

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

Pursuant to Section 23958 and 23858.4
California Business and Professions Code

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

CD6

COUNCIL FILE NO.

15-1352

BACKGROUND INFORMATION

TIME LIMIT FILE: _____

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

Project Name Dos Estrellas MarketAddress 14650 Roscoe Blvd #9 Panarama city CA 91402Type of Business Convenience StoreApplicant Richard Bargas

Name

14650 Roscoe Blvd #9 Panarama city CA 91402

Address

661-309-2853

Phone Number/Fax Number

Property Owner Choice Capital Corp

Name

21600 Century Park East #705 Los Angeles CA 90067

Address

Phone Number/Fax Number

Representative Farshad Monashebian

Name

21600 Century Park East #705 Los Angeles CA 90067

Address

310-617-0135

Phone Number/Fax Number

A. PROJECT DETAILS

THE FOLLOWING QUESTIONS ARE TO BE ANSWERED BY ALL APPLICANTS:

- Has the City previously approved a conditional use permit for alcoholic beverage sales at this site?
Yes ☒ No ☐ If Yes, what is the City case number(s) _____;
2A-86-1291-CUR
- Have you recently filed for a new conditional use permit? Yes ☒ No ☐ If Yes, provide the City case number(s) 2A-2014-890-CUR

3. Has a previous ABC license been issued? Yes X No . If Yes, when and what type of license
Type 20 Beer and wine
4. Type of Alcohol Sales Requested (on- or off-site, beer and wine, full alcohol, etc.):
off-site full alcohol Type 21
5. Size of Business 1232 Sq. Ft.
6. % of floor space devoted to alcoholic beverages Less than 10%.
7. Hours of Operation:
- What are the proposed hours of operation and which days of the week will the establishment be open? 8-11pm Daily
 - What are the proposed hours of alcohol sales? 8-11pm Daily
8. Parking:
- Is parking available on the site? (If so, how many spaces?) Yes 24 spaces
 - If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant?
 - Where?
 - How many off-site spaces?
9. Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and if so, for what reasons? Provide ABC case number and a copy of final ABC action.
NO
10. Will video game machines or pool or billiard tables be available for use on the subject property and if so, how many? NO
11. Will you have signs visible on the outside which advertise the availability of alcohol?
NO
12. How many employees will you have on the site at any given time? 1-2
13. Will all employees who sell alcohol attend the local State ABC training class on how to properly sell alcohol? yes certificates attached
14. What security measures will be taken including:
- Posting of rules and regulations on the premises to prevent such problems as gambling, loitering, theft, vandalism and truancy. yes
 - Will security guards be provided and if so, when and how many?
we have not had a need or necessity. therefore,
NO.

15. Will there be minimum age requirements for patrons? If so, how will this be enforced?

The convenience store does not require an age requirement.
However, for the sale of alcohol we have age verification
training and equipment.

16. Are there any other alcoholic beverage outlets within a 600-foot radius of the site? Provide names and address of such business and type of business.

CVS # 8070 - 8252 Van Nuys Blvd, Panorama City 91402

17. Are there any schools (public or private and including nursery schools) churches or parks within 1,000 feet of your proposed business? Where? (Give Address)

See attached

18. Will the exterior of the site be fenced and locked when not in use?

The establishment will be gated and locked when closed.

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

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

1. Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis?
It is not expected to. NO
2. Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? Containers are sold for home use, not on-site.
3. Will beer and wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)? Smallest available single sized beer items are 24oz.
4. Will "fortified" wine (greater than 16% alcohol) be sold? NO

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

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

2. What is the proposed seating in all areas? _____
3. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.? (Specify?) _____

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

5. Food Service

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

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

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

D. PUBLIC CONVENIENCE AND NECESSITY EVALUATION

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

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

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

1. Possible Benefits

Would the business:

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

2. Possible Detrimental Impacts

Is the immediate area in which the license is sought subject to: (Check with your local Police Department area "Senior Lead Officer")

- Excessive calls to the Police Department
- Police resources being already strained
- High rates of alcoholism, homelessness, etc.
- Large "youth" (under 21) population

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

- a. The method of business operation: (large volume of alcohol to food sales, "late" hours (after midnight), high % unskilled (no ABC training class) staff, high % of underage (under 21) staff, etc.)
- b. Would the business duplicate a nearby business already in existence?
- c. Other non-alcohol sales business options available so alcohol does not have to be sold, e.g., more specialty products, broader range of items like fresh meats or fruits and vegetables, etc.

The City Council will evaluate these factors and make a decision on the overall merits of your request. Therefore, you should answer below as to why you believe any of these above listed beneficial or detrimental conditions apply to your project and provide any documented proof to support your belief:**

See Attached.

F. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

[Signature]
Applicant signature

11-14-15
Date

Signature of property owner if tenant or lessee is filling application

State of California

County of Los Angeles

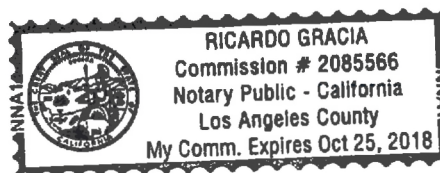
On November 14, 2015 before me, Ricardo Gracia
Date Name of Notary Public

personally appeared Richard C. Bargash
Name(s) of Signer(s)

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

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public



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

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

November 6, 2015

Department of Alcohol Beverage Control
6150 Van Nuys Blvd, Room 220
Van Nuys, CA 91401
Attention: Vilma V. Rivera

From: Richard Bargash
DBA Dos Estrella's Market
14650 Roscoe Blvd #9
Panorama City CA 91402

File No.:

Re: Letter of Public Convenience & Necessity

To Whom It May Concern,

I, Richard Christ Bargash, the sole owner of Dos Estrella Market, humbly request a finding of Public Necessity and Convenience for a Type 21 license in lieu of my current Type 20 license which will be surrendered and canceled upon your positive finding. Thus keeping the number of current active licenses to Two (2) so as to avoid an Undue Concentration of existing licenses (please see attached ABC Section 23958.4 B&P Work Sheet)

Background:

Dos Estrella Market has been in existence serving its local community with pride since 1986 which is 29 years of mom and pop local business. Since I have been the owner, I am proud to say Dos Estrella has not violated any law. We have never been cited for selling alcohol and tobacco to a minor. This is because we take our responsibility to the community as our first priority. After all not only are we business owners in Panorama City but we have been lifelong residents since 1980. As a retired US Marine, I have had the privilege of serving my country with honor and distinction and have continued the traditions instilled in me by the Marine Corps in serving my local community. Rest assured that my employees and I will uphold the law and strive to keep the community's needs at the forefront.

Business purpose:

Convenience store of approximately 1232 sq ft is requesting a full line liquor license for **LESS THAN 10% OF EXISTING SHELF SPACE**. Our market will operate from 8:00 AM to 11:00 PM Monday – Sunday. We have never operated later than these times for multiple reasons. First and foremost, to comply with our pre-existing CUP hours of operation. Secondly, our market is located at the back of the shopping center and virtually never benefits from street traffic for business. In fact, 9 out of 10 people who frequent our store only do so not because they saw it while driving but because they are local residents who know it has been there for a very long time.

Products and services:

As our name indicates we are a local, small market that offers an array of products and services. We currently provide everything from groceries such as milk, eggs, cheese, bread, tortilla, cereal, juice, candy, chips, soft drinks, coffee and an array of canned foods and ready to eat meals. We also provide services such as money orders, bill pay, phone cards and household cleaning items, including soap, laundry detergents and personal hygiene items.

Revenue and management:

We expect that approximately 50% of revenue to come from food, 20% from household goods, 15% from alcohol, and 15% from non-alcohol beverage sales. Dos Estrella's management is well suited and experienced in the convenience store business. The staff are well trained in food safety, and have all attended training provided by the Department of Alcohol Beverage Control's LEAD program (Please see attached Training Certificates).

Uniqueness:

Dos Estrella Market is the only small family owned convenience store within a half mile. Currently, we are struggling to compete with 4 conglomerate nationwide chains that have undercut us in price, but have fallen short in building a strong and lasting relationship with the local community. The personal relationships have proven to be the very reason we have survived the price war. It is this strong and personal relationship that allows us to succeed and stay in business despite the presences of Wal-Mart the world's largest retailer, Food-4-Less owned by Kroger Foods, El Super Grocery and CVS Pharmacy. All four of these competitors are within 50 to 200 yards of us and have an immensely stronger buying power than we can ever dream of. Despite the fact that they sell products cheaper than we are able to purchase them from our wholesale vendors the local residence have shown a preference to shop when feasible with us in an effort to simply support the small guy. It is this very reason that we have sought out the request to convert our Type 20 license to a Type 21. Simply put, over 70% of our customers are pedestrians who wish to have a closer, friendlier and more convenient shopping experience. Our shopping center is in a high traffic area, so our pedestrian shoppers do not want to endanger themselves and cross major traffic especially if they have children. We are a safe walk from their respective homes.

Positive impact:

Dos Estrella Market will add to the efforts to revitalize and improve the local economy in several positive ways. We hope to increase sales which will result in additional tax revenue for the local community and an additional 2 part-time employees who will be Panorama City and Van Nuys residents. Any additional revenue will allow us to contribute more money in support of local events and schools above and beyond our support to Michelle Obama Elementary and the local police department. This investment is a commitment to the community to provide a quality product in a safe, responsible and convenient matter.

Safety Measures

In preparation of this request we have added additional lighting both inside and outside the store completely illuminating the shopping center. We have also added no loitering signage in English and Spanish as well as 24 hour CCTV both inside and outside the store. I have also installed a panic button under the register and imposed mandatory LEAD training for all employees and myself included. Many of these modifications came at the request of the Panorama City Neighborhood Council who have whole heartedly endorsed us (Please see attached endorsement letter).

Points of Consideration

- The request is for less than 10% of exiting shelf space. Total market square footage is 1232 sqft. Considered extremely small by all accounts
- Panorama City Neighborhood Council Endorsement
- There will NOT be an Undue Overconcentration of existing license because our TYPE 20 will be canceled upon approval thus keeping the same number of active license at TWO
- CUP approved without being contested or appealed
- ABC posting was uncontested or opposed
- Type 21 license pursued at the request of our local residents/customers for convenience which is why our entire application process has gone unopposed or uncontested by local residence

- 29 years in business without a single violation or major incident that required police intervention
- Continued and unabated support of the local schools and community
- Additional Lighting and Signage
- Installation of Electronic Age verification system
- All employees and management have attended LEAD training program provided by the ABC

In closing, I want to stress that we have the support of our community, the Panorama City Council, the local schools and will employee residence of the area. I am a married man and father of two young boys whom I financially support and want to raise in the community in which I was raised and have grown to love. The Type 21 license is a request of the community and will financially assist the market in its growth, development and employment of staff. We have proven ourselves as law abiding and stable within the community.

I pray that you find in our favor and help us maintain our business and our extended family structure.

Thank you,

Richard Bargash

CITY OF LOS ANGELES

CALIFORNIA

PANORAMA CITY NEIGHBORHOOD COUNCIL

DIRECTORS

Dianabel Gonzalez, Chair • Tony Wilkinson, VCh
Martin Geisler, Treas • Pamela Gibberman, Sec
Manuel Bernal, VP • Jakelin Campos
Elizabeth Galán • Susan M. Herrell
Chelsea Hopson • Michelle Klein-Hass
Saul Mejia, VP • Viviano Montes, VP
Emily Roberts • William Rooney
Angela Sichler • Thanh "Terry" Tran
Jack Waizenegger, VP • Gregory L. Wilkinson
Vacant seats: Southeast Renter
Southwest Homeowner • Southwest Renter
Youth Representatives: Douglas Bernal
Jannet de la Torre • Danilo Guerra



ERIC GARCETTI
MAYOR

PANORAMA CITY NEIGHBORHOOD COUNCIL

POSTAL MAIL

14500 Roscoe Boulevard, Suite 400
Panorama City, CA 91402

TELEPHONE

818-714-2133

ELECTRONIC MAIL

info@panoramacitync.org

WEB SITE

<http://www.panoramacitync.org>

ALTERNATES

Alt1 Olvia Diaz • Alt2 Deborah Kenton
Alt3 Marisol Lopez • Alt4 Severiana Pablo
Alt4 Karo Terossian

June 27, 2014

Richard Bargash
Dos Estrella's Market
14650 Roscoe Boulevard, Unit 9
Panorama City, CA 91402

Dear Mr. Bargash:

Alcohol Sales at Dos Estrella's Market

The Panorama City Neighborhood Council at their May 22, 2014 Board of Directors Meeting voted to support your (Richard Bargash) application for a conditional-use-permit to allow full alcohol sales at Dos Estrella's Market located at 14650 Roscoe Boulevard, Unit 9, Panorama City, CA 91402. You may contact me at jack.waizenegger@gmail.com or 818-262-8687 May your market conduct itself responsibly, contribute to Panorama City, and prosper.

Sincerely,

Jack R. Waizenegger
Director and Land Use Committee Chair

C: PCNC Board of Directors

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

ABC

- Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
 - Part 2 is to be completed by the applicant, and returned to ABC.
 - Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

RICHARD CHRIST BARGASH

2. PREMISES ADDRESS (Street number and name, city, zip code)

14650 ROSCOE BLVD., #9, PANORAMA CITY, CA 91402

3. LICENSE TYPE

21

4. TYPE OF BUSINESS

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge | <input type="checkbox"/> Private Club |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club | <input type="checkbox"/> Night Club | <input type="checkbox"/> Veterans Club |
| <input type="checkbox"/> Cafe/Coffee Shop | <input type="checkbox"/> Brew Pub | <input type="checkbox"/> Tavern: Beer | <input type="checkbox"/> Fraternal Club |
| <input type="checkbox"/> Bed & Breakfast: | <input type="checkbox"/> Theater | <input type="checkbox"/> Tavern: Beer & Wine | <input type="checkbox"/> Wine Tasting Room |
| <input type="checkbox"/> Wine only <input type="checkbox"/> All | | | |
| <input type="checkbox"/> Supermarket | <input type="checkbox"/> Membership Store | <input type="checkbox"/> Service Station | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store | <input type="checkbox"/> Department Store | <input checked="" type="checkbox"/> Convenience Market | <input type="checkbox"/> Drive-in Dairy |
| <input type="checkbox"/> Drug/Variety Store | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline | |
| <input type="checkbox"/> Other - describe: | | | |

5. COUNTY POPULATION

6. TOTAL NUMBER OF LICENSES IN COUNTY

7. RATIO OF LICENSES TO POPULATION IN COUNTY

8. CENSUS TRACT NUMBER

1200.2

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

2

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

2

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

- ☒ Yes, the number of existing licenses exceeds the number allowed
- ☐ No, the number of existing licenses is lower than the number allowed

See Part 3

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

- ☒ Yes (Go to Item #13)
- ☐ No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER

1994

14. TOTAL NUMBER OF REPORTING DISTRICTS

1135

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

266,457

16. AVERAGE NO. OF OFFENSES PER DISTRICT

235

17. 120% OF AVERAGE NUMBER OF OFFENSES

282

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

218

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

- ☒ Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17
- ☐ No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

- ☐ a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.
- ☒ b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.
- ☐ c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

VILMA V. RIVERA - LR

#561719

PART 2 - TO BE COMPLETED BY THE APPLICANT (If box #20b is checked)

21. Based on the information on the reverse, the Department may approve your application if you can show that public convenience or necessity would be served by the issuance of the license. Please describe below the reasons why issuance of another license is justified in this area. You may attach a separate sheet or additional documentation, if desired. Do not proceed to Part 3.

22. APPLICANT SIGNATURE

23. DATE SIGNED

PART 3 - TO BE COMPLETED BY LOCAL OFFICIALS (If box #20c is checked)

The applicant named on the reverse is applying for a license to sell alcoholic beverages at a premises where undue concentration exists (i.e., an over-concentration of licenses and/or a higher than average crime rate as defined in Section 23958.4 of the Business and Professions Code). Sections 23958 and 23958.4 of the Business and Professions Code requires the Department to deny the application unless the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within 90 days of notification of a completed application that public convenience or necessity would be served by the issuance. Please complete items #24 to #30 below and certify or affix an official seal, or attach a copy of the Council or Board resolution or a signed letter on official letterhead stating whether or not the issuance of the applied for license would serve as a public convenience or necessity.

24. WILL PUBLIC CONVENIENCE OR NECESSITY BE SERVED BY ISSUANCE OF THIS ALCOHOLIC BEVERAGE LICENSE?

☐ Yes

☐ No

☐ See Attached (i.e., letter, resolution, etc.)

25. ADDITIONAL COMMENTS, IF DESIRED (may include reasons for approval or denial of public convenience or necessity):

*****Applicant's current Type 20 License to be cancel upon issuance of pending Type 21 -wr**

26. CITY/COUNTY OFFICIAL NAME

27. CITY/COUNTY OFFICIAL TITLE

28. CITY/COUNTY OFFICIAL PHONE NUMBER

29. CITY/COUNTY OFFICIAL SIGNATURE

30. DATE SIGNED



**California Department of Alcoholic Beverage Control
For the County of LOS ANGELES - (Off-Sale Licenses)
and Census Tract = 1200.2**

Report as of 10/27/2015

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	488981	ACTIVE	20	5/15/2010 3:35:59 PM	5/31/2016	SALEH, SALAHELDIN MAHMOUD 8111 VAN NUYS BLVD, STE 102 PANORAMA CITY, CA 91402-4802 Census Tract: 1200.20	LANARK MARKET		1933
2)	535469	ACTIVE	20	10/9/2013 10:06:45 AM	9/30/2015	BARGASH, RICHARD CHRIST 14650 ROSCOE BLVD, STE 9 PANORAMA CITY, CA 91402-4149 Census Tract: 1200.20	DOS ESTRELLAS	5334 LINDLEY AVE, #205 ENCINO, CA 91316	1933

--- End of Report ---

For a definition of codes, view our [glossary](#).

Dos Estrellas Market

1560 Roscoe Blvd #9 Panorama, CA. 91402

*N parcel # 2210-010-011

LEGAL DESCRIPTION:

TRACT # 1532 E 95.87 FT OF W 425.87 FT OF
S 290 FT OF LOT 21

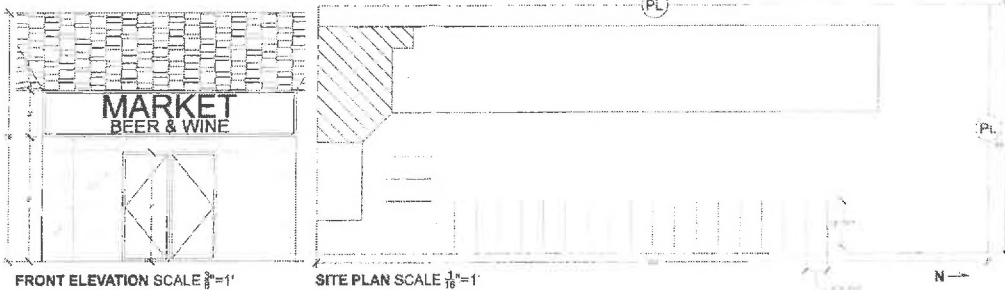
APPLICANT: Richard C Bargaah

(818)281-5590

PROPERTY OWNER: Richard C Bargaah

(818)281-5590

GENERAL NOTES: THESE PLANS AND DRAWINGS
FOR A CONDITIONAL USE PERMIT TO ALLOW FOR
THE SALE OF ALCOHOLIC BEVERAGES. NO
PROPOSED ADDITIONAL SQUARE FOOTAGE. NO
CHANGES TO EXTERIOR STOREFRONT
STRUCTURE.

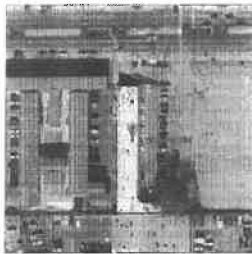


FRONT ELEVATION SCALE 3/8"=1'

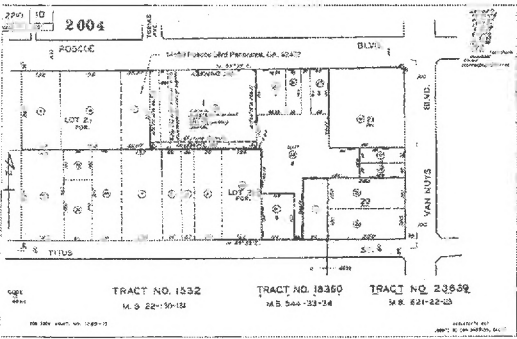
SITE PLAN SCALE 1/8"=1'



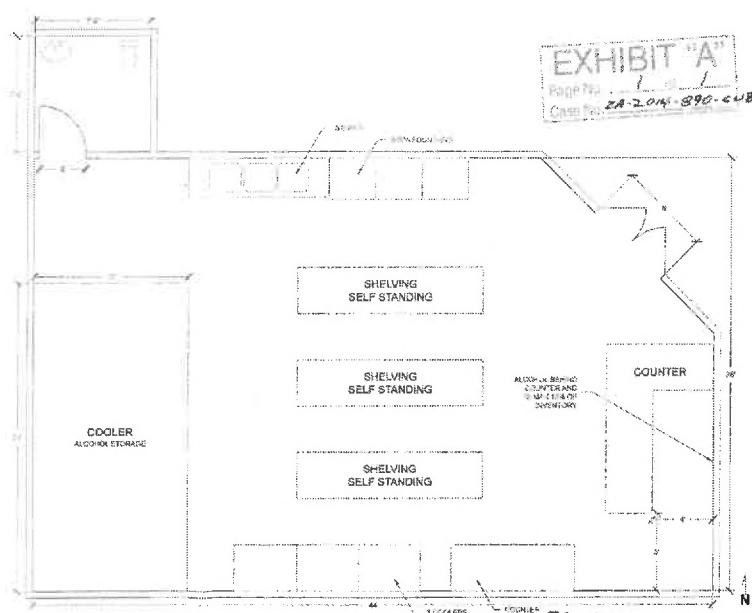
VICINITY MAP



AERIAL MAP



PARCEL MAP



FLOOR PLAN SCALE 3/8"=1'

APPLICANT: RICHARD C BARGAAH 1560 ROSCOE BLVD PANORAMA, CA 91402 (818) 281-5590 RCBARGAAH@GMAIL.COM	DOS ESTRELLAS MARKET 1560 ROSCOE BOULEVARD UNIT #9 PANORAMA, CA 91402
PROJECT TITLE: ALCOHOL C.U.P.	
FILE NAME: MARKET DRAWN BY: A. JAM CHECKED BY: R. BARGAAH DATE: 1/16/2014	
TITLE PAGE CS1.0	

SCHOOLS/CHURCH/PARKS WITHIN 1000 FEET

Church:

Arbol De Vida
14603 Titus St.
Panorama City, CA 91402

Pentecostal
14626 Titus St.
Panorama City, CA 91402

Pentecostal
8217 Van Nuys Blvd
Panorama City, CA 91402

Schools:

Michelle Obama School
8150 Cedros Ave.
Panorama City, CA 91402

* New Approved CUP *

LYNN K. WYATT
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
LOURDES GREEN
THEODORE L. IRVING
CHARLES J. RAUSCH, JR.
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CITY OF LOS ANGELES
CALIFORNIA



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August 7, 2015

Richard Bargash (A)(R)
Dos Estrellas Market
14650 Roscoe Boulevard #9
Panorama City, CA 91402

Choice Capital Corp. (O)
2160 Century Park
Los Angeles, CA 90067

CASE NO. ZA 2014-0890(CUB)
CONDITIONAL USE
14650 Roscoe Boulevard, #9
Mission Hills-Panorama City-North Hills
Planning Area
Zone : [Q] C2-1-CDO
D. M. : 192B149
C. D. : 6
CEQA : ENV 2014-888-MND
Legal Description: Lot PT 21, Tract 1532

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 a market that currently sells beer and wine,

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 proceedings against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
7. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement 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 or the Condition Compliance Unit for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center or Condition Compliance Unit for inclusion in the case file.
8. Approved herein is the sale of a full line of alcoholic beverages for off-site consumption at an existing 1,232 square-foot market which currently sells beer and wine. Hours of operation are 8 a.m. to 11 p.m., daily.
9. The authorization granted herein for the sale of a full line of alcoholic beverages on the subject premises is for a period of 8 years from the effective date of this grant. Thereafter, a new authorization shall be required to continue the sale and dispensing of a full line of alcoholic beverages for off-site consumption.
10. The applicant shall file a Plan Approval application no sooner than 18 months but within 24 months from the effective date of this determination. The Plan Approval application shall be subject to filing fees established pursuant to the Los Angeles Municipal Code Section 19.01-E. A public hearing shall be conducted subject to notification requirements established by the Los Angeles Municipal Code Section 12.24-D. The purpose of the Plan Approval is to review the effectiveness of, and compliance with, the express terms of the Conditions of this grant. Upon review of the effectiveness of and compliance with the conditions, the Zoning Administrator may modify such conditions, delete, or add new ones as appropriate and require a subsequent plan approval, as necessary, and reserves the right to conduct the public hearing for nuisance abatement/revocation purposes.
11. No coin-operated games or video machines are permitted.
12. The security guards patrolling the market and the parking lots shall report to LAPD any persons loitering, on the property, drinking in public, or exhibit signs of over-intoxication.
13. Exterior lighting on the building shall be maintained and provide sufficient illumination of the immediate environment so as to render persons clearly visible.

14. Petitioner shall maintain a 24-hour hotline number for the purpose of complaints. Petitioner shall respond to citizen complaints within 24 hours. The hotline phone number shall be posted on the exterior front and rear walls of the establishment. A log containing the time, date, and nature of the complaint, and the resolution of the matter shall be maintained on the premises.
15. 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. Employees who sell alcoholic beverages, security staff, and managers shall attend the training on an annual basis.
16. An electronic age-verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.
17. Loitering is prohibited on or around these premises or the area under control of the applicant.
18. The applicant shall be responsible for maintaining free of litter the area adjacent to the premises. The owner/operator shall maintain video surveillance of all interior public areas, including entrances and exits, and maintain a minimum of a four-week DVR library. All persons acting in the capacity of manager shall be familiar with the security system and have the ability to make a copy of the content and provide it to law enforcement officers upon request.
19. A laminated copy of the approved conditions shall be posted at the premises at all times and produced immediately upon request of the Police Department. All employees working in the market shall be knowledgeable of these conditions and shall sign a document acknowledging receipt of these conditions.
20. **Prior to the beginning of operations**, the applicant shall notify the Condition Compliance Unit via email or U.S. Mail when operations are scheduled to begin and shall submit a copy of the Certificate of Occupancy for the Case File. The notification shall be submitted to planning.ccu@lacity.org, with the subject of the email to include the case number, **"ZA-2014-890-CUB/Operation Notification"**. The applicant shall also submit (attached or mailed) evidence of compliance with any conditions which require compliance "prior to the beginning of operations" as stated by these conditions.
21. **Prior to the beginning of operations**, the manager of the facility shall be made aware of the conditions and shall inform his/her employees of the same. A statement with the signature, printed name, position and date signed by the manager and his/her employees shall be provided to the Condition Compliance Unit within 30 days of the beginning day of operation of the establishment. The statement shall read as follows,

We, the undersigned, have read and understand the conditions of approval to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption, in conjunction the market, known as Dos Estrellas Market, and agree to abide and comply with said conditions.

22. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination has been provided to the prospective owner/operator, including the conditions required herewith, shall be submitted to the Condition Compliance Unit in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Condition Compliance Unit within 30 days of the beginning day of his/her new operation of the establishment along with the dimensioned floor plan, seating arrangement and number of seats of the new operation.
23. Should there be a change in the ownership and/or the operator of the business, the Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or If at any time during the period of validity of this grant, documented evidence is submitted showing continued violation of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, shall be submitted to the Department of Planning, Condition Compliance Unit within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct a public hearing, that may also be conducted for nuisance abatement/revocation purposes.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent 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 \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after AUGUST 24, 2015, 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, and the statements made at the public hearing on June 5, 2015, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-W have been established by the following facts:

BACKGROUND

The property is a level, rectangular-shaped parcel of land located mid-block on Roscoe Boulevard, at the "T" intersection with Tobias Avenue. The subject site is an interior lot located in the [Q]C2-1-CDO Zone totaling approximately 24,712 square feet. The lot has a 95-foot frontage along the southern side of Roscoe Boulevard and a depth of 260 feet. The property is improved with a shared surface parking lot containing 20 automobile spaces and a 8,124 square-foot, one-story, L-shaped shopping center complete with a Nail Salon, Barber shop, Mexican Food Restaurant, Internet Café, Beer and Wine Market (subject property), bakery, and Chinese food Restaurant built in 1987. The subject property (Dos Estrellas Market) occupies 1,232 square feet of space within the shopping center.

The request entails a conditional use permit to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption at Dos Estrellas Market that currently sells beer and wine in the [Q]C2-1-CDO Zone.

On March 30, 1987, a conditional use was approved by the Zoning Administrator (Case No. ZA 86-1291(CUB) which permitted the sale of beer and wine for off-site consumption in conjunction with the convenience market.

The site is located within the Mission Hills-Panorama City- North Hills Community Plan Area, Panorama City Community Design Overlay (CDO) Zone, Panorama City Streetscape, Pacoima/Panorama City (CD7) Earthquake Disaster Assistance Project Community Redevelopment Agency, Panorama City Business Improvement District, Valley Revitalization Zone, Los Angeles State Enterprise Zone, General Plan Footnote's area, Horizontal Surface Area Airport Hazard Area, and within 4.7 kilometers of the Northridge Fault.

The northerly adjoining properties (across Roscoe Boulevard) are zoned [Q]P1-1-CDO and [Q]C2-1-CDO and improved with a vacant Montgomery Ward's Shopping mall and Auto Service Center. The easterly adjoining property is a vacant lot zoned [Q]C2-2D-CDO and the southerly adjoining properties are zoned [Q]M1-1-CDO and are improved with commercial buildings including an industrial center. The westerly adjoining properties are zoned R3-1 and developed with two-story multi-family dwellings.

Roscoe Boulevard to the north is a Major Highway (Class II) dedicated to a width of 100 feet and improved with curb, gutter, and sidewalk.

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

Subject Property

Certificate of Occupancy #VN94557 – On April 23, 1987, the site was issued a Certificate of Occupancy allowing for a 1-story, Type V-1Hr 33'X260' Retail Sales Building (Core & Shell – 9 Suites) only. 17 Parking spaces required, 24 provided, 16 standard and 8 compact. B-2 Occupancy.

Ordinance No. 175,550 - On November 18, 2003, an ordinance establishing permanent [Q] Conditions regarding automotive uses, direct access to projects, and signage on all the zones within the adopted boundaries of the Community Design Overlay District for the Panorama City Center.

Case No. ZA 86-1291(CUB) – On March 30, 1987, the Zoning Administrator approved a Conditional Use Permit to allow the sale of beer and wine for off-site consumption in conjunction with a convenience market within a proposed 8,120 square-foot neighborhood shopping center. Hours of operation are from 8 a.m. to 10 p.m. Sunday through Thursday, and 8 a.m. to 11 p.m. on Friday and Saturday.

Case No. ZA 92-1183(CUE) – On March 4, 1993, the Zoning Administrator approved a Conditional Use Exception to allow the sale and dispensing of beer and wine only for on-site consumption in conjunction with a proposed restaurant accommodating approximately 42 persons.

Surrounding Property

Case No. ZA 2009-3976(CUB)(CU) – On November 5, 2010, the Zoning Administrator approved a Conditional Use Permit authorizing the sale and dispensing of a full line of alcoholic beverages for off-site consumption, in conjunction with a convenience store/pharmacy and a Conditional Use Permit authorizing deviations from Section 12.22-A,23(a) of the Los Angeles Municipal Code establishing Commercial Corner requirements at 8244, 8246, and 8252 Van Nuys Boulevard.

Case No. ZA 2009-0194(CUB) – On October 21, 2009, the Applicant withdrew an application requesting a Conditional Use Permit authorizing the sale of beer and wine only for off-site consumption at a Wal-Mart Store at 8363 North Van Nuys Boulevard.

Case No. ZA 2007-5234(CUB)(SPR) – On February 8, 2010, the Zoning Administrator terminated an application for a Conditional Use Permit for the sale of a full line of alcoholic beverages for on-site consumption at a new 6,379 square-foot restaurant at 14626 West Roscoe Boulevard.

Case No. ZA 2002-5339(CUB) - On December 26, 2002, the applicant withdrew an application requesting a Conditional Use Permit for the sale of beer and wine only for off-site consumption in conjunction with the operation of a convenience market at 8200 North Van Nuys Boulevard.

PUBLIC HEARING

A Notice of Public Hearing was sent to nearby property owners and/or occupants residing within a 500-Foot Radius near the subject site for which an application, as described below, had been filed with the Department of City Planning. All interested persons were invited to attend the public hearing at which they could listen, ask questions, or present testimony regarding the project.

The hearing was held by an Associate Zoning Administrator from the Office of Zoning Administration who acted under Case No. ZA 2014-0890 (CUB) and CEQA No. ENV 2014-888-MND. The hearing was held on Friday, June 5, 2015 at approximately 10:00 a.m., at the Braude Building at 6262 Van Nuys Boulevard, Los Angeles, CA 91401.

The project site was identified as being at 14650 Roscoe Boulevard, and being within the bounds of Council No. 6, and the Mission Hills-Panorama City-North Hills Community Plan Area. The property is zoned [Q]C2-1-CDO.

The applicant is Richard Bargash, and he was represented by Ramon Baguio. The City Planning Department Project Planner for the Office of Zoning Administration is Matthew Quan.

The issues before the Zoning Administrator were requests made:

Pursuant to the provisions of Section 12.24-W.1, of the Los Angeles Municipal Code, a conditional use permit to allow the sale of a full line of alcoholic beverages for off-site consumption at a market that currently sells beer and wine at an existing building located in the [Q]C2-1-CDO Zone.

The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the project. The environmental document was among the matters considered at the hearing. Before opening the matter to public testimony the Zoning Administrator browse through the file and reviewed the content therein, paying particular attention to maps, plans, and photos of the subject site. With this review completed the matter was opened to testimony and the following points were considered.

- There was discussion regarding the site. Photos were viewed.
- The Certificate of Occupancy for the site was issued in 1987 (Core and Shell) and it shows 17 parking spaces required and 24 spaces provided
- The site maintains adequate parking.
- There was discussion about the hours of operation under the previous grant ZA 86-1291(CUB) and signage and lighting requirements to discourage loitering.
- The market's current services will be retained.
- There was discussion about the signage of alcoholic beverages, 10% display area or if no limits the market might become a liquor store.
- The representative from the Council Office stated their support for the applicant's request, as well as the Certified Neighborhood Council. Adjoining businesses and residents have signed a form letter of support
- The hearing was closed.

Prior to issuing this Letter of Determination the Zoning Administrator has considered all the testimony presented at the hearing, written communication received prior to or at the

hearing, and the merits of the project as it relates to existing environmental and land use regulations.

Correspondence:

A letter from the Mission Area Vice Section of the LAPD dated on October 8, 2014 opposing the application to change the conditional use from beer and wine to full alcoholic sales was received. Commanding Officer Todd Chamberlain stated several occasions that citations were issued to patrons for loitering; to the establishment for exterior signs that advertised beer, and expressed their concerns over increased crime related incidents.

A support letter dated on June 27, 2014 from the Panorama City Neighborhood Council was submitted to the file. The Letter indicates that at the Board of Director's meeting on May 22, 2014 the Board voted to support their application for a conditional use permit to allow full alcohol sales.

A support letter dated on May 7, 2014 from Ms. Carmen Dominguez, LAUSD School Principal from Michelle Obama Elementary School was submitted to the file.

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

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

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

- No "Happy Hour" type of reduced-price alcoholic beverage or "2 for 1" promotion shall be allowed at any time. Discounted food promotions are encouraged.
- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
- Fortified wine (greater than 16% alcohol) shall not be sold.

- No signs are permitted on the outside of the building or directed from the inside to the outside which display or advertise the availability of alcoholic beverages.
- No sale of alcohol shall be permitted at any self-service, automated check-out station (checkout conducted primarily by the customer, with assistance by a store monitor) if such are available on the site. All sales of alcohol shall be conducted at a full-service checkout station directly attended by a cashier/checkout clerk specifically assigned solely to that station.
- The alcoholic beverage license shall not be exchanged for a public premises type license nor operated as public premises

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-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 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 project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The applicant has requested a conditional use permit to authorize the sale and dispensing of a full line of alcoholic beverages for off-site consumption at an existing 1,232 square-foot market (Dos Estrellas) which currently has a Type 20 ABC license to sell beer and wine for off-site consumption. Dos Estrellas Market has operated at this location since 2011.

On March 30, 1987, a conditional use was approved by the Zoning Administrator (Case No. ZA 86-1291(CUB)) which permitted the sale of beer and wine for off-site consumption for the convenience market within a proposed 8,120 square-foot neighborhood shopping center. On December 10, 2011 a lease agreement was issued to Gurmail Singh allowing him to operate at the present location and continue the operation of the retail space as a market. On October 1, 2013, as an accommodation to the Lessee, the Lessor agreed to add Richard Bargash (current applicant) as an additional Lessee to the said Lease.

The market is located in a building that is zoned [Q]C2-1-CDO and there are no changes proposed to the building's façade. The market's proposed upgrade from beer and wine sales to full line of alcoholic beverages for off-site consumption was supported by the Panorama City Neighborhood Council and in a letter from the

adjoining school acknowledging the subject application outlining four programs that the applicant and the school can partner to support the school. A letter of opposition was submitted by the Mission Area Vice Section of the LAPD noting errors in the application under Question 3, as follows: (i) sensitive uses not listed; (c) a discrepancy on the number of employees at any given time; (c) (iii) the number of citations issued by the department during the 2014 calendar year; (f) an error listing the type of alcohol application being requested; and (f) (iv) excessive signage advertising alcohol products. The conditions which related to the sale and service of alcoholic beverages are listed above for the consideration of the ABC. The Zoning Administrator has imposed operational conditions such as: electronic age verification machines; the maintenance of security cameras, a hotline to report loitering, and STAR training to mitigate the market's land use impacts and to protect public welfare. A condition for a plan approval is imposed to be filed as a cautionary measure to assure that the applicant provides documented evidence of compliance with the conditions of approval. As conditioned, the proposed market is expected to operate in a manner that is compatible with and does not adversely affect or degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

As conditioned, the operation of a market with sale and dispensing of a full line of alcoholic beverages for off-site consumption will improve the built environment and will provide a beneficial service to the Panorama City community and the city.

Since 2011, the subject market has been providing a beneficial service to the people who live and work in the surrounding neighborhood by offering convenient shopping opportunity for food, beverages and other daily necessities. As noted above, a market has existed at this location for more than 28 years and provided convenience and welfare as well as a beneficial service to the community. Hence, authorizing the upgrade from beer and wine to the sale and dispensing of a full line of alcoholic beverages in conjunction with the subject market will continue the sale of other convenience items that include food, health, hygiene, beauty, cleaning, and other household products. As evidenced by testimony at the public hearing, adding a full line of alcoholic beverages to the inventory of products will further provide a public benefit and convenience of one-stop shopping and other benefits as this neighborhood serving commercial center located within the Panorama City Regional Commercial district and within walking distance to other businesses serving the surrounding community.

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

The subject property has a frontage of 95 feet along the southern side of Roscoe Boulevard and a depth of 260 feet. The property is improved with a shared surface parking lot containing 20 automobile spaces and an 8,124 square-foot, one-story, L-shaped commercial shopping center complete with a Nail Salon, Barber shop, Mexican Food Restaurant, Internet Café, Beer and Wine Market (subject property), bakery, and Chinese food Restaurant built in 1987. The subject property (Dos Estrellas Market) occupies 1,232 square feet of space within the shopping center.

Dos Estrellas is requesting hours of operation from 8 a.m. to 11 p.m. daily. The property is zoned [Q]C2-1-CDO.

The site is located within the Mission Hills-Panorama City Community Plan Area, Panorama City Community Design Overlay Zone, Panorama City Streetscape, Pacoima/Panorama City (CD7) Earthquake Disaster Assistance Project Community Redevelopment Agency, Panorama City Business Improvement District, Valley Revitalization Zone, Los Angeles State Enterprise Zone, General Plan Footnote's area, Horizontal Surface Area Airport Hazard Area, and within 4.7 kilometers of the Northridge Fault.

The northerly adjoining properties (across Roscoe Boulevard) are zoned [Q]P1-1-CDO and [Q]C2-1-CDO and a vacant Montgomery Ward's shopping mall and Auto Service Center. The easterly adjoining property is zoned [Q]C2-2D-CDO and also a vacant lot. The southerly adjoining properties are zoned [Q]M1-1-CDO and are improved with commercial buildings including an industrial center. The westerly adjoining properties are zoned R3-1 and developed with two-story multi-family dwellings.

The market's hours are convenient for a store located on a commercial corridor that serves a growing residential population. The change from the sale of beer and wine at the market to a full line of alcoholic beverages for off-site consumption is the only operational change proposed. There are no proposed changes to the market's location, size, height, or other significant features. Therefore, the operation of the market should continue to be compatible with and not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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

The General Plan is the City's roadmap for future growth and development. The General Plan elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of LAMC requirements. The project does not propose to deviate from any LAMC requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements adopted by the City Council. The Framework Element establishes the broad overall policy and direction for the General Plan.

The Land Use Element of the General Plan divides the City into 35 Community Plans areas. The Mission Hills-Panorama City-North Hills Community Plan Map designates the property for Regional Commercial Land Use with corresponding zones of CR,C1.5,C2, C4,RAS3,RAS4,R3,R4,R5,P,PB, and Height District I. The Plan seeks to promote the economic well-being of the community by designating land for commercial purposes subject to appropriate planning standards that enhance the appearance and economic well-being of commercial districts.

The Mission Hills-Panorama City-North Hills Community Plan is silent regarding the sale and dispensing of full line of alcoholic beverages for off-site consumption at

markets. The proposed location of a market in a commercial zone is consistent with the following Community Plan commercial objectives and policies:

Objective 2-1: To conserve, strengthen and encourage investment in all commercial districts.

Policy 2-1.1: New commercial uses shall be located in existing established commercial areas or existing shopping centers.

Approval of the request is consistent with Objective 7.3 of the Framework Element which states "maintain and enhance the existing businesses in the City" as well as Policy 7.3.2 which states "retain existing neighborhood commercial activities within walking distance of residential areas." As conditioned, the sale of a full line of alcoholic beverages for off-site consumption at a market located within walking distance of residences and businesses can be deemed to substantially conform to the purpose, intent and provisions of the General Plan, the Mission Hills–Panorama City–North Hills Community Plan, and the Panorama City CDO.

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

A market has operated at the site since 1987, and it has been operated as Dos Estrellas Market for the past 4 years selling beer and wine for off-site consumption. The market has been conditioned to address the potential adverse impacts, including the filing of a Plan Approval to review compliance with operational conditions and document any evidence of detrimental impacts from the sale of a full line of alcoholic beverages at the existing market. No evidence was submitted for the record demonstrating that the sale of full line of alcoholic beverages for off-site consumption at a market will adversely affect the welfare of the Panorama City community.

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

According to the State of California Department of Alcoholic Beverage Control (ABC) there are 3 on-site and 2 off-site licenses allocated to Census Tract No. 1200.20. There is 1 on-site and 2 off-site existing licenses in the census tract. The applicant has an active Type 20 ABC license which shows no active disciplinary history. The current Type 20 license will be surrendered by the applicant upon receipt of the Type 21 license; therefore, there will not be an increase of ABC licenses in the census tract. The following ABC licenses are located within 1,000 feet of the subject property:

- (2) Type 20
- (1) Type 47

According to statistics provided by the Los Angeles Police Department, within Crime Reporting District No. 1994 which has jurisdiction over the subject property, a total of 218 crimes were reported in 2014, compared to the citywide average of 163 crimes and the high crime reporting district average of 196 crimes for the same period. In 2014, there were 22 Narcotics, 1 Liquor Law, 18 Public Drunkenness, 0 Disturbing the Peace, 4 Disorderly Conduct, and 12 DWI related arrests. These numbers do not reflect the total number of arrest in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The market is located in a reporting district with higher than average rates of crime. The requirement for the term grant will additionally ensure that oversight is maintained if the applicant wants to obtain an approval to continue such sales. Granting of the conditional use permit will not lead to an undue concentration of ABC licenses in the census tract because the applicant will surrender the license following the issuance of the Type 21 license.

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

The following sensitive uses are within a 1,000-foot radius of the subject property:

- | | |
|-------------------------|-------------------------|
| • Arbol De Vida Church | 14603 Titus Street |
| • Pentecostal Church | 14626 Titus Street |
| • Pentecostal Church | 8217 Van Nuys Boulevard |
| • Michelle Obama School | 8150 Cedros Avenue |

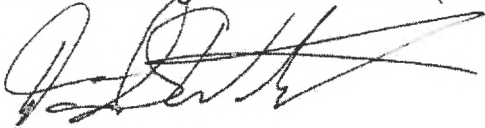
This grant has placed numerous conditions upon the request and not authorized uses of the property, which might create potential nuisances for the surrounding area. Such imposition of conditions, as well as the imposition of a term grant and a plan approval in 18 months, will make the market a more compatible and accountable neighbor to the surrounding uses than would otherwise be the case.

ADDITIONAL MANDATORY FINDINGS

7. 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.
8. On April 29, 2015, a Mitigated Negative Declaration (ENV 2014-888-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 Planning Department in Room 351, 6262 Van Nuys Boulevard.

Inquiries regarding this matter shall be directed to Matthew Quan, Planning Staff for the Office of Zoning Administration at (213) 978-1320.



DAVID S. WEINTRAUB
Associate Zoning Administrator

DSW:MQ:Imc

cc: Councilmember Nury Martinez
Sixth District
Adjoining Property Owners

FRANKLIN P. EBERHARD
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JAMES J. CRISP
DARRYL L. FISHER
ROBERT JANOVICI
WILLIAM LILLENBERG
LOUIS J. MUTO
JON PERICA
JACK C. SEDWICK

CITY OF LOS ANGELES
CALIFORNIA



TOM BRADLEY
MAYOR

DEPARTMENT OF
CITY PLANNING
KENNETH C. TOPPING
DIRECTOR

KEI UYEDA
DEPUTY DIRECTOR

OFFICE OF
ZONING ADMINISTRATION

Room 600, City Hall
Los Angeles, CA 90012-4856
(213) 485-3851

March 30, 1987

Original CUP

Daniel Sarvian and Kamran Boudai
10110 Sepulveda Boulevard, No. 35
Mission Hills, CA 91345

Roscoe Panorama Management Company
18210 Sherman Way, No. 110
Reseda, CA 91335

Department of Building and Safety

Re: CASE NO. ZA 86-1291(CUB)
CONDITIONAL USE
14650 Roscoe Boulevard
Mission Hills-Panorama City-
Sepulveda Planning Area
Zone (Q)C2-1
D. M. 7520
C. D. 7
EIR: ND 86-0696(CUB)
Legal Description: Lot 21,
Tract No. 15132

In the matter of the application of Daniel Sarvian for conditional use approval on a site located in the (Q)C2-1 Zone, please be advised that based upon the findings of fact hereinafter set forth and by virtue of the authority contained in Section 12.24-C of the Municipal Code, the Zoning Administrator hereby authorizes as a conditional use, on a site described as Lot 21 of Tract No. 15132, located at 14650 Roscoe Boulevard, Mission Hills-Panorama City-Sepulveda Planning Area for:

the sale of beer and wine for off-site consumption in conjunction with a convenience market within a proposed 8,120-square-foot neighborhood shopping center, with 24 on-site parking spaces in the (Q)C2-1 (commercial) Zone, with the said market opens from 8 a.m. to 10 p.m. Sunday through Thursday, and 8 a.m. to 11 p.m. on Friday and Saturday, seven days per week,

upon the following terms and conditions:

1. That the use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A".
2. That all other use, height and area regulations of the Municipal Code be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
3. That as long as the subject authorization is in effect, no electronically, video or mechanically controlled game machines shall be permitted in the market.

ZA 86-1291 (CUB)

4. That any exterior signs on the premises or interior signs designed for viewing primarily from the street, which advertise the sale of alcoholic beverages, shall be prohibited.
5. That the herein-authorized conditional use shall be valid only so long as a bona fide market is maintained as the principle use of the subject property under the direct ownership known as the 7-Heaven Market (applicant), and the sale or dispensing for consideration of beer and wine for off-site sales is conducted as an incidental use to such market.
6. That the herein-authorized conditional use only involved the subject market within the involved small shopping center for the selling of alcoholic beverages and does not apply to any other units on the subject property.
7. That the subject market shall sell beer and wine only during the hours of 8 a.m. to 10 p.m., Sunday through Thursday and from 8 a.m. to 11 p.m. on Friday and Saturday, seven days a week.
8. That in order to provide for reexamination of the matter in the light of any changed conditions in the neighborhood, the authority herein granted shall be valid for a period of five years from the effective date hereof, and null and void thereafter.
9. That 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 his opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
10. The use hereby authorized is conditional upon the privileges' being utilized within 180 days after the effective date hereof, and if they are not utilized or construction work is not begun within said time and carried on diligently to completion this authorization shall become void and any privilege or use granted hereby shall be deemed to have lapsed unless a Zoning Administrator has granted an extension of the time limit, after sufficient evidence has been submitted indicating that there was unavoidable delay in taking advantage of the grant. Once any portion of the privilege hereby granted is utilized, the other conditions thereof become immediately operative and must be strictly observed.

Furthermore, this conditional use approval shall be subject to revocation in the manner as provided under Section 12.24,1 of the Municipal Code if the conditions imposed are not strictly observed. 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. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. The Zoning Administrator's determination in this matter will become effective after April 14, 1987, unless an appeal therefrom is filed with the

accompanied by the required fee and received and receipted at a Public Office of the Department of City Planning on or before the above date or the appeal will not be accepted.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the report of the Zoning Analyst thereon, the statements made at the public hearing before the Zoning Administrator on March 20, 1987, all of which are by reference made a part hereof, as well as personal knowledge of the property and the surrounding district, I find that the requirements for authorizing a conditional use under the provisions of Section 12.24-C of the Municipal Code have been established by the following facts:

1. The subject property is a (Q)C2-1, rectangular-shaped parcel, being developed with a small shopping center, having a total floor area of approximately 8,000 square feet; including 24 parking spaces.

The small shopping center is built in an "L" shape, with the proposed 1,260-square-foot mini market located in the corner of the "L" toward the rear of its parcel.

The subject property is at the edge of the Panorama City Regional Shopping Center to the north, the apartments are to the west on Roscoe Boulevard.

There is a large regional shopping mall located northerly across Roscoe Boulevard on the easterly and westerly sides of Tobias Avenue, including the Broadway store, Montgomery Wards, and the Montgomery Wards Auto Service Center, on C2-3, P-2, P-3, C2-1, and P-1 zoned parcels. Multiple-family dwellings are also located northwesterly on Cedros Avenue on R3-1 zoned Lots.

Light industrial uses and a private school (United Cerebral Palsy) are located adjacent to south on M1-2 zoned lots.

The Black Angus restaurant referenced under Case No. CUB 83-246, located adjacent to the proposed shopping center, to the east, sells a full line of alcoholic beverages for on-site consumption on a (Q)C2-2 zoned parcel. Banks and office buildings are also located easterly on Roscoe Boulevard.

There are multiple-family dwellings adjacent to the west on R3-1 zoned lots on Roscoe Boulevard with a 60-unit apartment adjoining the applicants property.

Roscoe Boulevard is a major highway adjacent to the subject property, fully improved with curbs, sidewalks, and traffic lights, and with a dedicated width of 100 feet.

Tobias Avenue is a local street improved curbs, and sidewalks, and has a dedicated width of 60 feet.

Previous cases, affidavits, permits, etc.:

Case No. CUB 83-246 was request for a conditional use to for a restaurant, with a lounge, dancing, video movies, and to sell a full line of alcoholic beverages for on-site consumption (Black Angus Restaurant).

Case No. CPC 83-378(ZC) zone change for subject property from (Q)C1-1 to (Q)C2-1 (commercial) Zone with six "Q" conditions.

The subject property is narrow and deep with the "L"-shaped building set back 10 feet from its street and 9 feet from the westerly property line as required by the "Q" condition of the zone change and faces to the east toward the 24-space parking area to provide protection for the apartment. The small shopping center is located at the intersection of Roscoe Boulevard and Tobias Avenue, which is controlled by a traffic signal. Consequently, automobiles using the shopping center will not impede upon the traffic flow on Roscoe Boulevard.

There are no public schools, parks, or churches within a 600-foot radius of the subject site. However, there are a substantial amount of high-density residential areas to the west and a special school to the south within the 300-foot radius of the subject site.

At the public hearing on March 20, 1987, the lessee explained that this will be a small convenient market of food products and that beer and wine will be a small portion of the business. There is no intention for the store to be open late and no game machines or other attractions in the store to create a neighborhood problem.

No one appeared at the hearing except the applicant and no letters of opposition.

In view of the aforementioned considerations and with the conditions imposed, there is no reason to believe that the market selling beer and wine in the small retail center cannot be operated in a reasonable manner contributing to the diversity of grocery and food items available.

Therefore, it is deemed that the proposed market will be properly located in relation to adjacent uses and to the development of the community. Further, that said location is in conformance with the adopted Panorama City Community Plan which designates the subject property for regional commercial uses, with Height District No. 1 and corresponding zones of C2, C4, CR, P, and PB.

2. The applicant is requesting permission to sell beer and wine for off-site consumption at a small market within a new, interior retail commercial center with nine-units.

The other stores will include a beauty shop, Chinese food to go, and the other units are not leased.

The subject property adjoins industrial uses to the south and intense commercial uses to the north and east. A restaurant adjoins next door to the east.

There are no churches or hospitals within a 600-foot radius of the subject property. However, the United Cerebral Palsey school is located within 300 feet of the new shopping center to the south on Titus Streets.

The Alcoholic Beverage Control disclosed that Census Tract No. 1202, allows six licenses for on-site consumption with seven existing and five licenses allowed for off-site consumption with two existing. By combining these totals, there are nine existing and eleven allowed licensed liquor sales in the area and is lower than what was expected in for a regional center. Also, in checking the Police Report District 1925 for this area, it indicates that for 1985, 1,087 reported crimes with the citywide average of 440, thus, indicating that the subject property is in a very high crime rate area for the City. It would be appropriate to put a time period on the grant to review the operation of the store in the near future due to the high crime rate problems for the area.

It is, therefore, determined that the location of the subject market will not be materially detrimental to the character of the development in the immediate neighborhood, nor will it have an adverse impact on the economic welfare of the community. An undue concentration of similar establishments do not exist in the immediate vicinity and no adverse impacts are evidence as substantiated by the negative declaration issued for the project on December 24, 1986 with which the Associate Zoning Administrator agrees. It is also noted that the project site is not located in a flood hazard area subject to the provision of the Flood Hazard Management Specific Plan.


WILLIAM E. LILLENBERG
Associate Zoning Administrator

WEL:mls

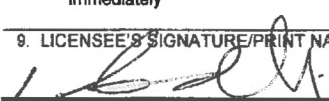
cc: Director of Planning
County Assessor
Councilman Ernani Bernardi
Seventh District
Adjoining Property Owners

LICENSE ACTION REQUEST*Read instructions on reverse before completing.***SECTION 1**

1. LICENSEE'S NAME BARGASH, RICHARD CHRIST	2. LICENSE NUMBER 20-535469
3. DOING BUSINESS AS (DBA) DOS ESTRELLAS	4. DISTRICT OFFICE VAN NUYS
5. PREMISES ADDRESS 14650 ROSCOE BLVD, STE 9, PANORAMA CITY, CA 91402-4149	6. LICENSE ATTACHED <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
7. MAILING ADDRESS SEE #5	

SECTION 2**CANCELLATION**

I voluntarily cancel my license because I am no longer in business. I understand my license cannot be reactivated or reinstated.

8. CANCELLATION EFFECTIVE <input type="checkbox"/> Immediately <input checked="" type="checkbox"/> Upon issuance of pending Type 21 Off Sale General License <input type="checkbox"/> Other:		Pending #21-561719	
9. LICENSEE'S SIGNATURE/PRINT NAME 	10. CONTACT PHONE NUMBER 818-219-1840	11. DATE BUSINESS CLOSED _____	12. DATE SIGNED 11-16-15

SECTION 3**SURRENDER - Rule 65**

I voluntarily surrender my license for a period of not more than one year. I intend to ☐ Transfer ☐ Reactivate the license. I understand that (a) the license must be renewed at the time renewal fees are due or the license will be automatically canceled; (b) the Department will proceed to cancel my license after one year if not transferred or reactivated; and (c) I must report any change in my mailing address to the Department.

13. SURRENDER EFFECTIVE <input type="checkbox"/> Immediately <input type="checkbox"/> Upon issuance of	<input type="checkbox"/> Surrender by Dept.	<input type="checkbox"/> Premises abandoned
14. LICENSEE'S SIGNATURE	15. CONTACT PHONE NUMBER	16. DATE BUSINESS CLOSED
17. DATE SIGNED		

SECTION 4**SURRENDER OF PRIVILEGES FOR A SPECIAL EVENT**

18. SPECIFIC ROOM OR AREA WHERE PRIVILEGES ARE TO BE SURRENDERED			
19. DATE TO BE SURRENDERED	20. PERIOD OF SURRENDER (Starting and ending times) AM / PM to AM / PM		
21. LICENSEE'S SIGNATURE	22. CONTACT PHONE NUMBER	23. DATE SIGNED	

SECTION 5**REQUEST FOR RETURN OF SURRENDERED LICENSE**

I request the return of the surrendered license described above.

I declare under penalty of perjury that there has been no change in ownership of the licensed business, and the premises possess the same qualifications required for the original issuance of the license.

24. LICENSEE'S SIGNATURE	25. CONTACT PHONE NUMBER	26. DATE LICENSE NEEDED	27. DATE SIGNED
--------------------------	--------------------------	-------------------------	-----------------

ABC USE ONLY

☐ Letter attached requesting surrender, cancellation or return

☐ Accusation pending (Send copy of ABC-231 for cancellations to HQ H&L if accusation pending.)

DATE LICENSE MAILED BY HEADQUARTERS
OR RETURNED BY DISTRICT OFFICE

Distribution:

Section 2: Original to HQ Lic; copy to District file
Section 4: Original to District file

Section 3: Original to HQ Lic; copy to District file; copy to suspense file
Section 5: Original to HQ Lic; copy to District file

#561719

DECLARATION OF SERVICE BY MAIL

ABC 207E

Complete this form, attach the original Form ABC-207E and return to ABC office listed below.
Refer to Instructions, Form ABC-528, for more information.

ABC District Office:

**Department of Alcoholic Beverage Control
6150 VAN NUYS BLVD
ROOM 220
VAN NUYS, CA 91401
(818) 901-5017**

Applicant(s) Name(s):

RICHARD CHRIST BARGASH

Premises Address:

**14650 ROSCOE BLVD., #9
PANORAMA CITY, CA 91402**

I, Sandy Rabadi, do hereby declare that on 10-1-15, I served by mail upon each ☒ Resident of real property ☒ owner of real property within a 500-foot radius of the above-designated premises, by depositing in the United States Mail, with postage fully prepaid, a sealed envelope containing a true copy of the Notice of Intention to Engage in the Sale of Alcoholic Beverages (ABC-207E), a copy of which is attached hereto, giving the name(s) of the applicant(s), the type(s) of license(s) applied for, the address of the premises where the business is to be conducted, addressed to the resident/occupant for each of the following addresses (If more space is needed, use reverse or attach a separate sheet):

ADDRESS CITY ZIP CODE

please see attached sheets

☐ Continued on reverse or on attachment

I declare under the penalty of perjury that the foregoing is true and correct.

Executed at Encino, California, this 1 day of October, 20 15

Sandy Rabadi
Signature



There are two ways to request a copy of the document image.

1) By fax using the request form. Click on the following link

http://www.ladbs.org/permits/permit_related_forms/Research_Request_form.pdf to download the request form.

2) In person. Bring the following summary to one of the following Record counters.

COUNTER HOURS

MONDAY, TUESDAY, THURSDAY, FRIDAY: 7:30 AM to 4:30 PM

WEDNESDAY: 9:00 AM to 4:30 PM

Metro	Van Nuys
201, N. Figueroa St. 1st Floor, Room 110 Record Counter Los Angeles, CA 90012	6262 Van Nuys Blvd Record Counter Van Nuys, CA 91401

Address: 14650 ROSCOE

Document Type	Sub Type	Document Date	Document Number	Reel Batch Frame	
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BUILDING PERMIT	SIGN	12/2/1986	1986VN13774	HIST: P0134 005 0327	
BUILDING PERMIT	ALTERATION	1/14/1987	1987VN15895	HIST: P0138 006 0034	
BUILDING PERMIT	SIGN	3/24/1987	1987VN19021	HIST: P0145 003 0360	
BUILDING PERMIT	SIGN	5/8/1987	1987LA64798	HIST: P0149 006 0101	
BUILDING PERMIT	SIGN	6/4/1987	1987VN22891	HIST: P0152 005 0491	
BUILDING PERMIT	SIGN	6/26/1987	1987LA69103	HIST: P0154 006 0048	



Document Type	Sub Type	Document Date	Document Number	Reel Batch Frame	
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BUILDING PERMIT	ALTERATION	9/20/1993	1993VN26728	HIST: P0418 002 0482	
BUILDING PERMIT	ALTERATION	6/3/1997	1997VN19131		
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CERTIFICATE OF OCCUPANCY		10/21/1987	1987LA70114	IDIS: O0572 04294 0000 HIST: M0265 001 0478	✓
CERTIFICATE OF OCCUPANCY		2/8/1990	1988VN48375	IDIS: O0578 02054 0000 HIST: M0474 003 0316	✓
CERTIFICATE OF OCCUPANCY		2/14/1995	1993VN26728	IDIS: O0589 03646 0000 HIST: M0929 008 0258	✓
CERTIFICATE OF OCCUPANCY	barber shop	7/23/1997	97016-20000-12252	HIST: M1008 007 0432	
CERTIFICATE OF OCCUPANCY	nail parlor	12/28/2011	10016-10000-05327		✗
CERTIFICATE OF OCCUPANCY		12/28/2011	CERT 84136		✗
CERTIFICATE OF OCCUPANCY-TEMP		5/18/2010	10016-10000-05327		✗
COMMISSION	BAAB BOARD FILE	12/31/1980	BF 801404	HIST: B0019 008 0289	
COMMISSION	BAAB BOARD FILE	12/31/1981	BF 815722	HIST: B0059 008 0489	
ELECTRICAL PERMIT		12/8/1986	1286R41	HIST: T0079 002 0220	
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ELECTRICAL PERMIT		6/3/1987	0687Q3972	HIST: T0098 006 0293	
ELECTRICAL PERMIT		7/13/1987	0787Q9571	HIST: T0103 002 0144	
ELECTRICAL PERMIT		3/2/1989	0389L1189	HIST: T0165 007 0002	
ELECTRICAL PERMIT		6/30/2015	15041-90000-20555		✗
MECHANICAL PERMIT	HVAC	8/27/1986	0886S5286	HIST: T0068 004 0191	

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MECHANICAL PERMIT	HVAC	3/5/1987	0387S1113	HIST: T0088 002 0162	
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MECHANICAL PERMIT	PLUMBING	4/13/1987	0487S7094	HIST: T0092 004 0315	
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MECHANICAL PERMIT	HVAC	8/24/1987	0887B8893	HIST: T0108 001 0044	
MECHANICAL PERMIT	PLUMBING	9/29/1987	0987S1774	HIST: T0112 003 0329	
MECHANICAL PERMIT	PLUMBING	9/12/1988	0988Q3885	HIST: T0149 005 0400	
MECHANICAL PERMIT	PLUMBING	9/27/1988	0988M9300	HIST: T0151 002 0436	
MECHANICAL PERMIT	PLUMBING	10/27/1988	1088R1078	HIST: T0154 005 0437	
MECHANICAL PERMIT	HVAC	3/3/1989	0389L1431	HIST: T0168 002 0366	
MECHANICAL PERMIT	HVAC	7/28/1989	0789F8276	HIST: T0182 002 0295	
MECHANICAL PERMIT	PLUMBING	11/15/1989	1189Q6498	HIST: T0194 002 0131	
MECHANICAL PERMIT	HVAC	11/22/1989	1189L2883	HIST: T0195 001 0494	
MECHANICAL PERMIT	PLUMBING	11/27/1989	1189L2984	HIST: T0194 006 0078	
MECHANICAL PERMIT	PLUMBING	11/27/1989	1189L3246	HIST: T0194 006 0064	
MECHANICAL PERMIT	PLUMBING	4/13/2010	10042-90000-05873		
PLAN MAINTENANCE		10/8/1985	1985VN94557	HIST: H0306 001 0068	
PLAN MAINTENANCE		4/17/1986	1986VN02657	HIST: H0506 001 0386	
PLAN MAINTENANCE		11/17/1986	1986VN13774	HIST: H0768 001 0274	
PLAN MAINTENANCE		3/24/1987	1987VN19021	HIST: H0897 001 0077	
PLAN MAINTENANCE		5/8/1987	1987LA64798	HIST: H1062 001 0272	
PLAN MAINTENANCE		6/26/1987	1987LA69103	HIST: H1084 001 0227	
PLAN MAINTENANCE		7/10/1987	1987LA70114	HIST: H1088 001 0118	
PLAN MAINTENANCE		9/12/1988	1988VN48375	HIST: H1664 001 0034	
PLAN MAINTENANCE		9/20/1993	1993VN26728	HIST: J0714 002 0177	
PLAN MAINTENANCE		9/20/1993	1993VN26728	HIST: J0795 002 0250	
ZONING ADMINISTRATOR CASE		3/30/1987	ZA 861291CUB	HIST: Z0087 001 0139	

Address of
Building

14650 ROSCOE BL



CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

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

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

Issued 4/23/87 Permit No. and Year VN94557/86

1 Story, Type V-1Hr 33' x 260' Retail Sales Building
(Core & Shell - 9 Suites) only. 17 Parking spaces
required, 24 provided, 16 standard and 8 compact.
B-2 Occupancy.

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

2 4 1 0 0 1 0 0 1 0 7

Owner Roscoe Panorama Devel. Co.
18210 Sherman Way
Owner's Address Reseda CA 91335

R. KLINE/sb

Address of
Building

14650 ROSCOE BL

CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY



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

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

Issued 10 21 87

Permit No. and Year

LA 70114/87

Convert 19' x 33' portion of a 1 Story, Type V-1Hr, 33' x 218' Retail Shopping Center to Fast Food Restaurant. No change in required parking. B-2 Occupancy.

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

Owner

Norman & May Chow

Owner's
Address

11953 Wicks St.

Sun Valley, Ca. 91352

B & S B-95a (R. 5/86)

5000630200500006558

BY

R. KLINE/kp

Address of
Building

14650 ROSCOE BL



CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY

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

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

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

Permit No and Year

88VN48375

Convert 46'10" x 32' portion of existing
1 Story, Type V-1, 220' x 76' Retail
Building to Restaurant.
B-2 Occupancy.

544838328268882139

Total Parking Required _____ ☒ No Change in Parking requirement.

Total Parking Provided _____ = Standard _____ + Compact _____

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

Issued By / Office:

LA VN - WLA - SP - C D. # _____

Bureau:

SLD - BCS

Division:

GEN MS - EQ - BMI - COMM

Owner

Eva Yafai

Owner's
Address

11931 Stagg Street
North Hollywood, CA 91605

Issued:

020890

By:

T. BURGIN/LC/kk

Address of
Building

14650 ROSCOE BL



CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

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

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

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

Permit No. and Year 93VN26728

Change the Use of a 23' x 34' Portion of an existing 1 Story, Type V-N, 80' x 228' Retail Building to an Restaurant. B-2 Occupancy.

5000331200600003234

Total Parking Required ☒ No Change in Parking requirement.

Total Parking Provided _____ = Standard _____ + Compact _____ + Disabled _____

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

Issued By / Office.
LA-VN-WLA-SP-C.D. # _____

Bureau
BLDG BCS

Division.
GI-MS-MSS-EQ-BMI-COMM

Owner Mary Lewis
Owner's 14650 Roscoe Blvd
Address Van Nuys, CA 91402

Issued: 02/14/95 BY R.KLINE/JK/bc

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LOT	por.21	BLOCK	1532	COUNCIL DISTRICT NO.	7	DIST. MAP	7520	
LEGAL DESCR.	for legal see OVER					CENSUS TRACT	1202	
2. PURPOSE OF BUILDING	16) Retail Sales					FILE	CCI-1/40C21	
3. JOB ADDRESS	14650 Roscoe Blvd.					FIRE DIST.	II	
4. BETWEEN CROSS STREETS	AND Van Nuys Blvd. Willis Ave.					LOT TYPE	Int	
5. OWNER'S NAME	Roscoe Panorama Dev. Co.			PHONE	343-0161	LOT SIZE	95x260	
6. OWNER'S ADDRESS	18210 Sherman Way			CITY	91335			
7. ENGINEER	MBM Engineering			BUS. LIC. NO.	CB21065	PHONE	881-7153	
8. ARCHITECT OR DESIGNER	Del Dideriksen			BUS. LIC. NO.	RBD869	PHONE	478-4793	
9. ARCHITECT OR ENGINEER'S ADDRESS	11322 Idaho Ave. LA 90025			CITY	LA 90025			
10. CONTRACTOR	Y & K Const.			BUS. LIC. NO.	308230	PHONE	343-0161	
11. SIZE OF NEW BLDG.	WIDTH	33	LENGTH	50	STORIES	1	HEIGHT	16
12. MATERIAL OF CONSTRUCTION	EXT. WALLS			None			NO. OF EXISTING BUILDINGS ON LOT AND USE	
13. JOB ADDRESS	14650 Roscoe Blvd.							
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING								

PURPOSE OF BUILDING	Retail Sales			STORIES	1	HEIGHT	16	ZONED BY	Kobasa	
TYPE	V-100 B-2			FLOOR AREA	8100	PLANS CHECKED	APPROVED			
DWELL UNITS	1			TOTAL	1				FILE WITH	INSPECTOR
GUEST ROOMS	1			PARKING PROVIDED	17				INSPECTOR	
P.C. NO.	1072.45			GPI	ALL FIELDS					
S.P. NO.	170.17			PM	29.34					
IF	1466.89			EL	71.50					
OS	21.45			EL	21.45					
DIST. OFFICE	VN			C/D	SPRINKLERS					
P.C. NO.	P5791			EL	880					
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID ON 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED										

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

15. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 5-14-85 Lic. Class B Lic. No. 315281 Contractor's Signature [Signature] Contractor's Mailing Address 18210 SHERMAN WAY LA 91335

OWNER-BUILDER DECLARATION

16. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the reason for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employee with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. B & P. C. for this reason.

Date [Date] Owner's Signature [Signature]

WORKERS' COMPENSATION DECLARATION

17. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certificate copy thereof (Sec. 3800, Lab. C.).

Policy No. [Policy No.] Insurance Company: STATE FUND

Certificate copy is hereby furnished.

Certificate copy is filed with the Los Angeles City Dept. of Bridge & Road.

Date 5-14-85 Applicant's Signature [Signature]

Applicant's Mailing Address 18210 SHERMAN WAY LA 91335

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

18. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date [Date] Applicant's Signature [Signature]

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

19. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3087, Civ. C.).

Lender's Name [Name]

Lender's Address [Address]

20. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein and that it does not constitute or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or result of the work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.5205, Lab. C.)

Signed [Signature] Position [Position] Date 5-14-85

(Owner or agent having property owner's consent)

09000700122

14650 ROSCOE BLVD
 APPROVED FOR
 DRAFT ACCESS TRAIL ADJ.
 Faint: GRACE ANGUS BY
 Doc. 89-1355485 9/25/85
 # W-24 on WLS of property 710
 Includes P5P

3-29-85 FE Gumbel
 7/21/85 7-18-85 10-2-85
 X N/A 7/21/85
 3/21/85
 2216 89 3/11/85

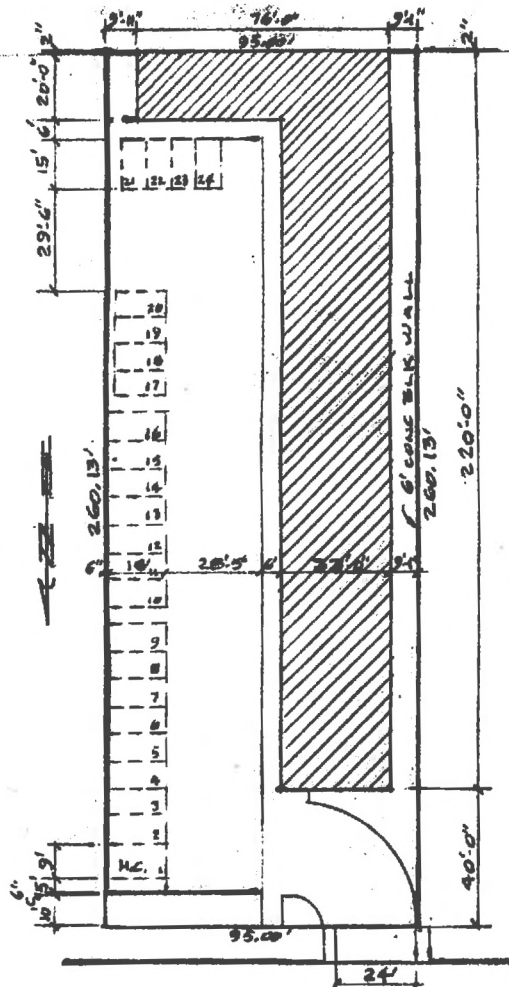
DESCRIPTION:

THE EAST 330 FEET OF THE WEST 660 FEET OF LOT 21 OF
 LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF
 CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGES 130 AND 131 OF MAPS, IN THE
 RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE W
 18340, AS PER MAP RECORDED IN BOOK 544 PAGE 34 OF MAPS, IN THE
 COUNTY RECORDER OF SAID COUNTY, AND THE NORTHERLY &
 WESTERLY BOUNDARY.

HM:JP:31

FA STREETS NET 567.42
 MINIMUM PROJECTIONS 1.25' / = TOTAL 1030.4'



ROSCOE BLVD.

3 FOR INSPECTION 000100263

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT Part of 21	BLOCK ---	TRACT 1532	COUNCIL DISTRICT NO. 7	EST. MAP 7520
2. PRESENT USE OF BUILDING	Retail Center		NEW USE OF BUILDING Restaurant		(8) C-1
3. JOB ADDRESS	14650 Roscoe Blvd				FIRE DIST. two
4. BETWEEN CROSS STREETS	Willie ave AND Van Nuys Blvd.				LOT TYPE INT
5. OWNER'S NAME	May Chow 818/768-4124				LOT SIZE 95 X 260.12
6. ADDRESS	11853 Wicks St. Sun Valley CA 91352				ALLEY ---
7. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLUE LINE 25' Front	
8. ARCHITECT OR ENGINEER'S ADDRESS	CITY	ZIP	25' Airport Haz-ard Area over		
9. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	P.C. 8800 NO(A)	
10. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		
WIDTH 33'	1	17'	1		
11. CONST. MATERIAL	EXT. WALLS	ROOF	FLOOR	STREET GUIDE	
4488 conc. Block	compo	compo	compo	VN	
12. JOB ADDRESS	14650 Roscoe Blvd.				SEEKING STUDY 2000
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 15,000.00				NO
14. NEW WORK (Describe)	Tenant improvement work-new fast food restaurant in existing retail shopping center				CHANGES FILED
NEW USE OF BUILDING	SIZE OF ADDITION		STORIES	HEIGHT	FILED BY G. Griffith
TYPE V-1h	GROUP B-2	FLOOR AREA NC	PLANS CHECKED	APPLICANT APPROVED	FILE WITH
DWELL UNITS	MAX OCC.	TOTAL	TYPET		
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	TIDZ		
88.40	G.P.I.	CONT. IMP.	INSPECTION ACTIVITY		
SFC	P.M.		COMP GEN. MAJS. CORR. EQ.		
104	EI	1.05	CASHIER'S USE ONLY		
IF	P.N.		C 88.40 B-40		
SS	SS	3.87	C 104.00 SP-R		
VS	VS		C 1.00 E.L.		
VN	VN		C 3.87 OSS		
PC	PC		C 70114.00B1		
			A7000 5 07/10/97 197.32 CHTE		

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date _____ Lic. Class _____ Lic. Number _____ Contractor (Signature) _____

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7001.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, repair, demolish, or remove any structure prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7001.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than two hundred dollars (Sec. 7001.5, Business and Professions Code).
☐ I, as owner of the property, or any employee with wages at their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).
☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7045, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).

☐ I am exempt under Sec. _____ B. & P. C. for this reason _____
 Date 7-10-87 Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. _____ Insurance Company _____
☐ Certified copy is hereby furnished.
☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
 Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date 7-10-87 Applicant's Signature _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0000 LAMC)

Signed _____ Position _____ Date _____
 (Owner or agent having property owner's consent)

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Belin - 20.1
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CPC 83-378207 Shop-W

J B-PC
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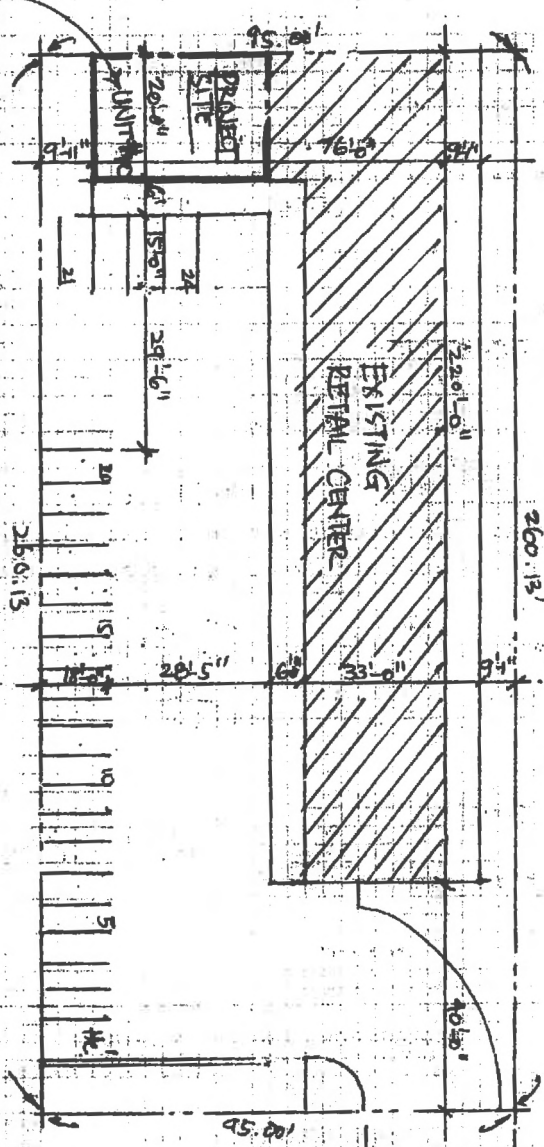
Or. 1 153612
158711
CPC 83-378

Health Dept. Approval for Restaurant
DATED MAY 2, 87

ROSCOE BLVD

N

"MAX BOWL FAST FOOD RESTAURANT"



EXISTING
RETAIL CENTER

PAVED
LITE

COUNTING

3 APPLICATION FOR INSPECTION

FOR JUNE 1 1964

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCRIPTION: For 21 1532 7

2. PRESENT USE OF BUILDING: 16 Retail 17 Restaurant

3. NEW ADDRESS: 14650 Roscoe Bl, #2

4. BETWEEN CROSS STREETS: Van Nuys Bl Willis Av

5. OWNER'S NAME: Eva Vafai

6. STREET ADDRESS: 11931 Stagg St No. Hollywood 91605

7. CITY: HOLLYWOOD

8. ARCHITECT OR ENGINEER: DRK. LIE. NO. ACTING ENGINEER: LIE. NO.

9. ARCHITECT OR ENGINEER'S ADDRESS: CITY

10. CONTRACTOR: Owner

11. SIZE OF EXISTING BLDG. STORIES: 1 20 NO. OF EXISTING BUILDINGS IN LOT AND NEARBY: 1) Retail/Commercial

12. CONST. MATERIAL: CONCRETE

13. JOB ADDRESS: 14650 Roscoe Bl

14. VOLUNTARY TO INCLUDE ALL WORK NECESSARY TO BRING THE BUILDING UP TO DATE AND NOT PREPARED FOR PERMIT

15. NEW WORK: change use permit, and tenant improvement (walls & ceiling) (1512 sq ft)

16. NEW USE OF BUILDING: Restaurant

17. SIZE OF ADDITION: n/c

18. TYPE: V-1

19. BUILT: 1964

20. COST: 338.00

21. PERMIT: 397.65

22. INSURANCE: 165.00

23. OFFICE: 18.24

24. PC VC: VN

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Survey of 1660 400-5-0001

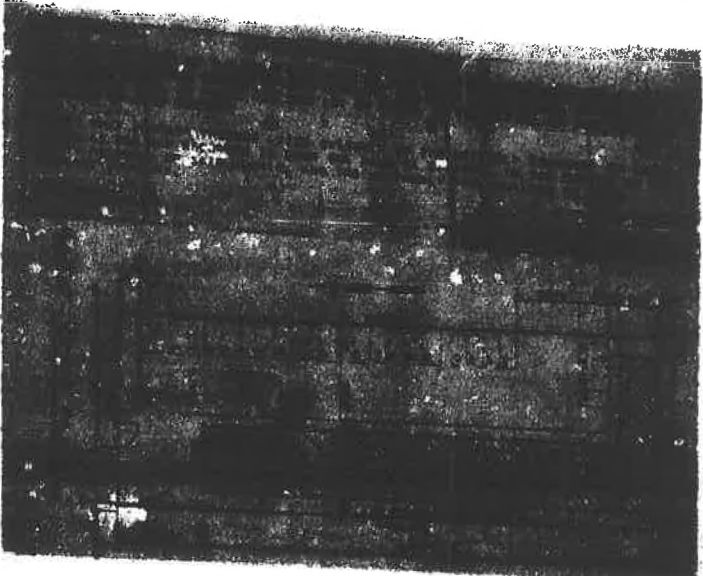
Engineering

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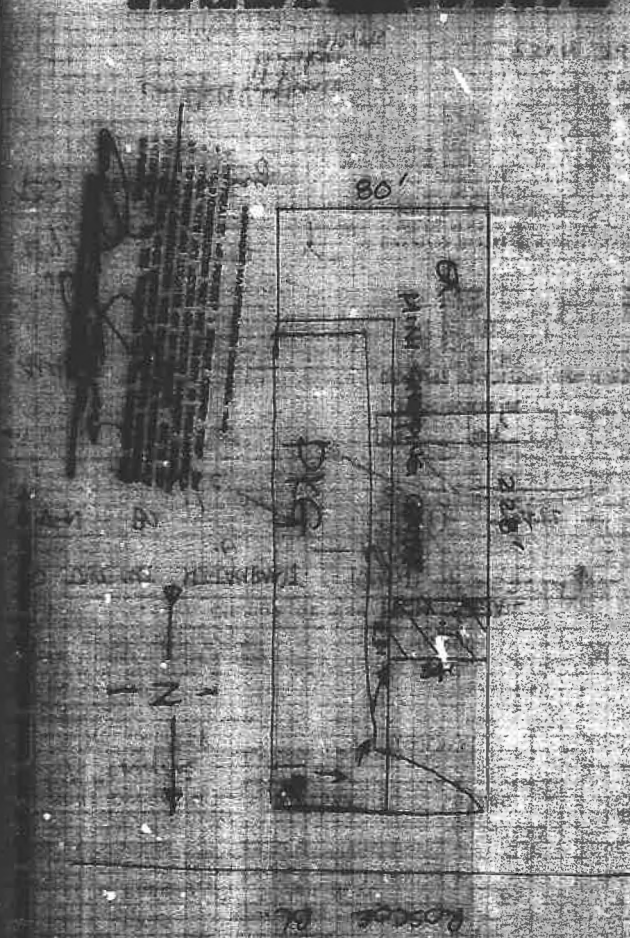
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Construction	<input type="checkbox"/> PRIVATE SERVICE BUREAU APPROVING	APPROVED FOR BUREAU	<input type="checkbox"/> NO FILE	FILE CLOSED	<input type="checkbox"/>
Fin & W.C.	<input type="checkbox"/> APPROVED TITLE IN B.A.M.C. (S.M.)	APPROVED TITLE IN B.A.M.C. (S.M.)	<input type="checkbox"/> NO FILE	FILE CLOSED	<input type="checkbox"/>
Planning	<input type="checkbox"/> APPROVED UNDER CASE 8 OF 25-517	APPROVED UNDER CASE 8 OF 25-517	<input type="checkbox"/> NO FILE	FILE CLOSED	<input type="checkbox"/>
Traffic	<input type="checkbox"/> APPROVED FOR	APPROVED FOR	<input type="checkbox"/> NO FILE	FILE CLOSED	<input type="checkbox"/>
Construction Tax	<input type="checkbox"/> RECEIPT NO.	RECEIPT NO.	<input type="checkbox"/> NO FILE	FILE CLOSED	<input type="checkbox"/>

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND BE 4' WIDE



← ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

[illegible]

RAMON BAGUIO
4273 CANOGA AVE
WOODLAND HILLS, CA 91364

RICHARD BARGASH
5334 LINDLEY AVE
ENCINO CA 91316

LEON MAPPING GIS SYSTEMS
15031 CHATSWORTH ST #17
MISSION HILLS, CA 91345

1
CHOICE CAPITAL CORP
107 NORTHERN BLVD #311
GREAT NECK, NY 11021

2
MACERICH PANORAMA SPE LLC
PO BOX 847
CARLSBAD, CA 92013

9
S AND S PROPERTIES
18609 SUPERIOR ST
NORTHRIDGE, CA 91324

10
FRANK & ELISABETH NIESNER
14663 TITUS ST
PANORAMA CITY, CA 91402

19
PANORAMA OWNER LLC
2929 ARCH ST #1650
PHILADELPHIA, PA 19104

22
PHYLLIS SHERRY
PO BOX 2421
SEPULVEDA, CA 91393

Office Report

Office Report

Office Report

To

