

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

Pursuant to Section 23958 and 23858.4
California Business and Professions Code

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

COUNCIL FILE NO. 16-1255

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	<u>Target</u>
Address	<u>10340 Sepulveda Blvd., Mission Hills 91345</u>
Type of Business	<u>Retail</u>
Applicant	<u>Target Corporation</u> Name <u>33 South 6th Street, Minneapolis, MN 55402</u> Address <u>(612)761-6752 (Erin Copa)</u> Phone Number/Fax Number
Property Owner	<u>Prime/CRDF Mission Hills LLC</u> Name <u>201 S. Figueroa Street, Ste. 300, Los Angeles, CA 90012</u> Address <u>(310) 652-1177 ext. 115 (Gwen Shell)</u> Phone Number/Fax Number
Representative	<u>Beth Aboulafia</u> Name <u>Hinman & Carmichael, LLP 260 California St., Ste 1001 San Francisco, CA 94111</u> Address <u>(415)362-1215</u> Phone Number/Fax Number

BY

CITY CLERK

DEPUTY

2015 NOV - 3 PM 2:23

RECEIVED
CITY CLERK'S OFFICE**A. PROJECT DETAILS**

THE FOLLOWING QUESTIONS ARE TO BE ANSWERED BY ALL APPLICANTS:

- Has the City previously approved a conditional use permit for alcoholic beverage sales at this site?
Yes ☒ No ☐ If Yes, what is the City case number(s) CPC-2015-3423-GPA-ZC-CU-CUB-ZV
- Have you recently filed for a new conditional use permit? Yes ☐ No ☐ If Yes, provide the City case number(s) _____

3. Has a previous ABC license been issued? Yes ___ No X. 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, Full Alcohol
5. Size of Business 31,679 sq. ft.
6. % of floor space devoted to alcoholic beverages Less than 5%
7. Hours of Operation:
- What are the proposed hours of operation and which days of the week will the establishment be open? Regular hours: 7am-12am daily. Holiday hours: Extended hours by Thanksgiving and New Years.
 - What are the proposed hours of alcohol sales? Same as store hours.
8. Parking:
- Is parking available on the site? (If so, how many spaces?) Yes - 813 spaces (shared among all uses in the shopping center)
 - If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? _____
 - Where? _____
 - How many off-site spaces? _____
9. Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and if so, for what reasons? Provide ABC case number and a copy of final ABC action.
No
10. Will video game machines or pool or billiard tables be available for use on the subject property and if so, how many? No, except for video games on display in Target's electronics department.
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? The number of employees on-site at any given time will vary depending on time of day and time of year.
13. Will all employees who sell alcohol attend the local State ABC training class on how to properly sell alcohol? All employees involved in the sale of alcoholic beverages will attend LAPD STAR training.
14. What security measures will be taken including:
- Posting of rules and regulations on the premises to prevent such problems as gambling, loitering, theft, vandalism and truancy. Yes, ABC-required signage regarding sale of alcoholic beverages.
 - Will security guards be provided and if so, when and how many?
Yes, there will be Target - uniformed security personnel monitoring the store, as well as undercover asset protection personnel and 'video surveillance' cameras throughout the store.

15. Will there be minimum age requirements for patrons? If so, how will this be enforced?
N/A
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 accompanying materials.
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 accompanying materials.
18. Will the exterior of the site be fenced and locked when not in use?
N/A
19. Will the exterior of the site be illuminated with security lighting bright enough to see patrons from the street? N/A

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?
No.
2. Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? Target may sell various types of cups/mugs in its housewares/kitchen department, but does not allow these items to be used to consume alcohol on the premises.
3. Will beer and wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)? Beer may be sold in single containers. Wine may be sold in bottles or containers less than 750ml.
4. Will "fortified" wine (greater than 16% alcohol) be sold? Target will not sell "fortified" wines, as that term is commonly understood, but may sell some "dinner wines" or "dessert wines" that have alcohol content greater than 16% by volume.

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.

5. Food Service

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

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

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

D. PUBLIC CONVENIENCE AND NECESSITY EVALUATION

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

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

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

1. Possible Benefits

Would the business:

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

2. Possible Detrimental Impacts

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

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

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

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

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

See attachment.

F. **APPLICANT'S AFFIDAVIT (TARGET CORPORATION)**

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.

Applicant signature

Janine Brown-Wiese, Asst. Treasurer

September 22, 2016

Date

Signature of property owner if tenant or lessee is filling application

State of Minnesota

County of Hennepin

On 9/22/16 before me, Chad Michael Kissinger

Date

Name of Notary Public

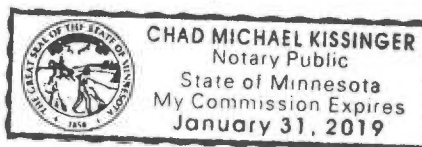
personally appeared Janine Brown-Wiese

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.

F. APPLICANT'S AFFIDAVIT (PRIME/CRDF MISSION HILLS LLC)

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.

Applicant signature

October 24, 2016

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.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

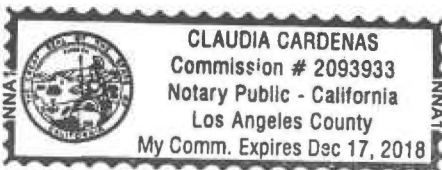
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Los Angeles)
 On October 24, 2016 before me, Claudia Cardenas, Notary Public,
 Date Here Insert Name and Title of the Officer
 personally appeared Arturo Sneider
 Name(s) of Signer(s)

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 of 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 Claudia Cardenas
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Application for Determination of PCN Alcohol Sales Document Date: October 24, 2016
 Number of Pages: 7 Signer(s) Other Than Named Above: Target Corporation

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

TARGET –

ATTACHMENT TO APPLICATION FOR DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY

Target will be the anchor tenant in the newly-renovated Olivo at Mission Hills shopping center at the corner of Sepulveda Blvd. and Devonshire Street, in Mission Hills. The new center will enhance the surrounding community by replacing a deteriorated shopping center with a modern, vibrant retail center with a range of uses serving the residents of the local community, including retail, restaurants, a gym, financial and medical services and other amenities. The redevelopment of the shopping center, with Target as its anchor tenant, will provide greatly improved retail opportunities for the surrounding community.

The new Target, scheduled to open in July of next year, will provide the convenience of one-stop shopping for a wide range of personal and household goods, including fresh groceries and beverages. Alcohol sales will be incidental to the sale of other goods and merchandise. Although alcoholic beverage sales will comprise only a small percentage of overall sales, the ability to purchase alcoholic beverages along with groceries is an amenity shoppers expect and will provide a convenience by allowing shoppers to fulfill their needs in a centralized location.

The new Center is located at the commercial intersection of Sepulveda Blvd. and Devonshire Street. The sale of alcoholic beverages at the new Target has already been determined to be compatible with the immediately surrounding commercial and retail uses and a desirable amenity for shoppers. In approving the CUB for alcohol sales, the Planning Commission found that the off-site sale of alcoholic beverages in conjunction with the Target store “will provide a convenience that is not largely available in the area to customers by offering a one-stop shopping experience.”

The shopping center is not located in a high crime area. Security will be provided by the shopping center operator and Target will maintain in-store security guards and security cameras throughout the store to deter potential criminal activity. In addition, operating conditions have been incorporated in the CUB approval for Target and the shopping center to mitigate any potential negative impacts.

Although off-sale licenses exceed the allocated number for the census tract, none of the existing establishments offer the same shopping opportunities in one location as Target. The new Target will provide shopping conveniences not otherwise available to the local community. As the Planning Commission observed, “overconcentration is not undue when the approval of a license does not negatively impact an area,” but instead, “benefits the public welfare and convenience.” The ability to purchase alcoholic beverages, along with other products, will be a convenience and benefit to the Mission Hills community.

Target’s application for off-site alcohol sales was supported by the Mission Hills Neighborhood Council.

INFORMATION AND INSTRUCTIONS -**SECTION 23958.4 B&P**

Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.

- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
- Part 2 is to be completed by the applicant, and returned to ABC.
- Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

TARGET CORPORATION

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

10340 SEPULVEDA BLVD., MISSION HILLS, CA 91345

3. LICENSE TYPE

21

4. TYPE OF BUSINESS

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge | <input type="checkbox"/> Private Club |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club | <input type="checkbox"/> Night Club | <input type="checkbox"/> Veterans Club |
| <input type="checkbox"/> Cafe/Coffee Shop | <input type="checkbox"/> Brew Pub | <input type="checkbox"/> Tavern: Beer | <input type="checkbox"/> Fraternal Club |
| <input type="checkbox"/> Bed & Breakfast: | <input type="checkbox"/> Theater | <input type="checkbox"/> Tavern: Beer & Wine | <input type="checkbox"/> Wine Tasting Room |
| <input type="checkbox"/> Wine only <input type="checkbox"/> All | | | |

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Supermarket | <input type="checkbox"/> Membership Store | <input type="checkbox"/> Service Station | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store | <input type="checkbox"/> Department Store | <input type="checkbox"/> Convenience Market | <input type="checkbox"/> Drive-in Dairy |
| <input type="checkbox"/> Drug/Variety Store | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline | |
| <input checked="" type="checkbox"/> Other - describe: UPSCALE RETAIL GROCERY | | | |

5. COUNTY POPULATION

6. TOTAL NUMBER OF LICENSES IN COUNTY

☐ On-Sale ☐ Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY

☐ On-Sale ☐ Off-Sale

8. CENSUS TRACT NUMBER

1096.04

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

1

☐ On-Sale ☒ Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

8

☐ On-Sale ☒ Off-Sale

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

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

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

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

13. CRIME REPORTING DISTRICT NUMBER

1954

14. TOTAL NUMBER OF REPORTING DISTRICTS

1135

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

202,733

16. AVERAGE NO. OF OFFENSES PER DISTRICT

179

17. 120% OF AVERAGE NUMBER OF OFFENSES

215

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

177

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

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

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

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

Governing Body/Designated Subordinate Name:

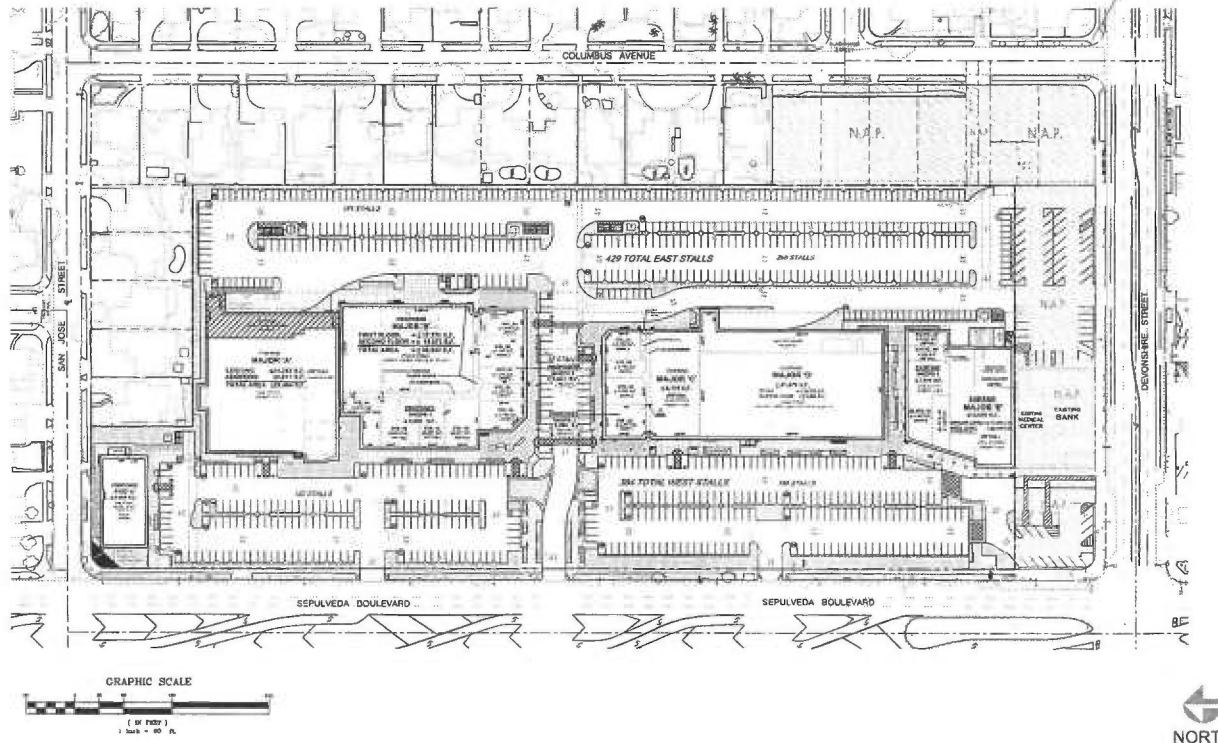
LOS ANGELES CITY COUNCIL

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

P. HALPIN 01/12/2016

ABC-245 (rev. 01-11)



PROJECT DATA

PROJECT ADDRESS:
NEC SEPULVEDA BLVD. & DEVONSHIRE ST.
MISSION HILLS, CALIFORNIA

LEGAL DESCRIPTION:
PARCEL 1:
LOT 1 TO 5, INCLUSIVE OF TRACT NO. 1838, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 58 PAGES 8 AND 9 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
LOT 8 TO 13, INCLUSIVE, AND THE NORTHERLY 40 FEET OF LOT 14 OF TRACT NO. 1832, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 58 PAGES 8 AND 9 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:
LOTS 6, 7, AND 8 OF TRACT NO. 1838, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 58 PAGES 8 AND 9 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SITE SUMMARY

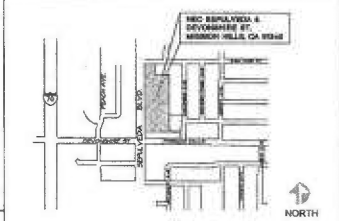
SITE AREA:
TOTAL SITE AREA: (±) 11.6 ACRES ± 506,340 S.F.
SITE AREA BASED ON THE BOUNDARY LINES PROVIDED BY FUSCO ENGINEERING, INC., DATED JUNE 5, 2015

FLOOR AREA RATIO:
ALLOWABLE F.A.R. = 1.5 : 1
FLOOR AREA RATIO:
(±) 59,439 S.F. / ± 506,340 S.F. = 0.314

BUILDING AREA:
ALLOWABLE BUILDING AREA: 334,512 S.F.
TOTAL ZONING FLOOR AREA: ± 159,439 S.F.

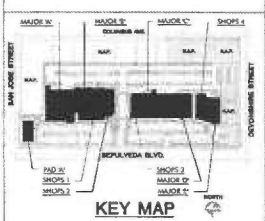
LANDSCAPE:
LANDSCAPE AREA PROVIDED: (8.7%) ± 44,461 S.F.

VICINITY MAP



McKently Malak ARCHITECTS
35 Hugon Alley Suite 200
Pasadena California 91103 3648
TEL 626 583 8348 FAX 626 583 9387

A PROJECT FOR:
Prime/ CRDF Mission Hills, LLC
201 S. Figueroa Street, Ste 300
Los Angeles, CA 90012
Main: 310.852.1177
Fax: 213.223.6599
www.primecor.com



OLIVO at mission hills
NEC Sepulveda Blvd. & Devonshire St.
Mission Hills, California 91345

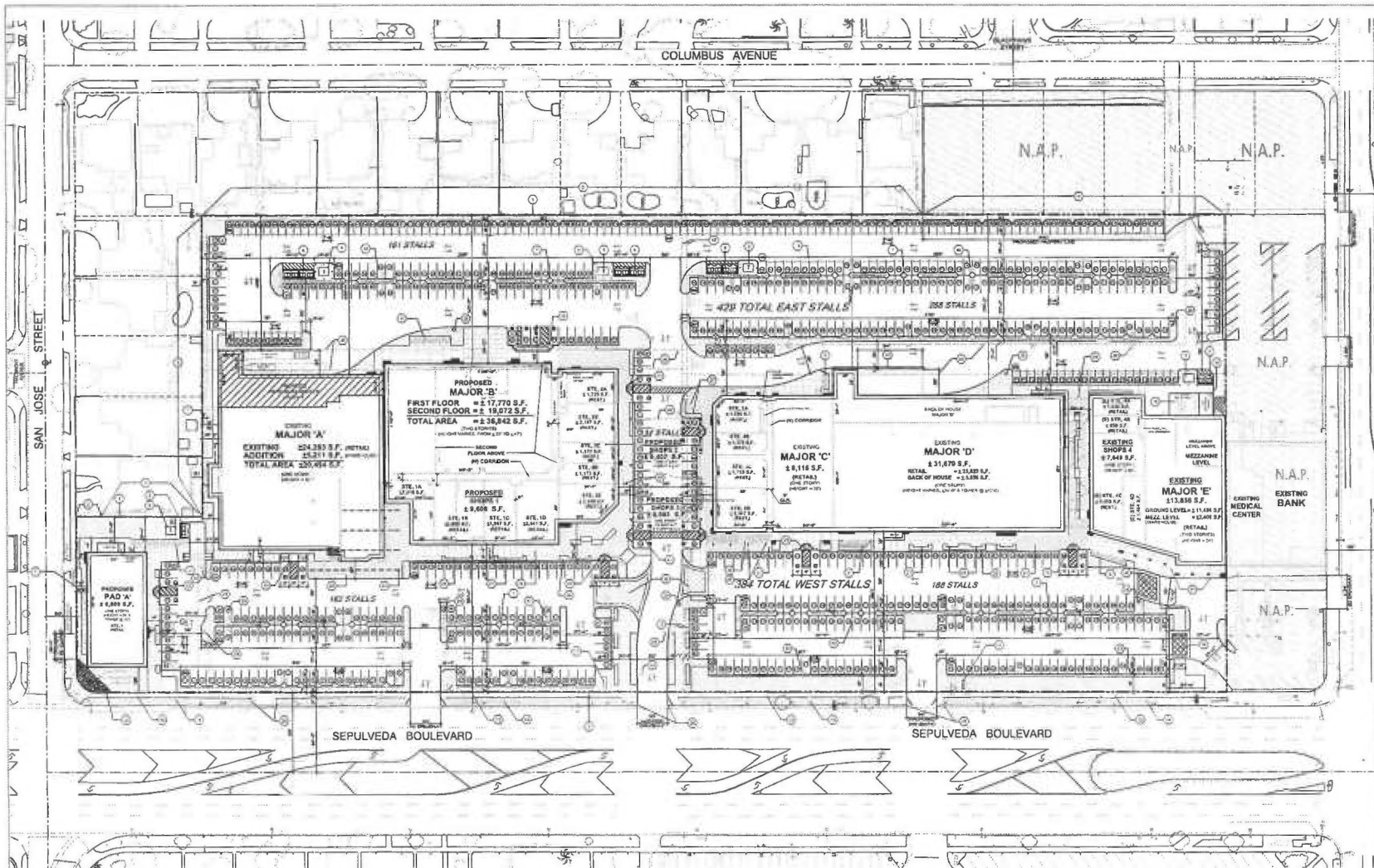
ISSUES / REVISIONS		
No.	DATE	DESCRIPTION
1	09.11.15	PLANNING SUBMITTAL

JOB NUMBER: 15049MMA
DRAWN BY: CHECKED BY: H.M.
DATE: 09.11.15
SHEET DESCRIPTION:

PROPOSED SITE PLAN
SHEET NUMBER:
A010
BASED ON SCHEME SP-52

PROPOSED SITE PLAN

BUILDING	UNIT	TYPE OF USE	ZONING FLOOR AREA	RATIO	TOTAL PARKING	LONG TERM BIKE PARKING	LONG TERM BIKE PARKING	SHORT TERM BIKE PARKING	SHORT TERM BIKE PARKING REQUIRED
MAJOR 'A' (EXISTING)	Resell	Warehouse	24,183	Per C.U.S. 1	29	1,300sq.ft.	1	1,300sq.ft.	12
MAJOR 'A' (ADDITION)	Resell	Warehouse	3,111	1,500sq.ft.	13.8	1,300sq.ft.	1	1,300sq.ft.	1
MAJOR 'B' (EXISTING)	Resell	Warehouse	36,802	1,500sq.ft.	28.4	1,300sq.ft.	18	1,300sq.ft.	19
EXISTING MAJOR 'C'	Resell	Warehouse	6,116	1,500sq.ft.	18.7	1,300sq.ft.	1	1,300sq.ft.	1
MAJOR 'D' (EXISTING)	Resell	Warehouse	25,523	1,500sq.ft.	103.3	1,300sq.ft.	1	1,300sq.ft.	13
MAJOR 'E' (EXISTING)	Used or new Warehouse	Warehouse	5,856	1,500sq.ft.	13.3	1,300sq.ft.	3	1,300sq.ft.	1
SMALL 'F' (PROPOSED)	Small 'F'	Restaurant	1,915	1,500sq.ft.	16.2	1,300sq.ft.	1	1,300sq.ft.	1
	Small 'F'	Restaurant	4,885	1,500sq.ft.	19.1	1,300sq.ft.	2	1,300sq.ft.	2
	Small 'F'	Resell	1,987	1,500sq.ft.	7.9	1,300sq.ft.	1	1,300sq.ft.	1
	Small 'F'	Resell	2,444	1,500sq.ft.	10.6	1,300sq.ft.	1	1,300sq.ft.	1
SMALL 'G' (PROPOSED)	Small 'G'	Restaurant	1,725	1,500sq.ft.	12.3	1,300sq.ft.	1	1,300sq.ft.	1
	Small 'G'	Restaurant	1,111	1,500sq.ft.	11.7	1,300sq.ft.	1	1,300sq.ft.	1
	Small 'G'	Restaurant	1,173	1,500sq.ft.	11.7	1,300sq.ft.	1	1,300sq.ft.	1
	Small 'G'	Resell	7,250	1,500sq.ft.	11.7	1,300sq.ft.	1	1,300sq.ft.	1
SMALL 'H' (EXISTING)	Small 'H'	Restaurant	1,725	1,500sq.ft.	12.3	1,300sq.ft.	1	1,300sq.ft.	1
	Small 'H'	Restaurant	1,111	1,500sq.ft.	11.7	1,300sq.ft.	1	1,300sq.ft.	1
	Small 'H'	Restaurant	1,173	1,500sq.ft.	11.7	1,300sq.ft.	1	1,300sq.ft.	1
	Small 'H'	Resell	2,347	1,500sq.ft.	20.5	1,300sq.ft.	1	1,300sq.ft.	2
SMALL 'I' (PROPOSED)	Small 'I'	Resell	1,858	1,500sq.ft.	4.1	1,300sq.ft.	1	1,300sq.ft.	1
	Small 'I'	Resell	1,020	1,500sq.ft.	4.8	1,300sq.ft.	1	1,300sq.ft.	1
	Small 'I'	Restaurant	2,343	1,500sq.ft.	11.8	1,300sq.ft.	1	1,300sq.ft.	2
	Small 'I'	Medical	1,484	1,500sq.ft.	7.4	1,300sq.ft.	0	1,300sq.ft.	0
MAJOR 'J' (EXISTING)	Resell	Warehouse	14,154	1,500sq.ft.	45.8	1,300sq.ft.	6	1,300sq.ft.	1
MAJOR 'J' (EXISTING)	Resell	Warehouse	1,400	1,500sq.ft.	4.8	1,300sq.ft.	1	1,300sq.ft.	1
FAIR 'A' (PROPOSED)	Small 'A'	Resell	8,006	1,500sq.ft.	27.2	1,300sq.ft.	3	1,300sq.ft.	1
TOTAL			159,430		676		26		36
			TOTAL ADA		ADA PARKING				



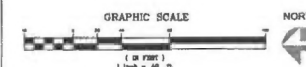
SITE REFERENCE KEYNOTES

- | | | |
|--|--|--|
| 1 EXISTING PROPERTY LINE | 17 EXISTING SEWER EASEMENT. | 24 FIRE RISER |
| 2 24" HIGH CONC. BLOCK WALL @ PROPERTY LINE | 18 EXISTING SIDEWALK | 25 15 FT. CLEAR |
| 3 EXISTING CONCRETE BLOCK WALL @ PROPERTY LINE | 19 EXISTING PARKWAY | 26 NEW PLANTER |
| 4 NEW 8'-0" HIGH CONCRETE BLOCK WALL @ PROPERTY LINE | 20 NEW RAMP | 27 NEW STEEL TRUSSES |
| 5 NEW TRANSFORMER | 21 NEW LONG-TERM BICYCLE STORAGE (76 BICYCLES) | 28 NEW CANOPY |
| 6 NEW TRASH ENCLOSURE | 22 NEW 8'-0" HIGH CHU SCREEN WALL | 29 NEW FIRE HYDRANT |
| 7 NEW 5' x 5' DIAMOND PLANTER | 23 NEW PARKING STRIPING | 30 NEW MAINTENANCE STORAGE |
| 8 NEW BOLLARD | 24 NEW CURB | 31 EXISTING TRUSS AT BOYLING ALLEY |
| 9 NEW BIKE RACKS FOR A TOTAL OF 76 BIKES. | 25 EXISTING DRIVEWAY TO BE REMOVED | 32 EXISTING ANCHOR |
| 10 EXISTING PYLON SIGN 'B' TO BE REFURBISHED. | 26 NEW BENCH | 33 EXISTING POWER POLE TO REMAIN |
| 11 PROPOSED PYLON SIGN 'A' TO MATCH REFURBISHED PYLON. | 27 NEW LOADING AREA | 34 EXISTING EASEMENT FOR PUBLIC UTILITIES. |
| | 28 NEW COMPACTOR | 35 EXISTING EASEMENT FOR SANITARY SEWER PURPOSE. |

LEGEND:

- PROPOSED PLANTER AREA. SEE CONCEPTUAL LANDSCAPE PLAN FOR DETAILS.
- EXISTING PLANTER AREA.

NOTES:
1. ALL BUILDING AREAS WERE CALCULATED BASED ON ZONING FLOOR AREA.
2. SEE SHEET A010 FOR SITE SUMMARY.



PROPOSED SITE PLAN

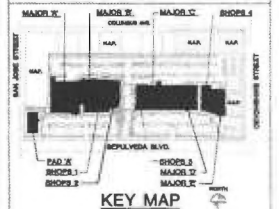
SHEET: 1 of 2

McKently Malak ARCHITECTS

35 Hugus Alley Suite 200
Pasadena California 91103 3448
TEL: 626 583 6848 FAX: 626 583 6387

A PROJECT FOR:

Prime/ CRDF Mission Hills, LLC
201 S. Figueroa Street, Ste 300
Los Angeles, CA 90012
Main: 310.652.1177
Fax: 213.222.5598
www.primemission.com



OLIVO
at mission hills

NEC Sepulveda Blvd. & Devonshire St.
Mission Hills, California 91345

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
1	09.11.15	PLANNING SUBMITTAL

ON THESE DRAWINGS ALL AND ONLY THOSE ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY SUCH REPRODUCTION OR TRANSMISSION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT SHALL BE PROHIBITED AND SHALL BE SUBJECT TO THE PENALTIES PROVIDED BY LAW.

JOB NUMBER: 15049MHA
DRAWN BY: CHECKED BY: H.M.
DATE: 09.11.15
SHEET DESCRIPTION:

PROPOSED SITE PLAN

SHEET NUMBER:

A011

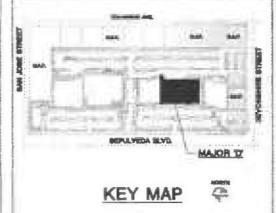
BASED ON SCHEME SP-52

FLOOR PLAN LEGEND	
	EXISTING STRUCTURE
	PROPOSED STRUCTURE
	EXISTING LANDSCAPE
	PROPOSED LANDSCAPE
	EXISTING PARKING
	PROPOSED PARKING
	EXISTING RAMP
	PROPOSED RAMP
	EXISTING STAIRS
	PROPOSED STAIRS
	EXISTING ELEVATOR
	PROPOSED ELEVATOR

**McKently
Malak**
ARCHITECTS
35 Hugus Alley Suite 200
Pasadena California 91103-3648
Tel: 626 583 6346 Fax: 626 583 8287

A PROJECT FOR:

Prime/ CRDF Mission Hills, LLC
201 S. Figueroa Street, Ste 300
Los Angeles, CA 90012
Main: 213.652.1177
Fax: 213.223.5588
www.primestor.com



OLIVO
at mission hills
NEC Sepulveda Blvd. & Devonshire St.
Mission Hills, California 91345

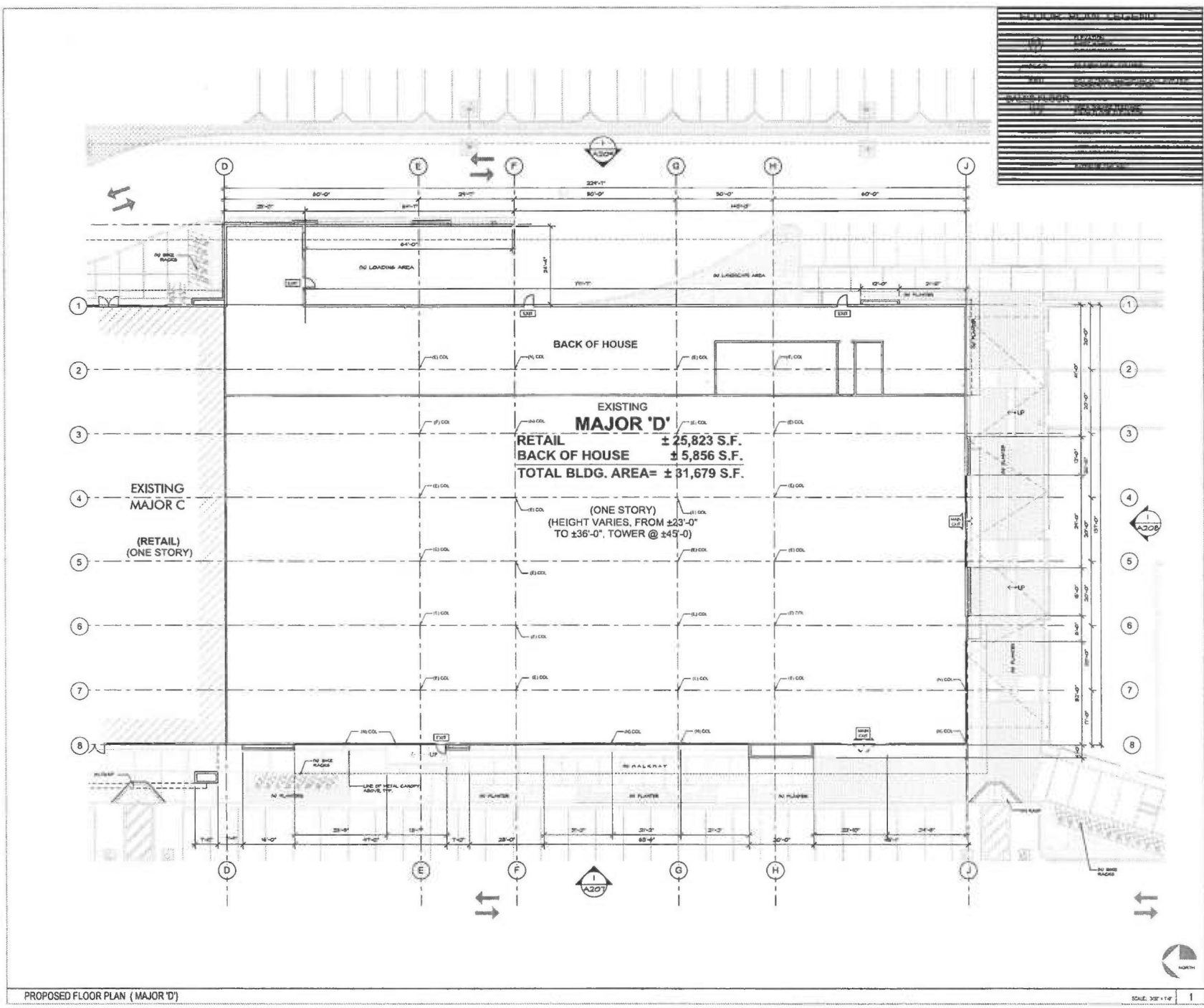
ISSUES / REVISIONS		
No.	DATE	DESCRIPTION
1	09.11.15	PLANNING SUBMITTAL

THIS FLOOR PLAN OR ANY PART THEREOF IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT EXTEND TO ANY OTHER MATTER. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT EXTEND TO ANY OTHER MATTER. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT EXTEND TO ANY OTHER MATTER.

JOB NUMBER: 15049WMA
DRAWN BY: CHECKED BY: HJM
DATE: 09.11.15
SHEET DESCRIPTION:

**PROPOSED FLOOR PLAN
(Major 'D')**

SHEET NUMBER:
A106
BASED ON SCHEME SP-32



PROPOSED FLOOR PLAN (MAJOR 'D')

SCALE: 3/8" = 1'-0" 1

10326 - 10420 N Sepulveda Blvd



Permit #:

15019 - 10000 - 03053

Plan Check #: B15LA11788

Printed: 09/17/15 02:49 PM

Event Code:

Bldg-Demolition Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR INSPECTION TO DEMOLISH BUILDING OR STRUCTURE	Issued on: 09/17/2015 Last Status: Issued Status Date: 09/17/2015
--	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF#	PARCEL ID# (PIN#)	2. ASSESSOR PARCEL#
TR 18389		5	2	M B 562-8/9	207B145 734	2649 - 019 - 009
TR 18389		5	1	M B 562-8/9	207B145 738	2649 - 019 - 009
TR 18389		5	2	M B 562-8/9	207B145 745	2649 - 019 - 009
TR 18389		4	2	M B 562-8/9	207B145 770	2649 - 019 - 009
TR 18389		4	1	M B 562-8/9	207B145 771	2649 - 019 - 009
TR 18389		4	2	M B 562-8/9	207B145 772	2649 - 019 - 009

3. PARCEL INFORMATION		
Airport Hazard Area - 450' Height Limit Above Elevation 790	Community Plan Area - Mission Hills - Panorama City - North	Near Source Zone Distance - 1.7
Area Planning Commission - North Valley	Census Tract - 1096.04	Near Source Zone Distance - 1.8
LADBS Branch Office - VN	District Map - 204B145	Thomas Brothers Map Grid - 501-G3
Council District - 7	Energy Zone - 9	Thomas Brothers Map Grid - 501-G4
Certified Neighborhood Council - Mission Hills	Fire District - 2	Thomas Brothers Map Grid - 501-H3
ZONES(S): C2-1 / P-1 / R1P-1		

4. DOCUMENTS			
ZV - ZV-1978-250	ZA - ZA-1994-787-CUZ	ORD - ORD-105956	CPC - CPC-3038
ZA1 - ZA1-1978-62-B	ZA - ZA-1994-787-CUZ-CUB	ORD - ORD-112346	CPC - CPC-4829
ZA - ZA-14320	ZA - ZA-2000-359-CUZ	ORD - ORD-96656	CPC - CPC-5622
ZA - ZA-1978-250-ZV	ORD - ORD-104093	CPC - CPC-2010-589-CRA	CPC - CPC-9262

5. CHECKLIST ITEMS
Sewer Cap - Permit Required

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION	For Cashier's Use Only	W/O #: 51903053
Owner(s): PRIME CRDF MISSION HILLS LLC 201 FIGUEROA ST STE 300, LOS ANGELES CA 90012 -- Tenant:		
Applicant: (Relationship: Owner) - PRIME/CRDF MISSION HILLS LLC 201 S FIGUEROA ST 300, LOS ANGELES, CA 90012 -- (213) 652-1177		

7. EXISTING USE (16) Retail	PROPOSED USE (23) Demolition
---------------------------------------	--

8. DESCRIPTION OF WORK
DEMOLITION OF 1-STORY RETAIL (88,000 SF.) BY HAND WRECKING METHOD AT 10324-10400 SEPULVEDA BLVD. CLEAR SITE AND FENCE AREA.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Ricardo Supan	DAS PC By:
OK for Cashier: Bok Goh	Coord. OK:
Signature:	Date: 09/17/2015

11. PROJECT VALUATION	
Final Fee Period	
Permit Valuation: \$352,000	PC Valuation:
Sewer Cap ID: 15042 10000 18826	Total Bond(s) Due:

12. ATTACHMENTS
Demo Pre-Inspection Plot Plan

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. Outside LA County, call (213) 473-3231.
--

LA CARL 104071199 9/17/2015 2:49:02 PM

DEMO PERMIT	\$1,627.00
BUILDING PLAN CHECK	\$0.00
EI COMMERCIAL	\$98.56
ONE STOP SURCH	\$34.51
SYSTEMS DEVT FEE	\$103.53
CITY PLANNING SURCH	\$97.62
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$81.35
CA BLDG STD COMMISSION SURCHARGE	\$15.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$2,067.57

Permit #: 150191000003053
Building Card #: 2015LA53823
Receipt #: 0104490147



* P 1 5 0 1 9 1 0 0 0 0 3 0 5 3 F N *

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value" / total resulting numeric value")

15019 - 10000 - 03053

(P) Height (ZC): -24 Feet / 0 Feet
(P) Stories: -1 Stories / 0 Stories
(P) M Occ. Group: -88000 Sqft / 0 Sqft
(P) Type V-B Construction

14. APPLICATION COMMENTS:
BOE TO VERIFY ADDRESS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:**16. CONTRACTOR, ARCHITECT & ENGINEER NAME****ADDRESS**

(C) DEACON CORP

7745 GREENBACK LANE 250,

CITRUS HEIGHTS, CA 95610

CLASS**LICENSE #****PHONE #**

B

760475

(949) 222-9060

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17531).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No.: 760475 Contractor: DEACON CORP

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: ZURICH AMERICAN INS. CO.Policy Number: WC350459

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: JANIS CENEDELLASign: Date: 09/17/2015

Contractor



Authorized Agent

10326 - 10420 N Sepulveda Blvd

Permit Application #: 15019 - 10000 - 03053

Bldg-Demolition
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B15LA11788

Initiating Office: METRO

Printed on: 08/21/15 16:39:30

PLOT PLAN ATTACHMENT

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 1 TO 5, INCLUSIVE, OF TRACT NO. 18389, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 562 PAGE(S) 8 AND 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOTS 9 TO 13, INCLUSIVE, AND THE NORTHERLY 40 FEET OF LOT 14 OF TRACT NO. 19522, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 525 PAGE(S) 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NOTES:

- ALL DEBRIS SHALL BE WET AT TIME OF HANDLING TO PREVENT DUST.
- NO STRUCTURAL MEMBER IN ANY STORY SHALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED.
- THERE WILL BE NO FREE FALL DUMPING OVER EXTERIOR WALL FOR A HEIGHT OF MORE THAN 25 FEET.
- CALL FOR INSPECTION AT LEAST 24 HOURS BEFORE STARTING WORK.
- APPROVAL OF PROTECTION FENCES AND CANOPIES IS REQUIRED PRIOR TO DEMOLITION.
- ALL BASEMENT FILLS SHALL BE CLEAN AND UNIFORM.
- STORAGE OF MATERIALS ON FLOORS SHALL NOT EXCEED LIVE LOAD AS DICTATED BY A LICENSED STRUCTURAL ENG.

LEGEND

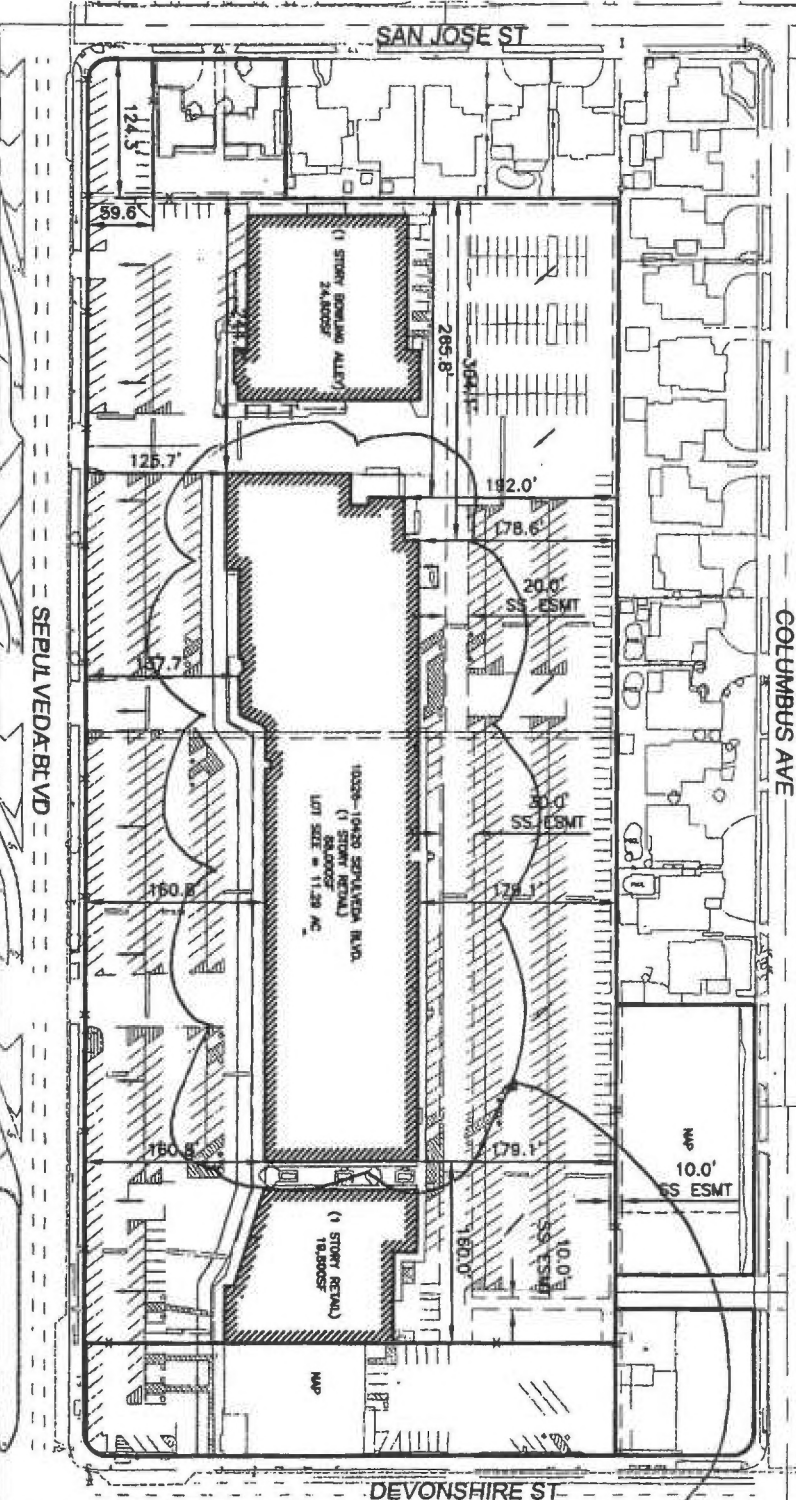
- CENTERLINE
- PROPERTY LINE
- x — 8' FENCE
- DRAINAGE PATTERN

PREPARED BY:



SEPTEMBER 3, 2015

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



METHOD OF DEMOLITION:

DEMO BLDG

1"=100'

DOZER OR LOADER WRECKING - 1 OR 2 STORIES, MAXIMUM 24 FEET HIGH BUILDING WITH YARDS GREATER THAN THE HEIGHT OF BUILDING.

6B
9-3-15

pcam_prod_thin



**City of Los Angeles
Department of
Building and Safety**

Current
Version
1

Demolition Pre-Inspection Report

Address: **10324-10400 N SEPULVEDA BLVD**

Council District: **7**

Permit Application: **15019-10000-02872**

Work Description:

DEMOLITION OF 1 STORY RETAIL, 88,000 SQ FT AT 10324-10400 SEPULVEDA BLVD *DPI AND POSTING ONLY*****

Inspector/Telephone: **DANNY RODRIGUEZ, (818) 374-1109**

Inspection District: **VN**

Inspection Date: **08/12/2015**

Description of Work: **DEMOLITION OF 1 STORY RETAIL, 88,000 SQ FT AT 10324-10400 SEPULVEDA BLVD ***DPI AND POSTING ONLY*****

Number of Building(s) to Demo: **1**

Is Address Correct? If No, Enter Correct Address:

yes

Plot Plan: **Unable to** If Not Accurate, Why?

verify

SEWER INFORMATION: **Public**

SEWER CAP: **Required**

PEDESTRIAN PROTECTION: **Fence**

Building	Basement	Exterior Wall Construction	No. of Stories	Height (Feet)	Type of Construction
Building	Unknown	Stucco	1	24'	V

1						
---	--	--	--	--	--	--

ADJACENT BLDG INFO

Nly Side:

Sly Side:

Ely Side:

Wly Side:

Comments:

Field form completed by **DANNY RODRIGUEZ**

Signature _____
____/____/____

Date

[Back to Pre-Inspection Work List](#)

10328 - 10360 N Sepulveda Blvd


 Permit #:
 Plan Check #: B15LA13815
 Event Code:

15016 - 10000 - 21181

Printed: 09/21/16 03:58 PM

Bldg-Alter/Repair GREEN - MANDATORY 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: 09/21/2016 Last Status: Issued Status Date: 09/21/2016
--	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 18389		5	2	M B 562-8/9	207B145 734	2649 - 019 - 009
TR 18389		5	1	M B 562-8/9	207B145 738	2649 - 019 - 009
TR 18389		5	2	M B 562-8/9	207B145 745	2649 - 019 - 009
TR 18389		4	2	M B 562-8/9	207B145 770	2649 - 019 - 009
TR 18389		4	1	M B 562-8/9	207B145 771	2649 - 019 - 009
TR 18389		4	2	M B 562-8/9	207B145 772	2649 - 019 - 009

3. PARCEL INFORMATION Airport Hazard Area - 450' Height Limit Above Elevation 790 Area Planning Commission - North Valley LADBS Branch Office - VN Council District - 7 Certified Neighborhood Council - Mission Hills	Community Plan Area - Mission Hills - Panorama City - North Census Tract - 1096.04 District Map - 204B145 Energy Zone - 9 Fire District - 2	Near Source Zone Distance - 1.8 Thomas Brothers Map Grid - 501-G4 Thomas Brothers Map Grid - 501-H4
ZONES(S): (T)(Q)C2-1 / C2-1 / P-1		

4. DOCUMENTS			
ZV - ZV-1978-250	ZA - ZA-1978-250-ZV	ZA - ZA-1994-787-CUZ-CUB	ORD - ORD-105956
ZAI - ZAI-1978-62-B	ZA - ZA-1978-62-B	ZA - ZA-2000-359-CUZ	ORD - ORD-112346
ZA - ZA-14320	ZA - ZA-1994-787-CUB	ORD - ORD-104092	ORD - ORD-184347
ZA - ZA-1978-250	ZA - ZA-1994-787-CUZ	ORD - ORD-104093	ORD - ORD-96656

5. CHECKLIST ITEMS		
Special Inspect - Concrete > 2.5ksi	Special Inspect - Masonry	Fabricator Req'd - Shop Welds
Special Inspect - Epoxy Bolts	Special Inspect - Non-Destructive Testing	Fabricator Req'd - Structural Steel
Special Inspect - Field Welding	Special Inspect - Structural Observation	Permit Flag - Fire Life Safety Clearance Req'd

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): PRIME CRDF MISSION HILLS LLC 201 FIGUEROA ST STE 300, LOS ANGELES CA 90012 -- Tenant: Applicant: (Relationship: Architect) WALLACE WONG - 35 GUGHES ALLEY 200, PASADENA, CA 91103 -- (626) 583-8348	For Cashier's Use Only W/O #: 51621181
--	---

7. EXISTING USE	PROPOSED USE
(16) Retail	(17) Restaurant
	(16) Retail

8. DESCRIPTION OF WORK MAJOR ALTERATION NEW STOREFRONT, EXTERIOR FACADE AND PARTIAL REPLACEMENT OF ROOF FOR NEW FACADE. CHANGE OF USE FROM RETAIL TO RESTAURANT FOR SUITES 3A, 3B, 3C AND 3D
--

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: John Vasquez	DAS PC By: Wai Lau
OK for Cashier: Evelyn Fuentes	Coord. OK:
Signature: <i>Evelyn Fuentes</i>	Date: 09/21/2016

11. PROJECT VALUATION Final Fee Period	
Permit Valuation: \$2,250,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS
Plot Plan <i>EA</i>

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. Outside LA County, call (213) 473-3231.

LA JEAN 103092059 9/21/2016 3:58:34 PM

BUILDING PERMIT COMM	\$8,982.31
BUILDING PLAN CHECK	\$0.00
BUILDING PLAN CHECK	\$0.00
PLAN MAINTENANCE	\$179.65
EI COMMERCIAL	\$630.00
ONE STOP SURCH	\$195.84
SYSTEMS DEVT FEE	\$587.52
CITY PLANNING SURCH	\$549.72
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$458.10
CA BLDG STD COMMISSION SURCHARGE	\$90.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$11,683.14

 Permit #: 150161000021181
 Building Card #: 2016LA69984
 Receipt #: 0103635625


* P 1 5 0 1 6 1 0 0 0 0 2 1 1 8 1 F N *

105092020161818972

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

15016 - 10000 - 21181

(P) Floor Area (ZC): 0 Sqft / Sqft
(P) Stories: 0 Stories / Stories
(P) NFPA-13 Fire Sprinklers Thru-out
(P) Masonry Shearwall
(P) Steel Moment Frame
(P) A2 Occ. Group: +4163 Sqft / 4163 Sqft
(P) A2 Occ. Load: +277 Max Occ. / 277 Max Occ.
(P) Long Term Bicycle Parking Provided for Bldg: +76 Spaces
(P) Long Term Bicycle Parking Req'd for Bldg: +76 Spaces /
(P) Parking Req'd for Bldg (Auto+Bicycle): +185 Stalls / 185
(P) Short Term Bicycle Parking Provided for Bldg: +88 Spaces
(P) Short Term Bicycle Parking Req'd for Bldg: +88 Spaces /
(P) Parking Req'd for Site (Auto+Bicycle): +747 Stalls / 747
(P) Provided Compact for Site: +229 Stalls / 229 Stalls
(P) Provided Disabled for Site: +22 Stalls / 22 Stalls
(P) Provided Standard for Site: +557 Stalls / 557 Stalls
(P) Total Provided Parking for Site: +808 Stalls / 808 Stall
(P) Type V-B Construction

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** RESTAURANTS ARE ISSUED AS SHELL SPACES. THE TENANT IMPROVEMENTS TO BE ON SEPARATE PERMITS. ALL SPACES ARE LESS THAN 99 OCCUPANTS AND THUS DO NOT REQUIRE FIRE APPROVAL. IF DURING TI, THE FIRE DEPT CLEARANCE MUST BE OBTAINED. SPACE 3A IS 1725 SF, 3B IS 1175 SF, 3C IS 1731 SF AND 3D IS 2347 SF (THIS PERMIT) IN THE SAME BLDG THERE IS MAJOR C BANK= 8116 SF AND MAJOR D RETAIL/STORAGE= 31679 SF THE TOTAL FOR THIS BLDG IS 46,775 SF. PARKING FOR THIS AREA BASED ON

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(A) MALAK, HANY	360 PINE TREE LANE,	MONROVIA, CA 91016	C27490	
(C) DEACON CORP	7745 GREENBACK LANE 250,	CITRUS HEIGHTS, CA 95610	760475	
(E) CHAN, DOMINIC KAM-TIM	9000 HERMOSA DR,	TEMPLE CITY, CA 91780	S4381	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** License No.: **760475** Contractor: **DEACON CORP**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **ZURICH AMERICAN INS. CO.**

Policy Number: **WC3504591**

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **THERESA CARTERA**

Sign: _____

Date: **09/21/2016**

☒ Contractor

☐ Authorized Agent

10328 - 10360 N Sepulveda Blvd

Permit Application # : 15016 - 10000 - 21181

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B15LA13815FO

Commercial

Initiating Office: METRO

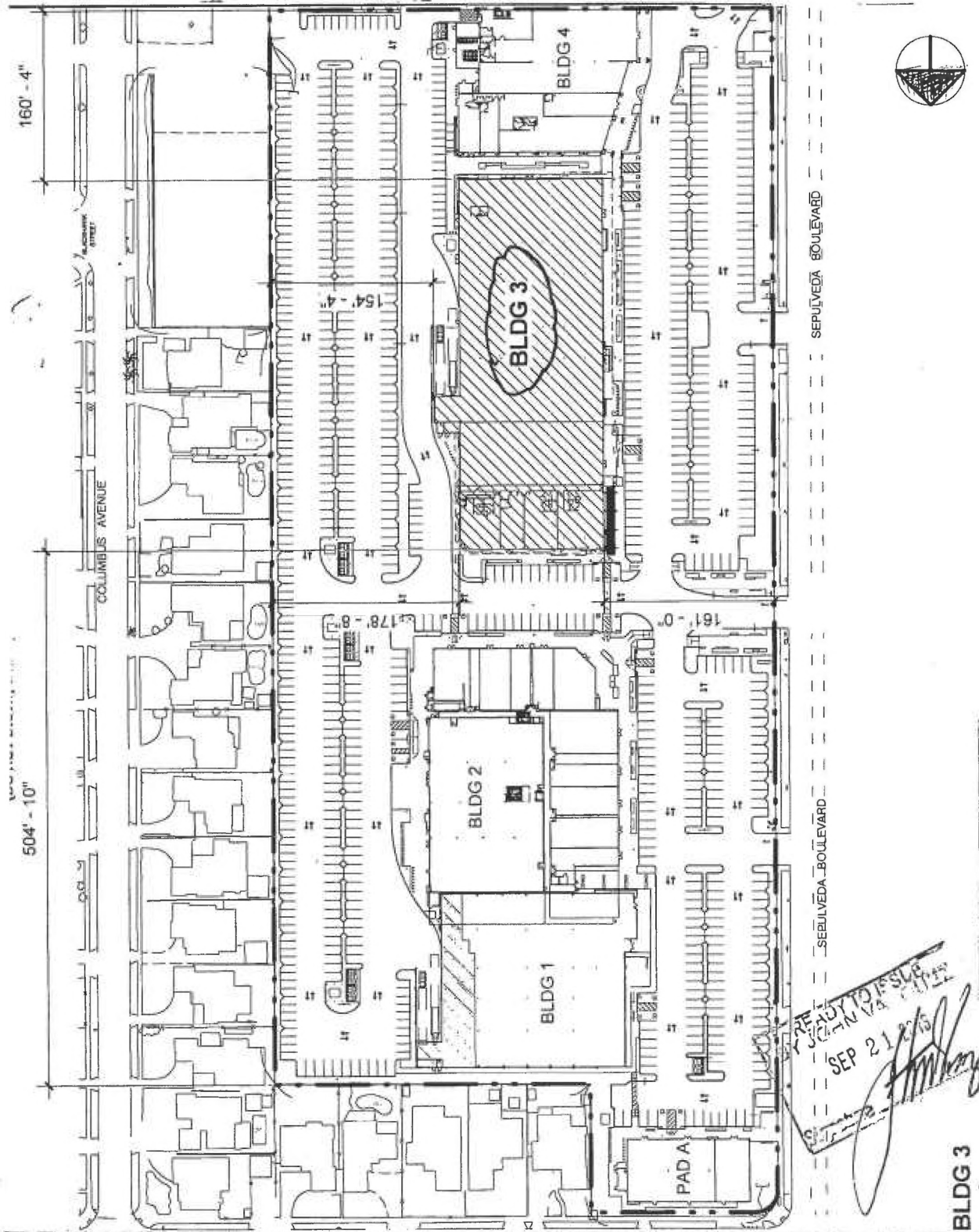
Plan Check

Printed on: 09/21/16 13:49:26

PLOT PLAN ATTACHMENT

268191026260501

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



19.



20.





22.



21.

25.



26.



1. APN 2649-011-001
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10505 HALBRENT AVE
MISSION HILLS CA 91345

2. APN 2649-011-003
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SIMI VALLEY CA 93094

42. APN 2660-016-015
BILGAI T DIAZ
7528 GARDEN GROVE AVE
RESEDA CA 91335

43. STREET R/W
L A CITY
111 E 1ST ST #213
LOS ANGELES CA 90012

CITY OF LOS ANGELES
DEPT OF BUIDLING & SAFETY
6262 VAN NUYS BLVD., #251
VAN NUYS, CA 91401

**DEPARTMENT OF NEIGHBORHOOD
EMPOWERMENT**
200 N. SPRING STREET #2005
LOS ANGELES CA 90012

**DEPARTMENT OF
TRANSPORTATION**
100 S. MAIN STREET
LOS ANGELES CA 90012

BUREAU OF ENGINEERING
1149 S. BROADWAY, SUITE 7
LOS ANGELES, CA 90015

LA UNIFIED SCHOOL DISTRICT
305 S GRAND AVE, 6TH FL
LOS ANGELES, CA 90071

CITY ADMINISTRATIVE OFFICER
MAIL STOP 130
ATTN: MARLA RAMOS
200 N. MAIN STREET, 15TH FL
LOS ANGELES CA 90012

COUNCIL MEMBER FUENTES, C.D. 7
200 N SPRING ST # 455
LOS ANGELES CA 90012

**MISSION HILLS NEIGHBORHOOD
COUNCIL**
P.O. BOX 7604
MISSION HILLS, CA 91346

PROPERTY OWNER
PRIME CRDF MISSION HILLS LLC
201 S FIGUEROA ST #300
LOS ANGELES CA 90012

APPLICANT
TARGET CORPORATION
1000 NICOLLET MALL
MINNEAPOLIS MN 55403

REPRESENTATIVE
HINMAN & CARMICHAEL LLP
ATTN: BETH ABOULAFIA
260 CALIFORNIA STREET, STE 700
SAN FRANCISCO, CA 94111

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LOS ANGELES, CA 90032

PENALTY OF PERJURY STATEMENT

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

I further hereby certify that to the best of my knowledge, and under the penalty of perjury, the attached ownership list correctly shows the latest names and addresses on the City Engineer's land records as of the following date: 07 - 22 - 2016. In certain circumstances, such as in annexation proceedings, where there may be not City Engineer records, the records of the County Assessor's Office may be accepted by the City Planning Commission.

YVETTE CUELLAR

(Print of type)

Yvette Cuellar
(Signature)

I hereby certify that to the best of my knowledge and under penalty of perjury, the attached occupants list correctly indicates address of the required occupants that fall within the radius of the following date: _____

(Print of type)

(Signature)

In certain instances I may have been unable to verify all occupants, therefore the following indicates which occupants I was not able to identify. I understand that the Department of City Planning will determine if reasonable attempts were made to secure these addresses from the information provided below.

Ownership #	Reason unable to verify *	Attempts made to verify **	Additional Information

* (1) Secured Building

(2) Gated Yard

(3) Refused Access

(4) Other: Specify

** (1) Returned to building on three separate occasions

(2) Efforts to contact owner or manager without success

(3) Contact made with owner or manager, who refused to
Provide the information

(4) Other: Specify

REMINDER TO APPLICANT AND PROJECT TEAM: The Department of City Planning will not accept the application maps and ownership list which bear a date of more that **90 days** prior to the date of the application is accepted for process. Furthermore, the applicant may be required to update the radius map and/or ownership list before the Department will schedule the public hearing for any discretionary application.

1. APN 2649-011-001
LARRY C ELSON
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10433 SEPULVEDA BLVD
MISSION HILLS CA 91345

12. APN 2649-018-016
KENNETH D HONOWITZ
10427 SEPULVEDA BLVD
MISSION HILLS CA 91345

13. APN 2649-018-017
CHARLES A & GLORIA V NICK
15711 S BROADWAY
GARDENA CA 90248

14. APN 2649-018-018
WALTER L & DORIS L SEMCHESHEN
10415 SEPULVEDA BLVD
MISSION HILLS CA 91345

15. APN 2649-018-019
MARJORIE D PAULASA
10409 SEPULVEDA BLVD
MISSION HILLS CA 91345

16. APN 2649-019-001 to 007
PRIME CRDF MISSION HILLS LLC
201 S FIGUEROA ST #300
LOS ANGELES CA 90012

APN 2649-019-009 to 012

SAME AS #16.

17. APN 2649-019-008
GPT GIG BOA PORTFOLIO OWNER LLC
PO BOX 961025
FORT WORTH TX 76161

18. APN 2649-019-013
JUAN C & YMELDA M CABRERA
15336 SAN JOSE ST
MISSION HILLS CA 91345

19. APN 2649-019-014
ERNESTO B & VIOLETA D BUCCAT
15330 SAN JOSE ST
MISSION HILLS CA 91345

20. APN 2649-019-015
FRANCISCO P BELTRAN
15324 SAN JOSE ST
MISSION HILLS CA 91345

21. APN 2649-019-016
ANDRE E ALONZO
15318 SAN JOSE ST
MISSION HILLS CA 91345

22. APN 2649-019-017
SHEILA J MACDONELL
15312 SAN JOSE ST
MISSION HILLS CA 91345

23. APN 2649-019-018
DANNY M LUECK
10413 COLUMBUS AVE
MISSION HILLS CA 91345

24. APN 2649-019-019
ALFREDO & MARY VELAPATINO
10407 COLUMBUS AVE
MISSION HILLS CA 91345

25. APN 2649-019-020
EDUARDO & ALICEBEYLI R BERNAL
10401 COLUMBUS AVE
MISSION HILLS CA 91345

26. APN 2649-019-023
TAMARA LINDAHL
25941 STAFFORD CANYON RD #C
STEVENSON RANCH CA 91381

27. APN 2649-019-024
JOSEPH M & HELEN J MAYS
10437 COLUMBUS AVE
MISSION HILLS CA 91345

28. APN 2649-019-025
GRANT & NVARD SRAPYAN
10431 COLUMBUS AVE
MISSION HILLS CA 91345

29. APN 2649-019-026
CHRIS & HOLLY D VALENTINE
10425 COLUMBUS AVE
MISSION HILLS CA 91345

30. APN 2649-019-027
ALFRED ESQUER
10419 COLUMBUS AVE
MISSION HILLS CA 91345

31. APN 2649-019-028
DEAN R ANDERSON
10355 COLUMBUS AVE
MISSION HILLS CA 91345

32. APN 2649-019-029
BERNARDO J OSORIO
10349 COLUMBUS AVE
MISSION HILLS CA 91345

33. APN 2649-019-030
JOSE A HERRERA
10343 COLUMBUS AVE
MISSION HILLS CA 91345

34. APN 2649-019-031
JOSE A & JULIETA M PEREZ
10337 COLUMBUS AVE
MISSION HILLS CA 91345

35. APN 2649-020-001
JORGE & MARGARITA GONZALEZ
15250 BLACKHAWK ST
MISSION HILLS CA 91345

36. APN 2649-020-002
JOSE E & LETICIA GAETA
15251 DEVONSHIRE ST
MISSION HILLS CA 91345

37. APN 2649-021-016
CLINTON & MARGARET SCOTT
10330 COLUMBUS AVE
MISSION HILLS CA 91345

38. APN 2649-021-017
HENGAMEH HAMEDANI
10336 COLUMBUS AVE
MISSION HILLS CA 91345

39. APN 2660-016-008
DENISE S FRIES
15314 DEVONSHIRE ST
MISSION HILLS CA 91345

40. APN 2660-016-009
MACDEAAA INVESTMENTS LLC
15306 DEVONSHIRE ST
MISSION HILLS CA 91345

41. APN 2660-016-010
ANTHESIS LIMITED PARTNERSHIP
PO BOX 940712
SIMI VALLEY CA 93094

42. APN 2660-016-015
BILGAI T DIAZ
7528 GARDEN GROVE AVE
RESEDA CA 91335

43. STREET R/W
L A CITY
111 E 1ST ST #213
LOS ANGELES CA 90012

CITY OF LOS ANGELES
DEPT OF BUIDLING & SAFETY
6262 VAN NUYS BLVD., #251
VAN NUYS, CA 91401

**DEPARTMENT OF NEIGHBORHOOD
EMPOWERMENT**
200 N. SPRING STREET #2005
LOS ANGELES CA 90012

**DEPARTMENT OF
TRANSPORTATION**
100 S. MAIN STREET
LOS ANGELES CA 90012

BUREAU OF ENGINEERING
1149 S. BROADWAY, SUITE 7
LOS ANGELES, CA 90015

LA UNIFIED SCHOOL DISTRICT
305 S GRAND AVE, 6TH FL
LOS ANGELES, CA 90071

CITY ADMINISTRATIVE OFFICER
MAIL STOP 130
ATTN: MARLA RAMOS
200 N. MAIN STREET, 15TH FL
LOS ANGELES CA 90012

COUNCIL MEMBER FUENTES, C.D. 7
200 N SPRING ST # 455
LOS ANGELES CA 90012

**MISSION HILLS NEIGHBORHOOD
COUNCIL**
P.O. BOX 7604
MISSION HILLS, CA 91346

PROPERTY OWNER
PRIME CRDF MISSION HILLS LLC
201 S FIGUEROA ST #300
LOS ANGELES CA 90012

APPLICANT
TARGET CORPORATION
1000 NICOLLET MALL
MINNEAPOLIS MN 55403

REPRESENTATIVE
HINMAN & CARMICHAEL LLP
ATTN: BETH ABOULAFIA
260 CALIFORNIA STREET, STE 700
SAN FRANCISCO, CA 94111

RADIUS MAP PREPARER
RADIUS MAPS ETC.
3544 PORTOLA AVENUE
LOS ANGELES, CA 90032

600 FT. ALCOHOL BEVERAGE LIST

Site Address: 10340 N. SEPULVEDA BOULEVARD
MISSION HILLS, CA 91345



GAS MART

TYPE 20 OFF-SALE BEER/ WINE

10259 N. SEPULVEDA BLVD



VONS

TYPE 21 OFF-SALE GENERAL

10321 N. SEPULVEDA BLVD



RITE AID

TYPE 21 OFF-SALE GENERAL

10349 N. SEPULVEDA BLVD



SAFARI ROOM STEAKHOUSE

TYPE 47 ON-SALE GENERAL EATING PLACE

15426 DEVONSHIRE ST

1,000 FT. RADIUS CHURCHES, SCHOOLS, NURSERY SCHOOLS, CHILD-CARE FACILITIES, PARKS, PUBLIC PLAYGROUNDS, RECREATIONAL AREAS AND HOSPITALS LIST

Site Address: 10340 N. SEPULVEDA BOULEVARD
MISSION HILLS, CA 91345

A TREE OF KNOWLEDGE EDUCATION CENTER	10600 SEPULVEDA BL #107
MUTUAL FAITH MINISTRIES	10600 SEPULVEDA BL #200
IGLESIA EVANGELICA	10207 SEPULVEDA BL
GREAT EXPECTATIONS CHILD DEVELOPMENT	15530 TUBA ST

2649 19

SCALE 1" = 100'

1995



HALBRENT AVE.

BLACKHAWK ST.

AVE. 80

SAN JOSE

DEVONSHIRE

SEPULVEDA

BLVD.

CODE
16
8859

F. M. 11515 - 1

TRACT NO. 18585 M.B. 487 - 7 - 8
TRACT NO. 19522 M.B. 525 - 50
TRACT NO. 18389 M.B. 562 - 8 - 9

FOR PREV. ASSM'T SEE:
2659 - 19 & 35

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

950213

BK.
2660



City of Los Angeles Department of City Planning

7/22/2016

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

10340 N SEPULVEDA BLVD
10338 N SEPULVEDA BLVD

ZIP CODES

91345

RECENT ACTIVITY

None

CASE NUMBERS

CPC-4829
CPC-3038
CPC-2015-3423-GPA-ZC-CU-CUB-ZV-MS-SPR
CPC-2010-589-CRA
ORD-96656
ORD-184347
ORD-104093
DIR-2016-1595-MS-SC
ZAI-1978-62-B
ZA-2000-359-CUZ
ZA-1994-787-CUZ
ZA-1978-250-ZV
ZA-14320
ENV-2015-3424-MND
MND-00-360-CUB
ND-78-290-CUZ
OB-12000
OB-11955
OB-11492
OB-11349
AF-91-539893-OP

Address/Legal Information

PIN Number 204B145 201
Lot/Parcel Area (Calculated) 47,697.3 (sq ft)
Thomas Brothers Grid PAGE 501 - GRID G4
PAGE 501 - GRID H4
Assessor Parcel No. (APN) 2649019009
Tract TR 19522
Map Reference M B 525-50
Block None
Lot 11
Arb (Lot Cut Reference) None
Map Sheet 204B145

Jurisdictional Information

Community Plan Area Mission Hills - Panorama City - North Hills
Area Planning Commission North Valley
Neighborhood Council Mission Hills
Council District CD 7 - Felipe Fuentes
Census Tract # 1096.04
LADBS District Office Van Nuys

Planning and Zoning Information

Special Notes None
Zoning (T)(Q)C2-1
Zoning Information (ZI) None
General Plan Land Use Community Commercial
General Plan Footnote(s) Yes
Hillside Area (Zoning Code) No
Baseline Hillside Ordinance No
Baseline Mansionization Ordinance No
Specific Plan Area None
Special Land Use / Zoning None
Design Review Board No
Historic Preservation Review No
Historic Preservation Overlay Zone None
Other Historic Designations None
Other Historic Survey Information None
Mills Act Contract None
POD - Pedestrian Oriented Districts None
CDO - Community Design Overlay None
NSO - Neighborhood Stabilization Overlay No
Sign District No
Streetscape No
Adaptive Reuse Incentive Area None
Ellis Act Property
Rent Stabilization Ordinance (RSO)
CRA - Community Redevelopment Agency Pacoima / Panorama City (CD7) Earthquake Disaster Assistance Project
Central City Parking No
Downtown Parking No

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Building Line
500 Ft School Zone
500 Ft Park Zone

None

Assessor Information

Assessor Parcel No. (APN) 2649019009
APN Area (Co. Public Works)* 9.580 (ac)
Use Code 1500 - Shopping Center (Neighborhood)
Assessed Land Val. \$12,430,819
Assessed Improvement Val. \$4,077,724
Last Owner Change 01/16/13
Last Sale Amount \$21,500,215
Tax Rate Area 8859
Deed Ref No. (City Clerk) 990916

78497

7-985

7-984

582332

500648

3139555

2864391

2785191

2785101

2417866

1538417

1466503

1308285

1134368

0-228

Building 1

Year Built 1962
Building Class C6A
Number of Units 0
Number of Bedrooms 0
Number of Bathrooms 0
Building Square Footage 12,878.0 (sq ft)

Building 2

Year Built 1959
Building Class DX
Number of Units 0
Number of Bedrooms 0
Number of Bathrooms 0
Building Square Footage 23,290.0 (sq ft)

Building 3

Year Built 1959
Number of Units 0
Number of Bedrooms 0
Number of Bathrooms 0
Building Square Footage 125,894.0 (sq ft)

Building 4

Year Built 1958
Building Class CX
Number of Units 0
Number of Bedrooms 0
Number of Bathrooms 0

Building 5

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Year Built	1957
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	25,258.0 (sq ft)
Additional Information	
Airport Hazard	450' Height Limit Above Elevation 790
Coastal Zone	None
Farmland	Urban and Built-up Land
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.73464728
Nearest Fault (Name)	Northridge
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	22.00000000
Rupture Top	5.00000000
Rupture Bottom	20.00000000
Dip Angle (degrees)	42.00000000
Maximum Magnitude	7.00000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Promise Zone	
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	Valley
Division / Station	Mission
Reporting District	1954
Fire Information	
Bureau	Valley
Batallion	12
District / Fire Station	75

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Red Flag Restricted Parking

No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2015-3423-GPA-ZC-CU-CUB-ZV-MS-SPR
Required Action(s):	CU-CONDITIONAL USE CUB-Conditional Use Beverage-Alcohol GPA-GENERAL PLAN AMENDMENT MSC-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.) SPR-SITE PLAN REVIEW ZC-ZONE CHANGE ZV-ZONE VARIANCE
Project Descriptions(s):	GENERAL PLAN AMENDMENT FOR THREE(3) R1 PARCELS FROM LOW RESIDENTIAL TO COMMUNITY COMMERCIAL; ZONE CHANGE FROM "FOOTPRINT" P-1 AND R1P-1 ZONING AND R1 ZONING TO C2-1 TO BE CONSISTENT WITH THE PROJECT SITE; SITE PLAN REVIEW FOR ADDITIONAL SQUARE FOOTAGE; CONDITIONAL USE FOR COMMERCIAL CORNER TO PERMIT 24 HOURS OPERATION FOR A HEALTH CLUB; CONDITIONAL USE PERMIT FOR ALCOHOLIC BEVERAGES FOR 1 RETAIL STORE WITH A FULL LINE OF ALCOHOL FOR OFF-SITE CONSUMPTION AND 1 RESTAURANT WITH THE SALE AND SERVICE OF BEER AND WINE FOR ON-SITE CONSUMPTION; ZONE VARIANCE TO PROVIDE 813 PARKING SPACES IN LIEU OF THE REQUIRED 836 SPACES; ZONE VARIANCE TO ALLOW THE CONSTRUCTION OF A WALL TO REMOVE ALLEY ACCESS FOR LOADING ZONE PURPOSES.
Case Number:	CPC-2010-589-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	PROPOSED AMENDMENT AND EXPANSION OF THE REDEVELOPMENT PLAN WITHIN ARLETA-PACOIMA, MISSION HILLS - PANORAMA CITY- NORTH HILLS, NORTH HOLLYWOOD- VALLEY VILLAGE, SUN VALLEY - LA TUNA CANYON, SUNLAND - LAKE VIEW TERRACE - SHADOW HILLS - EAST LA TUNA CANYON, SYLMAR, RESEDA - WEST VAN NUYS
Case Number:	DIR-2016-1595-MS-SC
Required Action(s):	MS-SC-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)
Project Descriptions(s):	GENERAL PLAN AMENDMENT FOR THREE(3) R1 PARCELS FROM LOW RESIDENTIAL TO COMMUNITY COMMERCIAL; ZONE CHANGE FROM "FOOTPRINT" P-1 AND R1P-1 ZONING AND R1 ZONING TO C2-1 TO BE CONSISTENT WITH THE PROJECT SITE; SITE PLAN REVIEW FOR ADDITIONAL SQUARE FOOTAGE; CONDITIONAL USE FOR COMMERCIAL CORNER TO PERMIT 24 HOURS OPERATION FOR A HEALTH CLUB; CONDITIONAL USE PERMIT FOR ALCOHOLIC BEVERAGES FOR 1 RETAIL STORE WITH A FULL LINE OF ALCOHOL FOR OFF-SITE CONSUMPTION AND 1 RESTAURANT WITH THE SALE AND SERVICE OF BEER AND WINE FOR ON-SITE CONSUMPTION; ZONE VARIANCE TO PROVIDE 813 PARKING SPACES IN LIEU OF THE REQUIRED 836 SPACES; ZONE VARIANCE TO ALLOW THE CONSTRUCTION OF A WALL TO REMOVE ALLEY ACCESS FOR LOADING ZONE PURPOSES.
Case Number:	ZAI-1978-62-B
Required Action(s):	B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)
Project Descriptions(s):	Data Not Available
Case Number:	ZA-2000-359-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	CONDITIONAL USE TO REPLACE CUP ZA 94-0787-CUB WHICH EXPIRES 02/15/00.
Case Number:	ZA-1994-787-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	Data Not Available
Case Number:	ZA-1978-250-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2015-3424-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	GENERAL PLAN AMENDMENT FOR THREE(3) R1 PARCELS FROM LOW RESIDENTIAL TO COMMUNITY COMMERCIAL; ZONE CHANGE FROM "FOOTPRINT" P-1 AND R1P-1 ZONING AND R1 ZONING TO C2-1 TO BE CONSISTENT WITH THE PROJECT SITE; SITE PLAN REVIEW FOR ADDITIONAL SQUARE FOOTAGE; CONDITIONAL USE FOR COMMERCIAL CORNER TO PERMIT 24 HOURS OPERATION FOR A HEALTH CLUB; CONDITIONAL USE PERMIT FOR ALCOHOLIC BEVERAGES FOR 1 RETAIL STORE WITH A FULL LINE OF ALCOHOL FOR OFF-SITE CONSUMPTION AND 1 RESTAURANT WITH THE SALE AND SERVICE OF BEER AND WINE FOR ON-SITE CONSUMPTION; ZONE VARIANCE TO PROVIDE 813 PARKING SPACES IN LIEU OF THE REQUIRED 836 SPACES; ZONE VARIANCE TO ALLOW THE CONSTRUCTION OF A WALL TO REMOVE ALLEY ACCESS FOR LOADING ZONE PURPOSES.
Case Number:	MND-00-360-CUB
Required Action(s):	CUB-Conditional Use Beverage-Alcohol
Project Descriptions(s):	Data Not Available
Case Number:	ND-78-290-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	Data Not Available

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DATA NOT AVAILABLE

CPC-4829

CPC-3038

ORD-96656

ORD-184347

ORD-104093

ZA-14320

OB-12000

OB-11955

OB-11492

OB-11349

AF-91-539893-OP



Address: 10340 N SEPULVEDA BLVD

APN: 2649019009

PIN #: 204B145 201

Tract: TR 19522

Block: None

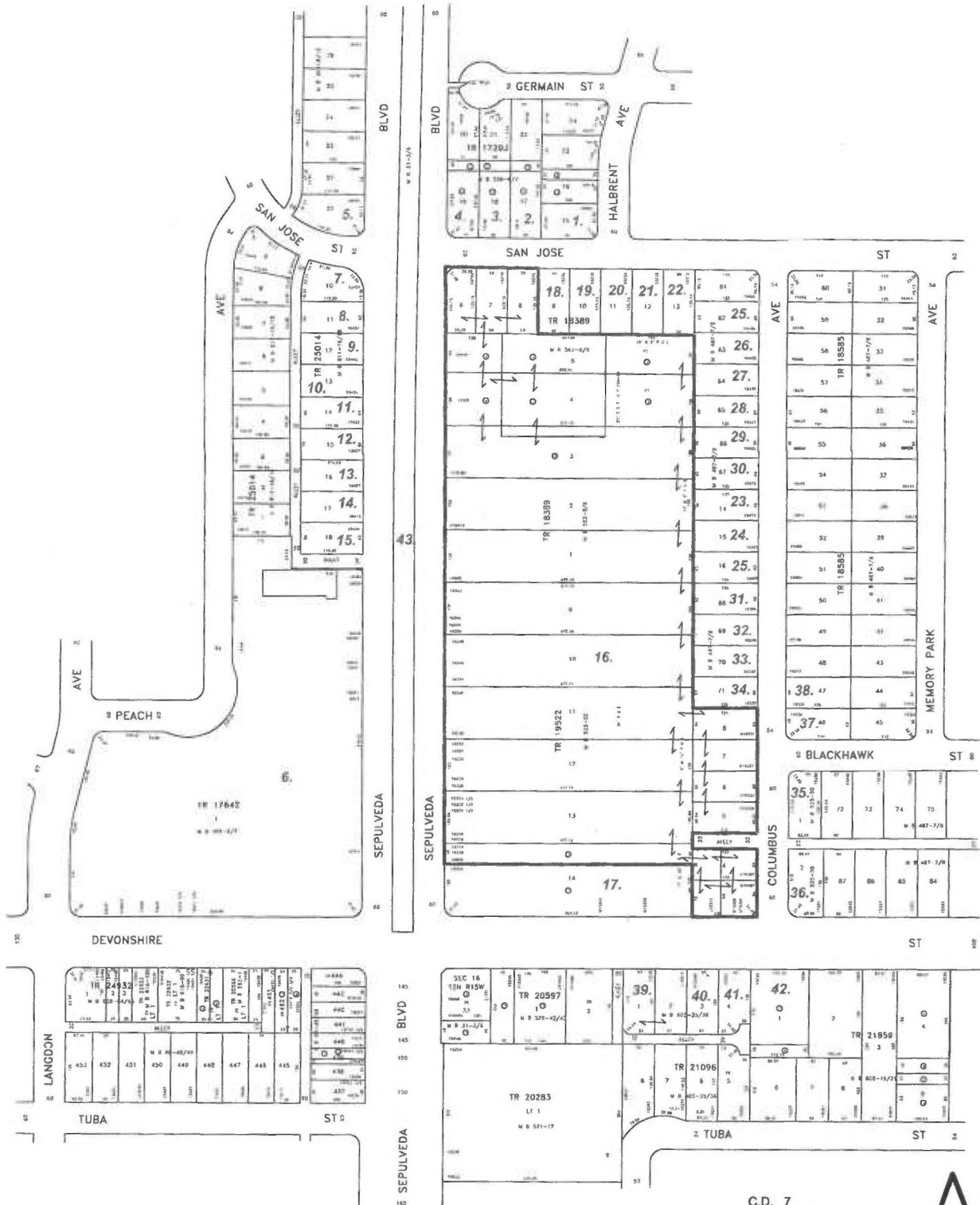
Lot: 11

Arb: None

Zoning: (T)(Q)C2-1

General Plan: Community Commercial





ABUTTING OWNERSHIP MAP

C.D. 7
C.T. 1096.04
P.A. MISSION HILLS
N.C. MISSION HILLS



RADIUS MAPS ETC

3544 PORTOLA AVENUE
LOS ANGELES CA 90032
OFF/FAX (323) 221-4555
RADIUSMAPSETC@SBCGLOBAL.NET

SITE LOCATION:

TARGET
10340 N. SEPULVEDA BOULEVARD
MISSION HILLS CA 91345

LEGAL DESCRIPTION:

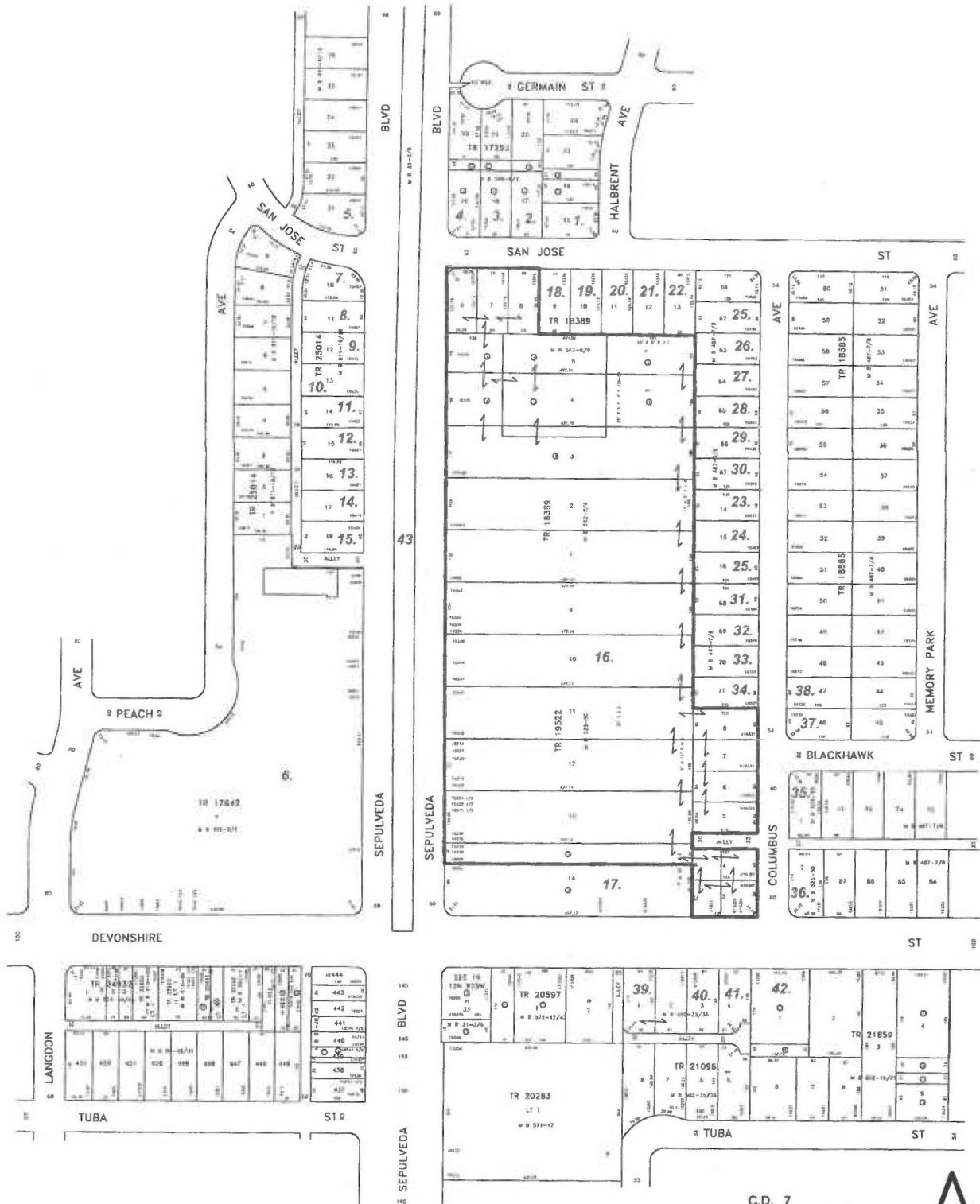
LOTS 1 THRU 8, TRACT NO. 18389, M.B. 562-8/9;
LOTS 3 TO 13 AND N. 40 FT. OF LOT 14, TRACT
NO. 19522, M.B. 525-50 (SEE APPLICATION)

LEGEND

9. OWNERSHIP NO.
1. OWNERSHIP HOOK

CASE NO.:

DATE: 07 - 22 - 2016
SCALE: 1" = 100'
USES: FIELD
D.M.: 204 B 145
T.B. PAGE: 501 GRID: G,H-4
APN: 2649-019-001 to 007, 009 to 012



ABUTTING OWNERSHIP MAP

C.D. 7
C.T. 1096.04
P.A. MISSION HILLS
N.C. MISSION HILLS



RADIUS MAPS ETC

3544 PORTOLA AVENUE
LOS ANGELES CA 90032
OFF/FAX (323) 221-4555
RADIUSMAPSETC@SBCGLOBAL.NET

SITE LOCATION:

TARGET
10340 N. SEPULVEDA BOULEVARD
MISSION HILLS CA 91345

LEGAL DESCRIPTION:

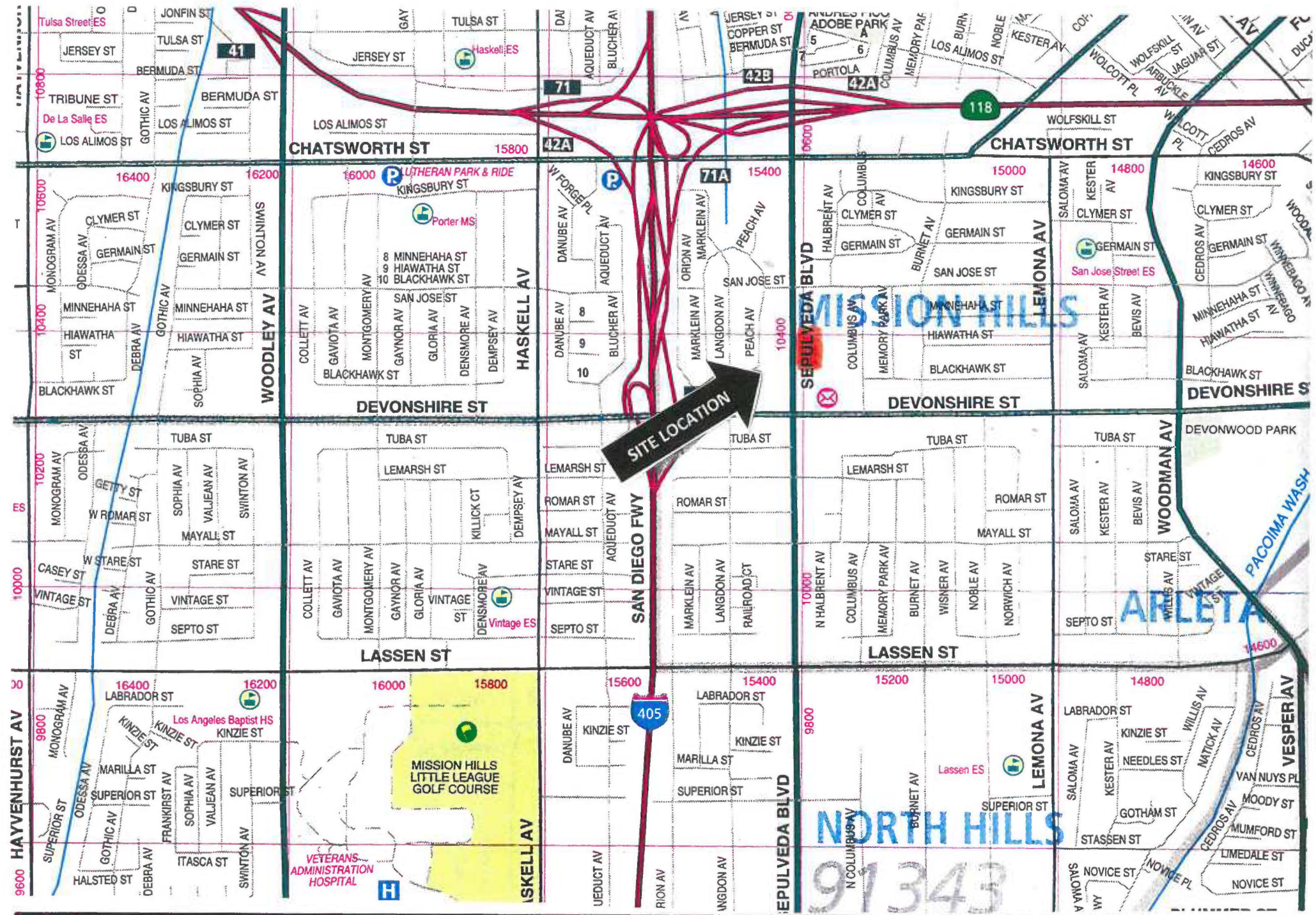
LOTS 1 THRU 8, TRACT NO. 18389, M.B. 562-8/9;
LOTS 3 TO 13 AND N. 40 FT. OF LOT 14, TRACT
NO. 19522, M.B. 525-50 (SEE APPLICATION)

LEGEND

9. OWNERSHIP NO.
1. OWNERSHIP HOOK

CASE NO.:

DATE: 07 - 22 - 2016
SCALE: 1" = 100'
USES: FIELD
D.M.: 204 B 145
T.B. PAGE: 501 GRID: G,H-4
APN: 2649-019-001 to 007, 009 to 012



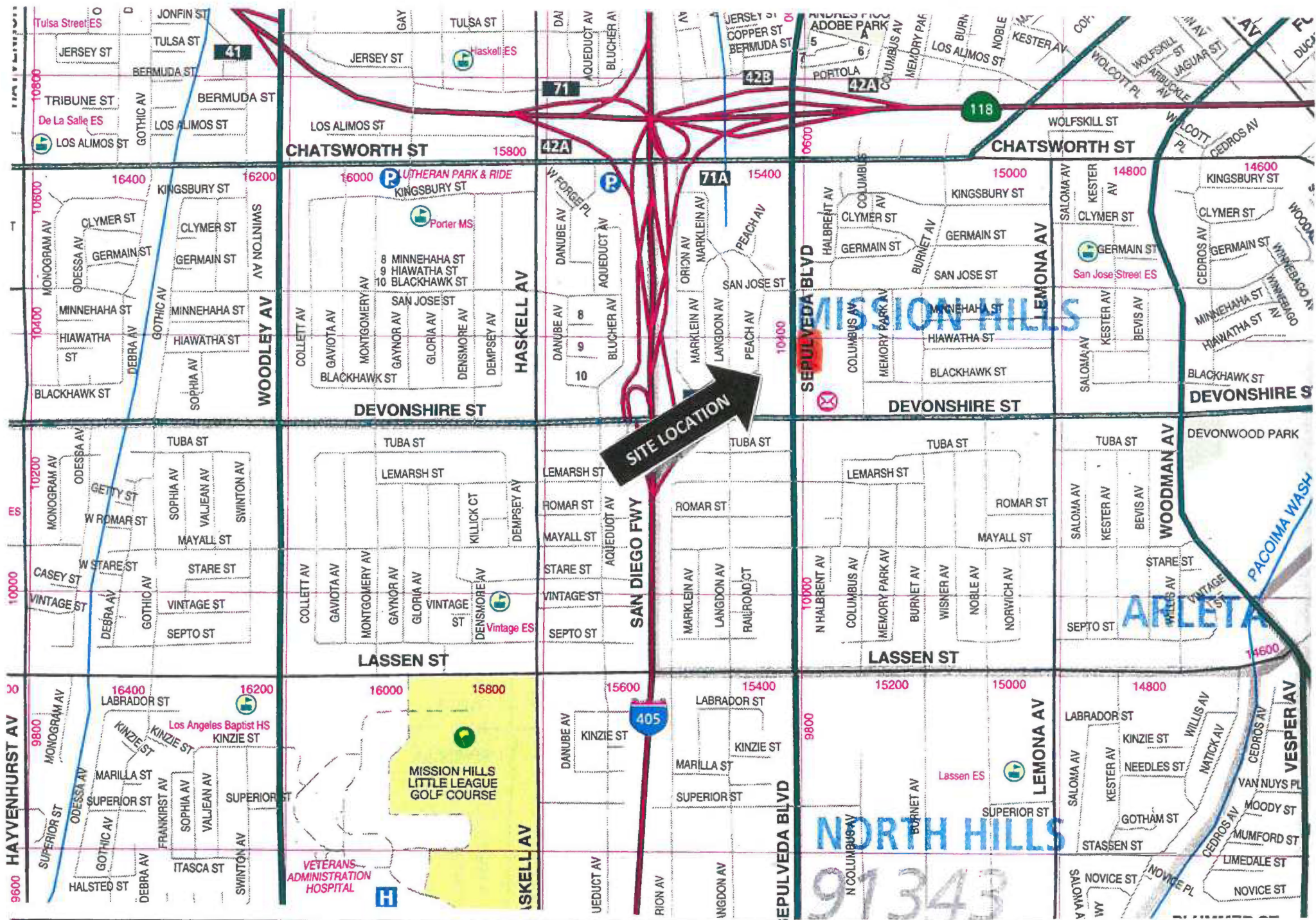
VICINITY MAP

SITE LOCATION:
10340 N. SEPULVEDA BOULEVARD
MISSION HILLS, CA 91345

CASE NO:

DATE: 07 - 22 - 2016
T.B. PAGE: 501 GRID: G,H-4





VICINITY MAP

SITE LOCATION:
10340 N. SEPULVEDA BOULEVARD
MISSION HILLS, CA 91345

CASE NO:

DATE: 07 - 22 - 2016
T.B. PAGE: 501 GRID: G,H-4



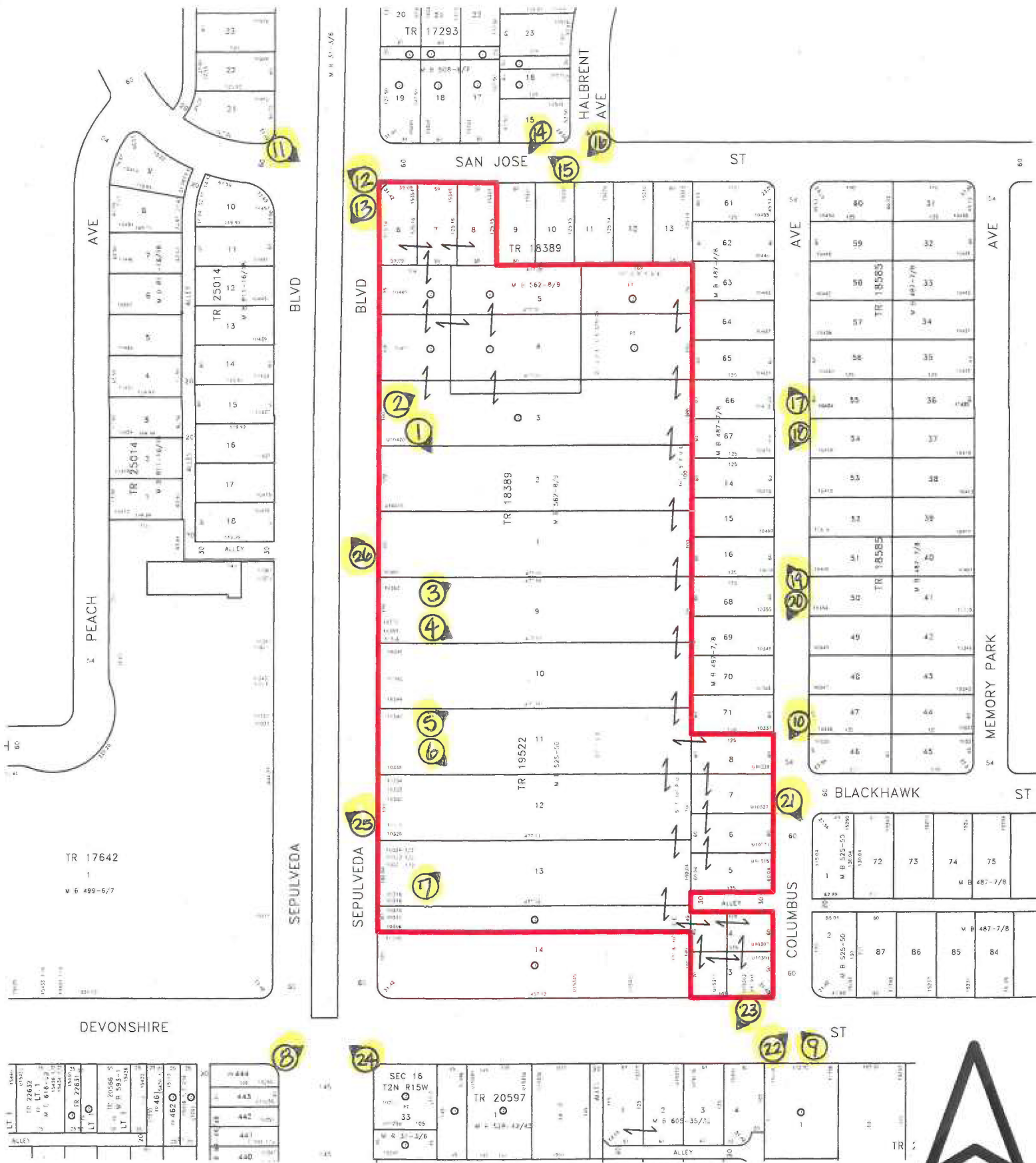


PHOTO BROCHURE

RADIUS MAPS ETC

3544 PORTOLA AVENUE
LOS ANGELES CA 90032
OFF/FAX (323) 221-4555
RADIUSMAPSETC@SBCGLOBAL.NET

SITE LOCATION:

TARGET

10340 N. SEPULVEDA BOULEVARD
WOODLAND HILLS CA 91345

CASE NO.

DATE: 07 - 22 - 2016
D.M.: 204 B 145
T.B. PAGE: 501 GRID: G,H-I
APN: 2649-019-001 to 007
2649-019-009 to 012



Address: 10340 N SEPULVEDA BLVD

APN: 2649019009

PIN #: 204B145 201

Tract: TR 19522

Block: None

Lot: 11

Arb: None

Zoning: (T)(Q)C2-1

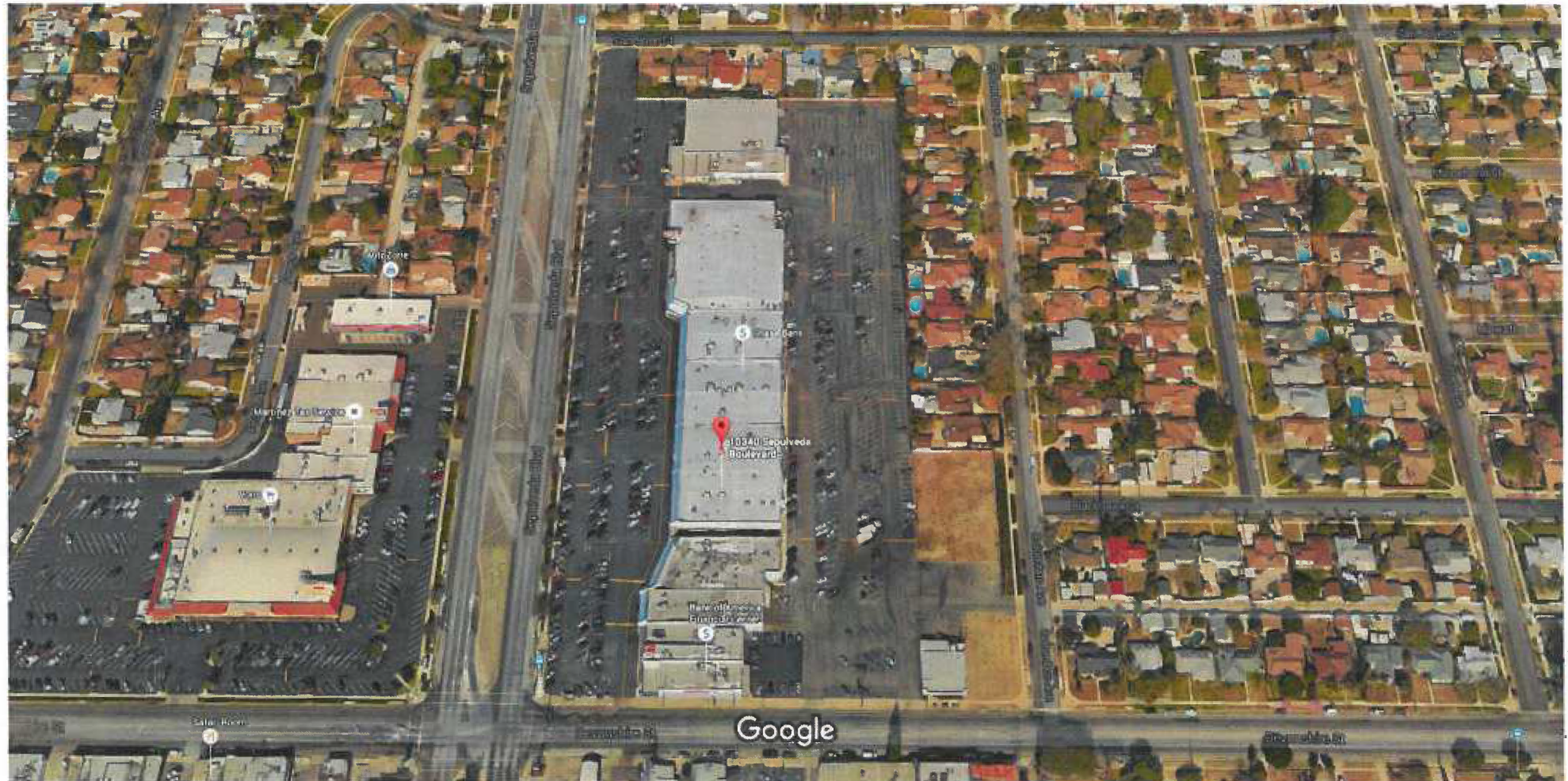
General Plan: Community Commercial





10340 Sepulveda Blvd

Mission Hills, CA 91345



Imagery ©2016 Google, Map data ©2016 Google 100 ft



ABUTTING OWNERSHIP MAP

C.D. 7
C.T. 1096.04
P.A. MISSION HILLS
N.C. MISSION HILLS



RADIUS MAPS ETC

3544 PORTOLA AVENUE
LOS ANGELES CA 90032
OFF/FAX (323) 221-4555
RADIUSMAPSETC@SBCGLOBAL.NET

SITE LOCATION:

TARGET
10340 N. SEPULVEDA BOULEVARD
MISSION HILLS CA 91345

LEGAL DESCRIPTION:

LOTS 1 THRU 8, TRACT NO. 18389, M.B. 562-8/9;
LOTS 3 TO 13 AND N. 40 FT. OF LOT 14, TRACT
NO. 19522, M.B. 525-50 (SEE APPLICATION)

LEGEND

9. OWNERSHIP NO.
1. OWNERSHIP HOOK

CASE NO.:

DATE: 07-22-2016
SCALE: 1" = 100'
USES: FIELD
D.M.: 204 B 145
T.B. PAGE: 501 GRID: G,H-4
APN: 2649-019-001 to 007, 009 to 012

1.



2.

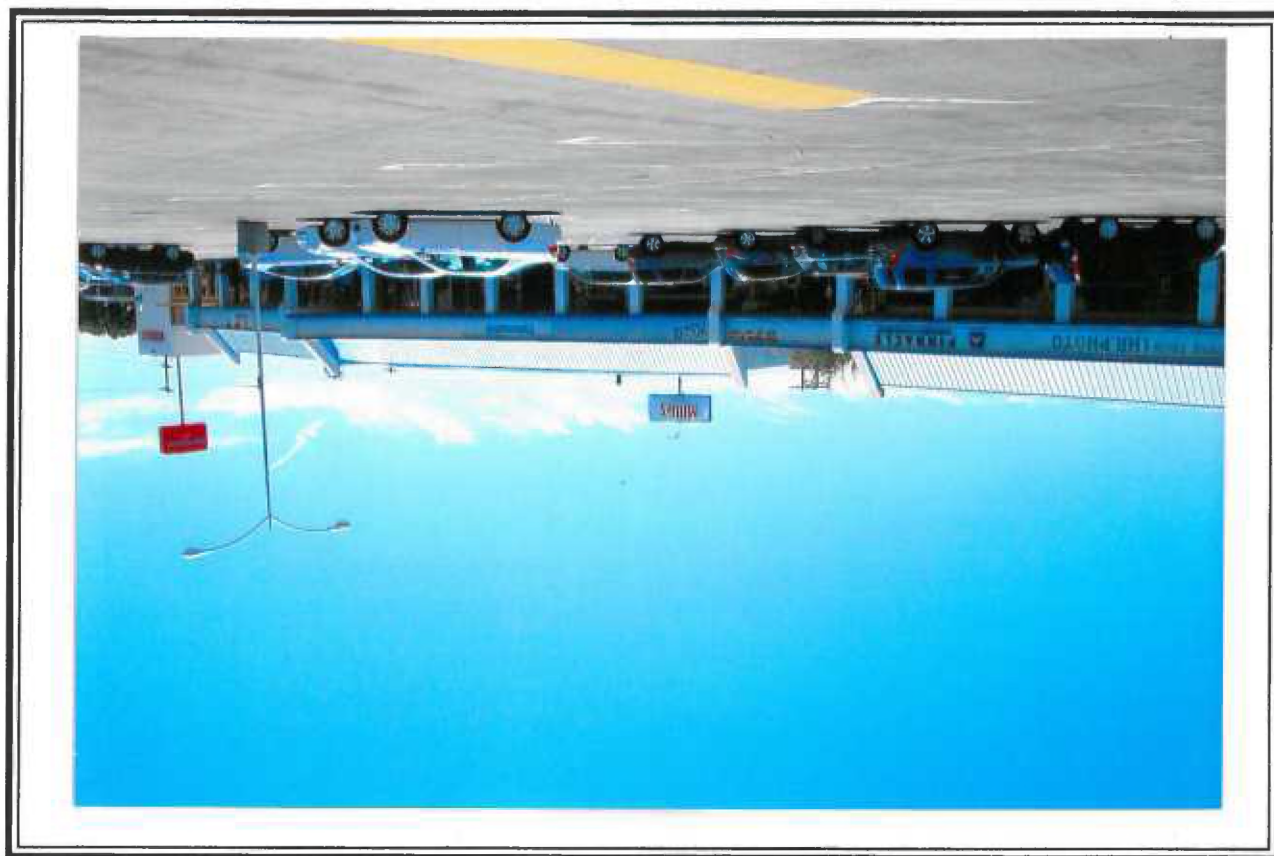


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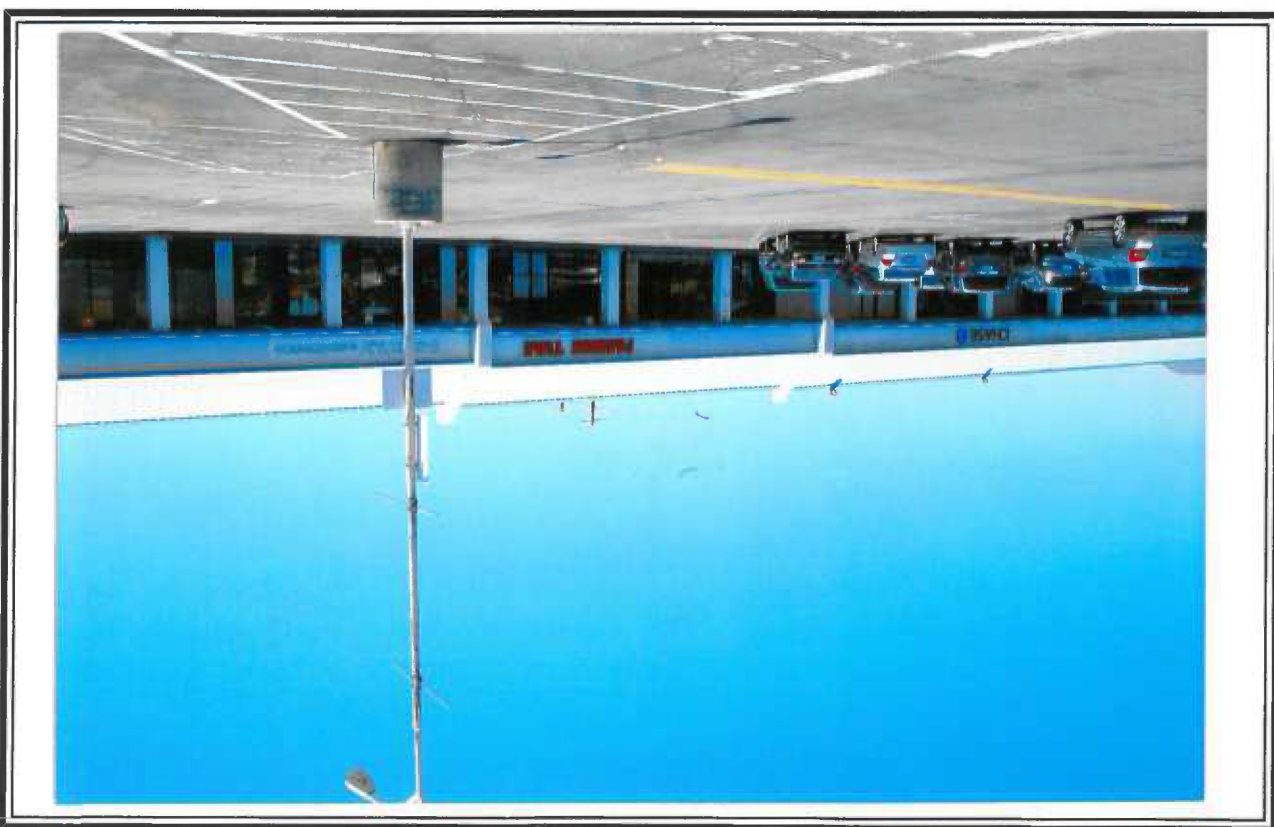


4.





9.



5.

7.



8.



9.



10.



11.



12.



13.



14.



15.



16.



17.



18.

