

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

Pursuant to Section 23958 and 23858.4
California Business and Professions Code

CD3

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

COUNCIL FILE NO. _____

BACKGROUND INFORMATION

TIME LIMIT FILE: _____

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

Project Name	Walgreens
Address	18568 Ventura Boulevard
Type of Business	Neighborhood Pharmacy
Applicant	Walgreen Co., Robert Silveman
	Name 104 Wilmot Rd, MS 1420 Deerfield, IL 60015
	Address
	Phone (847) 315-4574
	Phone Number/Fax Number
Property Owner	Ventura Mecca, LLC
	Name 82 Armstrong Dr. Mustang, OK 73064
	Address
	Phone (405)376-4509, Fax (405)376-9321
	Phone Number/Fax Number
Representative	Armbruster Goldsmith & Delvac, Matt Dzurec
	Name 11611 San Vicente Blvd, Ste 900 Los Angeles, CA 90049
	Address
	Phone 310-254-9052; Fax 310-209-8801
	Phone Number/Fax Number

A. PROJECT DETAILS

THE FOLLOWING QUESTIONS ARE TO BE ANSWERED BY ALL APPLICANTS:

1. Has the City previously approved a conditional use permit for alcoholic beverage sales at this site? Yes No If Yes, what is the City case number(s) ZA-2010-3402 (CUB);
2. Have you recently filed for a new conditional use permit? Yes No If Yes, provide the City case number(s) _____

dl

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

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

5. Size of Business 13,212 square feet

6. % of floor space devoted to alcoholic beverages 118 square feet (sales and storage)

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

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

- B. Parking:
a. Is parking available on the site? (If so, how many spaces?) Yes, 48 spaces.

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

- c. Where? N/A

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

9. Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and if so, for what reasons? Provide ABC case number and a copy of final ABC action.
No.

10. Will video game machines or pool or billiard tables be available for use on the subject property and if so, how many? No

11. Will you have signs visible on the outside which advertise the availability of alcohol?
No.

12. How many employees will you have on the site at any given time? 15 employees

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

14. What security measures will be taken including:
a. Posting of rules and regulations on the premises to prevent such problems as gambling, loitering, theft, vandalism and truancy.
b. Will security guards be provided and if so, when and how many?
No.

RLL

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

Not applicable.

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

See attached list.

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

See attached list.

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

No.

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

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

1. Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis? Cups that are sold are not intended for consumption on the premises by customers that purchase beer and wine.

2. Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? No.

3. Will beer and wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)? No.

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

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

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

2. What is the proposed seating in all areas?

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

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

RLI

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:

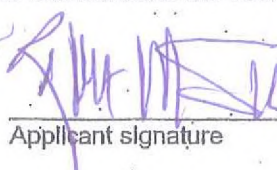
- a. Employ local residents (how many)
- b. Generate taxes (provide estimate)
- c. Provide unique goods and services (which ones)
- d. Result in an aesthetic upgrade to the neighborhood (in what exact way)
- e. Contribute to the long term economic development (how)
- f. Provide a beneficial cultural/entertainment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

Rdd

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.

Rhd


Applicant signature

Date

Signature of property owner if tenant or lessee is filling application

State of _____

County of _____

On _____ before me, _____
Date Name of Notary Public

personally appeared _____
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 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.

Rhd



BEER & WINE AUTHORIZATION

The undersigned, being the owner of the property located at 18568 Ventura Blvd., Tarzana, California (the "Property") hereby authorizes Robert M. Silverman, Divisional Vice President of Walgreen Co., to sign any documents required to obtain approvals to sell beer and wine at the Property.

Landlord:

Ventura Mecca, LLC

By: Mike Schuminsky

Name: Mike Schuminsky
Title: Trustee of Single member LLC.
Date: September 29, 2009

-----NOTARY-----

State of OKLAHOMA
County of CANADIAN

On September 29, 2009, before me, Tracie Keplinger, a notary public, personally appeared Mike Schuminsky, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to on the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument, the person, or entity upon behalf of which the person acted, executed the instrument.

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

Witness my hand and official seal.

Signature Tracie Keplinger (Seal)



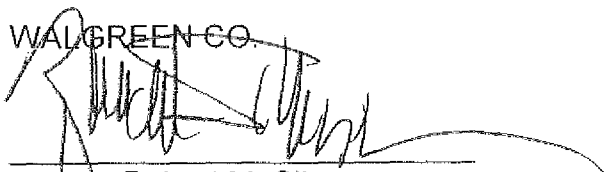
1813

April 13, 2010

LETTER OF AUTHORIZATION

Walgreen Co. authorizes Armbruster Goldsmith & Delvac, LLP to represent, and to sign any documents relating to land use application(s), entitlements, or other approvals in connection with the off-site sales of beer and wine at their retail drug stores located in Los Angeles County, California.

WALGREEN CO.

ll

Name: Robert M. Silverman
Title: Divisional Vice President

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

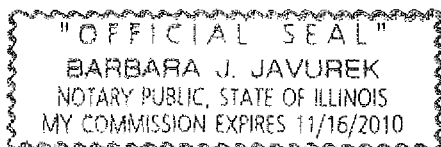
State of Illinois)
)
County of Lake)

On April 13th 2010, before me, Barbara J. Javurek a Notary public, personally appeared Robert M. Silverman, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to on the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument, the person, or entity upon behalf of which the person acted, executed the instrument.

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

Witness my hand and official seal.

Signature Barbara J. Javurek (Seal)



CITY OF LOS ANGELES CALIFORNIA



ANTONIO R VILLARIAGOSA
MAYOR

CERTIFICATE OF OCCUPANCY

OWNER OMNI VENTURA 03 INC

1618 ROGERS RD
FT WORTH TX 75225

No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof. Section 91.109.1 LAMC

STATUS:	CofO Issued	DATE APPLIED
BY: GEORGE PRESTON ME		09/10/2007

SITE IDENTIFICATION
ADDRESS: 18568 W VENTURA BLVD 91356

TRACT	BLOCK	LOT(s)	ARB CO. MAP REF #	PARCEL PIN	APN
TR 8407		1	M B 118-18	174B125 598	2161-016-052

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(es) 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 and occupancy group in which it is classified and is subject to any affidavits or building and zoning code modifications whether listed or not.

COMMENT NEW 2 STORY, TYPE V-N, 106' X 102', M OCCUPANCY RETAIL SALES BUILDING

USE PRIMARY	OTHER
<input checked="" type="checkbox"/> Retail	<input type="checkbox"/> (-) None

PERMITS
04010-10000-05551

STRUCTURAL INVENTORY ITEM DESCRIPTION	CHANGED	TOTAL
Stories	2 Stories	2 Stories
Length	106.2 Feet	106.2 Feet
Width	102 Feet	102 Feet
Height (BC)	30 Feet	30 Feet
Height (ZC)	30 Feet	30 Feet
Floor Area (ZC)	11422 Sqft	11422 Sqft
Type V-N Construction		
NFPA-13 Fire Sprinklers Thru-out		
M Occ. Group	11422 Sqft	11422 Sqft
M Occ. Load	390 Max Occ.	390 Max Occ.
Parking Req'd for Bldg	48 Stalls	48 Stalls
Provided Bicycle for Bldg	1 Stalls	1 Stalls
Provided Compact for Bldg	15 Stalls	15 Stalls
Provided Disabled for Bldg	2 Stalls	2 Stalls
Provided Offsite for Bldg	48 Stalls	48 Stalls
Provided Standard for Bldg	31 Stalls	31 Stalls



APPROVAL

CERTIFICATE NUMBER 34740

BRANCH OFFICE	VN
COUNCIL DISTRICT	3
BUREAU:	INSPECTN
DIVISION	BLDGINSP
STATUS:	CofO Issued
STATUS BY:	GEORGE PRESTON MEYER
STATUS DATE	09/10/2007

George Preston Meyer

APPROVED BY: GEORGE PRESTON MEYER

EXPIRATION DATE:

PERMIT DETAIL			
PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS - DATE - BY
04010-10000-05551	18568 W Ventura Blvd	PROPOSED RETAIL W/ OFFSITE PARKING.	CofO Issued - 09/10/2007 GEORGE PRESTON MEYER

PARCEL INFORMATION			
Area Planning Commission: South Valley	LADBS Branch Office: VN	Council District: 3	
Cmpt. Fill Grd.: CFG-1300	Certified Neighborhood Council: Tarzana	Community Plan Area: Encino - Tarzana	
Census Tract: 1394.00	District Map: 174B125	Energy Zone: 9	
Fire District: 2	Fire District: FBZ	Hillside Grading Area: YES	
Hillside Ordinance: YES	Earthquake-Induced Liquefaction Area: Yes	Near Source Zone Distance: 11.6	
Thomas Brothers Map Grid: 560-J2	Zone: C2-1VL		

PARCEL DOCUMENT			
Affidavit (AFF) 06-0216901 (LOT TIE).	Affidavit (AFF) 06-0216903 (OFFSITE PARKING)	Affidavit (AFF) 06-14390	
City Planning Cases (CPC) CPC-1985-381	City Planning Cases (CPC) CPC-1999-1-SP	Community Development Block Grant (CDBG) BID-Tarzana	
Ordinance (ORD) ORD-171240	Ordinance (ORD) ORD-171241	Ordinance (ORD) ORD-174052	
Parking Layout (PKLY) PKG-4734	Specific Plan Area (SPA) Ventura / Cabuenga Boulevard Corridor	Zoning Administrator's Case (ZA) ZA-1978-45	
Zoning Administrator's Case (ZA) ZA-1979-446	Zoning Administrator's Interpretation (ZAI) ZAI-1979-45-B	Zoning Information File (ZI) ZI-1729 Ventura / Cabuenga Boulevard Corridor	

CHECKLIST ITEMS			
Attachment - Plot Plan	Fabricator Req'd - Glued-Laminated Timber	Fabricator Req'd - Prefabricated Joist	
Fabricator Req'd - Prefabricated Truss	Fabricator Req'd - Shop Welds	Fabricator Req'd - Structural Steel	
Special Inspect - Anchor Bolts	Special Inspect - Concrete > 2.5ksi	Special Inspect - Field Welding	
Special Inspect - H/S Bolt	Special Inspect - Masonry	Special Inspect - Rebar Welding	
Special Inspect - Structural Observation			

PROPERTY OWNER, TENANT, APPLICANT INFORMATION			
OWNER(S)	Omni Ventura 03 Inc	1618 Rogers Rd.	FT WORTH TX 75225
TENANT			
APPLICANT	Relationship: Architect Peruzzi Architects -	8800 Venice Blvd	LOS ANGELES, CA 90034 (310) 838-9766

BUILDING RELOCATED FROM:

(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION					
NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(A) Peruzzi, John Patton	8800 Venice Blvd Suite 317, Peruzzi Architects	Los Angeles, CA 90034	NA	C21599	(310) 838-9766
(C) Grush Ed General Contractor Inc	3236 East Willow Street,	Signal Hill, CA 90755	B	246399	
(E) Atkinson, Christopher Joseph	2702 N 44th Street Ste 200,	Phoenix, AZ 85008	NA	S4055	(602) 912-9120
(E) Salem, R Sammy	8099 N Orchard Ave,	Fresno, CA 93720	NA	GE2549	(559) 275-0825

SITE IDENTIFICATION-ALL
ADDRESS: 18568 W VENTURA BLVD 91356

LEGAL DESCRIPTION - ALL						
TRACT	BLOCK	LOT(s)	ARB CO. MAP REF #	PARCEL PIN	APN	
TR 8407		1	M B 118-18	174B125 598	2161-016-052	
TR 8407		2	M B 118-18	174B125 590	2161-016-052	

18568 W Ventura Blvd
5353 N Mecca Ave



Application #: **06030 - 10000 - 02074**
Plan Check #: B04LA02882 Printed: 04/05/11 08:30 AM
Event Code:

Grading Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR GRADING PERMIT AND GRADING CERTIFICATE	Issued On: 08/03/2006 Last Status: Permit Finaled Status Date: 03/23/2007
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1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 8407		2		M B 118-18	174B125 590	2161 - 016 - 052
TR 8407		1		M B 118-18	174B125 598	2161 - 016 - 052
TR 8407		33		M B 118-18	171B125 30	2161 - 016 - 027

3. PARCEL INFORMATION Area Planning Commission - South Valley LADBS Branch Office - VN Council District - 3 Cmpt. Fill Grd. - CFG-1300 Certified Neighborhood Council - Tarzana	Community Plan Area - Encino - Tarzana Census Tract - 1394.00 District Map - 174B125 Energy Zone - 9 Fire District - 2	Fire District - FBZ Hillside Grading Area - YES Hillside Ordinance - YES Earthquake-Induced Liquefaction Area - Yes Near Source Zone Distance - 11.6
ZONE(S): C2-1VL /		

4. DOCUMENTS			
ZI - ZI-1729 Ventura / Cahuenga Boulev	SPA - Ventura / Cahuenga Boulevard Co	ORD - ORD-174052	AFF - 06-0216901 (LOT TIE)
ZAI - ZAI-1979-45-B	PKLY - PKG-4734	CPC - CPC-1985-381	AFF - 06-0216903 (OFFSITE PARKING)
ZA - ZA-1978-45	ORD - ORD-171240	CPC - CPC-1999-1-SP	AFF - OB-14300
ZA - ZA-1979-446	ORD - ORD-171241	CDBG - BID-Tarzana	

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION			
Owner(s):			
Omni Ventura 03 Inc	1618 Rogers Rd	FT WORTH TX 75225	
Tenant:			
Applicant: (Relationship: Architect)			
Peruzzi Architects -	8800 Venice Blvd	LOS ANGELES, CA 90034	(310) 838-9766

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
	(70) Grading - Hillside	GRADING FOR SITE PREPARATION AND FOR REMOVAL / RECOMPACTION WITH MAX OF: CUT & FILL = 236 CY, AND REMOVAL/RECOMPACTION = 2138 CY.

9. # Bldgs on Site & Use: VACANT	For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.
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10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Frank Liu DAS PC By: Wai Lau OK for Cashier: Frank Liu Coord. OK: _____ Signature: _____ Date: _____	For Cashier's Use Only W/O #: 63002074
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11. PROJECT VALUATION & FEE INFORMATION Final Fee Period	
Permit Valuation: 236 cu yd	PC Valuation:
FINAL TOTAL Grading	580.70
Permit Fee Subtotal Grading	430.00
Additional Plan Check	75.00
O.S. Surcharge	10.10
Sys. Surcharge	30.30
Planning Surcharge	30.30
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00
Sewer Cap ID:	Total Bond(s) Due:

Payment Date: 08/03/06
Receipt No: LA05-179206
Amount: \$580.70
Method: Check

2006LA96336

12. ATTACHMENTS



14. APPLICATION COMMENTS

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(A) Peruzzi, John Patton	8800 Venice Blvd Suite 317, Peruzzi Ar Los Angeles, CA 90034		C21599	310-838-9766
(C) Grush Ed General Contractor Inc	3236 East Willow Street, Signal Hill, CA 90755	B	246399	
(E) Atkinson, Christopher Joseph	2702 N 44th Street Ste 200, Phoenix, AZ 85008		S4055	602-912-9120
(E) Noel, Eric William	7055 Lion Street, Alta Loma, CA 91701		GE2506	909-396-0335
(E) Salem, R Sammy	8099 N Orchard Ave, Fresno, CA 93720		GE2549	559-275-0825

(P) # 242397: # of Faces: +2 Faces / 2 Faces
 (P) # 242397: Height from Grade: +6 Feet / 6 Feet
 (P) # 242397: Illuminated Sign
 (P) # 242397: Sign Area: +30 Sqft / 30 Sqft
 (P) # 242397: Sign Length: +10 Feet / 10 Feet

14. APPLICATION COMMENTS

THE MONUMENT SIGN SHALL BE LOCATED WITHIN THE LANDSCAPING/ PLANTING AREA

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS		CLASS	LICENSE#	PHONE #
(C) Trulite Signs Inc	2990 Half Moon Ct,	Norco, CA 92860	C45	846189	(951) 735-5525
(E) Wright, James	109 Cheoah Trail,	Sweetwater, TN 37874		C62520	

18568 W Ventura Blvd

Permit Application #: 06048 - 20000 - 01469

Sign

City of Los Angeles - Department of Building and Safety

Plan Check #: B06VN12452

Onsite

Initiating Office: VAN NUYS

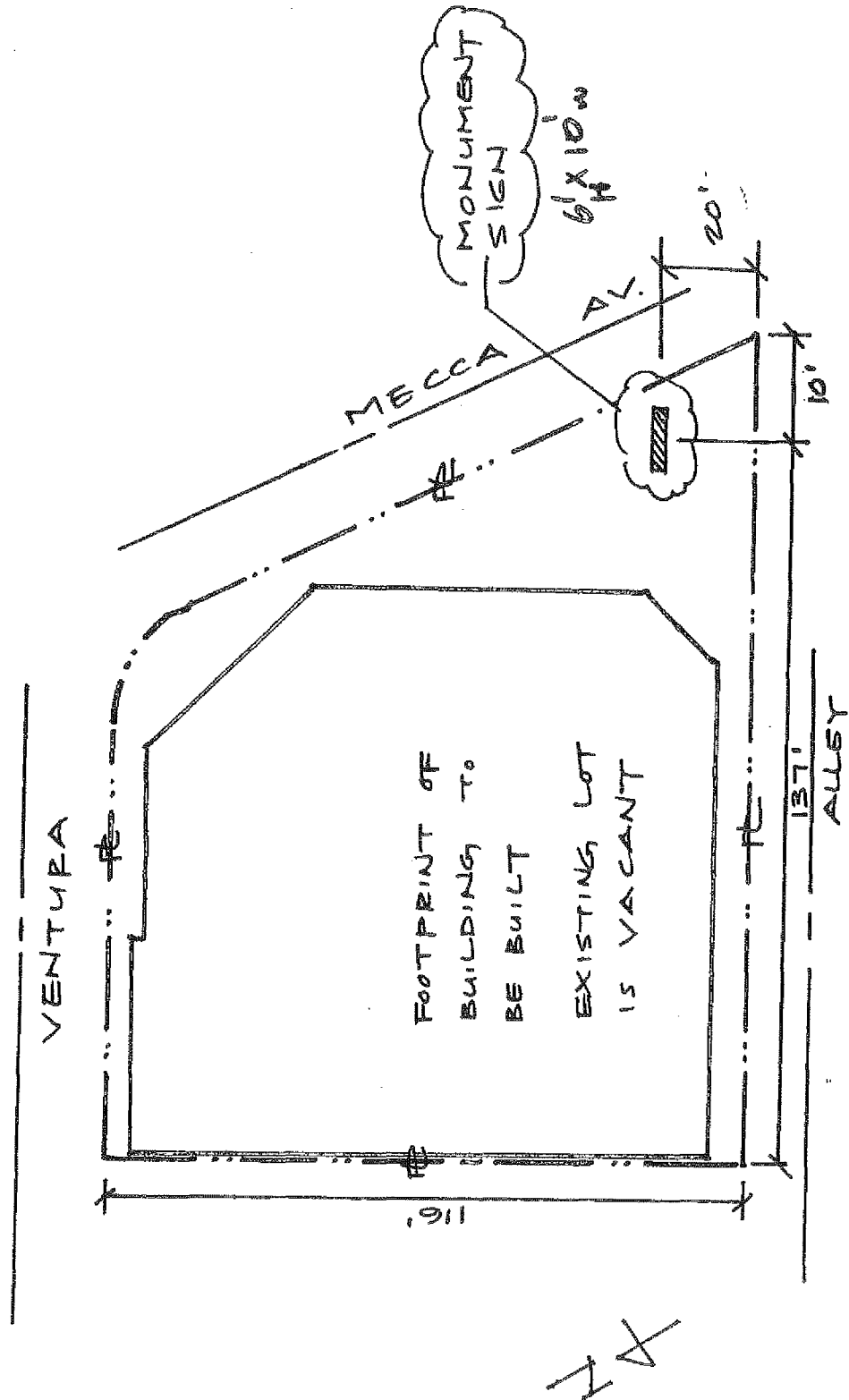
Plan Check

PLOT PLAN ATTACHMENT

Printed on: 08/31/06 13:02:20

10109020060101

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



14. APPLICATION COMMENTS

Approved for two wall signs only and a monument (to be done under separate permit). APC determination letter shall be attached.

15. Building Relocated From:

<u>16. CONTRACTOR, ARCHITECT, & ENGINEER NAME</u>	<u>ADDRESS</u>	<u>CLASS</u>	<u>LICENSE#</u>	<u>PHONE #</u>
(C) Trulite Signs Inc	2990 Half Moon Ct, Norco, CA 92860	C45	846189	(951) 735-5525

18568 W Ventura Blvd

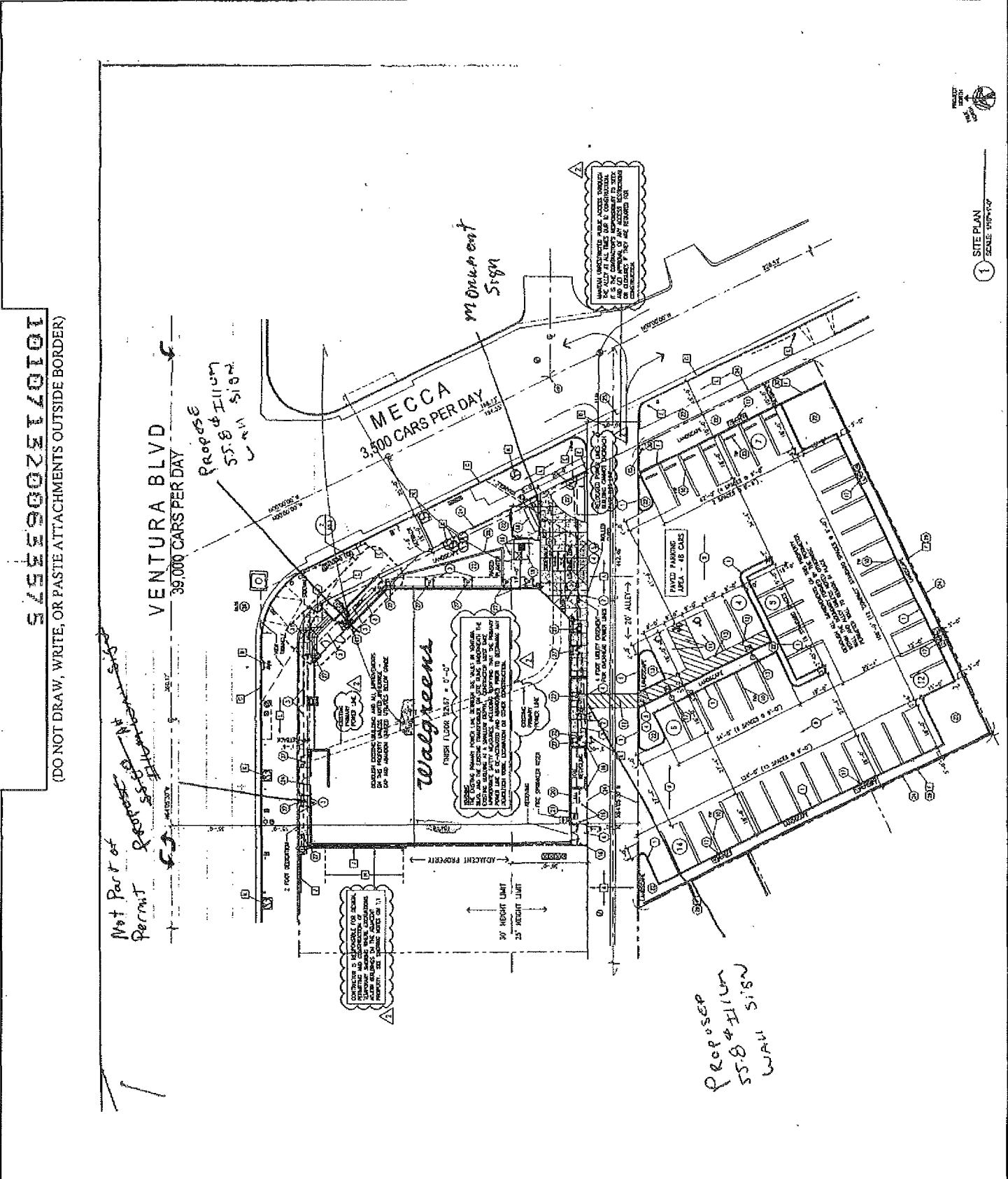
Permit Application #: 06048 - 20000 - 01089

Sign
Onsite
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B06VN09747
Initiating Office: VAN NUYS
Printed on: 07/11/06 12:30:47

PLOT PLAN ATTACHMENT



13. STRUCTURE INVENTORY (Note: Numeric measurement data in mat "number / number" implies "change in numeric value / total resu
meric value") 06048 - 10001 - 01469

14. APPLICATION COMMENTS

15. Building Relocated From:

<u>16. CONTRACTOR, ARCHITECT, & ENGINEER NAME</u>	<u>ADDRESS</u>		<u>CLASS</u>	<u>LICENSE#</u>	<u>PHONE #</u>
(C) Sem Image Systems Signs & Graphics Inc	870 Crenshaw Boulevard #101,	Los Angeles, CA 90005	C45	S47511	323.931.6630
(E) Wright, James	109 Cheoah Trail,	Sweetwater, TN 37874		C62520	

14. APPLICATION COMMENTS

15. Building Relocated From:

<u>16. CONTRACTOR, ARCHITECT, & ENGINEER NAME</u>	<u>ADDRESS</u>	<u>CLASS</u>	<u>LICENSE#</u>	<u>PHONE #</u>
(C) Sem Image Systems Signs & Graphics Inc	870 Crenshaw Boulevard #101, Los Angeles, CA 90005	C45	547511	323.931.6630



Nonbldg-New Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued On: 08/03/2006 Last Status: Permit Finaled Status Date: 05/14/2007
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1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 8407		2		M B 118-18	174B125 590	2161 - 016 - 052
TR 8407		1		M B 118-18	174B125 598	2161 - 016 - 052

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ZONE(S): C2-1VL /		

4. DOCUMENTS			
ZI - ZI-1729 Ventura / Cahuenga Boulev ZAI - ZAI-1979-45-B ZA - ZA-1978-45 ZA - ZA-1979-446	SPA - Ventura / Cahuenga Boulevard Co PKLY - PKG-4734 ORD - ORD-171240 ORD - ORD-171241	ORD - ORD-174052 CPC - CPC-1985-381 CPC - CPC-1999-1-SP CDBG - BID-Tarzana	AFF - 06-0216901 (LOT TIE). AFF - 06-0216903 (OFFSITE PARKING) AFF - 06-1718039 (MAINT. OF BLDG) AFF - OB-14300

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION			
Owner(s):			
Omni Ventura 03 Inc	1618 Rogers Rd	FT WORTH TX 75225	
Tenant:			
Applicant: (Relationship: Contractor)			
Paul Ballard -	3236 E. Willow St.	SIGNAL HILLS, CA	(562) 858-7454

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
	(23) Shoring (Temporary)	SHORING FOR REMOVAL AND RECOMPACTION ON NEW RETAIL (UNDER 04010-10000-05551).

9. # Bldgs on Site & Use: VACANT

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Frank Liu	DAS PC By:
OK for Cashier: Frank Liu	Coord. OK:
Signature: _____	Date: _____

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
 Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
 (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only W/O #: **62002645**

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period	
Permit Valuation: \$10,000	PC Valuation:
FINAL TOTAL Nonbldg-New	206.77
Permit Fee Subtotal Nonbldg-New	165.00
Plan Check Subtotal Nonbldg-New	0.00
Off-hour Plan Check	0.00
Plan Maintenance	10.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	2.10
O.S. Surcharge	3.54
Sys. Surcharge	10.63
Planning Surcharge	10.50
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00
Sewer Cap ID:	Total Bond(s) Due:

Payment Date: 08/03/06
 Receipt No: LA05-179205
 Amount: \$206.77
 Method: Check

2006LA96334

12. ATTACHMENTS
Plot Plan



14. APPLICATION COMMENTS

15. Building Relocated From:

<u>16. CONTRACTOR, ARCHITECT, & ENGINEER NAME</u>	<u>ADDRESS</u>	<u>CLASS</u>	<u>LICENSE#</u>	<u>PHONE #</u>
(A) Peruzzi, John Patton	8800 Venice Blvd Suite 317, Peruzzi Ar Los Angeles, CA 90034		C21599	310-838-9766
(C) Grush Ed General Contractor Inc	3236 East Willow Street, Signal Hill, CA 90755	B	246399	
(E) Atkinson, Christopher Joseph	2702 N 44th Street Ste 200, Phoenix, AZ 85008		S4055	602-912-9120
(E) Noel, Eric William	7055 Lion Street, Alta Loma, CA 91701		GE2506	909-396-0335
(E) Salem, R Sammy	8099 N Orchard Ave, Fresno, CA 93720		GE2549	559-275-0825

(P) Floor Area (ZC): +11422 Sqft / 11422 Sqft	(P) M Occ. Group: +11422 Sqft / 11422 Sqft	(P) Foundation - Continuous Footing
(P) Height (BC): +30 Feet / 30 Feet	(P) M Occ. Load: +390 Max Occ. / 390 Max Occ.	(P) Roof Construction - Wood Frame/Sheathing
(P) Height (ZC): +30 Feet / 30 Feet	(P) Parking Req'd for Bldg: +48 Stalls / 48 Stalls	(P) Wall Construction - Masonry
(P) Length: +106.2 Feet / 106.2 Feet	(P) Provided Bicycle for Bldg: +1 Stalls / 1 Stalls	
(P) Stories: +2 Stories / 2 Stories	(P) Provided Compact for Bldg: +15 Stalls / 15 Stalls	
(P) Width: +102 Feet / 102 Feet	(P) Provided Disabled for Bldg: +2 Stalls / 2 Stalls	
(P) NFPA-13 Fire Sprinklers Thru-out	(P) Provided Offsite for Bldg: +48 Stalls / 48 Stalls	
(P) Sprvsd. Fire Sprinklers Thru-out per 1114.B2.1	(P) Provided Standard for Bldg: +31 Stalls / 31 Stalls	
(P) Masonry Shearwall	(P) Type V-N Construction	
(P) Steel Moment Frame	(P) Floor Construction - Concrete Slab on Grade	

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. ** 48 offsite parking is required and it is provided at 5353 N. Mecca Ave. (TR 8407, Lot 33, see 04020-10000-04894) per AFF 06-0216903 (PKG-4734/AFF 79-85890, 5357 N. MECCA AVE.).

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(A) Peruzzi, John Patton	8800 Venice Blvd Suite 317, Peruzzi Ar Los Angeles, CA 90034		C21599	310-838-9766
(C) Grush Ed General Contractor Inc	3236 East Willow Street, Signal Hill, CA 90755	B	246399	
(E) Atkinson, Christopher Joseph	2702 N 44th Street Ste 200, Phoenix, AZ 85008		S4055	602-912-9120
(E) Salem, R. Sammy	8099 N Orchard Ave, Fresno, CA 93720		GE2549	559-275-0825

18568 W Ventura Blvd

Permit Application #: 04010 - 10000 - 05551

Bldg-New
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B04LA02882FO

Initiating Office: METRO

Printed on: 07/14/06 09:27:02

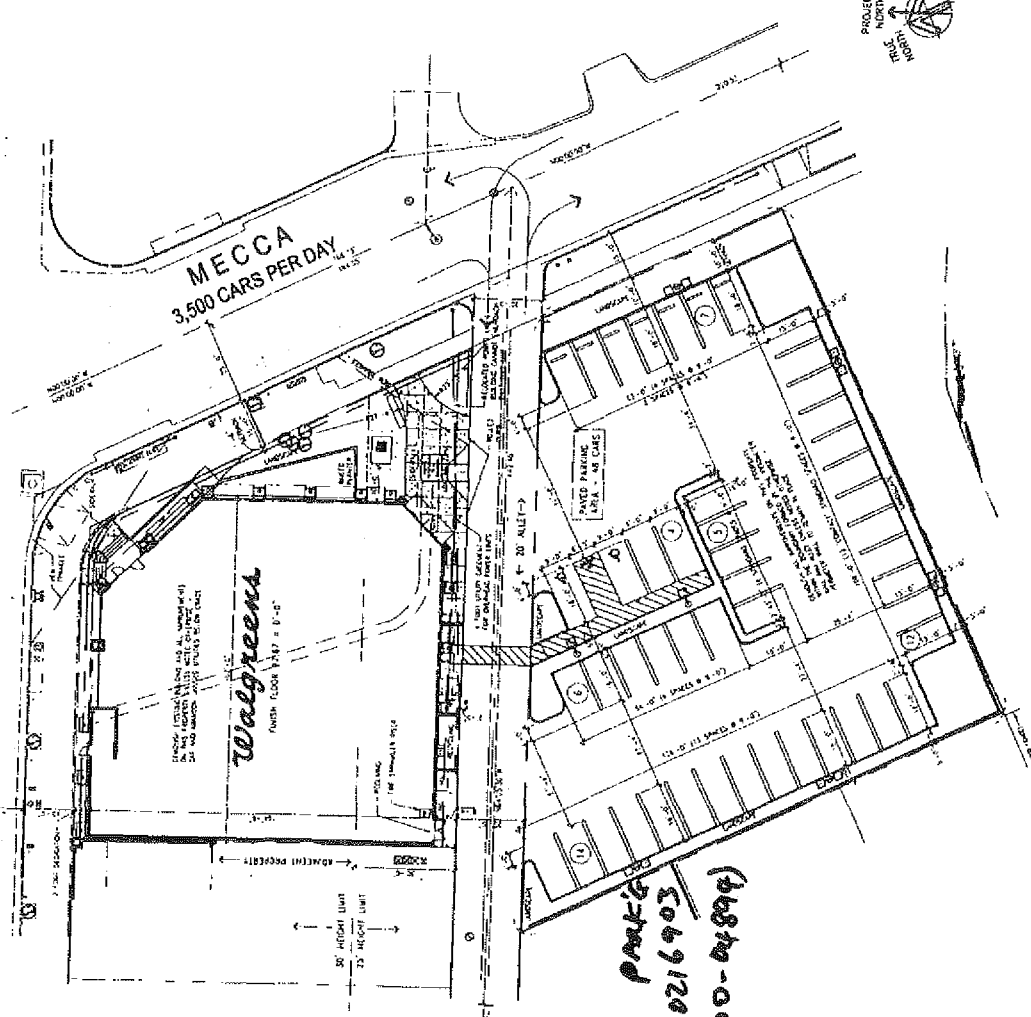
PLOT PLAN ATTACHMENT

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

VENTURA BLVD
39,000 CARS PER DAY

MECCA
3,500 CARS PER DAY

Walgreens
FIRST FLOOR 1342 ± 8'-0"



48 OFFSITE PARKING
PLA APP 06-0216903
(04020-10000-04899)

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. **

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS		CLASS	LICENSE#	PHONE #
(C) Affordable Automation	6988 38th Street,	Riverside, CA 92509	C10	850140	
(E) Fateen, Sal Eldin	161 Atlantic,	Pomona, CA 91768		C25969	

LINN K. WYATT
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

R. NICOLAS BROWN
SUE CHANG
LOURDES GREEN
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
CITY PLANNING

MICHAEL J. LOGRANDE
DIRECTOR

OFFICE OF
ZONING ADMINISTRATION

200 N. SPRING STREET, 7TH FLOOR
LOS ANGELES, CA 90012

(213) 978-1318
FAX: (213) 978-1334

www.planning.lacity.org

March 30, 2011

Robert Silverman (A)
Walgreen Co.
104 Wilmot Road, MS #1420
Deerfield, IL 60015

Ventura Mecca, LLC (O)
c/o Regional Management
82 Armstrong Drive
Mustang, OK 73064

Matt Dzurec (R)
Armbruster, Goldsmith, & Delvac
11611 San Vicente Boulevard, Suite 900
Los Angeles, CA 90049

CASE NO ZA 2010-3402(CUB)
CONDITIONAL USE
18568 Ventura Boulevard
Encino-Tarzana Planning Area
Zone : C2-1VL
D.M. : 174B125
C.D. : 3
CEQA : ENV-2010-3401-ND
Legal Description: Lot 1, Tract 8407

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

a Conditional Use Permit to allow the sale and dispensing of beer and wine for off-site consumption in conjunction with an existing 13,212 square-foot Walgreens Pharmacy in the C2-1VL Zone,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such

Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.
6. Indemnification. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
7. Approved herein is the sale and dispensing of beer and wine for on-site consumption in conjunction with a 13,212 square-foot pharmacy. Hours of operation are 8:00 a.m. to 10:00 p.m., daily.
8. This grant shall have a life of **five years** after which the applicant shall file for and win authorization from the Office of Zoning Administration in order to continue the sale of beer and wine for on-site consumption.
9. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator will have the right to require The Petitioner(s) to file for a plan approval application together with the associated fees, to hold a public hearing to review The Petitioner(s) compliance with and the effectiveness of the conditions of the grant. The Petitioner(s) shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained.
10. No sales of malt liquor, fortified wine, and single bottles of beer. (Applicant volunteered)
11. There shall be no exterior advertising, neon signs, or signs of any type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition. (Applicant volunteered)

12. The Petitioner(s) shall be responsible for maintaining free of litter, the area and adjacent to the premises over which they have control.
13. "No Loitering" and "No Public Drinking of Alcoholic Beverages" signs shall be posted at the front, side, and rear of the site. These signs shall be in English and Spanish.
14. The applicant shall post signage inside and outside the premises requesting customers to be mindful of the residential neighborhood.
15. The applicant shall post a notice stating that California state law prohibits the sale of alcoholic beverages to persons who are under the age of 21 years and no such sale will be made.
16. Electronic age verification device(s) which can be used to determine the age any individual attempting to purchase alcoholic beverages shall be installed on the premise. These device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverages.
17. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department and City Planning.
18. Within six months of the effective date of this determination, all personnel acting in the capacity of a manager, bartender, and/or server of the premises shall attend a Standardized Training for Alcohol Retailers (STAR) session sponsored by the Los Angeles Police Department. The applicant shall contact the Vice Unit of the Los Angeles Police Department and make arrangements for such training.
19. The applicant shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.
20. Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
21. Prior to issuance of any permits relative to this matter, 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 for CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. This agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the subject case file.

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

All terms and Conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within two 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. A Zoning Administrator may extend the termination date for one additional period not to exceed one year, if a written request on appropriate forms, accompanied by the applicable fee is filed therefore with a public Office of the Department of City Planning setting forth the reasons for said request and a Zoning Administrator determines that good and reasonable cause exists therefore.

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 that you advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

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

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

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after April 14, 2011, unless an appeal there from 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 also available on-line at <http://cityplanning.lacity.org>.** Public offices are located at:

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

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

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

NOTICE

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

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report by the Department of City Planning Staff thereon, and the statements made at the public hearing on March 15, 2011, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-W have been established by the following facts:

BACKGROUND

The subject site is approximately 13,616 square feet in size and is improved with an existing Walgreen Store and adjoining surface parking lot. The property is located on the southwesterly corner of Ventura Boulevard and Woodley Avenue in the Encino-Tarzana Community Plan Area. There are no significant environmental resources observed on the project site.

The applicant is requesting a conditional use permit to allow the sale of beer and wine for off-site consumption in conjunction with the operation of an existing Walgreens pharmacy.

No increases to floor area or other physical changes to the property would occur. The applicant states that the storage and display areas for the alcohol products would occupy 120 square feet or 1% of the total 13,212 square feet of floor area for the store. Further the applicant indicates that all employees are required and automatically enrolled in alcohol sales training on their first day of employment followed by annual training sessions every March.

The area is urban and improved with various commercial (shopping centers, restaurants, commercial office, etc.) multi-family and single-family residential land uses subject to the C2-1L, P-1, R3-1, and R1-1 Zones. The multi-family and single-family land uses are located to the south and north of Ventura Boulevard. The project's parking lot abuts a single-family neighborhood in the R1-1 Zone.

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

Case No. ZA 2005-2273(PAD) – On May 6, 2005, the Zoning Administrator granted a plan approval for the upgrading and expansion of an existing 48-space parking lot associated with the deemed approved restaurant as indicated in Case No. CUB-79-446.

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

Case No. ZA 2004-4364(CUE) – On October 15, 2004, the Zoning Administrator approved a Conditional Use Permit to allow the sale of beer and wine in conjunction with the operation of a restaurant located at 18621 Ventura Boulevard.

Case No. ZA 2002-2306(CUB) – On August 19, 2002, the Zoning Administrator approved the sale and dispensing of beer and wine in conjunction with a proposed restaurant located at 18663 Ventura Boulevard.

Case No. ZA 94-0473(CUB) - On August 31, 1994, the Zoning Administrator approved the sale of alcoholic beverages in conjunction with a full service restaurant located at 18608 Ventura Boulevard.

The Encino-Tarzana Community Plan Map designates the property for Community Commercial land uses subject to the corresponding C2 Zone. The site is subject to the height limitation provided under Height District No. 1VL. The site is subject to the Ventura/Cahuenga Corridor Specific Plan.

Ventura Boulevard is a Major Highway and is improved to a width of 100 feet.

Fulton Avenue is a Secondary Highway and is improved to a variable width of 74 to 90 feet.

Public Hearing

The public hearing was held on March 15, 2011 in the Braude Building in Van Nuys. The hearing was attended by the applicant's representative, a member of the Neighborhood

Council, and the Planning Deputy for Council District 3. Matt Dzurec made the following statements in support of the proposed request:

- Walgreens is a responsible retailer of alcoholic beverages
- There is a CUP for the sale of beer and wine for off-site consumption
- The store was approved in 2005 and constructed in 2007
- There will be no malt liquor sold
- Walgreens has strict security and alcohol sales policies
- Each store has security cameras, we locate alcohol away from the entrance, each employee goes through STAR training, and must sign an affidavit every shift acknowledging and agreeing to comply with our alcohol policies
- We agree to the Neighborhood Council's conditions
- There are no sensitive uses within 1,000 feet
- Gelson's is the only other alcohol retailer within 600 feet (two others are within 1,000 feet)
- We have reasonable hours 8:00 a.m. to 10:00 p.m.

Kathy Delle Donne from the Tarzana Neighborhood Council stated that the full board approved the request on March 14, 2011 with conditions. They requested that the hours remain from 8:00 a.m. to 10:00 p.m., there be no sales of single beers, a five-year term, no signage stating the availability of alcohol, and that the CUB will terminate if the use ceases to be a pharmacy. She stated that Walgreens is an excellent business and the sale of beer and wine is a public convenience.

Jonathan Brand from Council District 3 stated that his office generally supports the request, however, Public Convenience and Necessity findings are required as this will exceed the allocated number of licenses. We don't want the square footage of area of alcohol sales to increase from the percentage proposed, we don't want the sale of large bottles of malt liquor, and no neon signs. We are confident that they will do a great job and are happy with their security measures. The case was taken under advisement to get input from West Valley Vice.

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 of the Los Angeles Municipal Code. In order for the sale of beer and wine for off-site consumption to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the four standard findings for most other conditional use categories.

MANDATED FINDINGS

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

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

The subject site is approximately 13,616 square feet in size and is improved with an existing Walgreens Store and adjoining surface parking lot in the C2-1VL Zone. The property is located on the southwesterly corner of Ventura Boulevard and Woodley Avenue in the Encino-Tarzana Community Plan Area. The applicant is requesting a conditional use permit to allow the sale of beer and wine for off-site consumption in conjunction with the operation of an existing Walgreens pharmacy. No increases to floor area or other physical changes to the property would occur. The applicant states that the storage and display areas for the alcohol products would occupy 120 square feet or 1% of the total 13,212 square feet of floor area for the store. Further the applicant indicates that all employees are required and automatically enrolled in alcohol sales training on their first day of employment followed by annual training sessions every March. The alcohol would be located on the opposite end of the store's entrance to facilitate secure storage of alcoholic products.

Walgreens presently sells a variety of merchandise that includes non-prescription and prescription drugs, beauty care, household items, candy and convenience food, photofinishing, and greeting cards. This variety precludes some of the loitering and public safety issues that can arise with liquor sales. The addition of beer and wine will add a desired amenity sold in a safe, convenient location by a trusted brand with over 100 years of experience. Furthermore, to ensure the location will be desirable to the public convenience, the Zoning Administrator has imposed conditions of approval that will serve as a safeguard to the public.

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

The area is urban and improved with various commercial (shopping centers, restaurants, commercial office, etc.) multi-family and single-family residential land uses subject to the C2-1L, P-1, R3-1, and R1-1 Zones. The multi-family and single-family land uses are located to the south and north of Ventura Boulevard. The project's parking lot abuts a single-family neighborhood in the R1-1 Zone.

The subject location is in proper relative to adjacent uses because the existing and proposed use is similar or the same as adjacent land uses. The request for the sale of beer and wine for off-site consumption would therefore not conflict with other commercial neighbors and their patrons. The sale of alcohol would be within a controlled environment that has been operating at this location several years. The merchandising of alcohol would also be located away from the front entrance of the store to serve as a deterrent to potential criminal activity. The existing use would only expand merchandise sold and would not introduce a use uncommon to the area. The store will continue to serve the public convenience and is compatible with the character of surrounding uses.

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

The proposed sale of a beer and wine for off-site consumption within an existing pharmacy store will not create adverse impacts to the character of the development in the immediate neighborhood. There would be no physical construction to the exterior of the building. The applicant proposes to utilize only 1% of their total floor space for the sale and storage of the beer and wine. As such, it is a minor component of the retail operation. Walgreen's is an established pharmacy chain, responsibly operating and managing over 7,000 stores nationwide. The store will also utilize other means to ensure no adverse impacts are created, such as, electronic age verification, and extensive employee training programs. Therefore, given the content of the conditions and limitations established herein, the surrounding land uses will not be adversely impacted. No comments were submitted in writing or at the hearing indicating that the sale of beer and wine would be materially detrimental to the character or development in the immediate area.

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

There are eleven elements of the General Plan. Each of the elements establishes policies 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 Code Requirements of the Los Angeles Municipal Code. According to the General plan Framework, Community Centers are intended to be identifiable focal points and activity centers for surrounding groups of residential neighborhoods, including small offices, overnight accommodations, cultural and entertainment facilities, schools, and libraries in addition to neighborhood-oriented uses.

Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the Code. The Encino-Tarzana Community Plan Map designates the property for Community Commercial land uses subject to the corresponding C2 Zone. The site is subject to the height limitation provided under Height District No. 1VL. The site is subject to the Ventura/Cahuenga Corridor Specific Plan. The Plan text is silent with regards to alcohol sales. In such cases, the Zoning Administrator must interpret the intent of the Plan. With conditions and limitations imposed by the Zoning Administrator, the surrounding properties should be protected from impacts of the proposed use. Given the numerous conditions of approval the proposed use can be deemed to be in harmony with the General Plan.

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

The review of the instant request included considerations relative to the welfare of the pertinent community. The application included specific design elements

intended to control and secure the stock of alcoholic beverages. Further, the existing Walgreens access is configured to accommodate adequate circulation for customer and emergency response vehicles. Therefore, in light of the above and other information contained in the record, the proposed use will not adversely affect the welfare of the pertinent community.

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

According to the California Department of Alcoholic Beverage Control, there are four allocated off-site sales licenses in the Census Tract and there are 12 existing license (Census Tract 1394.00). ABC has determined that the tract is over concentrated. The closest off-site license is a market which is located approximately 600 feet from the site.

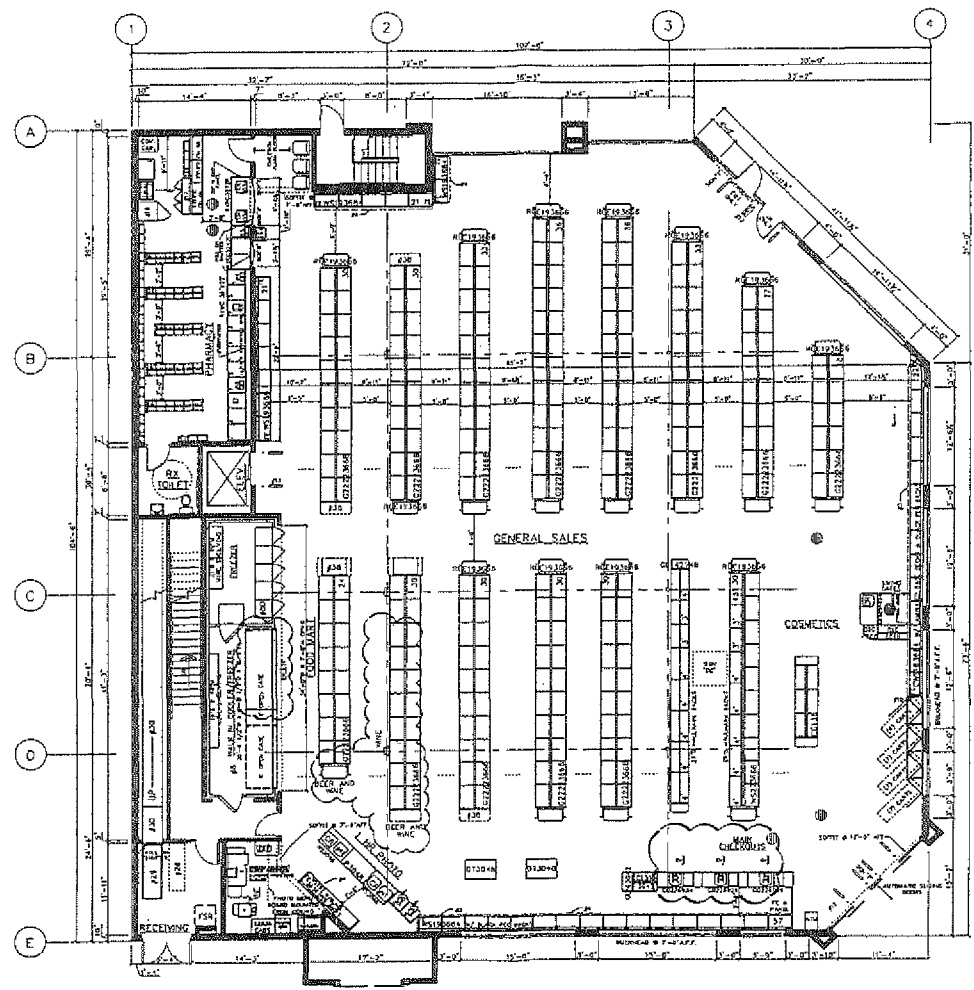
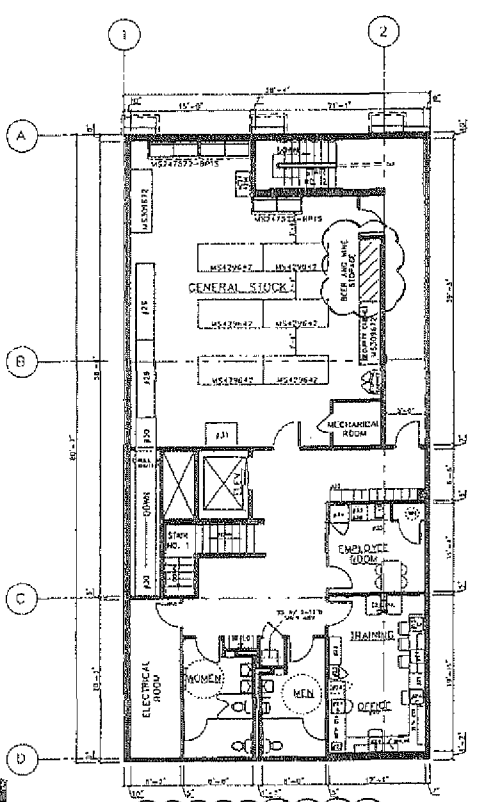
The area is located in Crime Reporting District No. 1063, which is a high crime area. The total number of offenses reported in this district is 309 compared to the city-wide average of 282 offenses per reporting district. LAPD did not submit a letter of opposition, however, they left a voicemail for the Zoning Administrator stating that there is a problem with people who frequent the bar across the street and sometimes drink alcohol in the Walgreens parking lot. He felt that any conditions to discourage that would be helpful. Based on the above information, the granting of the CUP would not result in an undue concentration of alcohol establishments leading to nuisances and/or criminal activity. The proposed hours are reasonable and the sale of beer and wine will be a nominal percentage of the overall sales for the store. The applicant is not proposing a liquor store that may result in impacts to the community. Walgreens is a responsible retailer of alcohol and would like to provide beer and wine for the convenience of their customers. The request was conditionally supported by the Neighborhood Council. As conditioned, the request should not result in an increase in calls for police services.

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

EXHIBIT "A"

Page No. 1 of 3
 Case No. ZA-2010-3402-CWB

ZA 2010 3402



LEGEND

REAR AND REAR SALES
 BEER AND WINE SALES
 CEILING HEIGHTS
 RAMP CHECKOUT

BEEHIVE AREA

TOTAL STORAGE: 40 SQ. FT. TOTAL SALES: 80 SQ. FT.

CASE NUMBER

SALES POLICIES

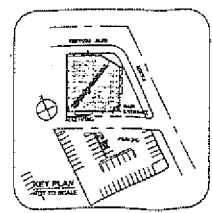
WALGREEN HAS THE SOLE RIGHT TO ASSURE THAT ANY BEVERAGE CONTAINING ALCOHOL WILL BE SOLD IN A RESPONSIBLE AND APPROPRIATE MANNER. DETAILED POLICIES AND PROCEDURES ARE AVAILABLE BY PLACE, CONTROLLED BY LOCAL COUNCIL, AS WELL AS STORE MANAGEMENT AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

1) **18+ PURCHASER FOR EACH LIQUOR BOTTLE** - THE PURCHASER MUST PROVIDE IDENTIFICATION PROOF TO BEER AND WINE AVAILABLE AT AN INDIVIDUAL LOCATION.

2) **ONE PER PERSON** - EACH REGISTER CHECK MUST BE FOR A PURCHASE OF ONE BOTTLE OF BEER OR WINE AS PART OF THE DAILY LOG ON PROCESS.

3) **WALGREEN'S ESTABLISHED POLICY STATES THAT EMPLOYEES MUST REPORT ANY VIOLATION OF ANY OF OUR POLICIES AT THE TIME OF THE PURCHASE. ANY EMPLOYEE WHO FAILS TO REPORT ANY VIOLATION OF OUR POLICIES AT THE TIME OF PURCHASE WILL BE SUBJECT TO DISCIPLINARY ACTION, UP TO AND INCLUDING TERMINATION.**

4) **STORAGE POLICIES** - ALL BEER AND WINE MUST BE STORED IN THE MANNER AS SPECIFIED BY THE MANUFACTURER.



IS ALLOWED ON OR IN FRONT OF THESE PREMISES

WARNING:
 Drinking spirits, beer, coolers, wine, and other alcoholic beverages may increase cancer risk and, during pregnancy, can cause birth defects.

NO OPEN ALCOHOLIC BEVERAGE CONTAINERS ARE ALLOWED ON THESE PREMISES

Walgreen Co. employees may refuse to sell alcohol to any person reasonably suspected of being under the age of twenty-one (21) years, who is unable to produce adequate written evidence that they are over the age of twenty-one (21) years or who is obviously intoxicated. Any minor who purchases or attempts to purchase alcohol may be subject to penalties.

NOTICE TO CUSTOMERS

Walgreen Co. employees may refuse to sell alcohol to any person reasonably suspected of being under the age of twenty-one (21) years, who is unable to produce adequate written evidence that they are over the age of twenty-one (21) years or who is obviously intoxicated. Any minor who purchases or attempts to purchase alcohol may be subject to penalties.

FINES AND PENALTIES for the Sale or Furnishing of Alcoholic Beverages to, or the Purchase of Alcoholic Beverages by, Persons Under Age 21

For the Person Under Age 21 Who Buys or Attempts to Buy Alcohol: A fine of \$100 for each 24-hour period of violation, second offense, up to a \$500 fine for each 24-hour period of violation, and a one-year suspension or delay of the person's driver's license.

For the Person Under Age 21 Who Possesses Alcohol: A fine of \$100 for each 24-hour period of violation, second offense, up to a \$500 fine for each 24-hour period of violation, and a one-year suspension or delay of the person's driver's license.

For the Person Who Buys, Attempts to Buy, or Possesses Alcohol: A fine of \$100 for each 24-hour period of violation, second offense, up to a \$500 fine for each 24-hour period of violation, and a one-year suspension or delay of the person's driver's license.

NOTICE TO CUSTOMERS

Walgreen Co. employees may refuse to sell alcohol to any person reasonably suspected of being under the age of twenty-one (21) years, who is unable to produce adequate written evidence that they are over the age of twenty-one (21) years or who is obviously intoxicated. Any minor who purchases or attempts to purchase alcohol may be subject to penalties.

TYPE	GENERAL SALES	FOOD
NEW LOCATION	<input type="checkbox"/>	<input type="checkbox"/>
EXISTING	<input type="checkbox"/>	<input type="checkbox"/>
RENOVATION	<input type="checkbox"/>	<input type="checkbox"/>
REMOVAL	<input type="checkbox"/>	<input type="checkbox"/>

SQUARE FOOT AREA SUMMARY			
DEPARTMENT	SALES	STOCK	SERVICE
CON SALES	NEW 7720	EXISTING 337	NEW 143
FOOD MART	NEW 700	EXISTING	
CL	NEW 631	EXISTING	
BEV	NEW 87	EXISTING	
1 HOUR PHOTO	NEW 436	EXISTING	
LOOKON	NEW	EXISTING	
CLUT	NEW	EXISTING	
SALES	NEW	EXISTING	
REAR	NEW	EXISTING	
TOTAL NEW	9223	1747	1742
TOTAL EXIST			

DATE	BY	DESCRIPTION
12/21/08	SS	ADD BEER AND WINE SALES TO REAR SALES AREA
12/22/08	SS	ADD BEER AND WINE SALES TO REAR SALES AREA
1/26/09	SS	ADD BEER AND WINE SALES TO REAR SALES AREA
1/22/09	SS	ADD BEER AND WINE SALES TO REAR SALES AREA

TOTAL BY LINEAL FOOTAGE		USE
FROM WALL TO WALL IN CLUSTERS OF HIGH WALL AT PHOTO	24 LIN. FT.	SALES
COUNTER WALL BEHIND	22 LIN. FT.	SALES
REAR WALL BEHIND SERVICE & REAR WALL BEHIND	42 LIN. FT.	SALES
BACK COUNTER	400 LIN. FT.	SALES
FRONT COUNTER	518 LIN. FT.	SALES

*A.D.A. DOOR CLEARANCES	EXECUTIVE APPROVAL	DATE	FUTURE LEGEND
	SHIEL	2-27-04	ALL OTHER FIXTURES AND EQUIPMENT CALLED OUT BY OTHER WITH DIMENSIONS.
	BRYANT	9-27-04	BY DISPLAY OR TABLE

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA AS SHOWN BY MY HAND AND SEAL.

STORE NUMBER 01813
 PROJECT NAME
WALGREEN STORE
 12668 VENTURA BLVD.
 TARZANA, CALIFORNIA

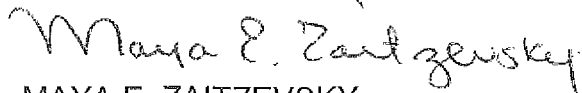
DRAWING TITLE
FUTURE FLOOR PLAN

SCALE: 1/8"=1'-0"
 DRAWN BY: S.M. CHEN
 DATE: 12/15/08

There are single- and multi-family residential uses located north and south of Ventura Boulevard adjacent to commercial uses. The store has operated without incident for many years and would like to add the sale of beer and wine for off-site consumption for their customers. Therefore, the Zoning Administrator finds that the conditional use will not detrimentally affect the neighboring residential properties or any other sensitive uses in the area.

ADDITIONAL MANDATORY FINDINGS

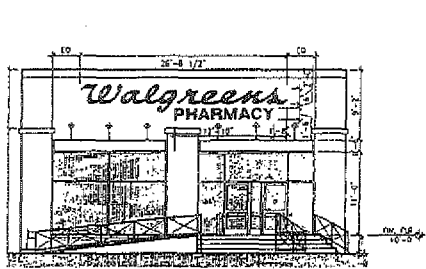
8. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.
9. On February 3, 2011, the Department of City Planning issued Negative Declaration No. ENV-2010-3401-ND. This Negative Declaration reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment. I hereby adopt that action. The custodian of the documents or other material which constitute the record of proceedings upon which the decision is based are located with the City of Los Angeles, Planning Department located at 200 North Spring Street, Room 750, Los Angeles, California 90012.



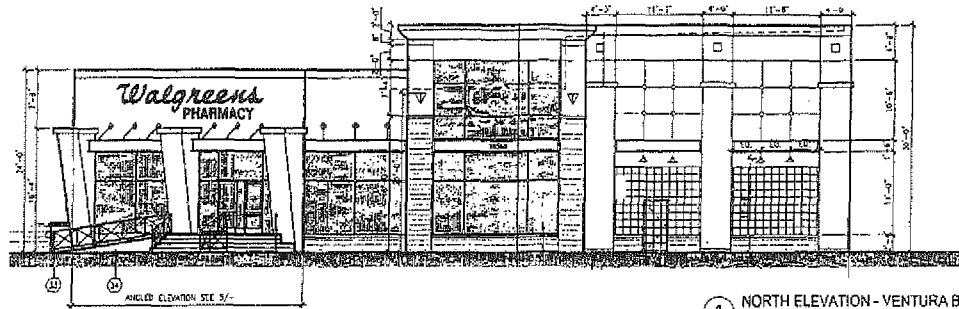
MAYA E. ZAITZEVSKY
Associate Zoning Administrator
Direct Telephone No. (213) 978-1416

MEZ:jjq

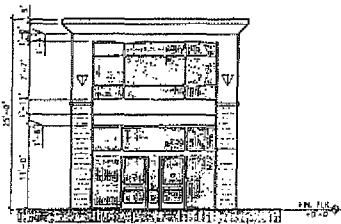
cc: Councilmember Dennis P. Zine
Third District
Adjacent Property Owners



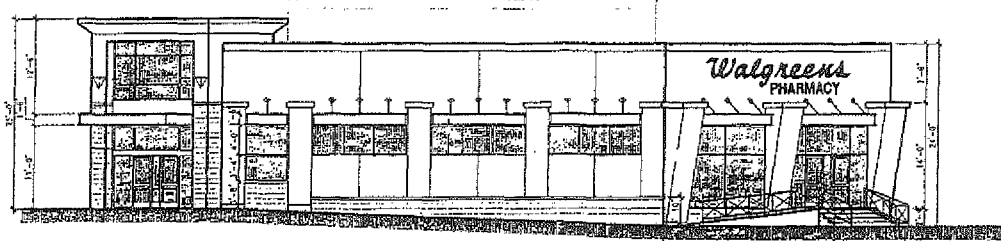
5 NORTH - EAST CORNER ELEVATION
SCALE: 1/8" = 1'-0"



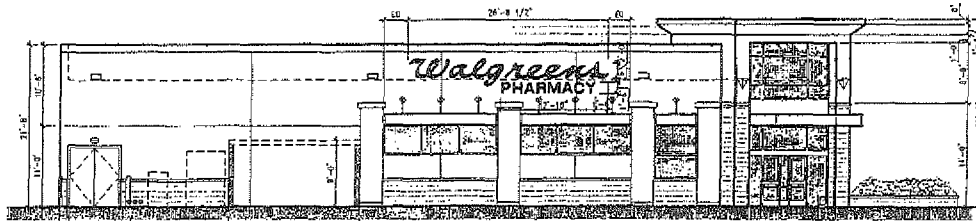
1 NORTH ELEVATION - VENTURA BLVD.
SCALE: 1/8" = 1'-0"



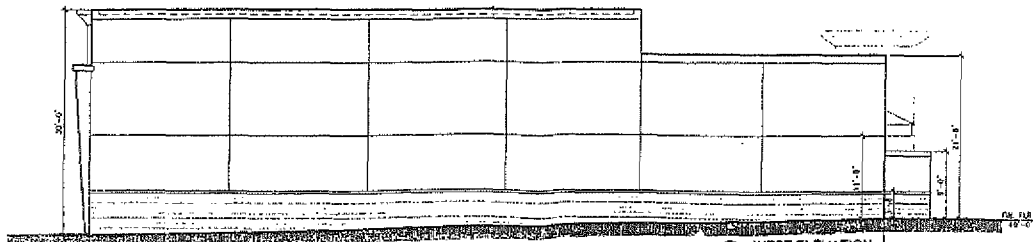
6 SOUTH - EAST CORNER ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION - MECCA
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION - ALLEY
SCALE: 1/8" = 1'-0"

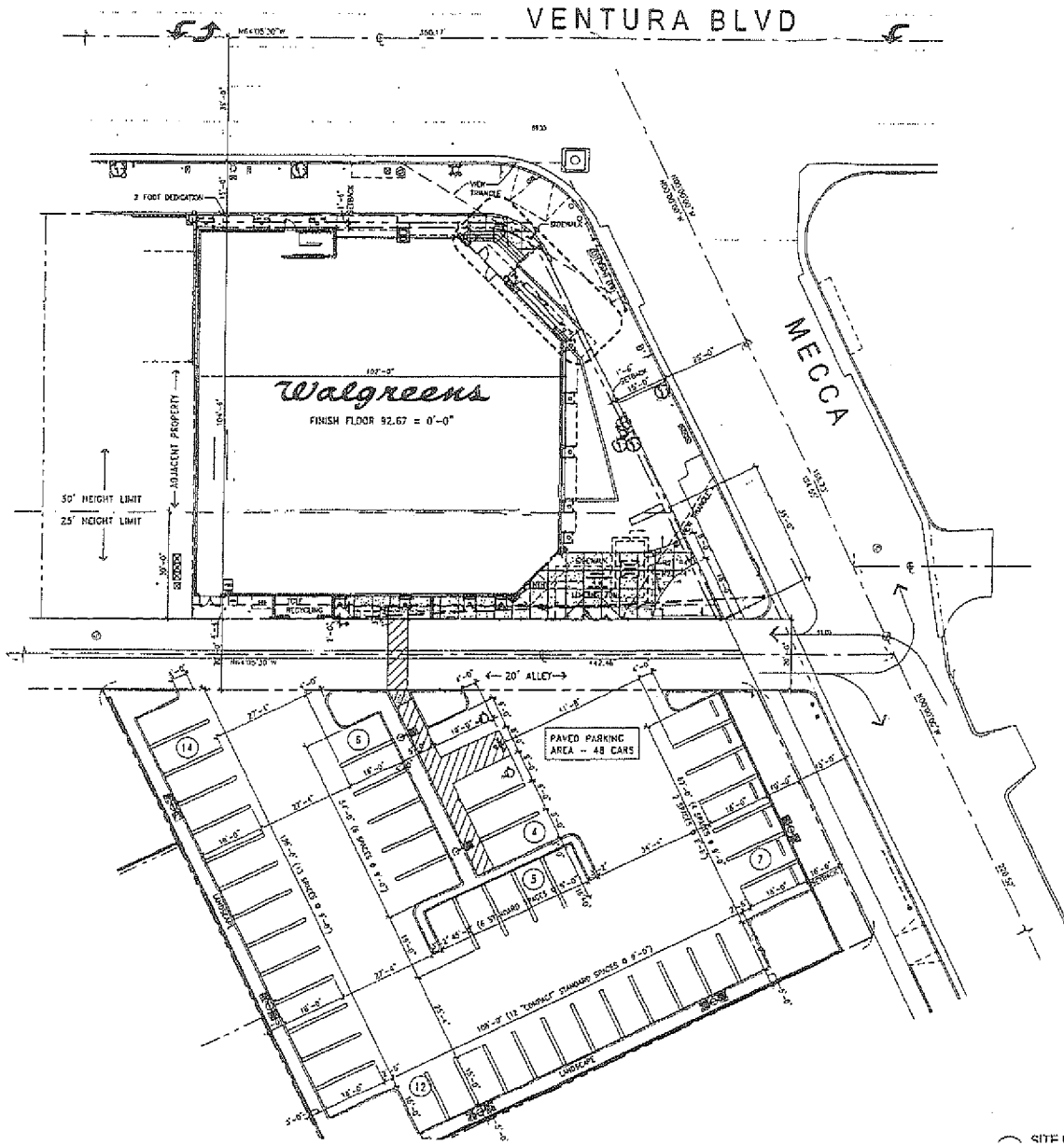


4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXHIBIT "A"
 Page No. 3 of 3
 Case No. 2A-2010-3402-CV2

Walgreens
 18568 W. VENTURA BLVD
 TARCANA, CA 91356
 STORE NUMBER: 01813
 STORE SIZE: 13,212 S.F.
 FISCAL 2005 CRITERIA
 OMNI DEVELOPMENT

EXTERIOR ELEVATIONS
 Project No: 104-001 Sheet No:
 Date: December 20, 2005
 Scale: 1/8" = 1'-0"
 Drawn:
 Checked:
A2.1



8800 VENICE BLVD #317
 LOS ANGELES, CA 90034
 TEL 310.638.9766
 FAX 310.838.0760

PERUZZI
 ARCHITECTS

PROJECT SUMMARY

SITE	
SITE AREA	13,764 SF
BUILDING - GROSS (INCLUDES VERTICAL	
ENCLOSURE PERIMETER)	30,153 SF
SECOND LEVEL	3,649 SF
TOTAL	13,212 SF
BUILDING - NET (EXCLUDES VERTICAL	
ENCLOSURE PERIMETER)	9,370
SECOND LEVEL	2,244 SF
TOTAL	11,614 SF
PARKING	
STANDARD STALLS	31 SPACES
HANDICAP STALLS	2 SPACES
COMPACT STALLS, JOX	15 SPACES
TOTAL PARKING PROVIDED	48 SPACES
11,427/250 = 46	46 SPACES REQUIRED

- PARKING AREA LANDSCAPE** 400X
- NOTES**
- TEMPORARY FENCE/STAKE PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 0303.2
 - DOUBLE STRIPING OF STALLS SHALL BE PER FIG. 7 OF THE CITY OF LA PLAN, DEPT. STANDBARDS.

ZONING: C2-1VL
 LEGAL DESCRIPTION: TRACT IN PART, BLOCK: MONTE
 LOT 1 AND 2, ARR: NDMC

THIS DRAWING AND DESIGN IS THE PROPERTY OF PERUZZI ARCHITECTS. IT IS FORWARDED AS A PRELIMINARY AND PROVISIONAL PROVISION. IT MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF PERUZZI ARCHITECTS.

THIS DRAWING REQUIRES A PRELIMINARY REVIEW WITH THE CITY AND THE APPLICANT HAS OBTAINED THE CITY AND COUNTY APPROVAL.

FACILITIES
 AUG 21 2005
 PLANNING & DESIGN

Walgreens
 18668 W. VENTURA BLVD
 TARZANA, CA 91350
 STORE NUMBER: 01813
 STORE SIZE: 13,212 S.F.
 FISCAL 2005 CRITERIA
 OMNI DEVELOPMENT

SITE PLAN
 Project No: 104-001 Sheet No:



EXHIBIT "A"
 Page No. 2 of 3
 Case No. ZA-2010-3402-LWD

PHOTO MAP – 18568 Ventura



PHOTO

1



PHOTO

2



PHOTO

3



PHOTO

4



South wall

PHOTO

5



Parking lot 2

Exhibit 'A'
Public Convenience or Necessity Justification
Walgreens
18568 Ventura Boulevard

Walgreens operates an existing store at 18568 Ventura Boulevard. Walgreens sells prescription and non-prescription drugs, and general merchandise. Its general merchandise comprises beauty care, personal care, household items, candy, photofinishing, greeting cards, seasonal items, and convenience food.

Walgreens proposes to offer a limited selection of beer and wine that will make up a small portion of the existing store floor area. Walgreens will not sell distilled spirits, malt liquor, single servings or any other variation. Storage and display areas for beer and wine will occupy less than 1 percent of the total 14,220 square feet of floor space in the existing store. The store display area consists of approximately 2,283 square feet of shelf area devoted to sales. Of that shelf area approximately 4% or 96 square feet of that shelf area is devoted to the off-site sales of beer and wine.

On March 30, 2011 the City of Los Angeles approved a Conditional Use Beverage ("CUB") Permit (Case No. 2010-3402-CUB) to allow for off-site sale of beer and wine. State law requires that the local agency make a Finding of Public Convenience or Necessity ("PCN Finding") before the State of California Department of Alcoholic Beverage Control ("ABC") can issue a license for the sale of beer and wine from the store. The Store is located in an area of "Undue Concentration" as that term is defined in Bus. & Prof. Code Section 23958.4. The Department of Alcoholic Beverage Control indicates that in Census Tract No. 1394.00, the maximum number of off-site licenses permitted is 4, with 11 existing. With respect to the request for authorization to sell alcoholic beverages for offsite consumption, in conjunction with an existing store, there exists a minor concentration of licenses. Statistics from the Los Angeles Police Department's West Valley Division reveal that Crime Reporting District No. 1063, which has jurisdiction over the subject site, has a total of 309 crimes in 2008 compared to 120% of the average or 282 crimes for the same period. Due to the nature of the limited selection for off-site sales proposed for this location to be sold in conjunction with other retail products and services, the likelihood the addition of beer and wine will not cause any significant increase in the crime rate of this reporting district.

On February 22, 2010 the Tarzana Neighborhood Council ("TNC") voted to support the granting of the CUB for the off-site consumption of beer and wine at this store. The TNC issued a letter dated March 15, 2010 noting that Walgreens has established itself as an excellent business in their community and the granting of the CUB will provide a needed convenience to their customers. The letter stated that the approval shall include all of the conditions volunteered as submitted in the Master Land Use Application with emphasis on the following:

1. Hours of operation shall be from 8:00 am to 10:00 pm
2. No sales of single bottles of beer, malt liquor, or fortified wine.

3. No signage advertizing the availability of alcohol shall be visible from the outside of the premises
4. The term of grant shall be for 5 years

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

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

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

Walgreens is an established, reputable operator that is limiting alcohol sales to beer and wine and further limiting alcohol sales to less than one percent of its floor area. The proposed off-sales of beer and wine are sold as incidental products to the goods and services typically sold at a pharmacy. There will be no external evidence that alcoholic beverages are sold at the Store and there will be no on-site consumption, loitering or littering permitted in connection with the sales of alcoholic beverages. To ensure the location will be desirable to the public convenience, the Zoning Administrator imposed conditions of approval to ensure the use will operate in a

reasonable manner in relation to adjacent uses and development of the community. A PCN can be made because the addition of wine and beer will fulfill Walgreens promise to its customers to provide a more convenient one stop shopping experience in a safe location operated by a trusted brand.