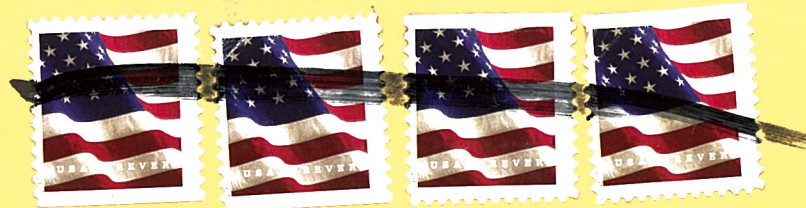


DEPARTMENT OF CITY PLANNING  
Van Nuys Public Counter  
6262 Van Nuys Blvd., Suite 251  
Van Nuys, CA 91401

DEPARTMENT OF CITY PLANNING  
Van Nuys Public Counter  
6262 Van Nuys Blvd., Suite 251  
Van Nuys, CA 91401



SUNLAND-TUJUNGA  
NEIGHBORHOOD COUNCIL  
7747 FOOTHILL BLVD. [REDACTED]  
TUJUNGA, CA 91042

ZA-2010-3224

ZA-2018-3224 - WB



APPLICATIONS:

# DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

Env. Case Number

**ZA-2018-3224**

Application Type

Case Filed With (Print Name)

Date Filed

Application includes letter requesting:

Waived hearing

Concurrent hearing  
Related Case Number \_\_\_\_\_

Hearing not be scheduled on a specific date (e.g. vacation hold)

*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 Address<sup>1</sup> 7125 W. FOOTHILL BOULEVARD (7125-7131) Unit/Space Number \_\_\_\_\_

Legal Description<sup>2</sup> (Lot, Block, Tract) FR. LOTS 110, 112, 114, 116, TRACT NO. 2907, M.B. 38 - 40

Assessor Parcel Number 2568-014-015/009/021 Total Lot Area 21,777.3

## 2. PROJECT DESCRIPTION

Present Use LIQUOR STORE

Proposed Use NEIGHBORHOOD MARKET WITH ALCOHOLIC BEVERAGE SALES

Project Name (if applicable) VERDUGO HILLS LIQUOR

Describe in detail the characteristics, scope and/or operation of the proposed project \_\_\_\_\_

RELOCATION OF A BUSINESS WITHIN THE SAME OWNERSHIP WITH OFF-SALE CONSUMPTION OF A FULL LINE OF ALOHOLIC BEVERAGES

Additional information attached  YES  NO

Complete and check all that apply:

### Existing Site Conditions

Site is undeveloped or unimproved (i.e. vacant)

Site has existing buildings (provide copies of building permits)

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)

Site is located within 500 feet of a freeway or railroad

Site is located within 500 feet of a sensitive use (e.g. school, park)

Site has special designation (e.g. National Historic Register, Survey LA)

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

<sup>2</sup> 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)<sup>3</sup> \_\_\_\_\_ + Adding \_\_\_\_\_ = Total -0-

Number of Affordable Units<sup>4</sup> Existing -0- - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total -0-

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

Mixed Use Projects, Amount of Non-Residential Floor Area: NA \_\_\_\_\_ square feet

**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 \_\_\_\_\_ Section from which relief is requested (if any): 12.24-W, 1

Request: SEE ATTACHED REQUEST CLAUSE

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

Request: \_\_\_\_\_

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

Request: \_\_\_\_\_

Additional Requests Attached  YES  NO

<sup>3</sup> Number of units to be demolished and/or which have been demolished within the last five (5) years.

<sup>4</sup> 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) \_\_\_\_\_  
\_\_\_\_\_

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. \_\_\_\_\_ Ordinance No.: \_\_\_\_\_

- |   |  |
|---|--|
| <input type="checkbox"/> Condition compliance review                        | <input type="checkbox"/> Clarification of Q (Qualified) classification               |
| <input type="checkbox"/> Modification of conditions                         | <input type="checkbox"/> Clarification of D (Development Limitations) classification |
| <input type="checkbox"/> Revision of approved plans                         | <input type="checkbox"/> Amendment to T (Tentative) classification                   |
| <input type="checkbox"/> Renewal of entitlement                             |  |
| <input type="checkbox"/> 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 \_\_\_\_\_
- Other—specify \_\_\_\_\_

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant<sup>5</sup> name ROBERT ABOUD

Company/Firm VERDUGO HILLS LIQUOR

Address: 7119 W. FOOTHILL BOULEVARD Unit/Space Number \_\_\_\_\_

City TUJUNGA State CA Zip Code: 91042

Telephone 818-353-4641 E-mail: hollywood@socal.rr.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) NABIL & REYAM ABOUD

Address 17438 ASCONA BLVD Unit/Space Number \_\_\_\_\_

City CANYON COUNTRY State CA Zip Code: 91387

Telephone 661-212-3750 E-mail: verdugohillsliquor@verizon.net

Agent/Representative name AL PRATT

Company/Firm THE TROUBLE SHOOTER

Address: 22225 LEADWELL STREET Unit/Space Number \_\_\_\_\_

City CANOGA PARK State CA Zip: 91303

Telephone 818-346-4096 E-mail: ka.pratt@att.net

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  
(select only one)

Owner

Applicant

Agent/Representative

Other \_\_\_\_\_

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.

<sup>5</sup> 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).

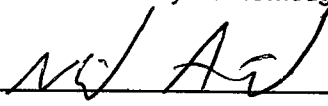
**PROPERTY OWNER**

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 of 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.

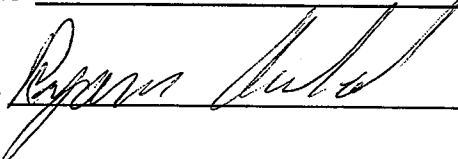
- A. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached 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 2-6-18

Print Name NABIL ABBOUD

Signature 

Date 2-6-18

Print Name REYAM ABBOUD



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 2-6-2018 before me, Hamid Nessar, a Notary Public.

(Insert Name of Notary Public and Title)

personally appeared Nabil Abboud & Reyam Abboud, 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.

[Signature]  
Signature

(Seal)

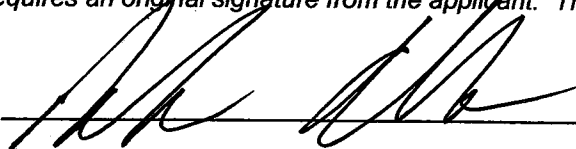


**APPLICANT**

- 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: \_\_\_\_\_

2-6-18

Print Name: ROBERT ABBOUD



**OPTIONAL  
NEIGHBORHOOD CONTACT SHEET**

**SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

**REVIEW** of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

REQUEST CLAUSE

Pursuant to Code Section 12.24-W, 1, a Conditional Use Permit to allow the relocation of a business (neighborhood market/liquor store) from one commercial building to another commercial building within the same ownership; with the continued sale of a full line of alcoholic beverages for off-site consumption; having hours of operation and alcohol sales from 6 a.m. to 11 p.m., Sunday through Thursday and 6 a.m. to 12-midnight Friday, Saturday and National Holidays; in the C2-1VL zone; and,

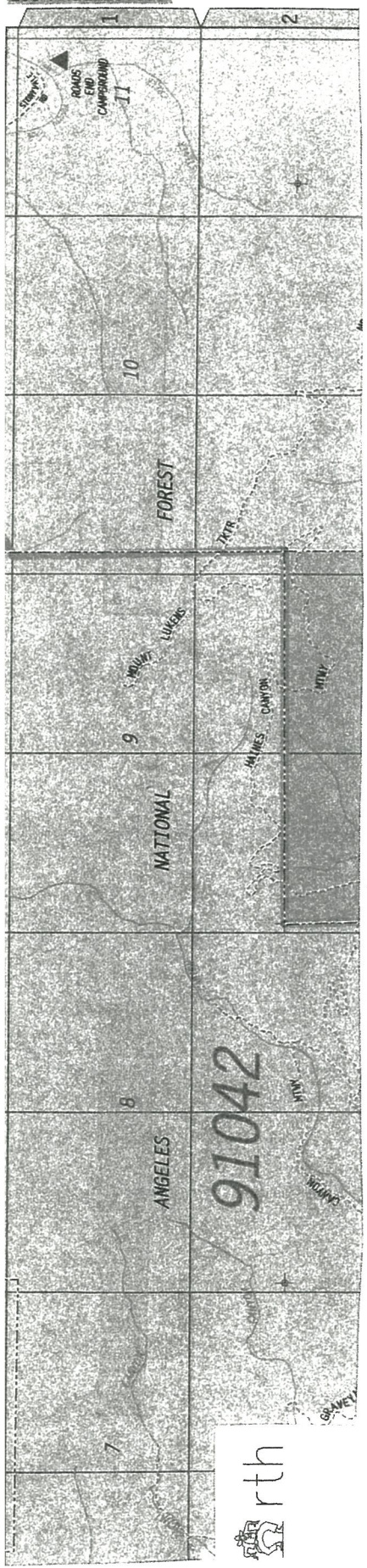
by National Holiday we mean New Year, Christmas, 4<sup>th</sup> of July, Veterans Day, Thanksgiving, Labor day, President Day, MLK day,

A CUP to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with the operation of a proposed 4524 square-foot neighborhood market/liquor store with hours of operation of 6:00 am to 11:00 pm, Sunday through Thursday and 6:00 am to 12 am Friday, Saturday and Holidays (as described above) in the C2-1VL zone

Pursuant to  
Section 12.24-W, 27

Request a CUP to allow the hours above in lieu of the hours of 7:00 am to 11:00 pm daily as restricted by Mini-shopping Center regulations



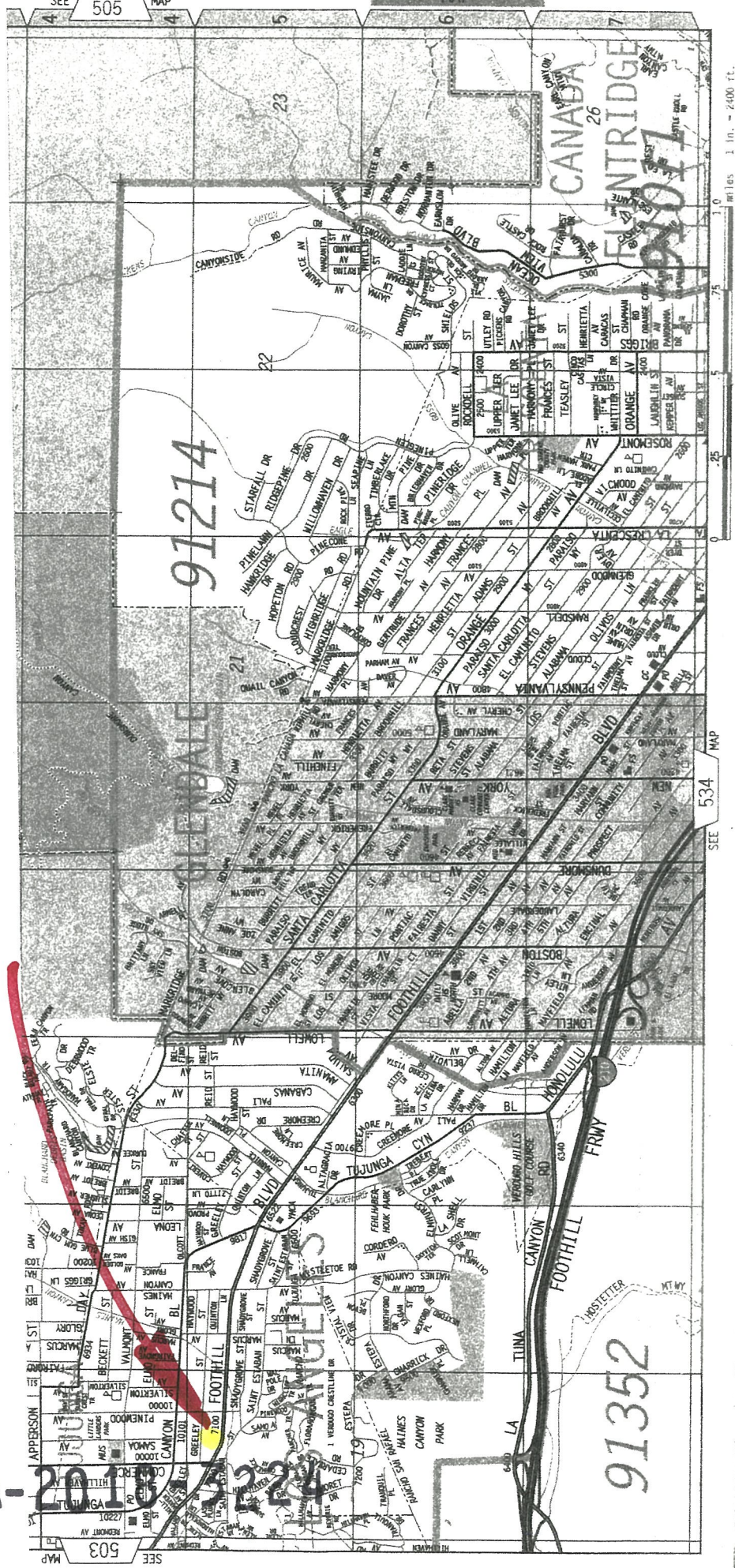


91042

n  
North

# VICINITY MAP

1018-20-2A-5224



91214

91214

91352

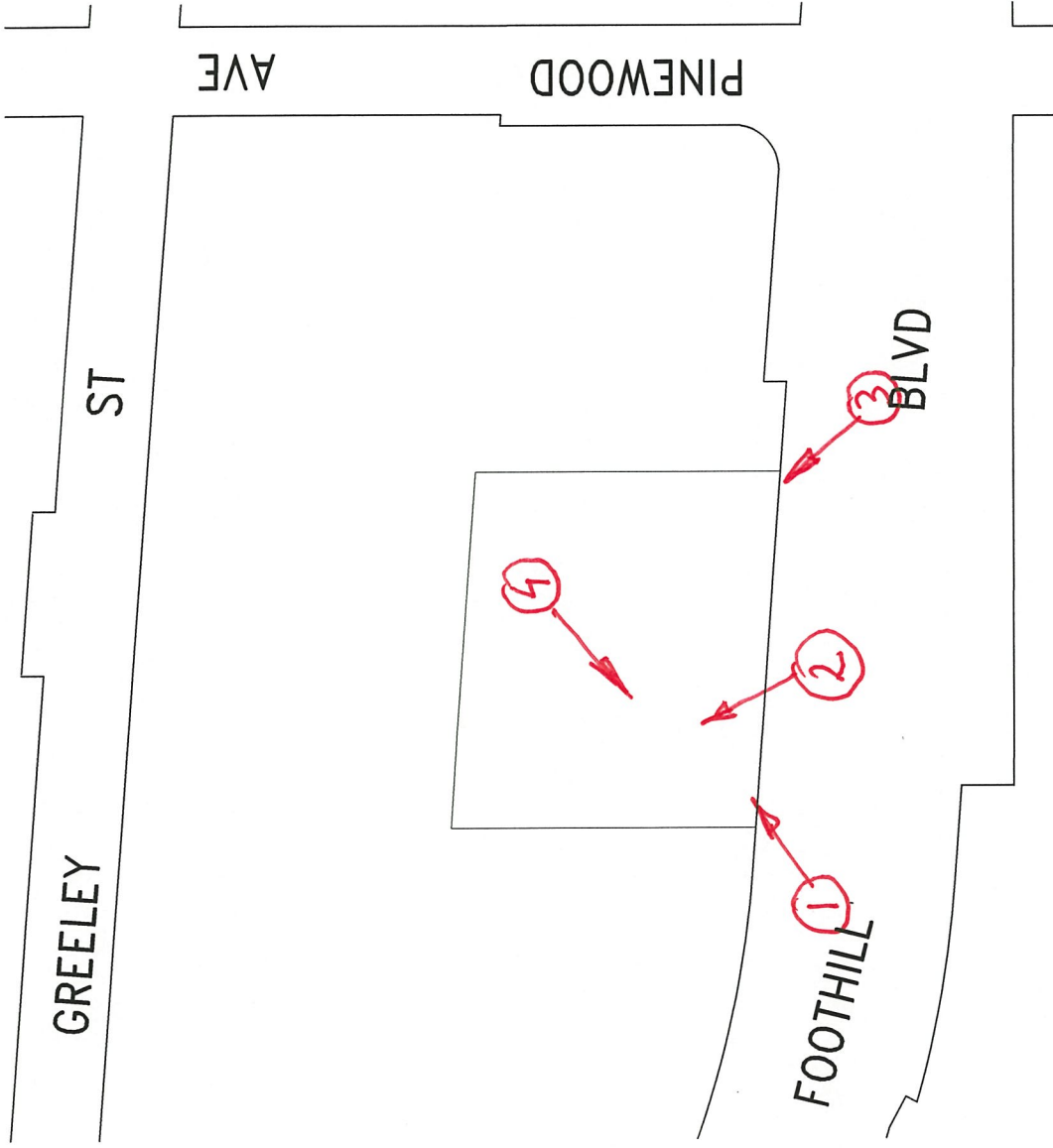
534 MAP

MAP

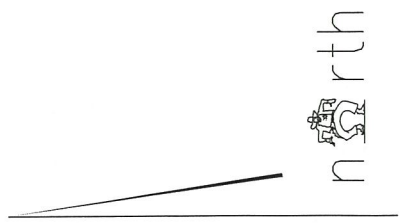
505 MAP

503 MAP





ZA-2018-3224



# INDEX MAP

# PHOTO EXHIBIT



1



2



3



4

TS 18-3106  
Verdugo Hills Liquor  
7125 W. Foothill Boulevard

## INTRODUCTION

### RREQUEST:

Pursuant to Code Section 12.24-W, 1, a Conditional Use Permit to allow the relocation of a business (liquor store) from one commercial building to another commercial building within the same ownership; with the continued sale of a full line of alcoholic beverages for off-site consumption; having hours of operation and alcohol sales from 6 a.m. to 11 p.m., Sunday through Thursday and 6 a.m. to 12-midnight Friday, Saturday and Holidays; in the C2-1VL zone.

### BACKGROUND:

The subject property is a slightly-sloping, rectangular-shaped parcel of land comprised of the fractions of four lots, having a frontage of 160-feet along the north side of Foothill Boulevard and a uniform depth of 136.5-feet. The site is developed with a one-story, 1,560 square-foot commercial structure (Bldg. "B" on the plot plan) located in the southeast corner of the site and a one-story, 4,524 square-foot commercial structure (Bldg. "A" on the plot plan) located in the southwest corner of the property. Vehicular access is via a two-way driveway along the Foothill Boulevard frontage leading to 24 surface parking spaces of which 16 parking spaces will be used exclusively for the proposed use. An additional 8 parking spaces will be available in the northeast corner of the parcel once a use has been established and the building is occupied.

### SURROUNDING PROPERTIES:

Northerly, adjoining property is classified in the R3-2 zone and improved with two single-family dwellings, a duplex and two triplexes with frontage along Greeley Street.

Easterly, adjoining property is classified in the C2-1VL zone and improved with a one-story commercial building occupied by a time clock business.

Southerly, across Foothill Boulevard, adjoining property is classified in the C2-1VL zone and improved with a recycling center, an auto repair facility, an office building and a bakery business.

Westerly, adjoining property is classified in the C2-1VL zone and improved with a fire protection business.

### CIRCULATION:

Foothill Boulevard, adjoining the subject property to the south, is a designated Major Highway, dedicated to a variable width of 80 to 100-feet and improved with curb, gutter and sidewalk.

### PRIOR CASES, PERMITS, ETC.:

There are no relevant ZA or CPC cases on the subject property.

**ZA-2018-3224**



Certificate of Occupancy No. 146140 – Issued February 13, 1948 for a 1 story, Type V, Grocery & Meat Market, 30' x 50', 70 occupants, G-1 Occupancy at 7119 W. Foothill Boulevard.

Building and Safety Permit No. 1982VN47936 – Issued November 3, 1982 for a building addition to an existing paint store at 7125 W. Foothill Boulevard.

**ADDITIONAL REQUIREMENTS/FINDINGS FOR APPROVAL OF A CUB OR CUX:**

**1. RADIUS MAP REQUIREMENTS.**

See attached 500'/600' radius map package

See attached list of alcohol establishments from the subject premises to 1,000 feet of the site.

**2. FINDINGS**

**a. General Conditional Use**

- i. 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 proposal involves the relocation of a business from one commercial building to another within the same ownership. As depicted on the plot plan, the applicant operates a liquor store from Bldg. "B" with a floor area of 1,560 square-feet. This building will be vacated and the business will be relocated within Bldg. "A" with a floor area of 4,524 square-feet. The transition to this larger commercial building will result in the establishment of a neighborhood market rather than the exclusive use of a liquor store with limited convenience-type inventory and it will continue with the sale of a full line of alcoholic beverages for off-site consumption. The business will be able to offer a broader range of food and beverage items normally found in a neighborhood market; that is, packaged and canned goods as well as refrigerated food products. An area will be set aside for bakery items and prepared sandwiches from outside vendors.

Currently there is no neighborhood market or grocery store within the boundary of the radius line and the proposed use should provide a service that is essential and beneficial to the immediate neighborhood, a local work force and the community-at-large.

- ii. 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 liquor store business was established in 1947 and the applicant began operation of the same use in 1977. The longevity of the use seems to indicate that the business operation has been successful at this location and it will continue to add to the diversification of commercial uses in the immediate area. The applicant will need to obtain a permit from the County Health Department and a change of use permit from the Department of Building and Safety with the conversion of the prior use from a paint store to a neighborhood market, with improvements limited to the interior of the commercial structure.



The subject site is bounded on three sides with commercially zoned and occupied properties. With the relocation from one commercial building to another within the same ownership and no change in the size, height or business operation, it appears that the proposed use will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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

The adopted Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon District Plan Map designates the subject property for General Commercial land use with its corresponding zone of C2 and Height District No. 1VL. The subject property is within the boundary of the Foothill Boulevard Corridor Specific Plan area and the applicant is filing a Project Permit Compliance Review application concurrent with the Conditional Use Permit application. The use of the property will not be changed dramatically from its historic use by virtue of any grant of a conditional use permit. The request appears to be in harmony with the goals and intent of the General Plan Elements adopted for this geographic area in that it will allow for optimum use of the site without detriment to adjacent or surrounding properties.

**b. Additional Findings**

- i. **Explain how the proposed use will not adversely affect the welfare of the pertinent community.**

The proposed use will add to the economic base of the community through the exchange of goods and services with other nearby commercial uses, create and maintain employment opportunity for local residents and generate tax revenue to various municipalities.

- ii. **Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.**

The applicant has an active Type 21 liquor license previously issued by the Department of Alcoholic Beverage Control which does not result in a new liquor outlet being established in the area thereby retaining the status quo as to the number of licenses within the subject census tract.

- iii. **Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.**

The commercial building is oriented in a southerly direction along the Foothill Boulevard frontage and is separated by the parking area at the rear of the site from residentially zoned and occupied properties which have frontage along Greeley Street.

**3. QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE**

- a. **What is the total square footage of the building or center the establishment is located in?**

The total square footage of the commercial building is 4,524

- b. What is the total square footage of the space the establishment will occupy?**

The total square footage of the subject premises is 4,524

- c. What is the total occupancy load of the space as determined by the Fire Department?**

Occupancy load = 119

- d. What is the total number of seats that will be provided indoors? Outdoors?**

NA

- e. If there is an outdoor area, will there be an option to consume alcohol outdoors?**

NA

- f. If there is an outdoor area, is it on private property or the public right-of-way, or both?**

NA

- i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained?**

NA

- g. Are you adding floor area? If yes, how much is enclosed? Outdoors?**

This request does not involve additional floor area.

- h. Parking**

- i. How many parking spaces are available on the site?**

There are 24 surface parking spaces available on the site for the commercial uses.

- ii. Are they shared or designated for the subject use?**

Currently the parking spaces are being used for customers of the liquor store.

- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety?**

This request does not involve additional floor area and the liquor store will require 18 parking spaces.

**iv. Have any arrangements been made to provide parking off-site?**

Arrangements have not been made to provide parking off-site.

- 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety.**

**Note:** Required parking must be secured via a covenant pursuant to LAMC 12.26 E 5. A private lease is only permitted by a Zone Variance.

- 2. Please provide a map showing the location of the off-site parking and the Distance, in feet, for pedestrian travel between the parking area the use it is to serve.**
- 3. Will valet service be available? Will the service be for a charge?**

NA

- i. Is the site within 1,000 feet of any schools (public, private or nursery schools, churches or parks?)**

Little World Preschool and Child Care  
7114 Greeley St

Family Child Care  
10096 Tujunga Canyon Blvd

Centro Cristiano Ebenezer Church  
7253 Foothill Blvd

- j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Business as defined by LAMC 12.70 B 17?**

NA

**4. QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT**

- a. What are the proposed hours of operation and which days of the week will the establishment be open?**

Proposed Hours of Operation: 6 a.m. – 11 p.m., Sunday through Thursday  
6 a.m. – 12-midnight, Friday, Saturday and Holidays

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc? Please specify:**

NA

- c. **Will there be minimum age requirements for entry? If yes, what is the minimum age requirement and how will it be enforced?**

Customers must be 21 years of age or older to purchase alcoholic beverages.

- d. **Will there be any accessory retail uses on the site? What will be sold?**

This request is only for the proposed use.

- e. **Security**

- i. **How many employees will you have on the site at any given time?**

There will be 4-5 employees on the site at any given time.

- ii. **Will security guards be provided on-site? If yes, how many and when?**

The applicant does not anticipate the need for security guards given the size and scale of the operation.

- iii. **Has LAPD issued any citations or violations? If yes, please provide copies.**

The LAPD has not issued citations and there is no record of violations associated with the existing use.

- f. **Alcohol**

- i. **Will there be beer & wine only, or a full line of alcoholic beverages available?**

The applicant has an active liquor license for a full line of alcoholic beverages for off-site consumption.

- ii. **Will "fortified" wine (greater than 16% alcohol) be sold?**

"Fortified" wine will not be sold.

- iii. **Will alcohol be consumed on any adjacent property under the control of the applicant?**

Alcohol will not be allowed to be consumed on any adjacent property under control of the applicant.

- iv. **Will there be signs visible from the exterior that advertise the availability of alcohol?**

The applicant requests limited signage.

- v. **Food**

1. **Will there be a kitchen on the site?**

NA

2. **Will alcohol be sold without a food order?**

NA

3. **Will the sale of alcohol exceed the sale of food items on a quarterly basis?**

The gross sale of alcohol will not exceed the gross sale of food items on a quarterly basis.

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

NA

**vi. On-Site**

1. **Will a bar or cocktail lounge be maintained incidental to a restaurant?**

NA

- a. **If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.**

2. **Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")?**

NA

- a. **If yes, a request for off-site sales of alcohol is required as well.**

3. **Will discounted alcoholic drinks ("Happy Hour") be offered at any time?**

NA

**vii. Off-Site**

1. **Will cups, glasses or other container be sold which might be used for the Consumption of alcohol on the premises?**

Cups, glasses or other similar containers will not be sold which might be used for the consumption of liquor on the premises.

2. **Will beer or wine coolers be sold in single can, or will wine be sold in Containers less than 1 liter (750 ml)?**

Beer and wine coolers will be sold by the single can and wine will be sold in containers less than 1 liter which are on-going conditions regulated by the Department of Alcoholic Beverage Control.

- viii. **Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements – <http://www.abc.ca.org/>.**

**5. CALDERA BILL ( CA Business and Professions Code Section 23958 and 23958.4)**

- a. Is this application a request for on-site or off-site sales of alcoholic beverages?**

This request is for off-site sales of alcoholic beverages.

- i. If yes, is the establishment a bona fide eating place (restaurant) or hotel/motel?**

NA

- 1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to Determine whether the proposed site is located in an area whereby:**

- a. issuance of a license to serve alcohol on-site or off-site tend to create a law enforcement problem, or**
- b. if issuance would result in, or add to an undue concentration of licenses.**

- b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for public convenience or necessity.**

**6. ADDITIONAL REQUIREMENTS FOR MASTER CUBs/CUXs.**

NA

**LIQUOR ESTABLISHMENTS FROM SUBJECT PREMISES TO 600 FEET**

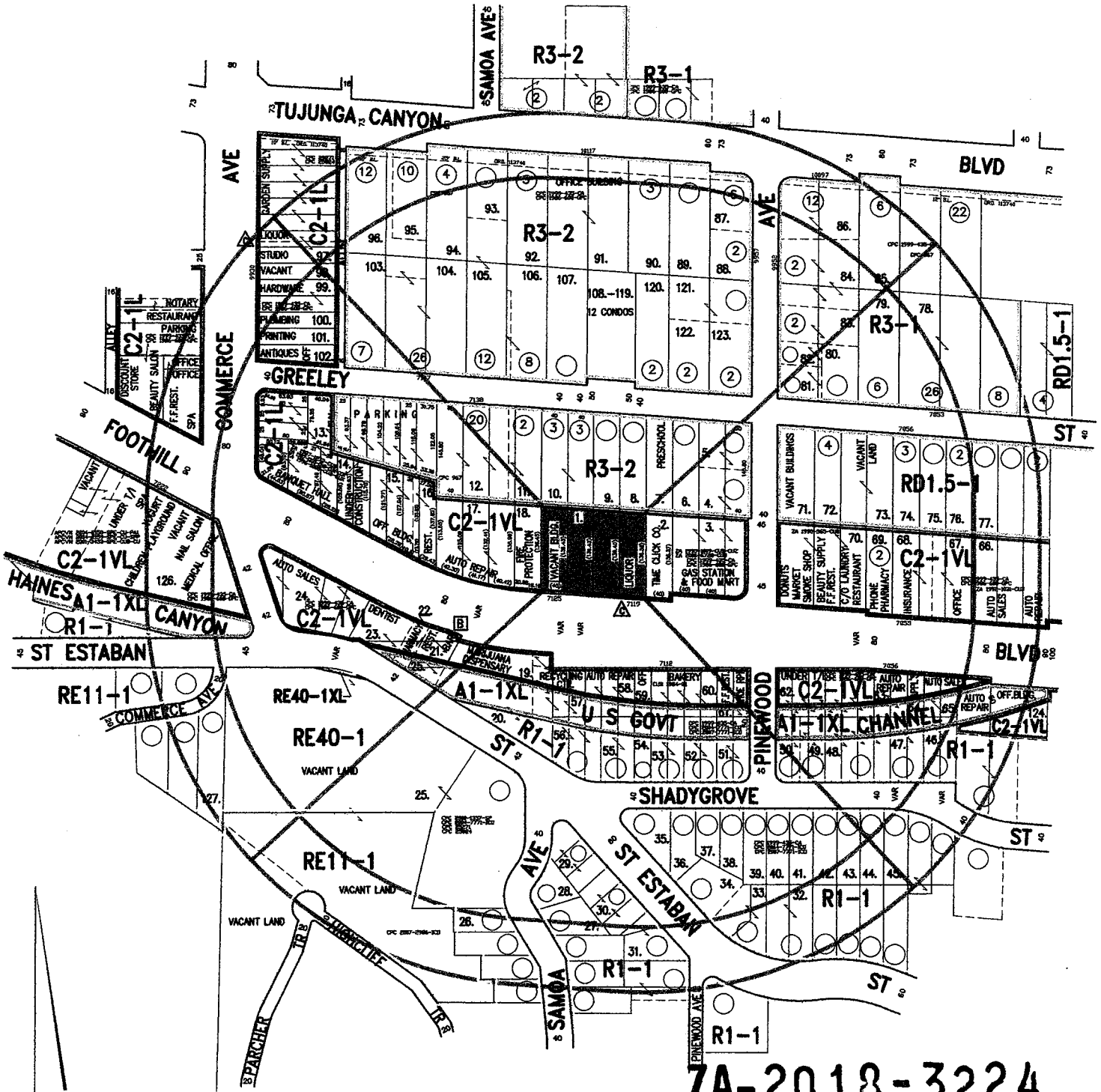
Verdugo Hills Liquor – Type 21  
7119 Foothill Blvd

Betty's Place Sports Bar – Type 42  
7144 Foothill Blvd

Commerce Liquor – Type 21  
9936 Commerce Ave

**LIQUOR ESTABLISHMENTS BETWEEN 600 FEET TO 1,000 FEET OF SUBJECT PREMISES**

The Crow's Nest Sports Grill – Type 41  
7279 Foothill Blvd



**ZA-2018-3224**



NET AC. = 0.50

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

LEGAL: FR. LOT 110, 112, 114, AND 116, TRACT No. 2907, M.B. 38-40, SEE APPLICATION

# CONDITIONAL USE A.B. OFF SITE

THOMAS BROS.  
PAGE: 504  
GRID: A/5  
  
C.D. 7  
C.T. 1012.10  
P.A. 250



## THE TROUBLE SHOOTER

22225 LEADWELL ST.  
CANOGA PARK, CA 91303  
818-346-4096

CASE NO.:  
DATE: JUNE 1, 2018  
DRAWN BY: ANDRES RAAB  
818-833-9059  
D.M. NO.: 202.5 A 201, 201 A 199  
SCALE: 1" = 100'  
USES: FIELD  
CONTACT PERSON: AL PRATT  
818-346-4096

CADFILE: VERDUGO-RAD  
TS 18-3106



# Site Description

Total Site Area = 21,777.3 Sq.Ft.

Total Floor Area = 6,084 Sq.Ft.

### Legal Description

FR. LOT 110, 112, 114, AND 116, TRACT No. 2907, M.B. 38-40, SEE APPLICATION

### Parking Required

Subject Premises, 4,524 Sq.Ft. (1 per 250 Sq.Ft.) = 18 Spaces

Existing Retail, 1,560 Sq.Ft. (1 per 250 Sq.Ft.) = 6 Spaces

**Total Spaces Required = 24 Spaces**

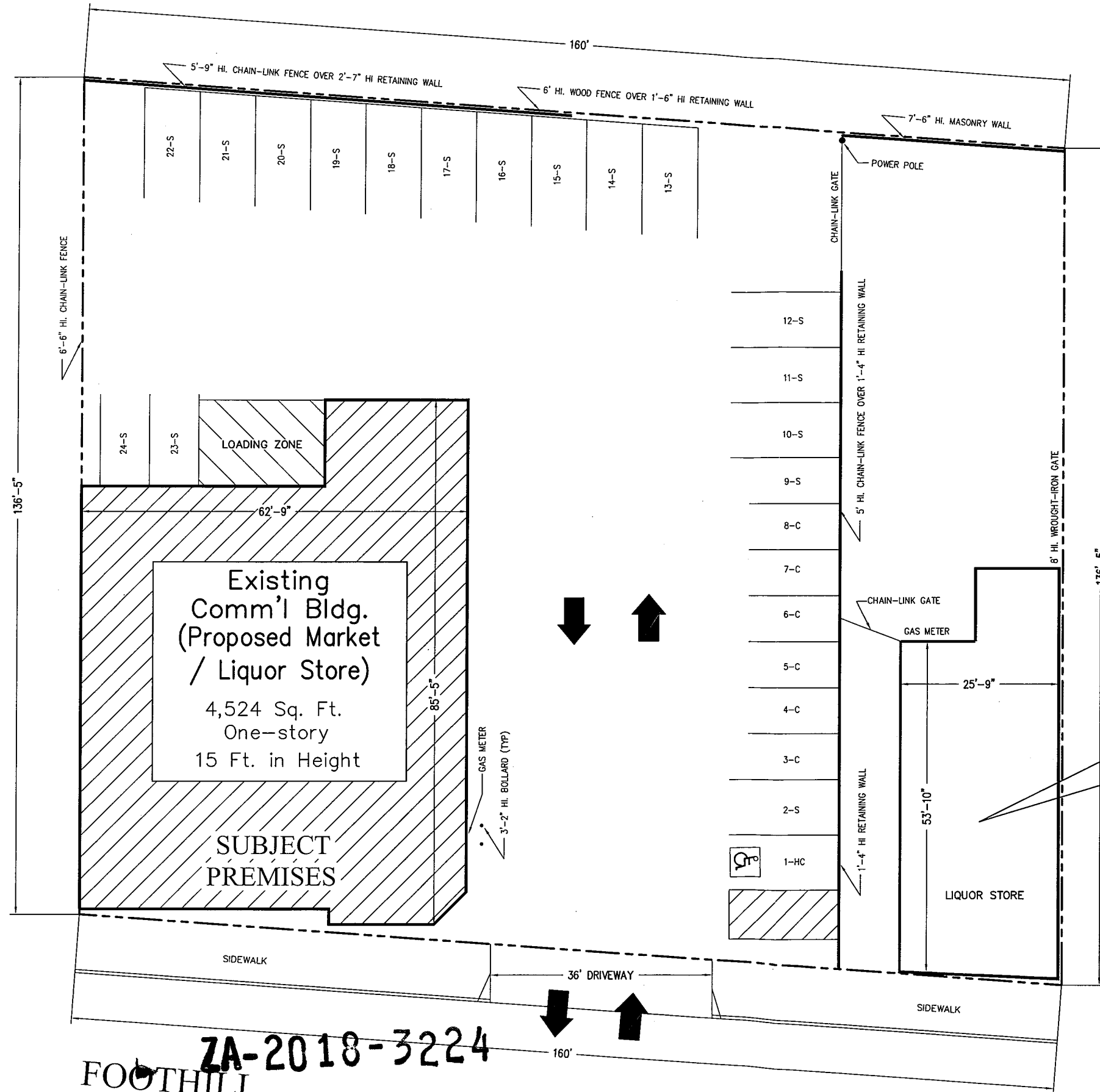
### Parking Provided

Standard Spaces (9' x 18' Typ.) = 14 Spaces

Handicapped Spaces (17' x 18' Typ.) = 1 Spaces

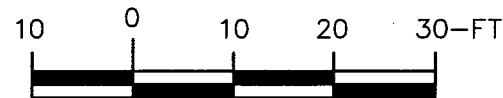
Compact Spaces (7'-6" x 15' Typ.) = 9 Spaces

**Total Spaces Provided = 24 Spaces**



# PLOT PLAN

**ZA-2018-3224**  
FOOTHILL



BLVD.

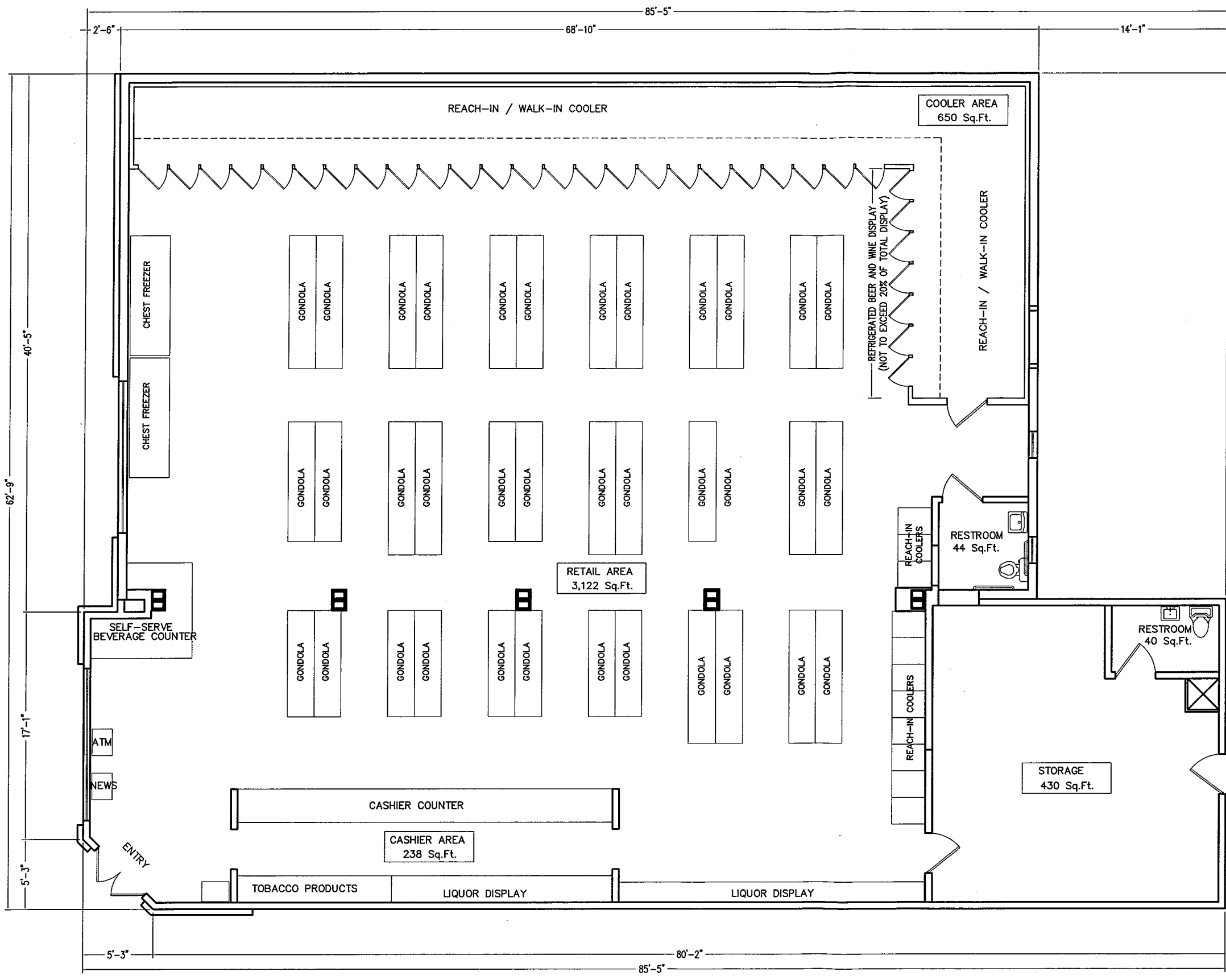
north  
D.M. : 202.5 A 201

**THE TROUBLE SHOOTER**  
22225 LEADWELL STREET  
CANOGA PARK, CA 91303  
818-346-4096



SITUS: VERDUGO HILLS LIQUOR  
7125 W. FOOTHILL BLVD.  
TUJUNGA, CA 91042  
TS 18-3106

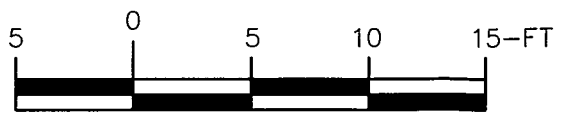
CADFILE No: VERDUGO-PP-FP-ELEV  
CASE No:  
DATE: MARCH 12, 2018  
CAD BY: ANDRES RAAB  
818-833-9059



AREAS	
RETAIL AREA =	3,122 Sq.Ft.
RESTROOMS =	84 Sq.Ft.
CASHIER AREA =	238 Sq.Ft.
COOLER AREA =	650 Sq.Ft.
STORAGE =	430 Sq.Ft.
TOTAL FLOOR AREA = 4,524 Sq.Ft.	

**OCCUPANCY LOAD**  
TO BE DETERMINED BY  
FIRE / BUILDING AND  
SAFETY DEPARTMENT

# CONCEPTUAL FLOOR PLAN



**THE TROUBLE SHOOTER**  
22225 LEADWELL STEET  
CANOGA PARK, CA 91303  
818-346-4096



SITUS: VERDUGO HILLS LIQUOR  
7125 W. FOOTHILL BLVD.  
TUJUNGA, CA 91042  
TS 18-3106

CADFILE No: VERDUGO-PP-FP-ELEV  
CASE No:  
DATE: MARCH 12, 2018  
CAD BY: ANDRES RAAB  
818-833-9059

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  
**7**

PROJECT TITLE  
Ω **CONDITIONAL USE PERMIT**

LOG REFERENCE  
ENV **2018-3225-06**

PROJECT LOCATION  
Ω **7125 W. FOOTHILL BLVD**

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:  
Ω **SALE OF FULL LINE ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION**

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:  
Ω **AL PRATT (THE TROUBLE SHOOTER)**

CONTACT PERSON  
Ω **AL PRATT**

AREA CODE | TELEPHONE NUMBER | EXT.  
Ω **818** | Ω **346-4096** |

EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 et seq.	Art. III, Sec. 1

Class 1 Category 22 (City CEQA Guidelines)

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 nonsignificant change of use 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: <b>373.00</b>		RECEIPT NO. <b>46864</b>	REC'D. BY <b>USAO</b>
			DATE <b>6/5/2018</b>

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

IF FILED BY THE APPLICANT:

**AL PRATT**  
NAME (PRINTED)

**AL PRATT**  
SIGNATURE

**6-5-2018**  
DATE

**ZA-2018-3224**

**ZA-2018-3224**