



APPLICATIONS

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

- Waived hearing Concurrent hearing Hearing not be scheduled on a specific date (e.g. vacation hold)
- Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
All terms in this document are applicable to the singular as well as the plural forms of such terms.

1. PROJECT LOCATION

Street Address¹ 10642 North Balboa Boulevard Unit/Space Number 1064 B

Legal Description² (Lot, Block, Tract) TR 26107, M B 679-48/50, Lot: FR 47, Arb: 1

Assessor Parcel Number 2684001024 Total Lot Area 18,874

2. PROJECT DESCRIPTION

Present Use Mini Shopping Center - Subject Space is Vacant (former Convenience Market)

Proposed Use Convenience Market

Project Name (if applicable) Handy Liquor

Describe in detail the characteristics, scope and/or operation of the proposed project An existing 1,892 square foot convenience market new request to allow for the sale of a full line of alcoholic beverages for off-site consumption, with proposed hours of operation from 7:00 a.m to 12:00 a.m. daily, located in the C1-1VL Zone.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

- | | |
|---|--|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant) | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad |
| <input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits) | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park) |
| <input type="checkbox"/> Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial) | <input type="checkbox"/> Site has special designation (e.g. National Historic Register, Survey LA) |

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree
- New construction: _____ square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing 0 - Demolish(ed)³ _____ + Adding _____ = Total _____

Number of Affordable Units⁴ Existing 0 - Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units Existing 0 - Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO

Is your project required to dedicate land to the public right-of-way? YES NO

If so, what is/are your dedication requirement(s)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing section 12.24 W.1 Section from which relief is requested (if any): 12.24 W.1

Request: A new Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption with an existing 1,892 square foot convenience market, with the proposed hours of operation from 7:00 a.m. to 12:00 a.m. daily, located in the C1-1VL Zone.

Authorizing section 12.24 W.27 Section from which relief is requested (if any): 12.24 W.27

Request: A new Conditional Use Permit to allow hours of operation from 7:00 a.m. to 12:00 a.m. daily, in lieu to 7:00 a.m. to 11:00 p.m. as required by Mini Shopping Center/Commercial Corner Development regulations and located in the C1-1VL Zone.

Authorizing section _____ Section from which relief is requested (if any): _____

Request: _____

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.
⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) ZA 91-0033 (CUB), ZA 2001-3470 (CUB), ZA 2006-2456 (CUB),
DIR 2014-4471 ZBA

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. ZA 2006-2456 (CUB) Ordinance No.: _____

- Condition compliance review
- Clarification of Q (Qualified) classification
- Modification of conditions
- Clarification of D (Development Limitations) classification
- Revision of approved plans
- Amendment to T (Tentative) classification
- Renewal of entitlement
- Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. OTHER AGENCY REFERRALS/REFERENCE

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property? YES (provide copy) NO

Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

- Development Services Case Management Number _____
- Building and Safety Plan Check Number _____
- Bureau of Engineering Planning Referral (PCRF) _____
- Bureau of Engineering Hillside Referral _____
- Housing and Community Investment Department Application Number _____
- Bureau of Engineering Revocable Permit Number _____
- Bureau of Sanitation, Low Impact Development (LID) Referral _____
- Other—specify Geographic Project Planning Referral

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name MAHER ALMAIDA

Company/Firm _____

Address: 12423 Kittridge Street Unit/Space Number _____

City North Hollywood State CA Zip Code: 91606

Telephone (760) 636-2898 E-mail: mahernet73@gmail.com

Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) LITTLE ALPINE LLC

Address 3500 West Olive Avenue Unit/Space Number 700

City Burbank State CA Zip Code: 91505

Telephone (818) 973-4320 E-mail: kgalli@shamrock.com

Agent/Representative name JAIME ROJAS

Company/Firm Rojas Communications Group

Address: 18653 Ventura Boulevard Unit/Space Number 635

City Tarzana State CA Zip: 91356

Telephone (213) 400-8664 E-mail: jaime@rojascommunications.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information Owner Applicant
(select only one) Agent/Representative Other
Jaime Rojas _____

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

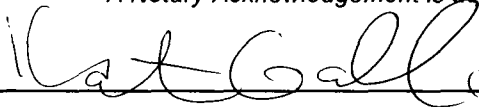
PROPERTY OWNER

9. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- A. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- B. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- C. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- D. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature 

Date 2-13-18

Print Name Kathleen Galli, Agent

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On February 13, 2018 before me, Armine Arlene Meymarian, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Kathleen Galli who 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 on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Armine Arlene Meymarian
Signature

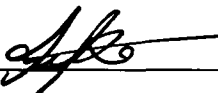
(Seal)



APPLICANT

10. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- A. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - B. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - C. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
 - D. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - E. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - F. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - G. I understand that if this application is denied, there is no refund of fees paid.
 - H. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - I. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: 

Date: 06-15-18

Print Name: Maher Al Maaida

COUNTY CLERK'S USE

CITY CLERK'S USE

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 360
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
 (California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 12
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PROJECT TITLE W	LOG REFERENCE ENV
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PROJECT LOCATION
W 10642 N. Balboa Blvd. #1064B, Los Angeles CA 91344

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
W Conditional Use Permit - sale of a full-line of alcoholic beverages for off-site consumption.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
W

CONTACT PERSON W Jaime Rojas	AREA CODE W 213	TELEPHONE NUMBER W 400-8664	EXT.
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EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
9 MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
9 DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
9 EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
U CATEGORICAL EXEMPTION	Sec. 15300 et seq.	Art. III, Sec. 1

Class 1 Category 22 (City CEQA Guidelines)

9 OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: Granting or renewal of a variance or conditional use for a non-significant change of use of in an existing facility.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE	TITLE	DATE
------------------	--------------	-------------

FEE:	RECEIPT NO.	REC'D. BY	DATE
-------------	--------------------	------------------	-------------

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
 Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:
 W Maheer AlMaida
 NAME (PRINTED)

W 
 SIGNATURE

W 06-15-18
 DATE

**ATTACHMENT TO THE
MASTER LANDUSE APPLICATION**

(Section 2 - Findings/Justification/Project Description)

Handy Liquor

10642 Balboa Boulevard, #10664B

Requests

1. Pursuant to Los Angeles Municipal Code Section 12.24-W,1, a new Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption, with proposed hours of operation from 7:00 a.m. to 12:00 a.m. daily, located in the C1-1VL Zone;
2. Pursuant to Los Angeles Municipal Code Section 12.24-W,27, a new Conditional Use Permit to allow hours of operation from 7:00 a.m. to 12:00 a.m. daily, in-lieu to 7:00 a.m. to 11:00 p.m. as required by Mini-Shopping Center/Commercial Corner Development Regulations and located in the C1-1VL Zone.

Project Description

The subject property is zoned C2-IVL and has dimensions of 94 feet along Balboa Boulevard and 209 feet along an alley, for a total area of 18,874 square feet. The site is improved with a mini-shopping center. Parking is provided in the front of the proposed convenience market, and also behind the shopping center along the easterly property line.

Properties to the north are zoned C2-1VL and are improved with an office building. Properties to the east are zoned P-1VL and are improved with a parking lot. Properties to the south, across an alley, are zoned R3-1 and are improved with a skilled nursing facility. Properties diagonally across Balboa Boulevard to the southwest are zoned (Q) CR-1VL and are improved with a parking structure. Properties to the west, across Balboa Boulevard, are improved with a Commercial Corner development.

The properties to the west and south are zoned R3-1 and are improved with three and four-story, large, multi-family apartment and condominium buildings. The properties to the north and west, are zoned C2-IVL, (Q) CR-IVL, and P-IVL, and are improved with single-story Commercial buildings along Balboa Boulevard and Chatsworth Street. The two blocks along the west side of Balboa Boulevard to the southwest of the subject property are improved with the Balboa Medical Center.

The subject site was previously a 3,874 square foot convenience market which is now been downsized to an existing 1,892 space. The applicant will be leasing the space for a similar use. A previous ZA action approved a Conditional Use Permit to allow for the sale of a full line of alcohol beverages for off-site consumption on October 10, 2006 (Case No. ZA-2006-2456 CUB).

The applicant is requesting a new Conditional Use Permit to allow the sale of a full-line of alcoholic beverages for off-site consumption in conjunction with an existing 1,892 square-foot convenience market, with proposed hours of operation from 7:00 a.m. to 12:00 a.m., daily. In addition, the applicant is requesting a new Conditional Use Permit to allow the hours of operation from 7:00 a.m. to 12:00 a.m. daily, in-lieu of 7:00 a.m. to 11:00 p.m. as required by the Mini-Shopping Center/Commercial Corner Development Regulations located in the C1-1VL Zone.

General Findings

- 1. That 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 subject site was previously approved, on October 10, 2006 (Case No. ZA 2006-2456 CUB), for the sale of a full line of alcoholic beverages for off-site consumption. The applicant is seeking a new Conditional Use Permit for the same use for an existing convenience market store front which was formerly a 3,874 square feet space reduced to an area of 1,892 square feet. The proposed market will provide goods and services that will cater to the convenience needs of the surrounding community. A majority of the customers will be within walking distance. The items available will serve the day to day needs of the adjacent neighborhood including a variety of food products and beverages.

The sale of a full line of alcoholic beverages would be incidental to the goods and services provided by the proposed market. The addition of alcoholic beverages will provide a one-stop shopping convenience for patrons.

- 2. That 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 location is proper in relation to adjacent uses and other commercial developments along Balboa Boulevard. The proposed market is conveniently located in an existing space that was previously approved, on October 10, 2006 (Case No. ZA 2006-2456 CUB), for the sale of a full line of alcoholic beverages for off-site consumption. The former convenience market store front has been significantly reduced from 3,874 square feet to an area of 1,892 square feet.

The applicant is requesting a new Conditional Use Permit to allow the sale of a full-line of alcoholic beverages for off-site consumption in conjunction with an existing 1,892 square-foot convenience market, with proposed hours of operation from 7:00 a.m. to 12:00 a.m., daily. The proposed market is located along a heavy commercial corridor, and is compatible with similar businesses within the community; in addition, is at a convenient location that residents and business employees can reach by walking or public transit.

The proposed market will be well lighted and secure. Loitering and the on-site consumption of alcoholic beverages will not be allowed. Surveillance cameras will be installed to monitor all activities on the premises. Parking is available for customers to ensure that the proposed market, with alcoholic beverage sales, will not adversely affect adjacent or surrounding uses. The proposed convenience market, in conjunction with the imposition of conditions, will safeguard public welfare and enhance public convenience.

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

The Granada Hills-Knollwood Plan Map designates the property for Neighborhood Commercial land uses with corresponding zones of C1, C2, CR, RAS3, and P, and Height District No. IVL. Plan Footnote No. 4 limits this Plan designation to a height limit of three stories. The approval is in harmony in that the authorization is consistent with the general objective of the Plan to encourage economic well-being and public convenience and enhances commercial vitality in the area.

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

With imposed conditions, the intended use will not adversely affect the welfare of the community. The proposed market will provide goods and services that will cater to the convenience needs of the surrounding community. A majority of the customers will be within walking distance. The items available will serve the day to day needs of the adjacent neighborhood including a variety of food products and beverages. The sale of a full line of alcoholic beverages would be incidental to the goods and services provided by the proposed market. The addition of alcoholic beverages will provide a one-stop shopping convenience for patrons.

The proposed convenience market will be well lighted and secure. Loitering and the on-site consumption of alcoholic beverages will not be allowed. Surveillance cameras will be installed to monitor all activities on the premises. Parking is available for customers to ensure that the proposed market, with alcoholic beverage sales, will not adversely affect adjacent or surrounding uses. The proposed convenience market, in conjunction with the imposition of conditions, will safeguard public welfare and enhance public convenience.

Additional CUB Findings

- 1. 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 1,000-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.***

Please refer to the attached radius map and the "600 ft. Alcohol List" for establishments currently selling a full line of alcoholic beverages for off-site consumption.

The granting of the application will not result in an undue concentration for the sale of a full line of alcoholic beverages for off-site consumption. The availability of alcoholic beverages at a convenience market is a desired amenity, and is expected by the general public. The proposed use, in conjunction with the imposition of a number of conditions addressing noise and alcohol-related issues, will safeguard public welfare and enhance public convenience.

- 2. 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.***

Please refer to the attached radius map and list of "Sensitive Uses between 600 ft. and 1000 ft."

The proposed use will not detrimentally affect nearby residential buildings in the area. All commercial activity associated with the subject site is contained on the premises and directed towards the heavily traveled Balboa Boulevard away from any residential properties. The intended use will be well conditioned to protect nearby sensitive land uses.

Commercial Corner/ Mini-Shopping Center Findings

- a. Based on data provided by the Department of Transportation or a licensed traffic engineer, ingress to, egress from and associated parking on of the automotive use will not constitute a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.***

The subject site has been improved with a Mini-Shopping center since 1979. All Department of Transportation requirements have been met including the driveway plan. The dedicated store front for a convenience market has been existence since 1991. The proposed use will not constitute a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.

- b. Project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.***

The subject site has been improved with a Mini-Shopping center since 1979. The proposed project for a new Conditional Use Permit to allow hours of operation from 7:00 a.m. to 12:00 a.m. daily, in-lieu to 7:00 a.m. to 11:00 p.m. as required by Mini-Shopping Center/Commercial Corner Development Regulations will not will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.



LOS ANGELES
 201 N. LOS ANGELES ST., STE. 13A
 LOS ANGELES, CA 90012
 TEL: (213)617-9600, FAX: (213)617-9643

VAN NUYS
 14540 SYLVAN ST.
 VAN NUYS, CA 91411
 TEL: (818) 779-8866, FAX: (818) 779-8870

CONTRACT

CASE NUMBER:

BTCID: LA18-879

REFERENCE:

DATE: 8/22/2018

SITE ADDRESS: 10642 N. BALBOA AVE.

AUTHORIZED BY: WINSTON

DESCRIPTION OF SERVICES AND FEES:

Labels and Mailing Preparation - Number	0	x \$1.88	
Mailing Only - Number	817	x \$1.53	\$1,250.01
Appeals - Number		x \$1.62	
Posting of Site - Number of signs		x \$75.00 (1 st)	
		x \$60.00 (addtl.)	
Research/Add'l N.C. and Council Notification			\$13.00
All Weather Posting (optional)		\$20.00	
Removal of Signs (optional)	0	\$50.00	

TOTAL DUE: \$1,263.01

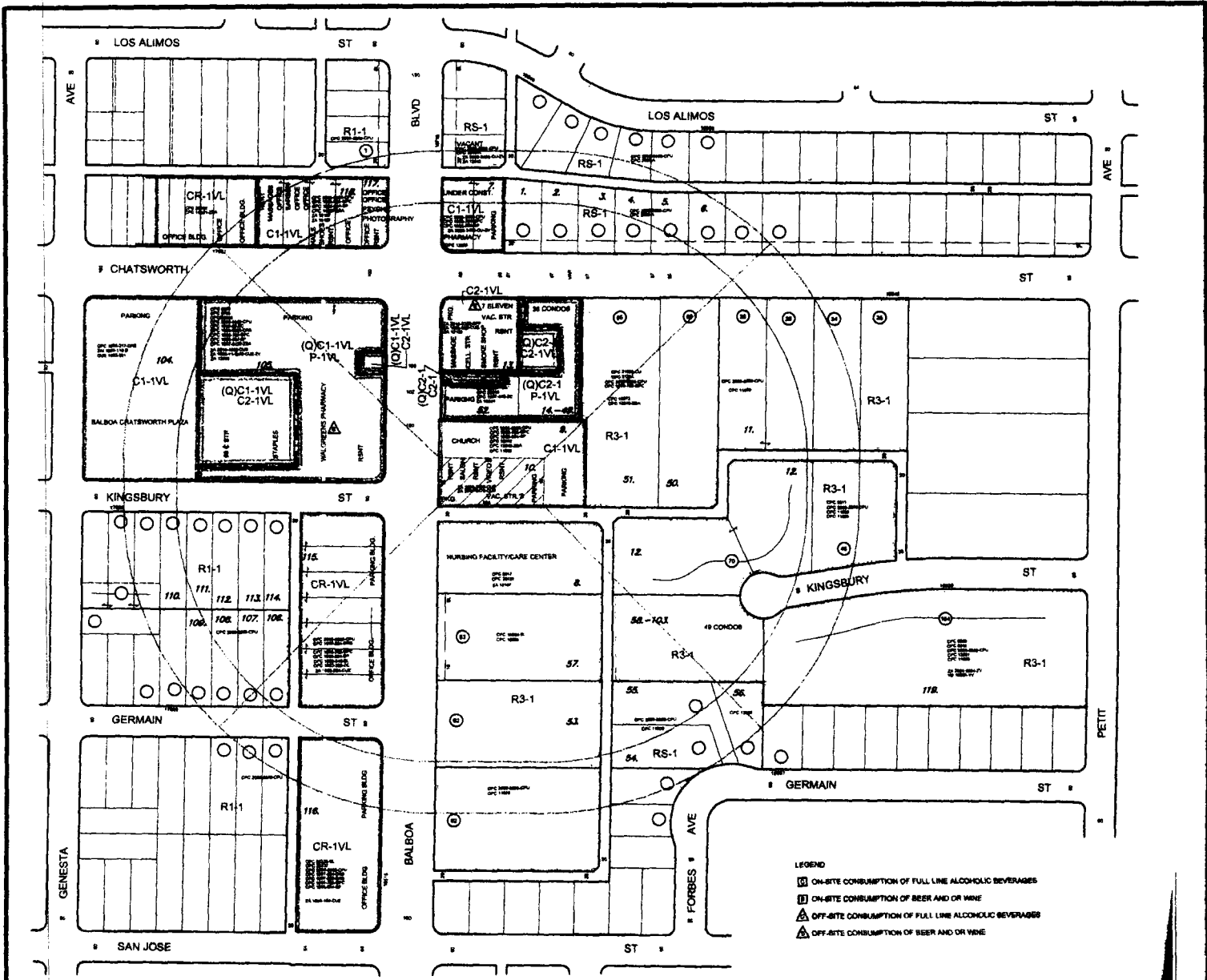
A COPY OF THIS FORM MUST BE PRESENTED TO THE PLANNING DEPARTMENT AT THE TIME OF FILING TO HAVE YOUR APPLICATION DEEMED "COMPLETE"	
Note: If applicant/map maker is retaining labels for addition of case number, labels must be returned to BTC within 7 days from the date of this invoice, or BTC will be forced to produce labels and charge the applicant/map maker. If bill is not paid, further processing of your other cases will stop. For cases requiring immediate mailing, labels must be submitted on the day of payment or BTC will produce labels and charge applicant/map maker.	x <i>BC</i>
The City of LA usually generates a determination letter comprising of one(1) to three(3) pages which requires 1st Class postage. If your project requires a determination letter that exceeds three pages, you will be billed for excess postage and material costs that are due on receipt of bill. A \$ 50.00 fee will be charged if you want a copy of the BTC file(s).	x <i>BC</i>
Refunds and Credits only valid one year from the original filing date. Cancellations and changes are subject to a 20% or \$50.00 handling fee, whichever is greater. Returned checks subject to a \$200.00 fee. If the check is fraudulent, the City will be notified that the invoice is null and void. A fee of 10% will be charged to re-activate all null and void invoices.	x <i>BC</i>
If instructed by the city that your case has gone to appeal, we will immediately mail out per city instructions. The cost of mail and processing of \$1.62/label, is immediately due to us from you. It is to be paid within 10 days. If we do not receive payment within 10 days, a 10% a month (starting after 10 days) fee will be charged and due.	x <i>BC</i>

Signature: *[Signature]* For Jaime Rojas
 Telephone: (213) 400-8664

Print Name: JAIME ROJAS/BRIAN L. CHIN

Refunds and Credits only valid one year from the original filing date.

PAID
8-22-2018
 CKH361



LEGAL: PORTION OF LOT 47, TRACT NO. 28107. (SEE APPLICATION)

C.D. 12
 C.T. 1114.00
 P.A. GRANADA HILLS-KNOLLWOOD

GC MAPPING SERVICE, INC.
 3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080 FAX (626) 441-8850

CONDITIONAL USE - A.B.

0.44 NET AC.

CASE NO.
 DATE: 04-02-2018
 SCALE: 1" = 100'
 USES: FIELD
 D.M. 207 B 133
 T.B. PAGE: 501 GRID: C-3

600 FT. ALCOHOL LIST

10642 BALBOA BLVD.


1. RESIDENTIAL USES:
 - A. SINGLE FAMILY - 38
 - B. MULTI FAMILY - 13
 - C. CONDOMINIUMS - 2


2. CHURCHES:
 - A. H.O.P.E'S CHRISTIAN MINISTRIES
10654 BALBOA BLVD

3. SCHOOLS: NONE

4. HOSPITALS: NONE

5. RECREATIONAL AREAS: NONE

6. ALCOHOL ESTABLISHMENTS:
 - A.  WALLGREENS
17010 CHATSWORTH ST.

 - B.  SEVEN ELEVEN
10690 BALBOA BLVD.

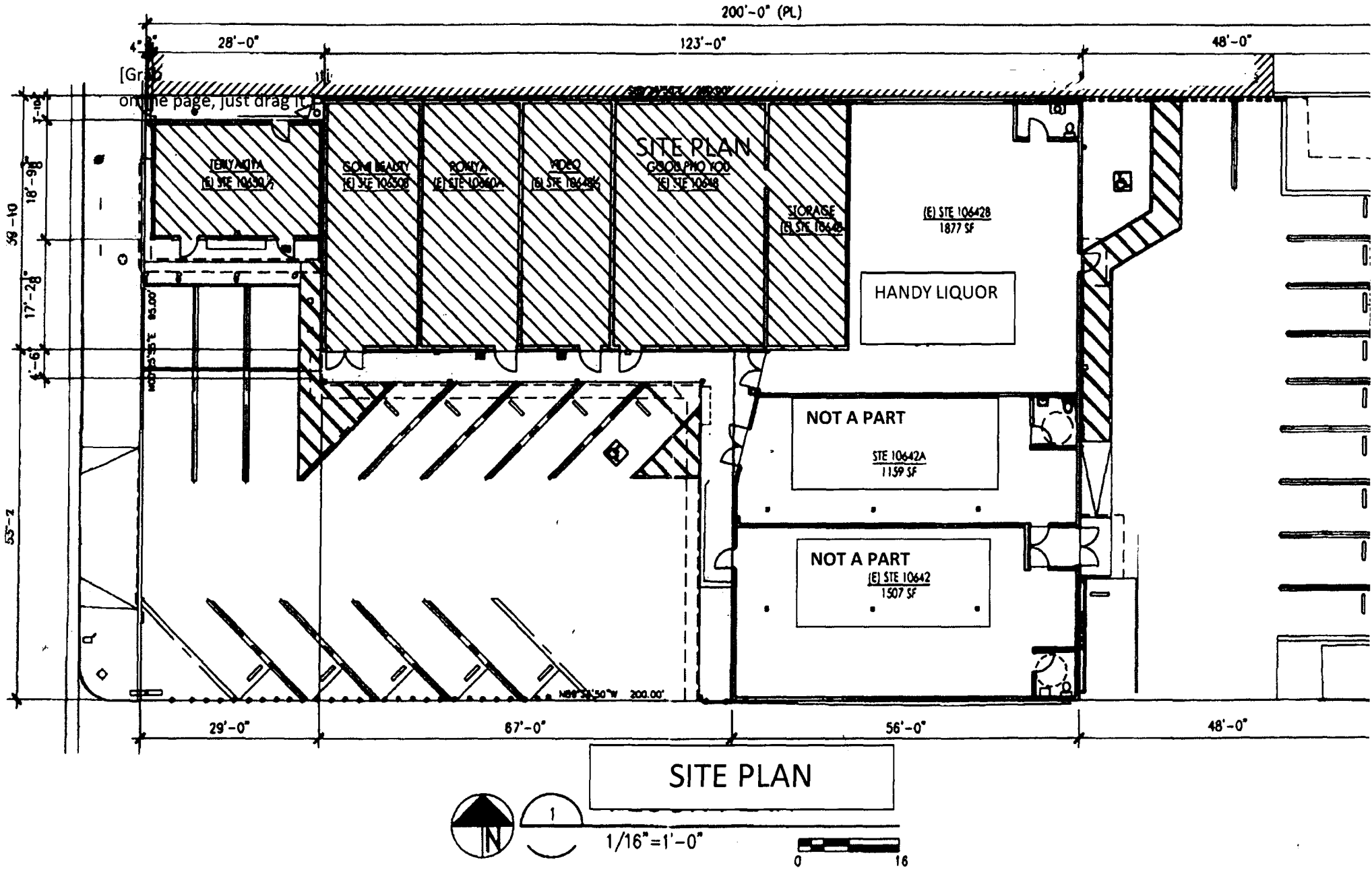
**SENSITIVE USES BETWEEN
600 FT. - 1,000 FT.
10642 BALBOA BLVD.**

1. VALLEY ACADEMY OF ARTS & SCIENCES
10445 BALBOA BLVD.

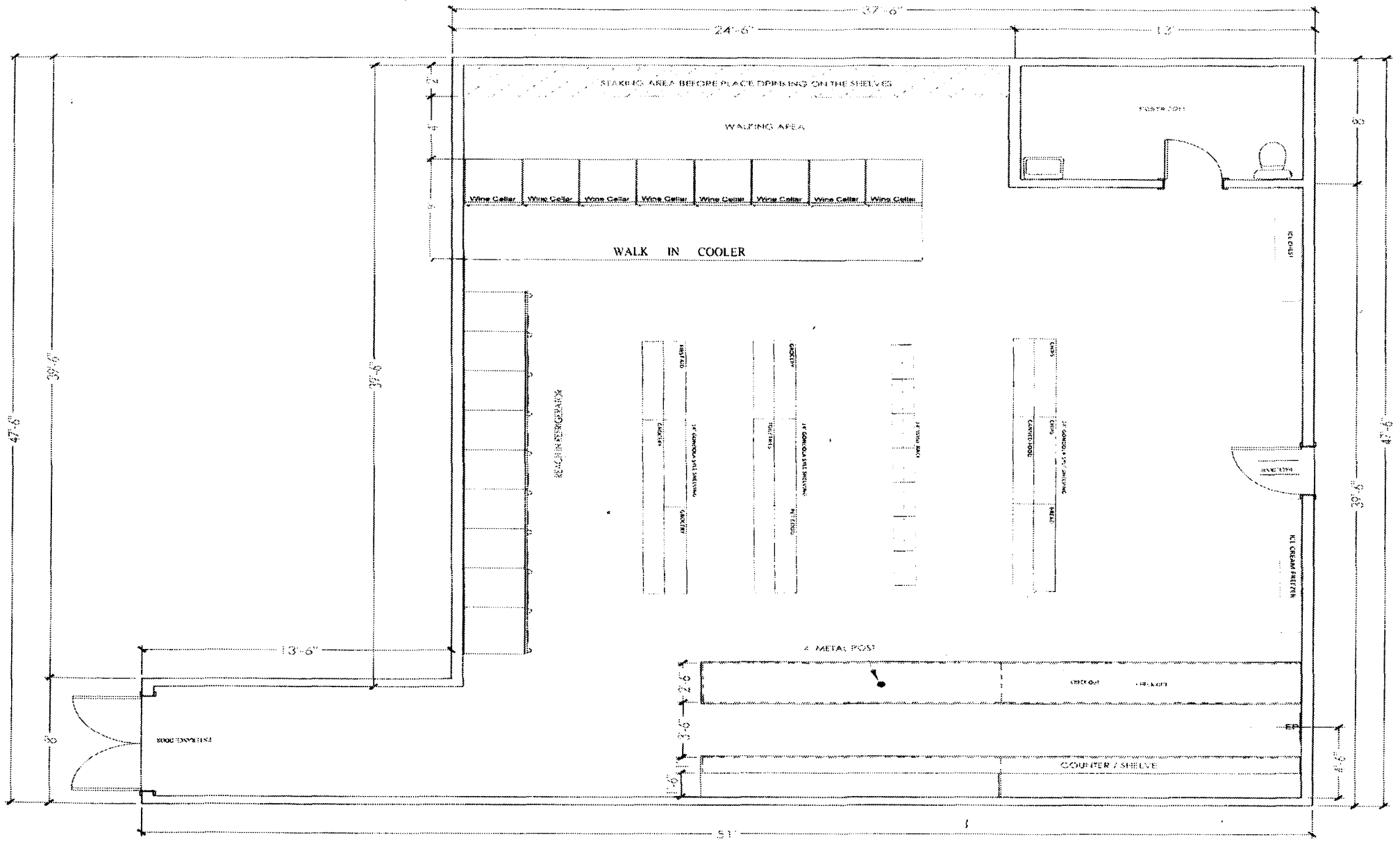
**ALCOHOL ESTABLISHMENTS
BETWEEN 600 FT. - 1,000 FT.**

10642 BALBOA BLVD.

NONE



ALPINE PLAZA
 10650 BALBOA BLVD., GRANADA HILLS, CA 91344
 ALPINE INVESTMENT PARTNERSHIP, LP



FLOOR PLAN
SCALE: 1/4" = 1'-0"