1 per 250 Sq.Ft.) = 15 Spaces
 Total Spaces Required (Proposed Subject Premise) = 15 Spaces

ZA 2010 664

PLOT PLAN



QAR ENTERPRISES, INC. 420 S. SAN PEDRO ST., STE. 225 LOS ANGELES, CA 90013
 SUTUS: VICTORY PRODUCE 6412 N. MATILIA AVE. VAN NUYS, CA 91401
 CASE No. 2009 DATE: OCTOBER 2, 2009
 CAD BY: THE TROUBLE SHOOTER TS 09-2826
 TS 09-228-4300
 CABLE No. MATELUA-PP



LIST CERTIFICATION

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

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 as of 1/9/14. In certain circumstances, such as annexation proceedings, where there may be no City Clerk's records, the records of the County Assessor's Office may be accepted by other municipalities.

K A Pratt

Signature

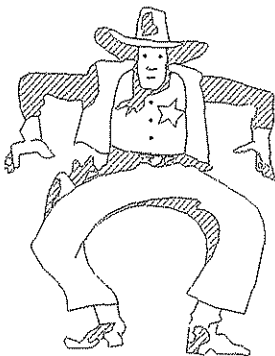
The Department shall not accept the application, maps and ownership list which bears a date of more than 90 days prior to the date the application is being accepted.

THE TROUBLE SHOOTER

Al Pratt

2225 Leadwell Street

Canoga Park, CA 91303



THE TROUBLE SHOOTER

22225 Leadwell Street

Canoga Park, CA 91303

(818) 346-4096

EMAIL KA.PRATT@ATT.NET

**ABUTTING
OWNERS
ON
LABELS**

ABUTTING OWNERS LIST
6412 MATILIJIA AVE
VAN NUYS, CA 91401

1. MA PROPERTIES LLC
10 FOOTHILL RD
EVERLY HILLS, CA 90210

2. CATES TRUST
22354 BURBANK BLVD
WOODLAND HILLS, CA 91367

3. ELMIRA BAGARYAN
6426 MATILIJIA AVE
VAN NUYS, CA 91401

4. MERRILL LYNCH MTG 2006-RM3
429 MAMMOTH AVE #B
VAN NUYS, CA 91401

5. ARAM AYLOZYAN
6422 MAMMOTH AVE
VAN NUYS, CA 91401

6. SAMI ALSKAF
13735 VICTORY BLVD
VAN NUYS, CA 91401

7. ADZE TRUST
342 BERRY DR
STUDIO CITY, CA 91604

8. THOMAS VEDRES
4611 ROMA CT
MARINA DEL REY, CA 90292

9. ROY T STEWART
P O BOX 11324
MARINA DEL REY, CA 90295

10. ELENKO SUBOTIC
3805 VICTORY BLVD #1
VAN NUYS, CA 91401

11. MICHAEL F DOTSON
6419 MATILIJIA AVE
VAN NUYS, CA 91401

12. JULIE NAINES
6423 MATILIJIA AVE
VAN NUYS, CA 91401

13. APPLICANT
VICTORY PRODUCE
412 MATILIJIA AVE
VAN NUYS, CA 91401

14. REPRESENTATIVE
CLR ENTERPRISES INC
420 S SAN PEDRO ST #225
LOS ANGELES, CA 90013



THE TROUBLE SHOOTER

22225 Leadwell Street
Canoga Park, CA 91303

(818) 346-4096

EMAIL KA.PRATT@ATT.NET

**COPY
OF
ABUTTING
OWNERS
LIST**

ABUTTING OWNERS LIST
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VAN NUYS, CA 91401

VIA PROPERTIES LLC
10 Foothill Rd
Beverly Hills, CA 90210

2.
CATES TRUST
22354 BURBANK BLVD
WOODLAND HILLS, CA 91367

3.
ELMIRA BAGARYAN
6426 MATILIJIA AVE
VAN NUYS, CA 91401

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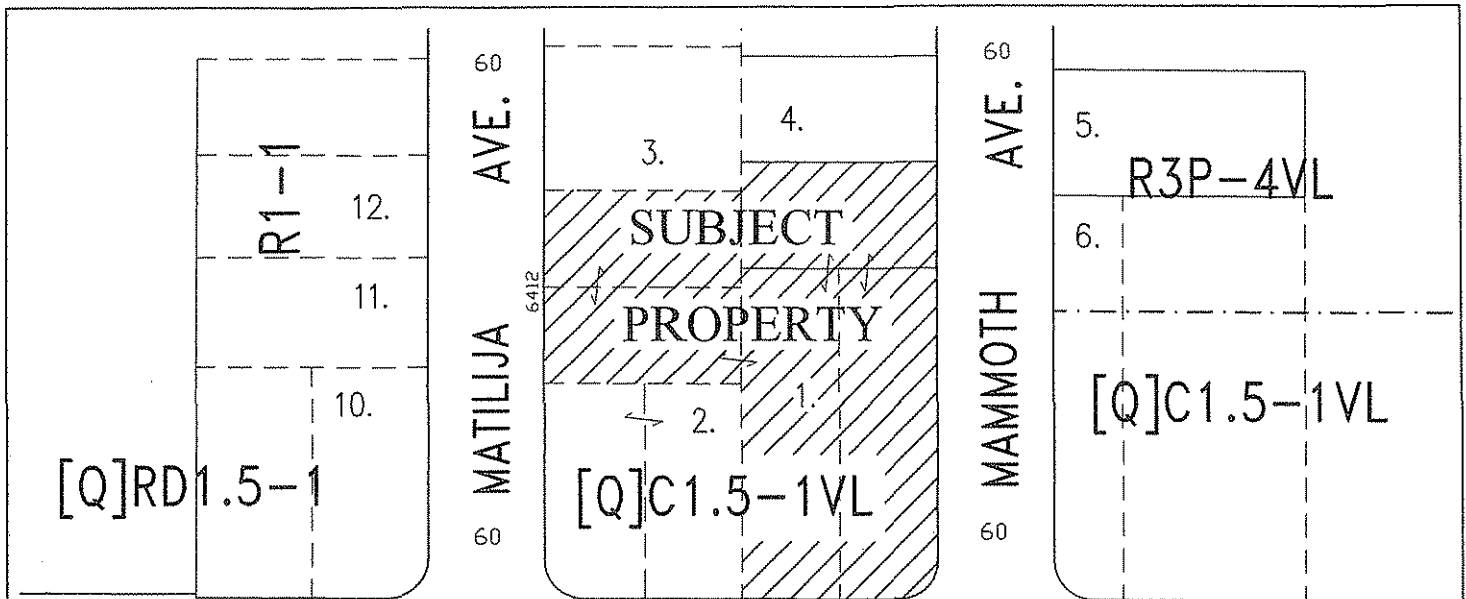
10.
MILENKO SUBOTIC
3805 VICTORY BLVD #1
VAN NUYS, CA 91401

11.
MICHAEL F DOTSON
6419 MATILIJIA AVE
VAN NUYS, CA 91401

12.
JULIE NAINES
6423 MATILIJIA AVE
VAN NUYS, CA 91401

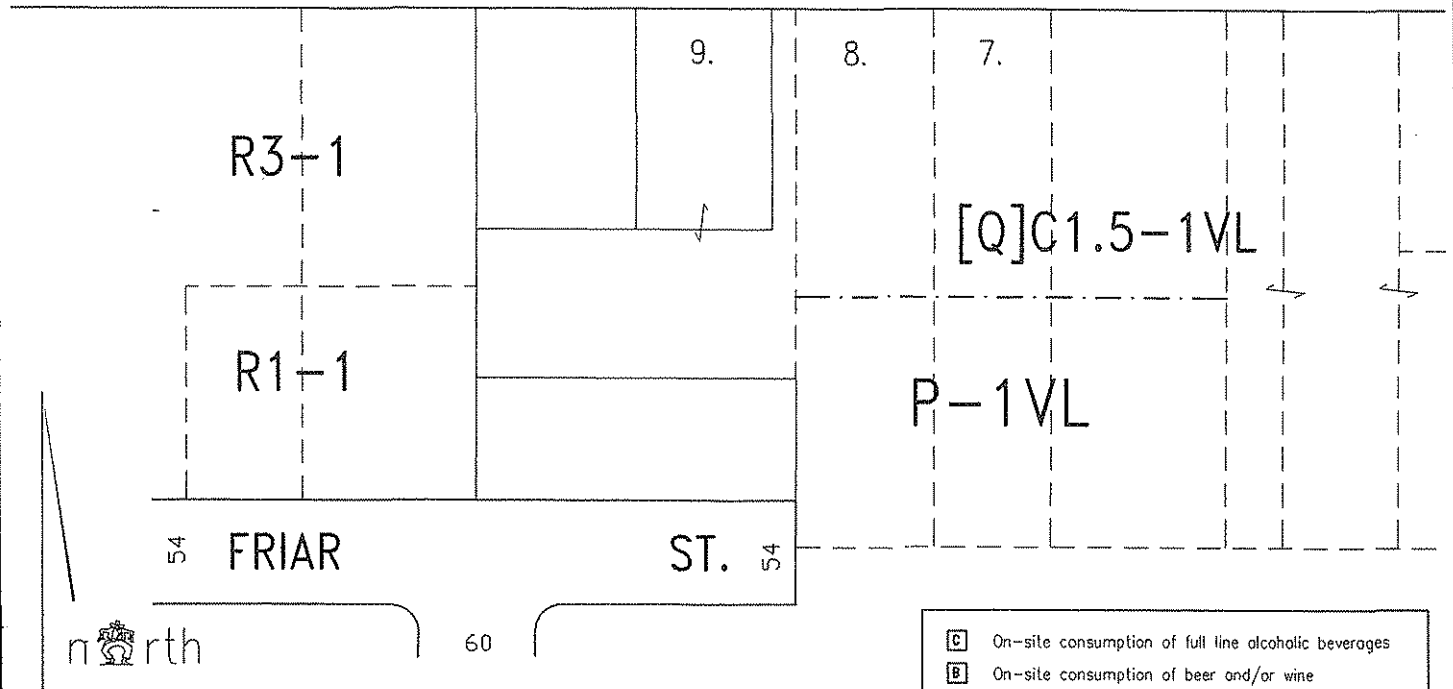
APPLICANT
VICTORY PRODUCE
412 MATILIJIA AVE
VAN NUYS, CA 91401

REPRESENTATIVE
CLR ENTERPRISES INC
420 S SAN PEDRO ST #225
LOS ANGELES, CA 90013



102 VICTORY 100

BLVD. 100



NET AC. = 0.77

LEGAL: Por Lot 8, Arbs 14-16 and 50, Tract No. 1000, M.B. 19-1 (Shl. 1) and Lots 7 and 8, Tract No. 21682, M.B. 601-62/63

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

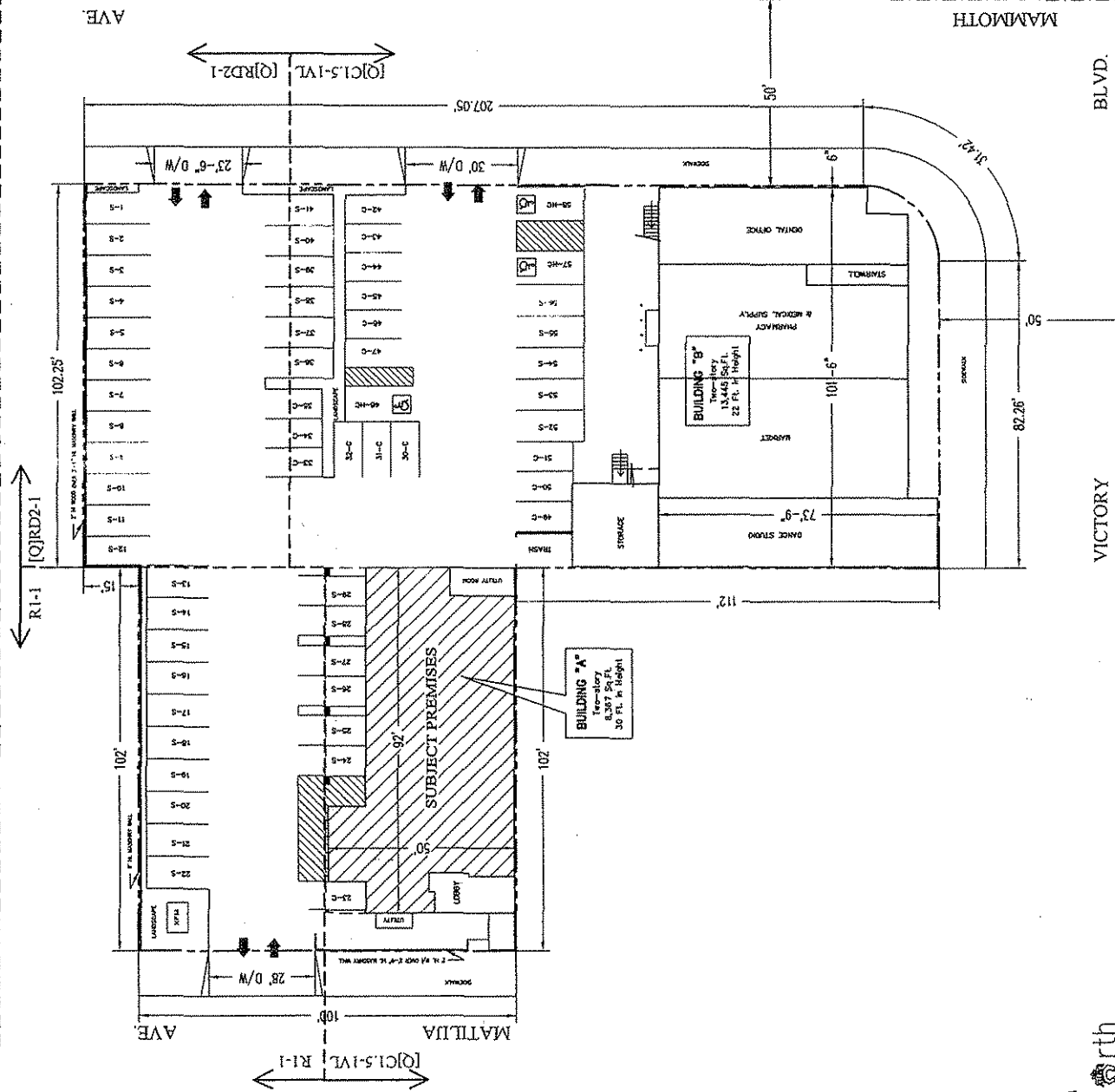
THOMAS BROS.
 PAGE: 532
 GRID: C/6
 C.D. 2
 C.T. 1281.00
 P.A. 150
 CADFILE: MATILUJA-RAD
 YS 09-2826

ABUTTING OWNERSHIP MAP

CLR ENTERPRISES, INC.

420 S. SAN PEDRO ST., SUITE # 225
 LOS ANGELES, CA 90013
 213-229-4300

CASE NO.:
 DATE: JANUARY 9, 2014
 DRAWN BY: AL PRATT
 818-346-4096
 D.M. NO.: 180 B 153
 SCALE: 1" = 100'
 USES: FIELD
 CONTACT PERSON: LEE RABUN
 213-229-4300



Site Description

Total Site Area = 33,334.6 Sq.Ft.
 Total Floor Area = 21,812 Sq.Ft.

Legal Description

Por Lot 8, Ards:14-16 and 50, Tract No. 1000, M.B. 19-1 (Shl. 1)
 and Lots 7 and 8, Tract No. 21682, M.B. 601-62/63

Parking Provided

Standard Spaces (18' X 8'-4" Typ.) = 39 Spaces
 Compact Spaces (15' X 8" Typ.) = 16 Spaces
 Handicapped Spaces (18' X 14" Typ.) = 3 Spaces
 Total Spaces Provided = 58 Spaces

Parking Required (Proposed Subject Premise)

Subject Premise, 3,805 Sq.Ft. (1 per 250 Sq.Ft.) = 15 Spaces
 Total Spaces Required (Proposed Subject Premise) = 15 Spaces

PLOT PLAN

CAR ENTERPRISES, INC. SUTIS, VICTORY PRODUCE CASE No. 15-09-00000-0000
 420 S. SAN PEDRO ST., STE. 225 6412 N. MATILUA AVE. DATE: JANUARY 9, 2014
 LOS ANGELES, CA 90013 VAN NUYS, CA 91401 CAD BY: THE TROUBLE SHOOTER
 213-229-4300 TS 09-2826 818-346-4096

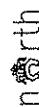


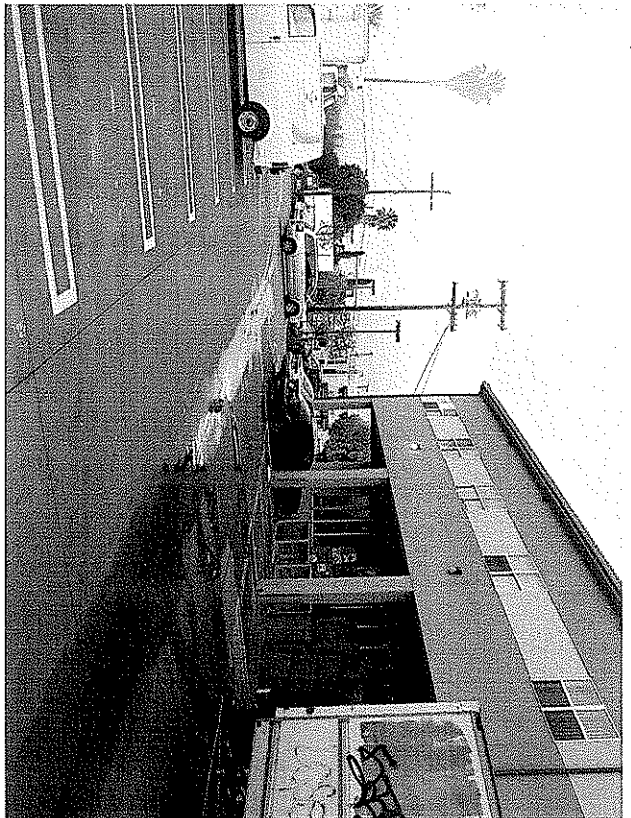
PHOTO EXHIBIT



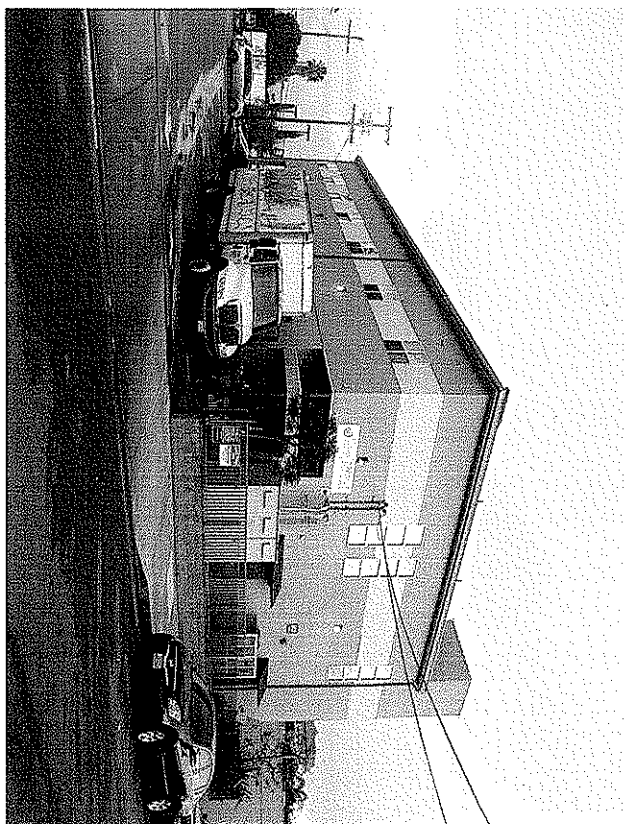
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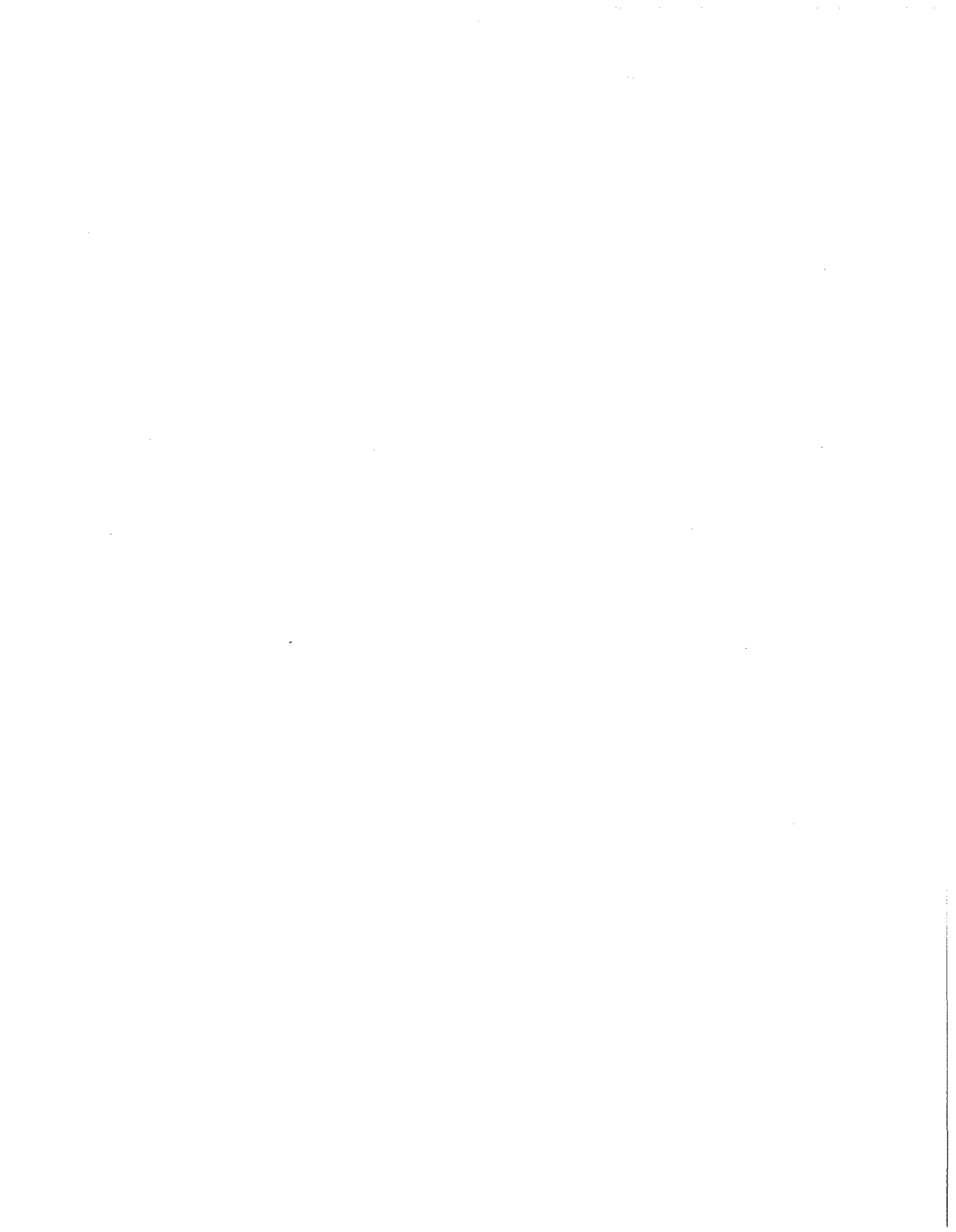
2



3



4



1

APPLICATION TO ERECT A NEW BUILDING AND FOR A CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Lot No. No. 50' of W 132' of So. 187' of Lot 18

Tract 1000

Location of Building 6412-14 Matilija Ave

Between what cross streets Victory Blvd + Glendale

Approved by City Engineer Deputy

USE INK OR INDELIBLE PENCIL

1. Purpose of building Garage Families Rooms

2. Owner Harold A. Cates Phone State 02121

3. Owner's address 13757 Victory Blvd P.O. V.N.

4. Certificated Architect none State License No. Phone

5. Licensed Engineer none State License No. Phone

6. Contractor owner State License No. Phone

7. Contractor's address

8. VALUATION OF PROPOSED WORK \$900.00

9. State how many buildings NOW on lot and give use of each. none

10. Size of new building 20 x 20 No. Stories 1 Height to highest point 12 Size lot 50 x 102

11. Material Exterior Walls Stucco Type of Roofing Dolomite

(a) Footing: Width 12" Depth in Ground 12" Width of Wall

(b) Size of Studs 2 x 4 Material of Floor Concrete

(c) Size of Floor Joists x Size of Rafters 2 x 4

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

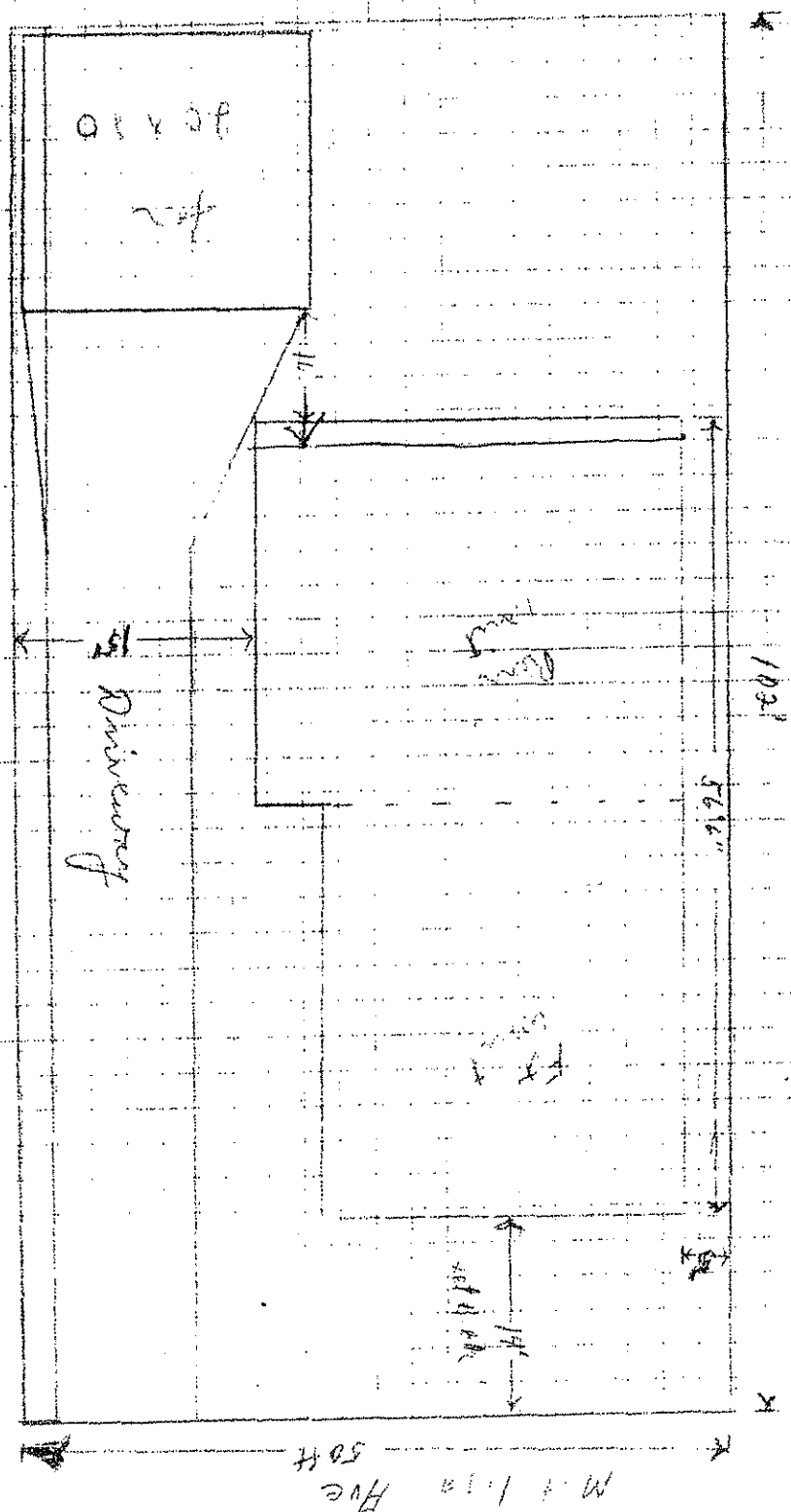
Sign here Harold A. Cates (Owner or Authorized Agent)

DISTRICT OFFICE

By

FOR DEPARTMENT USE ONLY PLAN CHECKING REINFORCED CONCRETE FEES Bldg. Per Cert. of Occupancy

14-26



1

APPLICATION TO
ERECT A NEW BUILDING
AND FOR A
CERTIFICATE OF OCCUPANCY

Form B-1-20M-3-45
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. No. 50 of W. 132' of So. 187' of Lot 14

Tract 1000

Location of Building 6412-14 Matilija Ave
(House Number and Street)

Approved by
City Engineer
Deputy.

Between what cross streets Victory Blvd & Gilmore

USE INK OR INDELIBLE PENCIL

- 1. Purpose of building Duplex (Store, Dwelling, Apartment House, Hotel, or other pur. use) Families 2 Rooms 8
- 2. Owner Harold S. Cates (Print Name) Phone State 0221
- 3. Owner's address 13757 Victory Blvd P. O. V. N.
- 4. Certificated Architect none State License No. Phone
- 5. Licensed Engineer none State License No. Phone
- 6. Contractor owner State License No. Phone
- 7. Contractor's address
- 8. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon) \$ 12,500.00
- 9. State how many buildings NOW on lot and give use of each. None (Store, Dwelling, Apartment House, Hotel or other purpose)
- 10. Size of new building 25 x 56 No. Stories 1 Height to highest point 12' Size lot 50 x 102
- 11. Material Exterior Walls Stucco Type of Roofing Asph/Flt
- 12. Buildings and similar structures } (a) Footing: Width 12" Depth in Ground 12" Width of Wall 6"
(b) Size of Studs 2 x 4 Material of Floor Concrete
(c) Size of Floor Joists x Size of Rafters 2 x 4

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here. Harold S. Cates
(Owner or Authorized Agent)

DISTRICT OFFICE

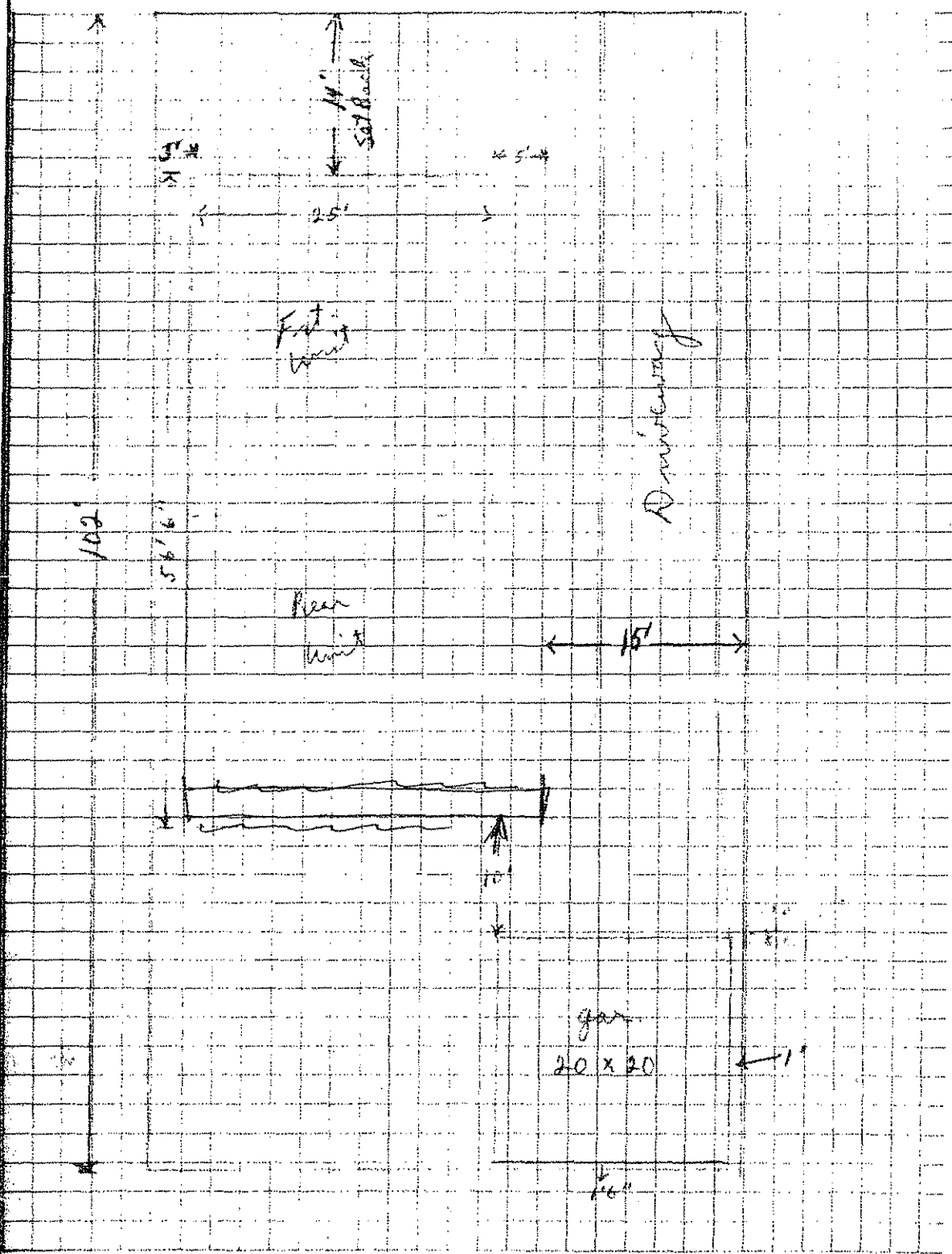
By

FOR DEPARTMENT USE ONLY									
JAN 19 1955 PLAN CHECKING			REINFORCED CONCRETE		FEES				
Date	Receipt No. 15348		Bbls. Cement		Bldg. Per		Cert. of Occupancy		
Valuation \$ 12500.00	Fee Paid \$ 25.00		Tons of Reinforcing Steel		Total		40.00		
TYPE 1	GROUP 2	Maximum No. Occupants	Inside Lot	Key Lot	Lot Size	FT. rear alley	FT. side alley	Clerk	
PERMIT No. VN43620		Plans and Specifications checked		Corner Lot Keyed	50 x 102			District Map No.	
Corrections Verified		Zone 2 (S. 187')		Fire District No.			Application checked and approved.		Stamp here when Permit is issued JAN 21 1955
Plans, Specifications and Application rechecked and approved.		Bldg. Line		Street Widening			Clerk Schiller		
PLANS		For Plans See		Filed with		Continuous Inspection		SPRINKLER Specified-Required Valuation Included Yes--No	
Inspector								Inspector	

7426

Matilla 1100

50'



6412 N Matilija Ave



Permit #: 06020 - 20000 - 00810
Plan Check #: B06VN02926 Printed: 03/20/06 04:10 PM
Event Code:

Nonbldg-New City of Los Angeles - Department of Building and Safety
Commercial APPLICATION FOR BUILDING PERMIT
Plan Check at Counter AND CERTIFICATE OF OCCUPANCY
Plan Check Last Status: Ready to Issue
Status Date: 03/20/2006

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 1000		18	15	M B 19-1 (SHT 1)	180B153 1021	2238 - 013 - 013
TR 1000		18	14	M B 19-1 (SHT 1)	180B153 1017	2238 - 013 - 014
TR 1000		18	16	M B 19-1 (SHT 1)	180B153 1019	2238 - 013 - 042
TR 1000		18	50	M B 19-1 (SHT 1)	180B153 1020	2238 - 013 - 043
TR 21682		8		M B 601-62/63	180B153 1015	2238 - 013 - 008

3. PARCEL INFORMATION
 Airport Hazard Area - 400' Height Limit Above Elevation Certified Neighborhood Council - Greater Valley Glen Earthquake-Induced Liquefaction Area - Yes
 Airport Hazard Area - 450' Height Limit Above Elevation Community Plan Area - Van Nuys - North Sherman Oak Lot Cut Date - 10/05/1954
 Area Planning Commission - South Valley Census Tract - 1281.00 Near Source Zone Distance - 7.0
 LADBS Branch Office - VN District Map - 180B153 Thomas Brothers Map Grid - 532-C6
 Council District - 2 Energy Zone - 9

ZONE(S): [Q]C1.5-1VL/

4. DOCUMENTS
 ORD - ORD-157520-SAH22 CPC - CPC-2000-3235-ZC
 ORD - ORD-167939-SA5022A CPC - CPC-29514
 ORD - ORD-174075-SA6 BZA - ZBA-358
 CPC - CPC-1986-784-GPC

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
 Owner(s): V M A Properties Llc 1963 Ashington Dr GLENDALE CA 91206
 Tenant: Jose Gomez - (Relationship: Agent for Owner) 6076 Bristol Parkway # 204 CULVER CITY, CA 90230 (310) 665-1111

7. EXISTING USE PROPOSED USE
 (61) Use of Land

8. DESCRIPTION OF WORK
 RE-STRIP (E) PKG LOT.

9. # Bldgs on Site & Use: 1: COMMERCIAL

10. APPLICATION PROCESSING INFORMATION
 BLDG. PC By: Tienjen Wang DAS PC By: S.TJIA
 OK for Cashier: Tienjen Wang Coord. OK: S.TJIA
 Signature: Date: 03-20-06

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
 Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

For Cashier's Use: Payment of Building # 62000810
 VN 09 03 156987 03/20/06 04:22PM

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	\$5,000	PC Valuation:	\$0
FINAL TOTAL Nonbldg-New	199.93		
Permit Fee Subtotal Nonbldg-New	0.00		
Plan Check Subtotal Nonbldg-New	0.00		
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	1.05		
O.S. Surcharge	3.42		
Sys. Surcharge	10.26		
Planning Surcharge	10.20		
Planning Surcharge Misc Fee	5.00		
Permit Issuing Fee	20.00		
Use of Land C of O	150.00		

Sewer Cap ID: Total Bond(s) Due:

BUILDING PERMIT COMM	\$150.00
EI COMMERCIAL	\$1.05
BUILDING PLAN CHECK	\$20.00
ONE STOP SURCH	\$3.42
SYSTEMS DEVT FEE	\$10.26
CITY PLANNING SURCH	\$10.20
MISCELLANEOUS	\$5.00
Total Due:	\$199.93
Carry Over TO Tran# 156988:	\$199.93

06VN 93581

12. ATTACHMENTS
 Plot Plan



1010323200628617

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

412 N Matilija Ave

Permit Application #: 06020 - 20000 - 00810

Nonbidg-New

City of Los Angeles - Department of Building and Safety

Plan Check #: B06VN02926

Commercial

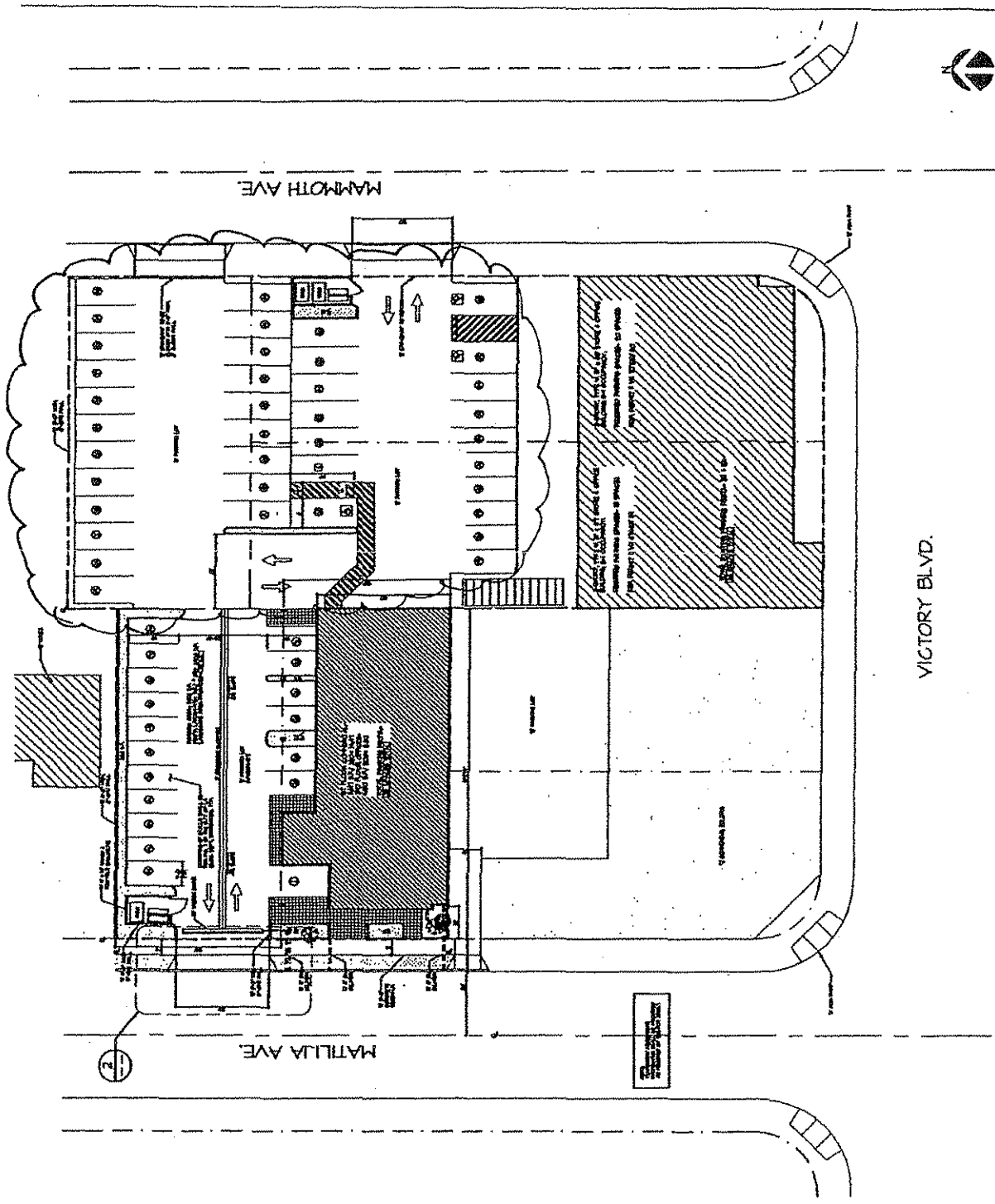
Initiating Office: VAN NUYS

Plan Check

Printed on: 03/02/06 14:03:41

PLOT PLAN ATTACHMENT

1010220002861
719829002250101
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



6412 N Matilija Ave



Permit #: **05010 - 20004 - 03024**
 Plan Check #: B09VN02585 Printed: 03/31/09 02:07 PM
 Event Code:

Bldg-Alter/Repair Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Last Status: Ready to Issue Status Date: 03/31/2009
--	---	--

TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
TR 21682		8		MB 601-62/63	180B153 1015	2238 - 013 - 008
TR 1000		18	14	MB 19-1 (SHT 1)	180B153 1017	2238 - 013 - 014
TR 1000		18	16	MB 19-1 (SHT 1)	180B153 1019	2238 - 013 - 042
TR 1000		18	50	MB 19-1 (SHT 1)	180B153 1020	2238 - 013 - 043
TR 1000		18	15	MB 19-1 (SHT 1)	180B153 1021	2238 - 013 - 013

3. PARCEL INFORMATION

Airport Hazard Area - 400' Height Limit Above Elevation Airport Hazard Area - 450' Height Limit Above Elevation Area Planning Commission - South Valley LADBS Branch Office - VN Council District - 2	Certified Neighborhood Council - Greater Valley Glen Community Plan Area - Van Nuys - North Sherman Oak Census Tract - 1281.00 District Map - 180B153 Energy Zone - 9	Earthquake-Induced Liquefaction Area - Yes Lot Cut Date - 10/05/1954 Near Source Zone Distance - 7.0 Thomas Brothers Map Grid - 532-C6
---	---	---

ZONE(S): [Q]C1.5-IVL/

4. DOCUMENTS

ORD - ORD-157520-SAH22 ORD - ORD-167939-SA5022A ORD - ORD-174075-SA6 CPC - CPC-1986-784-GPC	CPC - CPC-2000-3235-ZC CPC - CPC-29514 BZA - ZBA-358	
--	--	--

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s): V M A Properties Llc	1963 Ashington Dr GLENDALE CA 91206	818-400-5794
Tenant: Applicant: (Relationship: Agent for Owner) Jose Gomez -	6076 Bristol Parkway # 204 CULVER CITY, CA 90230	(310) 665-1111

7. EXISTING USE

(13) Office
 (16) Retail

8. DESCRIPTION OF WORK

Supplemental to permit B05VN01441 to revise parking layout and to show consistency with permit B09VN01311.

LA Department of Building and Safety
 LA 05 10 246470 03/31/09 02:18PM

9. # Bldgs on Site & Use: 1: COMMERCIAL

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: DAS PC By:
 OK for Cashier: Tien Jen Wang Coord. OK:
 Signature: _____ Date: 03-31-09

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 (866-424397) in Los Angeles County, call (213) 473-3231.	\$73.13 \$0.50 \$1.75
For Cashier's Use Only:	SYSTEMS DEVT FEE W/O #: 51003024 \$5.26 CITY PLANNING SURCH \$5.23 MISCELLANEOUS \$5.00 GREEN BUILDING FEE \$1.00 BUILDING PLAN CHECK \$14.00 BUILDING PLAN CHECK \$0.00

11. PROJECT VALUATION & FEE INFORMATION, Final Fee Period

Permit Valuation: \$501 PC Valuation: \$0

FINAL TOTAL Bldg-Alter/Repair 105.87 Permit Fee Subtotal Bldg-Alter/Rep: 73.13 Handicapped Access Plan Check Subtotal Bldg-Alter/Rep 0.00 Fire Hydrant Refuse-To-Pav E.O. Instrumentation 0.50 O.S. Surcharge 1.75 Sys. Surcharge 5.26 Planning Surcharge 5.23 Planning Surcharge Misc Fee 5.00 Green Building Fee 1.00 Permit Issuing Fee 14.00 Permit Fee-Single Inspection Flag	Total Bond(s) Due:
--	--------------------

Sewer Cap ID: _____

12. ATTACHMENTS

Owner-Builder Declaration
 Plot Plan

P050102000403024FN

Total Due: \$105.87
 Credit Card: \$105.87
 5616
 2009LA35933



102051520051376

6412 N Matilija Ave

Permit Application #: 05010 - 20004 - 03024

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B09VN02585

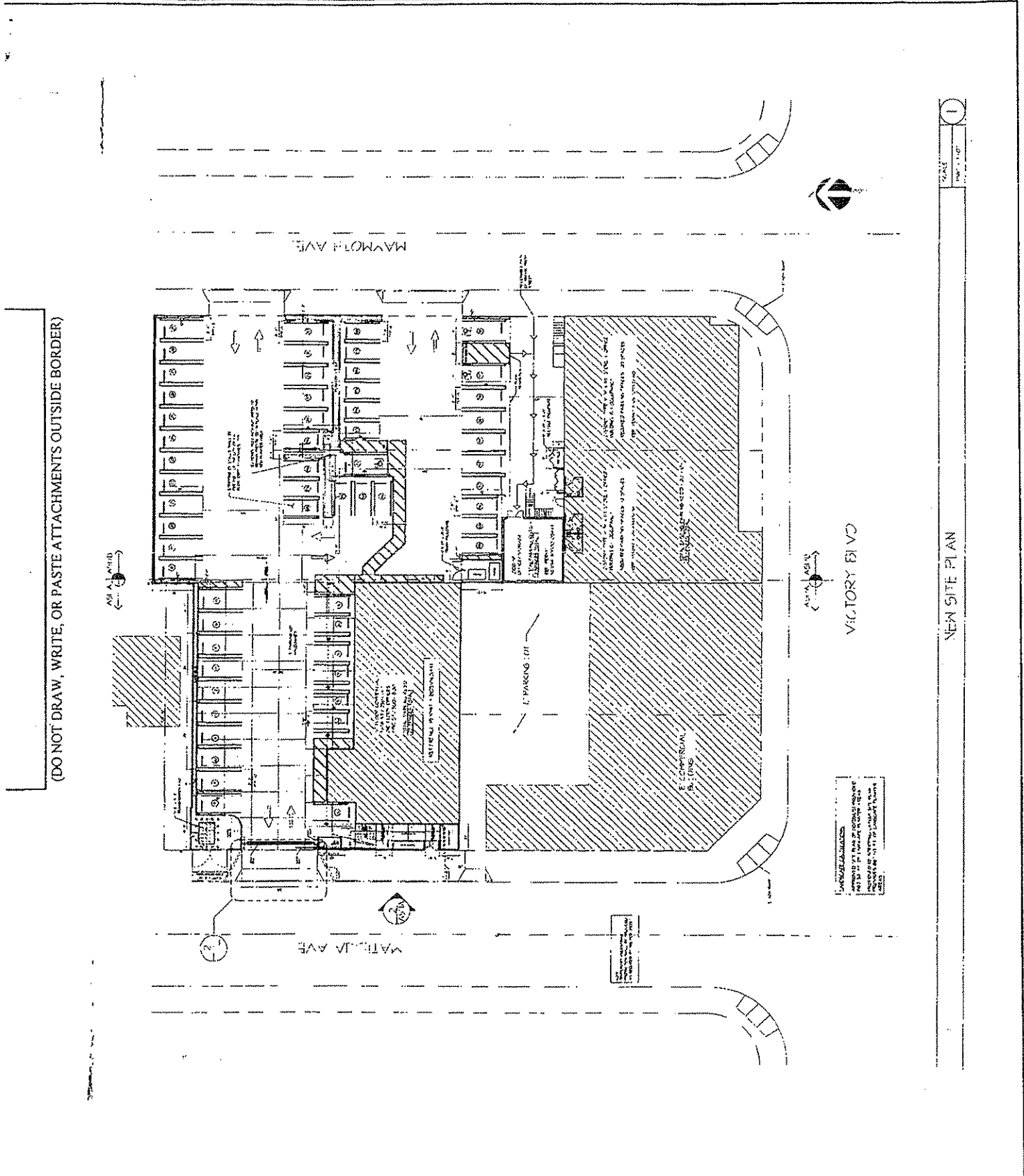
Commercial

Initiating Office: VAN NUYS

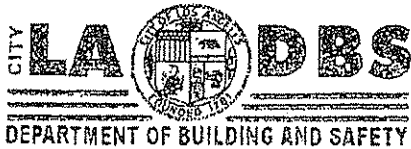
Plan Check

PLOT PLAN ATTACHMENT

Printed on: 03/31/09 10:04:53



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



OWNER'S ACKNOWLEDGMENT AND VERIFICATION
OF INFORMATION

(OWNER-BUILDER DECLARATION, cont.)

Application Number: 05010-20004-03024

Project Address: 6412 N. MATILUA AVE.

JD 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 6412 N. MATILUA AVE.

JD 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

JD 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.

Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Owner's Name: VMA PROPERTIES LLC.

Signature of property owner

Date: 03.31.09

SEC. 3. Section 19830 of the Health and Safety Code is repealed.

SEC. 4. Section 19831 of the Health and Safety Code is repealed.

SEC. 5. Section 19832 of the Health and Safety Code is repealed.

6412 N Matilija Ave



Permit #: 05010 - 20000 - 03024

Plan Check #: B05VN01441

Printed: 03/20/06 04:09 PM

Event Code:

Bldg-New Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Last Status: Ready to Issue Status Date: 03/20/2006
--	---	--

1. TRACT	BLOCK	LOT#	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 1000		18	15	M B 19-1 (SHT 1)	180B153 1021	2238 - 013 - 013
TR 1000		18	14	M B 19-1 (SHT 1)	180B153 1017	2238 - 013 - 014
TR 1000		18	16	M B 19-1 (SHT 1)	180B153 1019	2238 - 013 - 042
TR 1000		18	50	M B 19-1 (SHT 1)	180B153 1020	2238 - 013 - 043
TR 21682		8		M B 601-62/63	180B153 1015	2238 - 013 - 008

3. PARCEL INFORMATION

Airport Hazard Area - 400' Height Limit Above Elevation Certified Neighborhood Council - Greater Valley Glen Airport Hazard Area - 450' Height Limit Above Elevation Community Plan Area - Van Nuys - North Sherman Oak Area Planning Commission - South Valley LADBS Branch Office - VN Council District - 2	Census Tract - 1281.00 District Map - 180B153 Energy Zone - 9	Earthquake-Induced Liquefaction Area - Yes Lot Cut Date - 10/05/1954 Near Source Zone Distance - 7.0 Thomas Brothers Map Grid - 532-C6
---	---	---

ZONE(S): [Q]C1.5-1VL /

4. DOCUMENTS

ORD - ORD-157520-SAH22 ORD - ORD-167939-SA5022A ORD - ORD-174075-SA6 CPC - CPC-1986-784-GPC	CPC - CPC-2000-3235-ZC CPC - CPC-29514 BZA - ZBA-358
--	--

5. CHECKLIST ITEMS

Special Inspect - Concrete > 2.5ksi Special Inspect - Field Welding Special Inspect - Grade Beam/Caisson	Special Inspect - Non-Destructive Testing Special Inspect - Structural Observation Fabricator Req'd - Glued-Laminated Timber	Fabricator Req'd - Prefabricated Joist Fabricator Req'd - Shop Welds Fabricator Req'd - Structural Steel
--	--	--

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s): V M A Properties Llc	1963 Ashington Dr GLENDALE CA 91206	818-400-5794
Tenant: Applicant: (Relationship: Agent for Owner) Jose Gomez -	6076 Bristol Parkway # 204 CULVER CITY, CA 90230	(310) 665-1111

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
	(13) Office (16) Retail	NEW 2-STORY RETAIL /OFFICE BLDG.

9. # Bldgs on Site & Use: 1: COMMERCIAL

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Tienjen Wang DAS PC By: Aldous Chic
 OK for Cashier: Sulastri Tjia Coord. OK: S. Tjia
 Signature: [Signature] Date: 03-20-06

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)
 LA DEPARTMENT OF BUILDING AND SAFETY
 VN 03 05 156988 03/20/06 #1451003024
 For Cashier's Use Only

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$739 PC Valuation:	Permit Issuing Fee: 0.00
FINAL TOTAL Bldg-New: 2,988.54 Permit Fee Subtotal Bldg-New: 159.25 Energy Surcharge Handicapped Access Plan Check Subtotal Bldg-New: 0.00 Plan Maintenance: 10.00 Fire Hydrant Refuse-To-Pay E.Q. Instrumentation: 0.50 O.S. Surcharge: 3.40 Sys. Surcharge: 10.19 Planning Surcharge: 10.16 Planning Surcharge Misc Fee: 5.00 School District Commercial Area: 2,790.04	Total Bond(s) Due:

BUILDING PERMIT COMM \$159.25 PLAN MAINTENANCE \$10.00 EX COMMERCIAL \$0.50 ONE STOP SURCH \$3.40 SYSTEMS DEVT FEE \$10.19 CITY PLANNING SURCH \$10.16 MISCELLANEOUS \$5.00 SCHOOL D-COMM \$2,790.04	Subtotal: \$2,988.54 Carry Over FROM Trans 156987 \$199.93 Total Dues \$3,188.47 Check: \$3,188.47
06VN 93582	

12. ATTACHMENTS

Plot Plan [Signature]



1010523200628617

6412 N Matilija Ave

Permit Application #: 05010 - 20000 - 03024

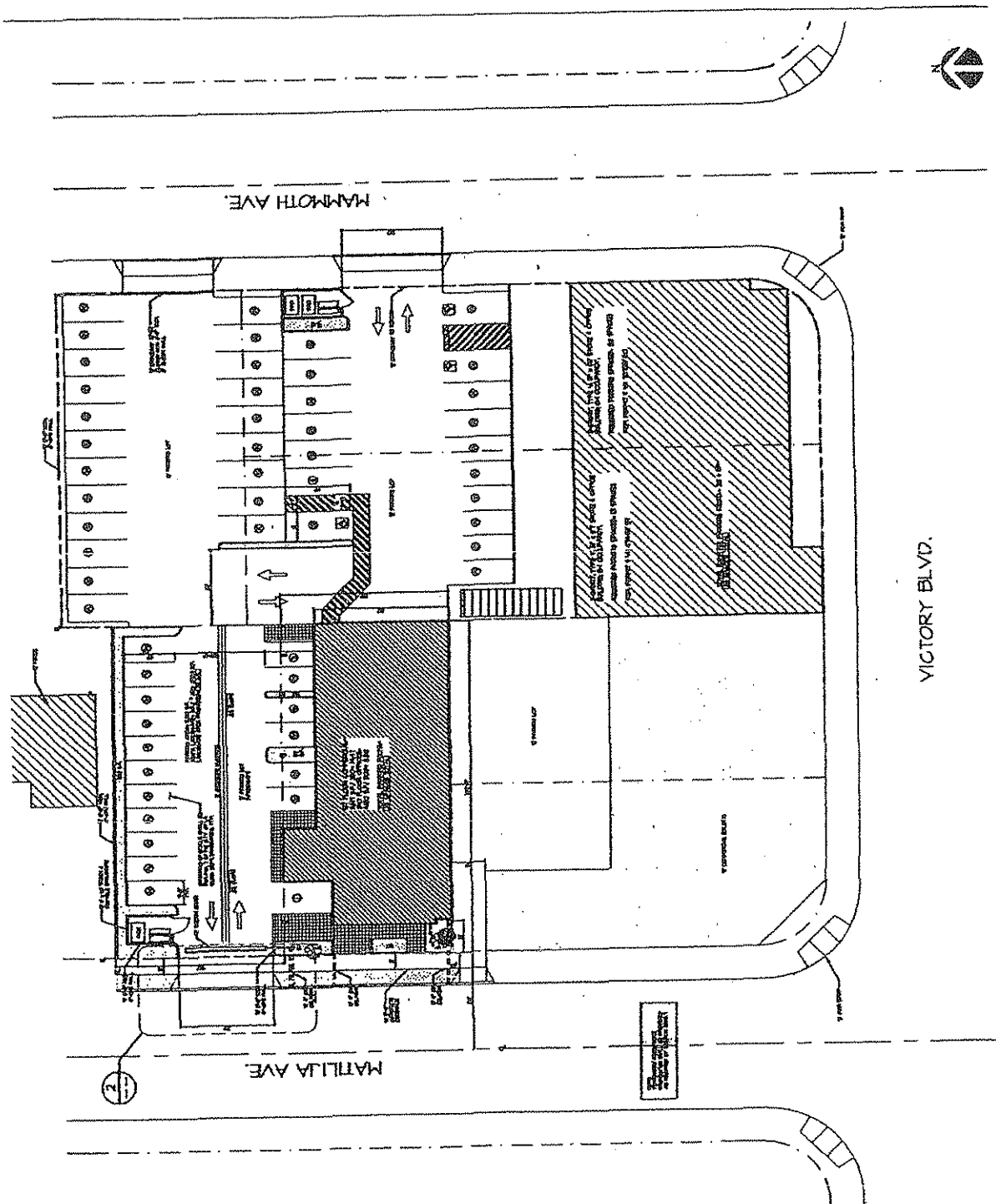
Bldg-New
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B05VN01441
Initiating Office: VAN NUYS
Printed on: 07/20/05 17:22:36

PLOT PLAN ATTACHMENT

1010323200628617
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)





Property Activity Report

6412 N MATILIJIA AVE 91401

APPLICATION / PERMIT NUMBER: 08016-20000-02564

PLAN CHECK / JOB NUMBER: B08VN01452

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[Parcel Profile Report](#)

[LADBS Home](#)

[LAD Property Activity Report](#)

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Permit Application or Issued Permit Information

GROUP:	Building		
TYPE:	Bldg-Alter/Repair		
SUB-TYPE:	Commercial		
PRIMARY USE:	(16) Produce Market		
WORK DESCRIPTION:	CONVERT RETAIL SPACE ON 1ST FLOOR TO PRODUCE MARKET		
PERMIT ISSUED:	Yes	PERMIT ISSUE DATE:	04/09/2008
ISSUING OFFICE:	Van Nuys		
CURRENT STATUS:	Permit Expired	CURRENT STATUS DATE:	06/28/2010

Permit Application Status History

Submitted	02/15/2008	PCIS IMPORT
PC Assigned	02/15/2008	AUGUST SCHMID
PC Approved	03/11/2008	AUGUST SCHMID
PC Info Complete	03/11/2008	AUGUST SCHMID
Ready to Issue	04/09/2008	SULASTRI TJIA
Issued	04/09/2008	ACS SYSTEM
Permit Expired	06/28/2010	PCIS SYSTEM

Permit Application Clearance Information

"Q" conditions	Cleared	02/29/2008	TOM RATH
Food establishment approval	Cleared	02/29/2008	LACDHS APPROVED
Eng Process Fee Ord 176,300	Cleared	03/06/2008	LEE GUILBEAUX
Sewer availability	Cleared	03/06/2008	LEE GUILBEAUX
ZA Case	Cleared	03/11/2008	NICHOLAS BROWN

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Licensed Professional/Contractor Information

Contractor Information

Owner-Builder

Inspection Activity Information

Inspector Information

PATRICK DAY, (818) 374-1105
Office Hours: 7:30-8:15 AM MON-FRI

Pending Inspection Request(s)

No data available

Inspection Request History

No data available

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