

**INSTRUCTIONS:****PRIMARY CHECKLIST and DEEMED COMPLETE FOR CASE FILING**Case No. ZA-2018-0342-CUBStaff Christina KaratzasEnvironmental Case No. ENV-2018-0343-CEDate 10/30/2018**DEPARTMENT OF CITY PLANNING APPLICATION FORM**Application Type CUB

(Zone Change, Plan Amendment, Zone Variance, Conditional Use, etc.)

1. Project Location

Comp. Incomp. N/A

Street address in ZIMAS or BOE
Referral
form if address is not in ZIMAS

Legal description (*including all
contiguously
owned parcels*)

Assessor's Parcel Number(s)

Comp. Incomp. N/A

Lot area

Lot dimensions

Total project size

2. Project Description

Comp. Incomp. N/A

Present and proposed use, especially if units are to be demolished.

Description of project such as existing and proposed number of units, parking spaces, seats, hours of operation, height, use, scope and/or operation of the proposed project etc.

Existing Site Conditions

Proposed Project Information

Housing Component Information

Public Right-of-Way Information

- Low Impact Development (LID) Referral Form (Storm water Mitigation)
- Proof of Filing with the Housing and Community Investment Department
- Are there any recorded Covenants, affidavits or easements on this property?

6. Project Team Information.

Comp. Incomp. N/A

- Applicant **(Note: The Applicant cannot be the Representative unless the Representative has a vested interest in the project)**
- Owner
- Representative
- Other

7. Property Owner Affidavits

Comp. Incomp. N/A

- Ownership Disclosure if property is owned by LLC, Corporation, partnership or Trust
 - Agent for Service of Process
 - Names and addresses of principal owners (25% interest or greater)
 - Copy of current corporate articles, partnership agreement, or trust document as applicable
- Letter of Authorization from owner granting Power of Attorney to the Signatory (if MLU not signed by owner) Notarized LOA preferred if no supporting documentation to compare signature.
- Grant Deed (always required for CDP's)
- Multiple owners
- Copy of Lease (if applicant is lessee of entire site)
- Notarized **X**

Note: If there are multiple parcels and/or owners, all owners need to give consent.

Additional documentation and information to be attached to all Department of City Planning Applications.

1. Photographs

Comp. Incomp. N/A



Neighboring properties also, on 8 1/2" x 11" paper



Index map showing from which direction photos were taken

2. Vicinity Map

Comp. Incomp. N/A



Location map showing surrounding area (*should minimally show nearest Collector Street*)

3. Radius Maps (as applicable)

Comp. Incomp. N/A



Ownership Map—must include all contiguously owned properties, keyed to match numbers on the ownership list (*abutting notification cases only*)



Radius Map—must include all contiguously owned properties, keyed to match numbers on the ownership and occupant lists

Original plus seven (7) copies

8 1/2" x 11" copy

Dated within 180 days of submittal

Existing Plan, Proposed Plan and Existing Zoning Maps (*GPA cases only*)

8 1/2" x 11" size maps (*color preferred, old ZIP-a-tone acceptable, individually prepared—not just ZIMAS printouts*)

Five (5) copies each

4. Zimas Profile Report

Comp. Incomp. N/A



One (1) copy of Parcel Profile Report selecting all contiguously owned properties



One (1) copy of ZIMAS aerial view

✓ *SENSITIVE USES

Sections (if project involves multiple levels or subterranean parking or basement floors)

Landscape Plan (for projects with 6+ new units, include Open Space area and summary table)

Trees

7. Duplicate Case Files

Comp. Incomp. N/A

Certified Neighborhood Council in an unsealed, postage affixed envelope with Public Counter return address (for all cases)

California Coastal Commission (for CDP's only)

LAPD (for CUB's only)

Council Office (for CUB's only)

Fire Department (for Amateur Radio Antenna only)

→ need:
✓ app
✓ vicinity map
✓ radius map
✓ floor/plot plan
✓ findings
✓ CE

8. Electronic Copy of Application Materials

Comp. Incomp. N/A

Copy of significant documents on flash drive or CD (PDF format only)

**APPLICATIONS:****DEPARTMENT OF CITY PLANNING APPLICATION****THIS BOX FOR CITY PLANNING STAFF USE ONLY**

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

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

Related Case Number _____

*Provide all information requested. Missing, incomplete or inconsistent information will cause delays.**All terms in this document are applicable to the singular as well as the plural forms of such terms.**Detailed filing instructions are found on form CP-7810***1. PROJECT LOCATION**Street Address¹ 13703 W Victory Blvd (8407 & 8417 N Woodman Ave), Van Nuys, CA 91401 Unit/Space Number NoneLegal Description² (Lot, Block, Tract) Lot PT 18; TR 1000Assessor Parcel Number 2238013053 Total Lot Area 16,513 square feet**2. PROJECT DESCRIPTION**Present Use Gasoline station with convenience marketProposed Use Gasoline station with convenience marketProject Name (if applicable) Shell Gas StationDescribe in detail the characteristics, scope and/or operation of the proposed project A Conditional Use Permit to allow the sale and distribution of beer and wine for off-site consumption in conjunction with a 2,812 sq ft convenience market having the proposed hours of operation from 6AM-11PM, daily, in a [Q]C1.5-1VL Zone. The market is anAdditional Information attached YES NO associated use within an existing 24 hour gasoline station.

Complete and check all that apply:

Existing Site Conditions

Site is undeveloped or unimproved (i.e. vacant) Site is located within 500 feet of a freeway or railroad

Site has existing buildings (provide copies of building permits) Site is located within 500 feet of a sensitive use (e.g. school, park)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

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

Proposed Project Information

(Check all that apply or could apply)

Demolition of existing buildings/structures
 Relocation of existing buildings/structures
 Interior tenant improvement
 Additions to existing buildings
 Grading
 Removal of any on-site tree
 Removal of any street tree

Removal of protected trees on site or in the public right of way
 New construction: _____ square feet
 Accessory use (fence, sign, wireless, carport, etc.)
 Exterior renovation or alteration
 Change of use and/or hours of operation
 Haul Route
 Uses or structures in public right-of-way
 Phased project

Housing Component Information

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

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

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

Mixed Use Projects, Amount of Non-Residential Floor Area: 0 square feet

Public Right-of-Way Information

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

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

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

If you have dedication requirements on multiple streets, please indicate: N/A

3. ACTION(s) REQUESTED

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

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

Authorizing Code Section 12.24 W.1

Code Section from which relief is requested (if any): N/A

Action Requested, Narrative: A Conditional Use Permit, pursuant to LAMC 12.24 W.1, to allow the sale and distribution of beer and wine for off-site consumption in conjunction with an existing gasoline station featuring a 2,812 sq ft convenience store.

Authorizing Code Section 12.24 W.27

Code Section from which relief is requested (if any): N/A

Action Requested, Narrative: A Conditional Use Permit to allow the hours of operation from 6AM-11PM daily, as restricted by Mini-Shopping Center/Commercial Corner regulations.

Additional Requests Attached YES NO

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

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

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

If YES, list all case number(s) ZA-2001-1717-CU-ZV, ZA-1996-389-ZV

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

Case No. 174075 Ordinance No.: 174075

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

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

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

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

N/A

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

- a. Specialized Requirement Form N/A
- b. Geographic Project Planning Referral N/A
- c. Citywide Urban Design Guidelines Checklist N/A
- d. Affordable Housing Referral Form N/A
- e. Mello Form N/A
- f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A
- g. HPOZ Authorization Form N/A
- h. Management Team Authorization N/A
- i. Expedite Fee Agreement N/A
- j. Department of Transportation (DOT) Referral Form N/A
- k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) N/A
- l. Order to Comply N/A
- m. Building Permits and Certificates of Occupancy N/A
- n. Hillside Referral Form N/A
- o. Low Impact Development (LID) Referral Form (Storm water Mitigation) N/A
- p. Proof of Filing with the Housing and Community Investment Department N/A
- q. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁶ name Khalil Khoury

Company/Firm Kenk Inc.

Address: 13703 Victory Blvd. Unit/Space Number None

City Van Nuys State CA Zip Code: 91401

Telephone (818) 909-9015 E-mail: kenkinc@gmail.com

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

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) Khalil Khoury

Address 13703 Victory Blvd. Unit/Space Number None

City Van Nuys State CA Zip Code: 91401

Telephone (818) 909-9015 E-mail: kenkinc@gmail.com

Agent/Representative name Jennifer Oden

Company/Firm Solomon, Saltsman, & Jamieson

Address: 426 Culver Blvd. Unit/Space Number None

City Playa del Rey State CA Zip: 90203

Telephone (310) 822-9848 E-mail: joden@ssjlaw.com

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

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information

(select only one)

Owner

Applicant

Agent/Representative

Other

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

⁶ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

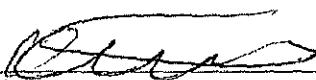
7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In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

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

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

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

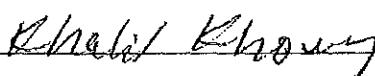
Signature



Date



Print Name



Signature

Date

Print Name

ACKNOWLEDGMENT

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.

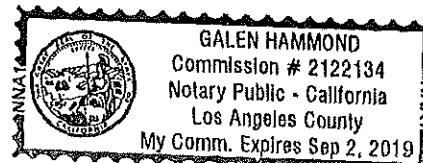
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On September 26, 2018, before me, GALEN HAMMOND, Notary Public, personally appeared Khalil Khoury —

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

Malcom Macmillan

(SEAL)

- OPTIONAL INFORMATION

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Los Angeles City Department of City Planning Application

Document Date: 9/26/2018

Number of Pages: 8 (including this page)

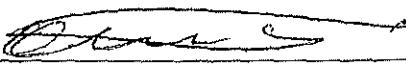
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APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

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

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

Signature: 

Date: 9/21/17

Print Name: Robert K. Kressy

OPTIONAL
NEIGHBORHOOD CONTACT SHEET

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

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

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

Additional Requirements / Findings for Approval of a CUB

A. General Conditional Use

- i. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The premise is an existing Shell Gas Station located on the northwest corner of Victory Boulevard and Woodman Avenue. The gas station and food mart have existed at this site for decades¹. The Applicant and his family have owned and operated this gasoline station for approximately fifteen (15) years. Recently, the Applicant invested approximately 1.3 million dollars for the renovation and beautification of the gasoline station and food mart.

Now, the Applicant is applying for a Type 20 Alcoholic Beverage Control (“ABC”) beer and wine license for this location. The location currently exists as a “one-stop” shopping experience, enabling customers to purchase everyday essential grocery items, including fresh food items, and is requesting approval for the sale of beer and wine to further the convenience provided to the surrounding community. This Shell Gas Station offers a full range of grocery and household items and beer and wine fall within the common type of goods that customers want and expect from a full-service convenience market.

After favorable discussions with the Greater Valley Glen Neighborhood Council, the Applicant is requesting a Conditional Use Permit to authorize the sale of beer and wine at an existing Shell Gas Station. This Shell Gas Station has been in operation for decades and has proven to be a good neighbor. Now, after meeting and discussing the matter with the Neighborhood Council, the Applicant would like to offer the convenience of beer and wine for off-site consumption to its customers as a one-stop shop. The continued operation of this store, with strict adherence to the imposed conditions, proper management and supervision, will continue to provide an automotive and retail service that is beneficial to the community, but with the added benefit for customers to purchase beer and wine along with other grocery needs. The Applicant has operated this business in a responsible manner and will continue to operate in harmony with the surrounding community. The addition of beer and wine for off-site consumption will not be detrimental to the character of the immediate area, will have a positive economic impact, and will be proper in relation to the adjacent uses and development of the community.

The approval of the Applicant’s request for the incidental off-site sale of beer and wine in conjunction with the existing gasoline station and food mart will ensure that the Shell Gas Station continues to provide a convenient “one-stop” shopping experience for its patrons and the surrounding community.

¹ The property has existed with a gas station and food mart use for decades. For years, the gas station use has operated 24 hours, daily, and thus is a legal non-conforming use not subject to the Commercial Corner development guidelines. By filing this application, the applicant does not waive its right for 24 hour use.

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

The Shell Gas Station is appropriately located and zoned at a busy commercial intersection of two major streets. The site is within the [Q]C1.5-1VL Zone, which allows for commercial uses and further allows for the off-site sale of beer and wine pursuant to a Conditional Use Permit.

The location, size, height, and primary operations of the Shell Gas Station will remain the same. The only change at the subject site will be the offering of beer and wine for off-site consumption for the convenience of the community. The proposed project (addition of off-site beer and wine sales) will be compatible with adjacent properties and the surrounding neighborhood. Therefore, the continuation of the use will remain compatible with the neighboring uses.

Further, through the imposition of conditions in the approval and those conditions voluntarily adhered to by the Applicant, there will not be an adverse impact on the public health, welfare, and/or safety. Notably, in discussing this matter with the Greater Valley Glen Neighborhood Council, the Applicant offered numerous conditions to be placed on the ABC License and/or CUP in order to protect the public health, welfare, and safety of the community. Specifically, these conditions include, but are not limited to the following:

- Hours restriction on the sale of beer and wine
- No malt liquor or fortified wine products shall be sold
- No beer or malt beverages may be sold in single containers
- The sales floor space allocated to beer and wine shall not exceed 10% of the total sales floor area
- No exterior advertising of beer and wine
- Security cameras shall be installed and utilized
- All employees shall complete an ABC recognized training program and/or LAPD STAR training
- Cooler doors for beer and wine shall be locked during hours when beer and wine cannot be sold

In sum, the addition of beer and wine for off-site consumption will be compatible and will not adversely affect the adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

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

The subject site is located in the Van Nuys-North Sherman Oaks Community Plan Area and has a Neighborhood Office Commercial General Plan Land Use designation. The property is not located within a Specific Plan Area.

The proposed project (addition of off-site beer and wine sales) will not be detrimental to the character and development in the immediate area and will be in harmony with the various elements and objectives of the General Plan. This application is simply requesting authorization for the off-site sale of beer and wine at an existing gasoline service station and food mart. The approval of this request will allow the Applicant to further provide for the convenience of its patrons by offering a selection of beer and wine in addition to its food and grocery offerings.

B. Additional Findings

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

The location is an existing Shell Gas Station with a food mart. This application is simply to request the addition of off-site beer and wine sales at an existing business. The Applicant has operated at this site for many years and has proven to be a responsible retailer. Notably, after discussions with the Greater Valley Glen Neighborhood Council, it is clear that the Neighborhood Council is supportive of the request for beer and wine at this location and thus, does not feel that the addition of beer and wine would adversely affect the welfare of the community. The project will maintain the use of the location as a Shell Gas Station, but with the added benefit of beer and wine sales for patrons. The Applicant will continue to serve the community without adverse impacts. The existing use will continue to operate as a convenience and a necessary component of a vibrant commercial area.

Further, this Shell Gas Station will continue to serve the needs of local business people, shoppers, and residents. The surrounding community is attracting more persons to the area and consequently generating an expanded local work force. This population seeks a diversity of services, one that Shell Gas Station provides. The subject store and the addition of beer and wine for off-site consumption will continue to serve this population and provide a desired amenity.

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

According to the California Department of Alcoholic Beverage Control, there are two (2) authorized off-site licenses allowed in Census Tract 1281.01. There are two (2) off-site licenses that exist for this census tract. Thus, the addition of a Type 20 ABC License will require a Determination of Public Convenience or Necessity ("PC or N"). While the census tract would be statutorily over-concentrated by the addition of another off-site beer and wine license, this does not necessarily result in an area becoming over-concentrated with alcohol licenses.

Over concentration can be undue when the addition of a license will negatively impact a neighborhood. Over concentration is not undue when the approval of a license does not negatively impact the area, but rather such a license would benefit the public welfare and convenience. The addition of the incidental sale of beer and wine at a long-standing community-

oriented local business will only serve to further provide for the needs of local businesses, neighbors, and the surrounding community.

And, the Applicant is not naïve about the potential impacts that can result from the sale of alcohol and the Applicant takes the concerns of the City of Los Angeles, the Los Angeles Police Department, and the Greater Valley Glen Neighborhood Council seriously. To that end, the Applicant has reached out to these entities and the Applicant has met with the Greater Valley Glen Neighborhood Council to answer any questions and address any concerns that may exist. Notably, the Greater Valley Glen Neighborhood Council voted to support the Applicant in seeking an ABC License for the off-site sale of beer and wine at this location with the conditions offered by the Applicant. Some of the conditions include the following:

- Hours restriction on the sale of beer and wine
- No malt liquor or fortified wine products shall be sold
- No beer or malt beverages may be sold in single containers
- The sales floor space allocated to beer and wine shall not exceed 10% of the total sales floor area
- No exterior advertising of beer and wine
- Security cameras shall be installed and utilized
- All employees shall complete an ABC recognized training program and/or LAPD STAR training
- Cooler doors for beer and wine shall be locked during hours when beer and wine cannot be sold

Although the Census Tract is technically over concentrated, the PC or N will be served.

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

The nearby residential properties are accustomed to having the Shell Gas Station in the neighborhood. The location currently exists as a “one-stop” shopping experience, enabling customers to purchase everyday essential grocery items, and is requesting approval for the sale of beer and wine to further the convenience provided to the surrounding community. The Shell Gas Station offers a full range of grocery and household items and beer and wine fall within the common type of goods that customers want and expect from a full-serve convenience market. Now, the nearby community and shoppers will have the added convenience of one-stop shopping. The proposed use will not detrimentally affect nearby residentially zoned properties. The use will not conflict with the adjacent uses and it will operate in such a manner so as to not detrimentally affect nearby residentially zoned property.

Lastly, while the Shell Gas Station is located near a residentially zoned area, it is properly located within a commercial zone and permitted to sell beer and wine for off-site consumption pursuant to a Conditional Use Permit. Moreover, while residences are located nearby, all commercial activity is directed toward the intersection of Victory Boulevard and Woodman

Avenue and thus, away from the residences. There is adequate separation from the Shell Gas Station and nearby residences.

COMMERCIAL CORNER -Additional Information/Findings

- a. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The premise is an existing Shell Gas Station located on the northwest corner of Victory Boulevard and Woodman Avenue. The gas station and food mart have existed at this site for decades¹. The Applicant and his family have owned and operated this gasoline station for approximately fifteen (15) years. Recently, the Applicant invested approximately 1.3 million dollars for the renovation and beautification of the gasoline station and food mart.

Now, the Applicant is applying for a Type 20 Alcoholic Beverage Control ("ABC") beer and wine license for this location. The location currently exists as a "one-stop" shopping experience, enabling customers to purchase everyday essential grocery items, including fresh food items, and is requesting approval for the sale of beer and wine to further the convenience provided to the surrounding community. This Shell Gas Station offers a full range of grocery and household items and beer and wine fall within the common type of goods that customers want and expect from a full-service convenience market.

After favorable discussions with the Greater Valley Glen Neighborhood Council, the Applicant is requesting a Conditional Use Permit to authorize the sale of beer and wine at an existing Shell Gas Station. This Shell Gas Station has been in operation for decades and has proven to be a good neighbor. Now, after meeting and discussing the matter with the Neighborhood Council, the Applicant would like to offer the convenience of beer and wine for off-site consumption to its customers as a one-stop shop. The continued operation of this store, with strict adherence to the imposed conditions, proper management and supervision, will continue to provide an automotive and retail service that is beneficial to the community, but with the added benefit for customers to purchase beer and wine along with other grocery needs. The Applicant has operated this business in a responsible manner and will continue to operate in harmony with the surrounding community. The addition of beer and wine for off-site consumption will not be detrimental to the character of the immediate area, will have a positive economic impact, and will be proper in relation to the adjacent uses and development of the community.

The approval of the Applicant's request for the incidental off-site sale of beer and wine in conjunction with the existing gasoline station and food mart will ensure that the Shell Gas Station continues to provide a convenient "one-stop" shopping experience for its patrons and the surrounding community.

¹ The property has existed with a gas station and food mart use for decades. For years, the gas station use has operated 24 hours, daily, and thus is a legal non-conforming use not subject to the Commercial Corner development guidelines. By filing this application the applicant does not waive its right for 24 hour use.

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

The Shell Gas Station is appropriately located and zoned at a busy commercial intersection of two major streets. The site is within the [Q]C1.5-1VL Zone, which allows for commercial uses and further allows for the off-site sale of beer and wine pursuant to a Conditional Use Permit.

The location, size, height, and primary operations of the Shell Gas Station will remain the same. The only change at the subject site will be the offering of beer and wine for off-site consumption for the convenience of the community. The proposed project (addition of off-site beer and wine sales) will be compatible with adjacent properties and the surrounding neighborhood. Therefore, the continuation of the use will remain compatible with the neighboring uses.

Further, through the imposition of conditions in the approval and those conditions voluntarily adhered to by the Applicant, there will not be an adverse impact on the public health, welfare, and/or safety. Notably, in discussing this matter with the Greater Valley Glen Neighborhood Council, the Applicant offered numerous conditions to be placed on the ABC License and/or CUP in order to protect the public health, welfare, and safety of the community. Specifically, these conditions include, but are not limited to the following:

- Hours restriction on the sale of beer and wine
- No malt liquor or fortified wine products shall be sold
- No beer or malt beverages may be sold in single containers
- The sales floor space allocated to beer and wine shall not exceed 10% of the total sales floor area
- No exterior advertising of beer and wine
- Security cameras shall be installed and utilized
- All employees shall complete an ABC recognized training program and/or LAPD STAR training
- Cooler doors for beer and wine shall be locked during hours when beer and wine cannot be sold

In sum, the addition of beer and wine for off-site consumption will be compatible and will not adversely affect the adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

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

The subject site is located in the Van Nuys-North Sherman Oaks Community Plan Area and has a Neighborhood Office Commercial General Plan Land Use designation. The property is not located within a Specific Plan Area.

The proposed project (addition of off-site beer and wine sales) will not be detrimental to the character and development in the immediate area and will be in harmony with the various elements and objectives of the General Plan. This application is simply requesting authorization for the off-site sale of beer and wine at an existing gasoline service station and food mart. The approval of this request will allow the

Applicant to further provide for the convenience of its patrons by offering a selection of beer and wine in addition to its food and grocery offerings.

- d. That based on data provided by the City Department of Transportation or by a licensed traffic engineer, that ingress to and egress from the project will not create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.**

This is a CUB application for an existing Shell Gas Station. Therefore, the project will not create any traffic hazards or new congestion on adjacent streets as the location and use have existed for decades.

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

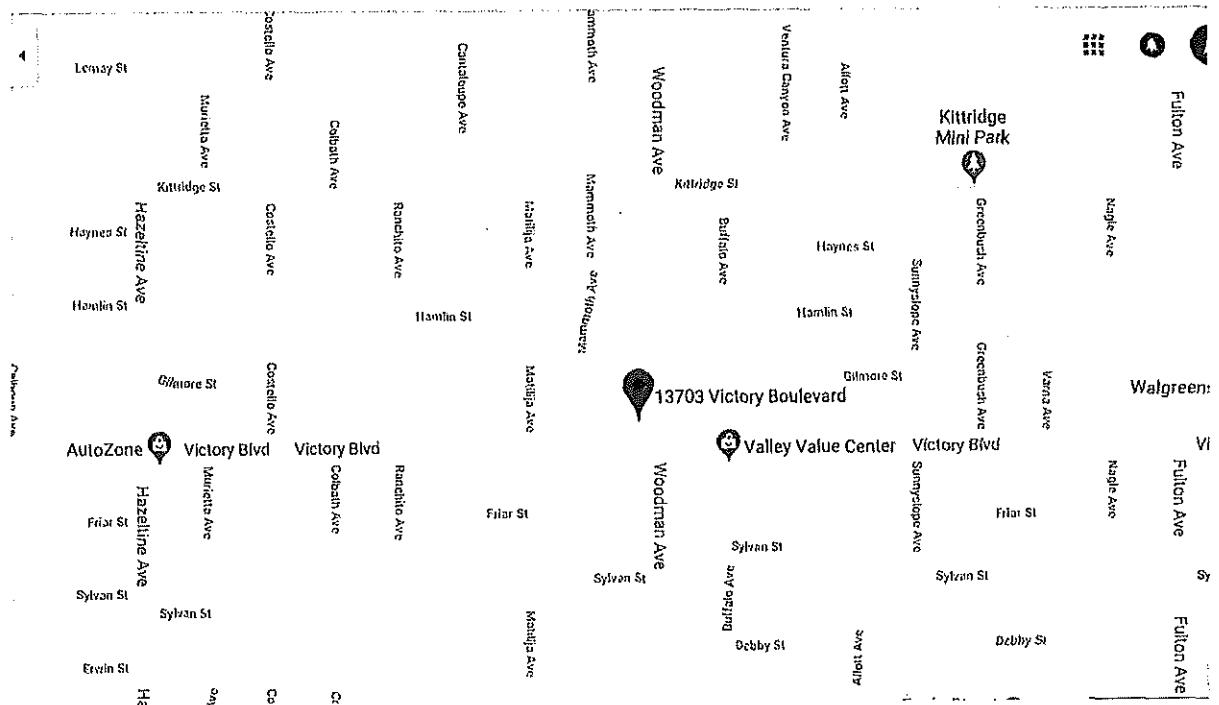
This is an existing Shell Gas Station. There is no addition being added by this application.

- j. Describe any security measures that will be taken to prevent loitering, theft, vandalism, etc.**

There are locks on the doors and adequate lighting indoors and outdoors. Responsible policies have been implemented and followed by Shell Gas Station resulting in a store that has operated without adverse impacts to the surrounding community. Shell Gas Station will continue to adhere to those policies at this location. In addition to the existing security one of the proposed conditions is for security cameras to be installed to monitor the interior and exterior of the premises.

Vicinity Map

13703 Victory Blvd
Van Nuys, CA 91401



Color Photographs
13703 Victory Blvd., Van Nuys, CA 91401



1. 13703 Victory Boulevard: View looking north of food mart and gasoline bays and canopy at subject location.



1. 13703 Victory Boulevard: View looking north at south face of food mart.



2. 13703 Victory Boulevard: View looking north at frontage of subject location from Victory Boulevard.



3. 13703 Victory Boulevard: View looking northwest from Victory Boulevard at frontage of subject location.



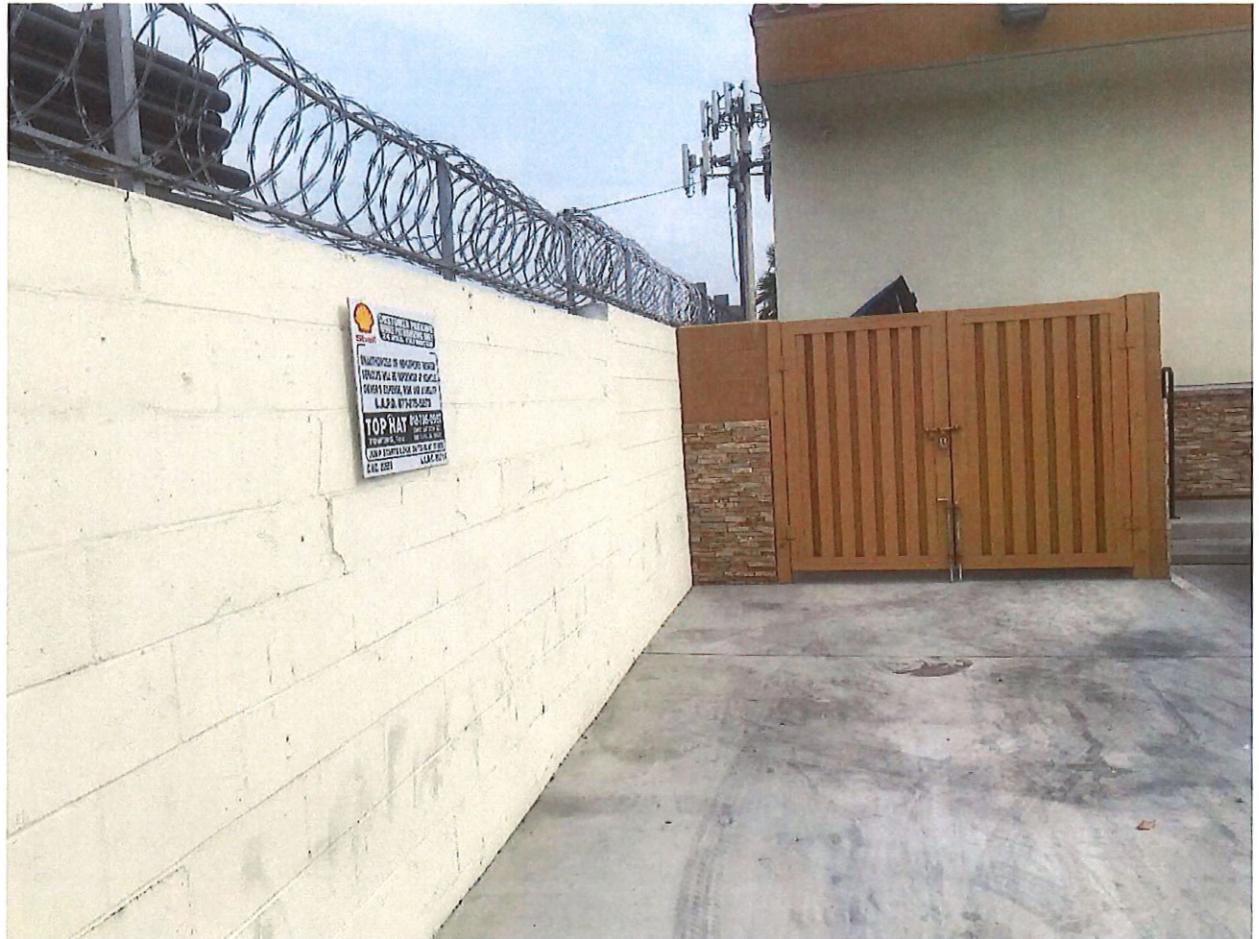
4. 13703 Victory Boulevard: View looking southeast of canopy and 3 gasoline bays.



5. 13703 Victory Boulevard: View looking east at 2 parking spots along southeastern part of subject location.



6. 13703 Victory Boulevard: View looking east from Woodman Ave.



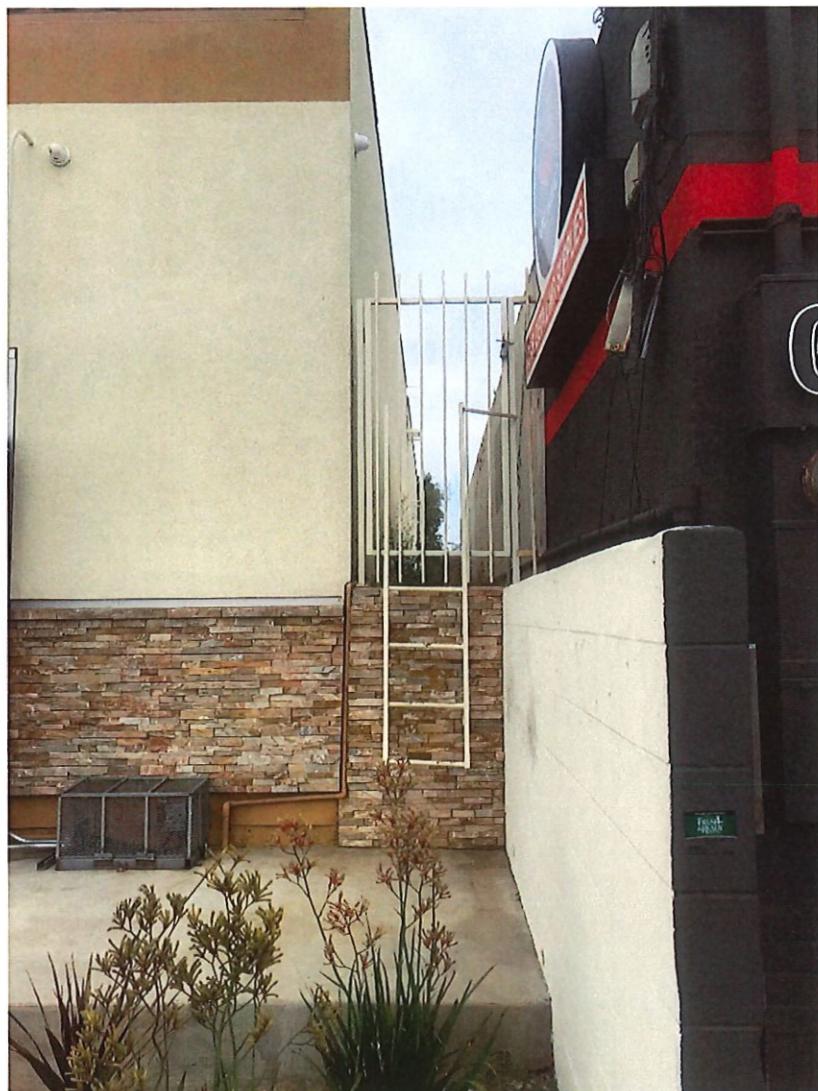
7. 13703 Victory Boulevard: View looking north of enclosed dumpster along south facing side of subject location.



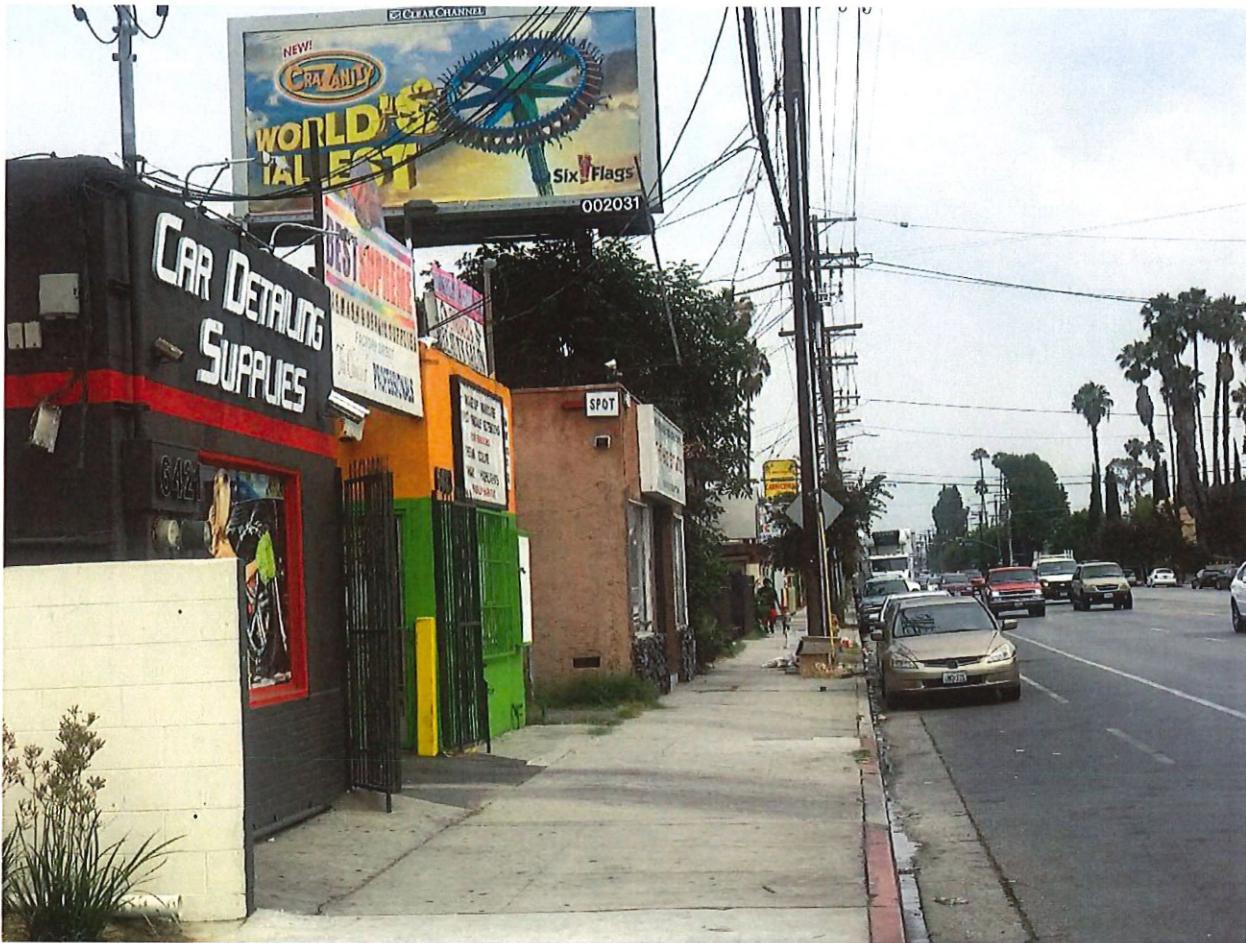
8. 13703 Victory Boulevard: View looking northeast at northeastern side of subject location.



9. 13703 Victory Boulevard: View looking southeast of northeastern side of the subject location.



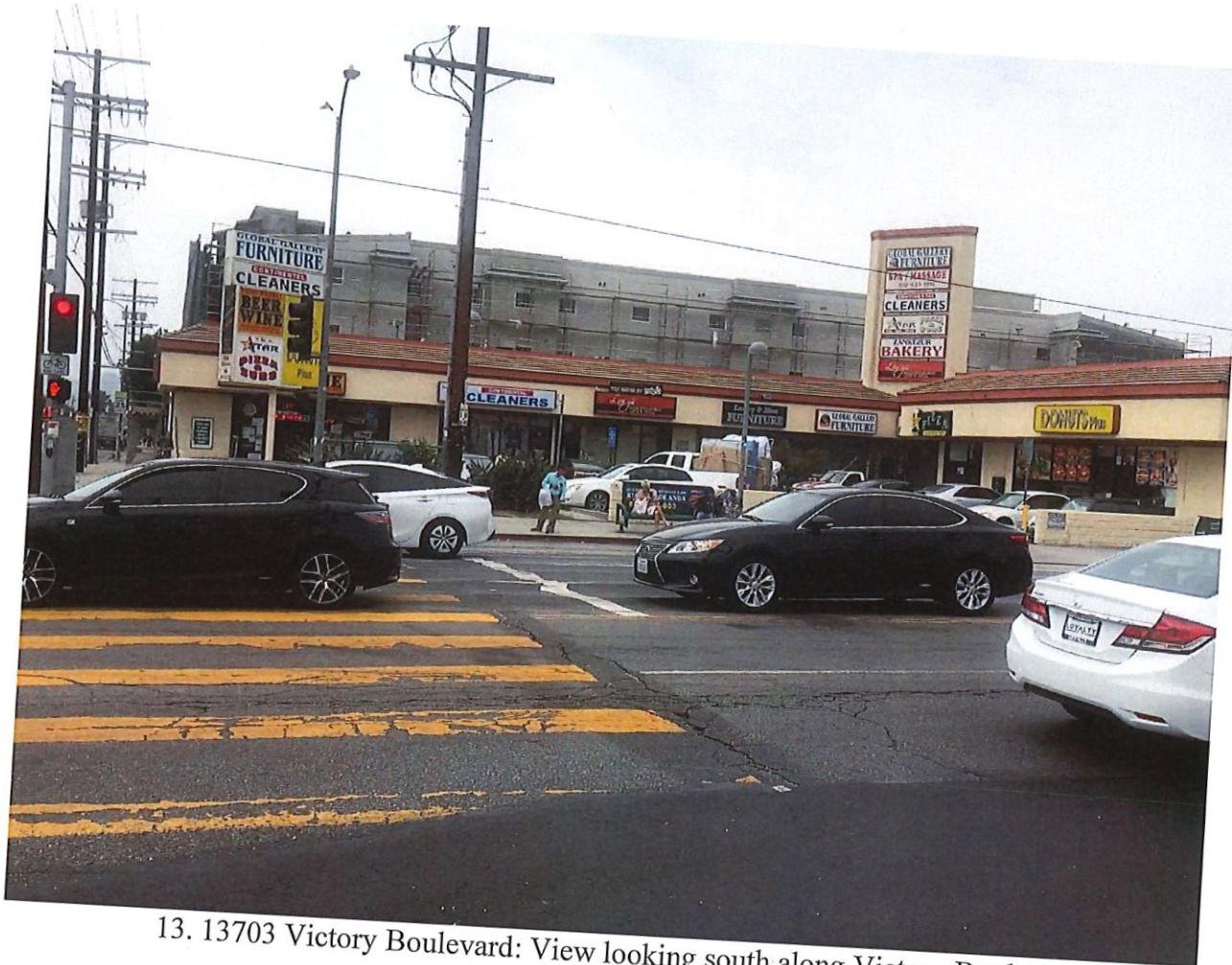
10. 13703 Victory Boulevard: View looking east at western side of subject location.



11. 13703 Victory Boulevard: View looking north along Woodman Avenue.



12. 13703 Victory Boulevard: View looking southwest along Woodman Avenue.



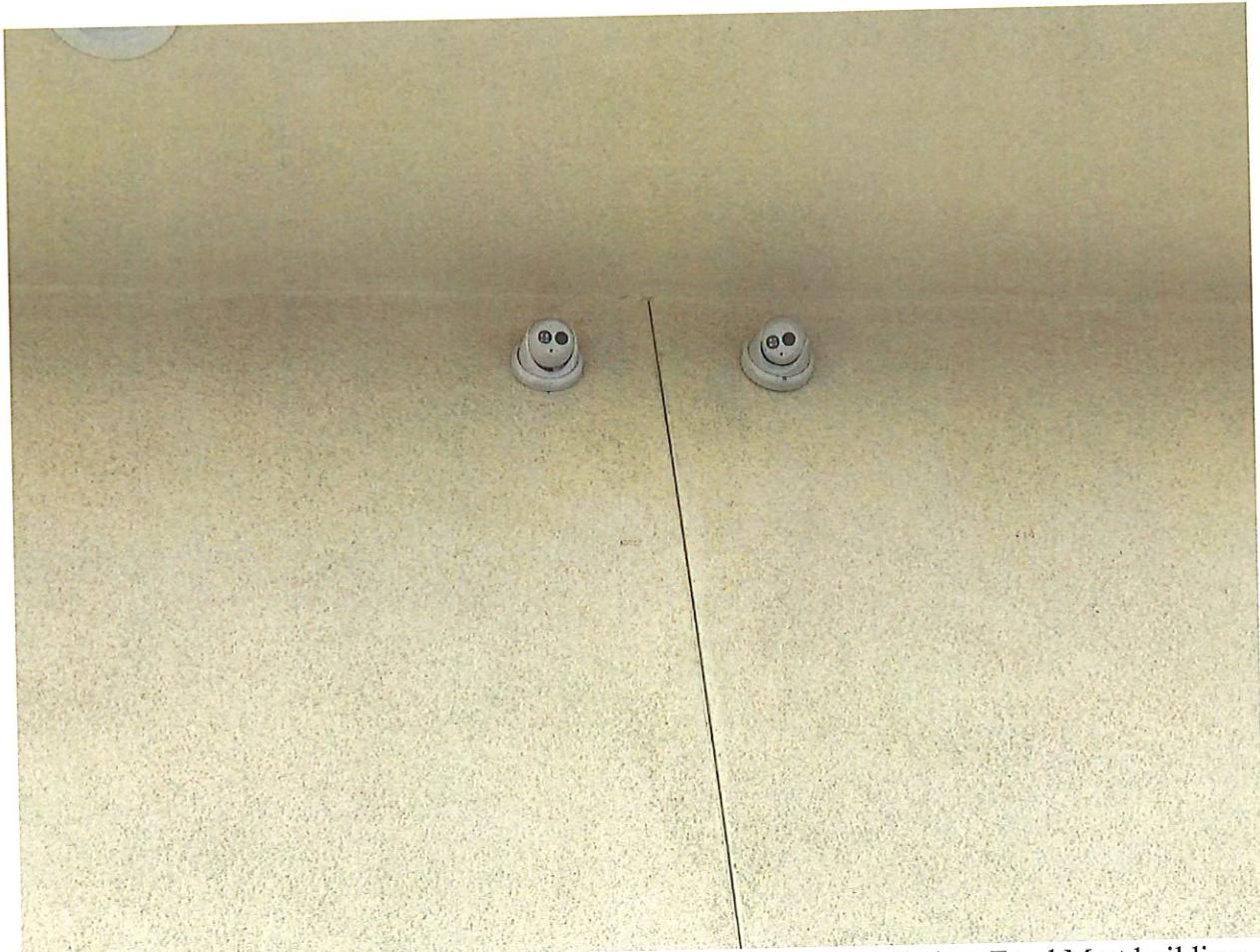
13. 13703 Victory Boulevard: View looking south along Victory Boulevard.



14. 13703 View looking southeast along Victory Boulevard.



15. 13703 Victory Boulevard: View looking southwest along Victory Boulevard.



16. 13703 Victory Boulevard: View of 2 security cameras installed on Food Mart building.



17. 13703 Victory Boulevard: View of window signs in Food Mart at the subject location.



18. 13703 Victory Boulevard: View of intercom speaker.



19. 13703 Victory Boulevard: View of Window Signs in the Food Mart at the subject location.



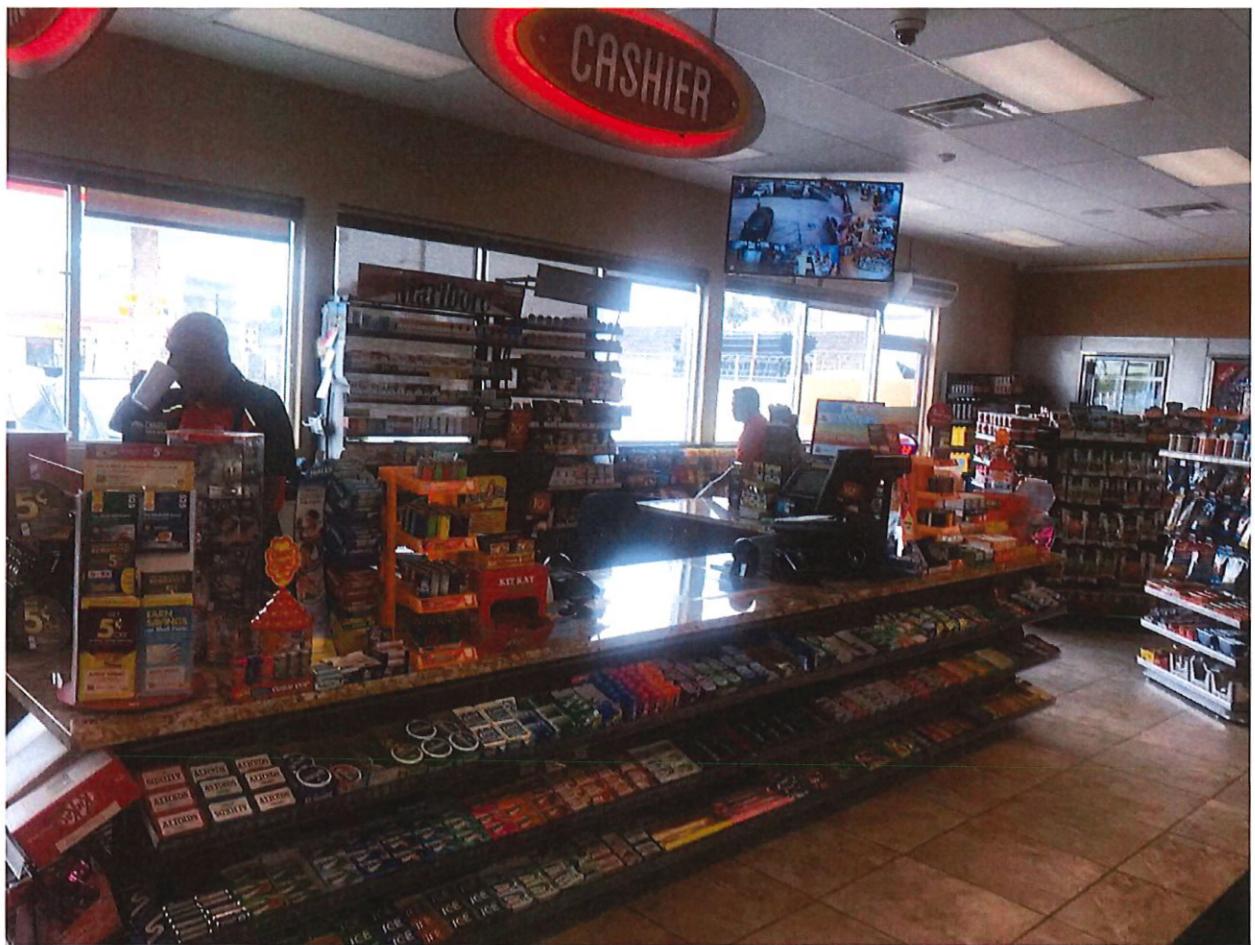
20. 13703 Victory Boulevard: View of lighting and security cameras installed on exterior of Food Mart at subject location.



21. 13703 Victory Boulevard: View looking south at cameras and intercom speaker installed on canopy at subject location.



22. 13703 Victory Avenue: View of security monitor in the Food Mart at the subject location.



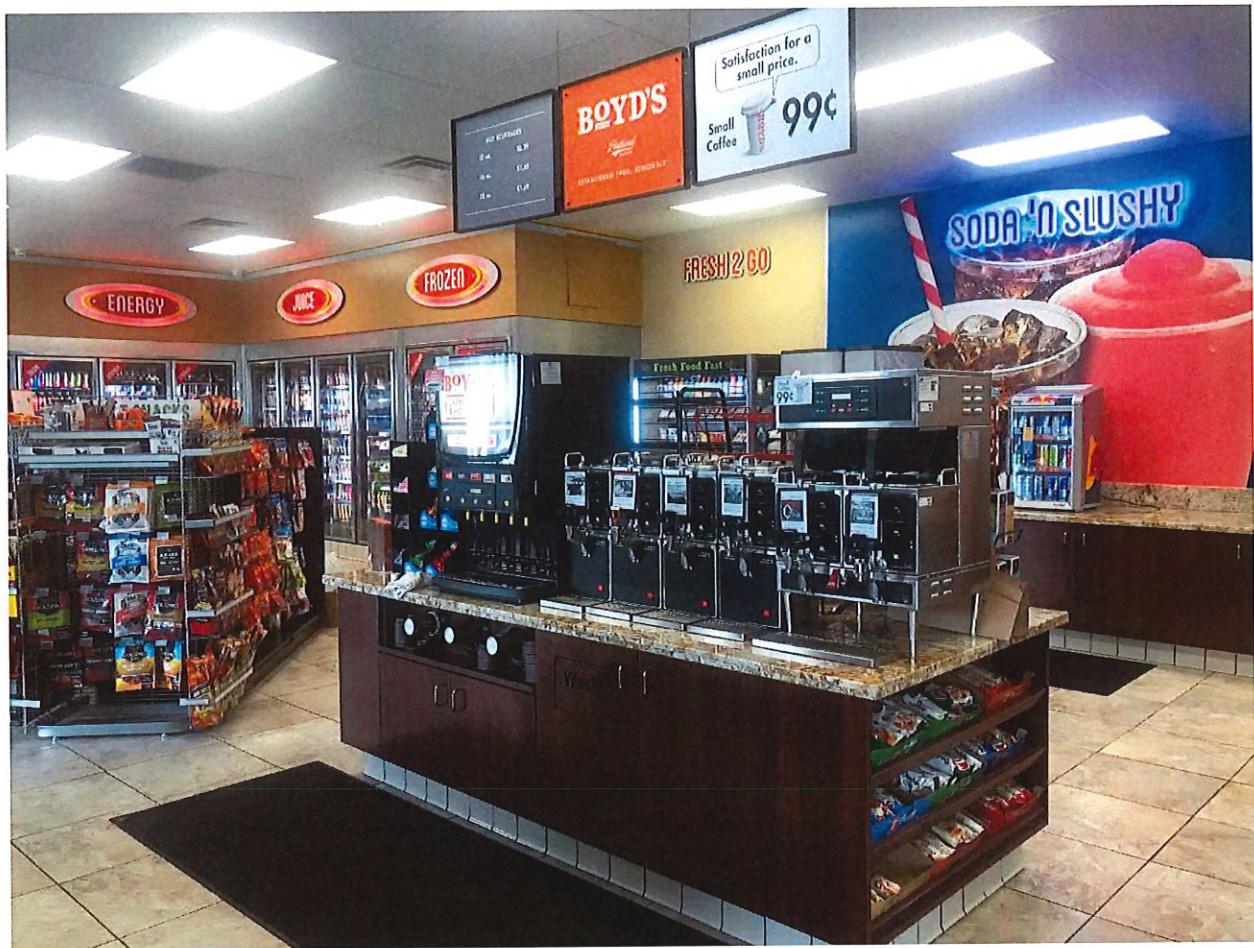
23. 13703 Victory Boulevard: View of cashier station with security monitor hanging above cashier station.



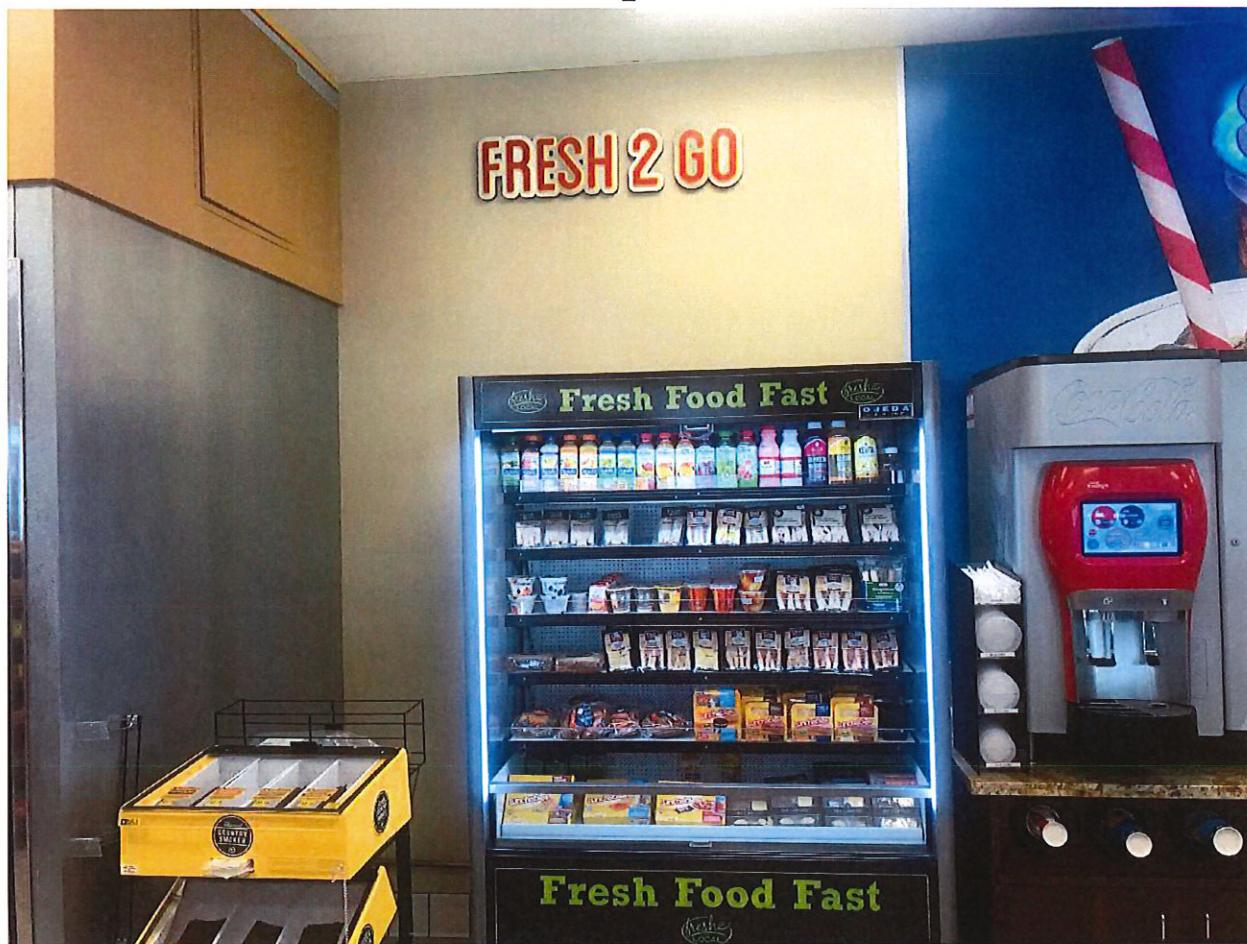
24. 13703 Victory Boulevard: View of natural food products organized on shelving in the Food Mart at the subject location.



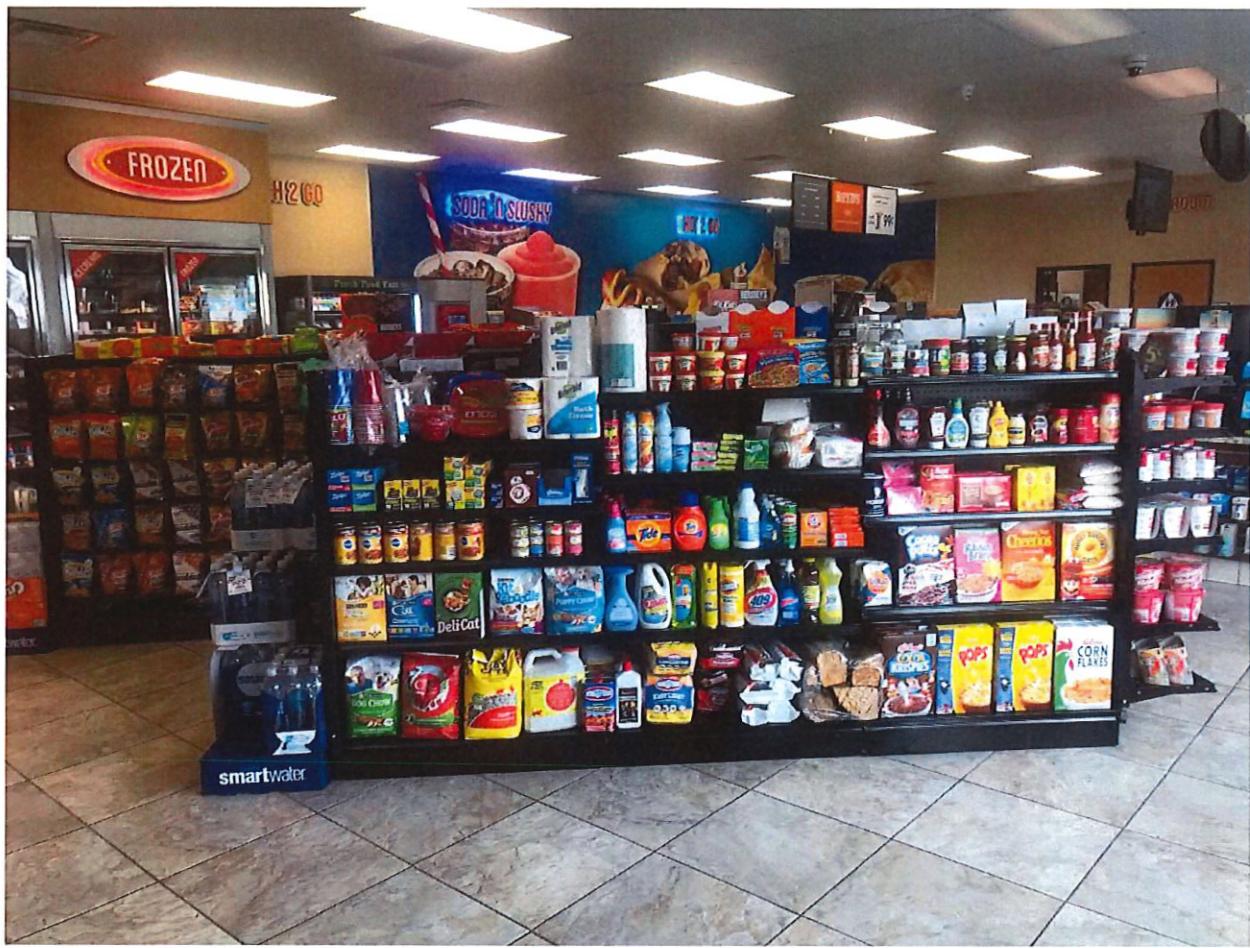
25. 13703 Victory Boulevard: View of restroom located in the Food Mart at subject location.



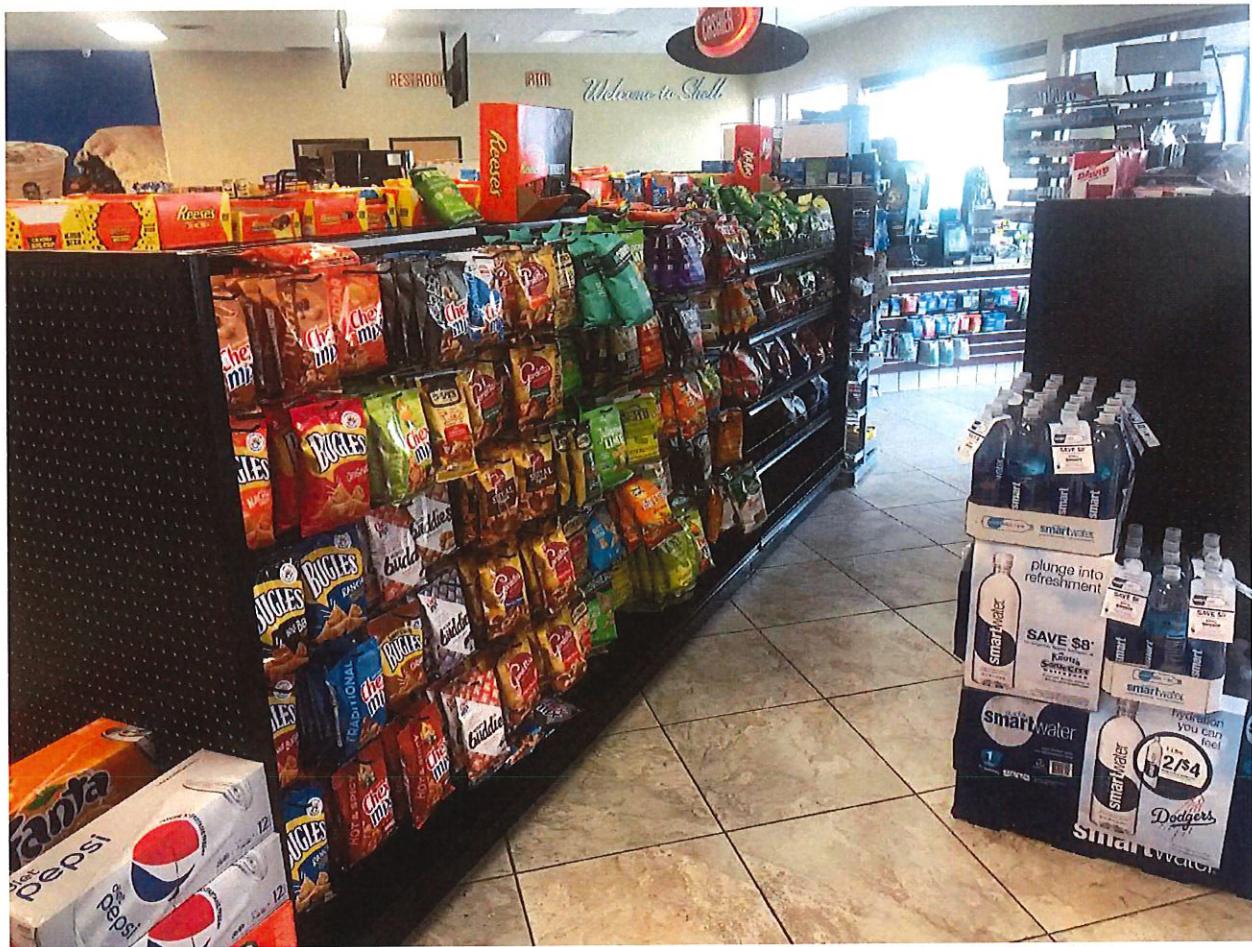
26. 13703 Victory Boulevard: View of self-service coffee island located in the Food Mart at the subject location.



27. 13703 Victory Boulevard: View of fresh food cooler in the Food Mart.



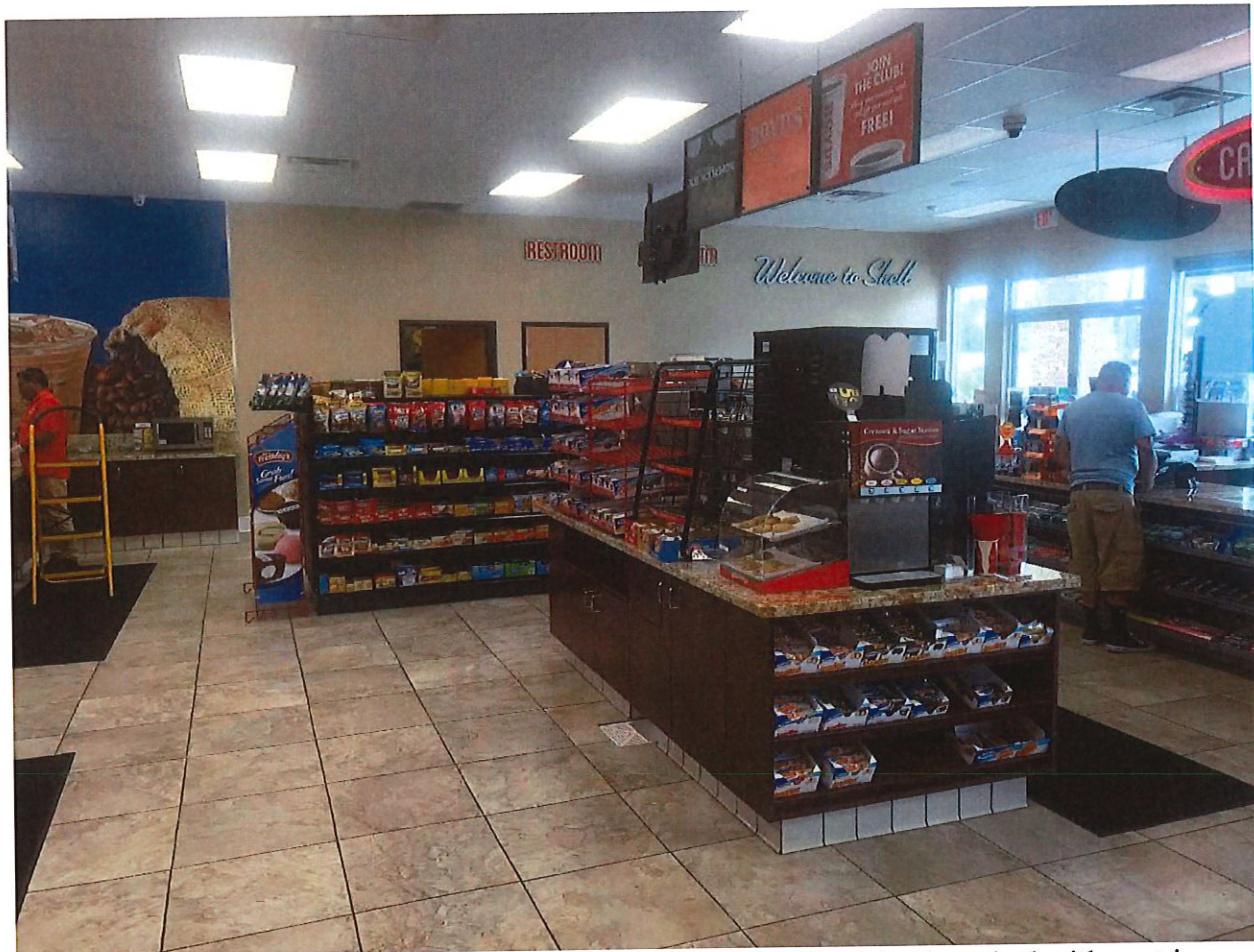
28. 13703 Victory Boulevard: View of groceries including cereal, cleaning supplies, condiments, and pet food, in the Food Mart.



29. 13703 Victory Boulevard: View of merchandise stocked in the Food Mart.



30. 13703 Victory Boulevard: View of food products stocked on shelving in the Food Mart.



31. 13703 Victory Boulevard: View of self-service coffee island stocked with pastries.

COUNTY CLERK'S USE		CITY OF LOS ANGELES OFFICE OF THE CITY CLERK 200 NORTH SPRING STREET, ROOM 360 LOS ANGELES, CALIFORNIA 90012		CITY CLERK'S USE
CALIFORNIA ENVIRONMENTAL QUALITY ACT				
NOTICE OF EXEMPTION				
(California Environmental Quality Act Section 15062)				
<p>Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.</p>				
LEAD CITY AGENCY City of Los Angeles Department of City Planning			COUNCIL DISTRICT CD-2	
PROJECT TITLE •			LOG REFERENCE ENV	
PROJECT LOCATION • 13703 Victory Blvd, Van Nuys, CA 91401				
DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: • CUB application for the off-site sale of beer and wine at Shell Gas Station and convenience market.				
NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: • Solomon, Saltsman & Jamieson				
CONTACT PERSON • Bruce Evans		AREA CODE • 310	TELEPHONE NUMBER • 822-9848	EXT.
EXEMPT STATUS: (Check One)				
STATE CEQA GUIDELINES		CITY CEQA GUIDELINES		
• MINISTERIAL • DECLARED EMERGENCY • EMERGENCY PROJECT • CATEGORICAL EXEMPTION		Sec. 15268 Sec. 15269 Sec. 15269 (b) & (c) Sec. 15300 <i>et seq.</i>	Art. II, Sec. 2b Art. II, Sec. 2a (1) Art. II, Sec. 2a (2) & (3) Art. III, Sec. 1	
Class <u>5</u> Category <u>23</u> (City CEQA Guidelines)				
• OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)				
JUSTIFICATION FOR PROJECT EXEMPTION: Granting or renewal of a variance or conditional use for a non-significant change of use of land.				
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.				
SIGNATURE		TITLE		DATE
FEE:	RECEIPT NO.		REC'D. BY	DATE

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

IF FILED BY THE APPLICANT:

NAME (PRINTED) Anna Lambropoulos

SIGNATURE Anna Lambropoulos

DATE 10/25/2018



North Arrow

Area Calculation:

Total Store Area: 2,812 sq ft

Beer and Wine Storage: 39 sq ft

Beer and Wine Display: 40 sq ft

Total % of store used for Beer and Wine: ~3%

FLOOR PLAN

SCN# : 165-140

This set of plans and specifications have been prepared to be appropriate for compatibility with state and local laws and regulations related to particular accommodations and benefits.

The samples of this set of plans and specifications should not be held to represent the only approach to this particular accommodation. Federal, state, local laws and regulations related to accessibility for public accommodations may be different.

By: _____ Testified: _____ Date: _____

NEW WALLS, 24" STUDS @ 16" O.C FOR EXTERIORS
NEW WALLS, 24" STUDS @ 16" O.C FOR INTERIORS

- ALL DOORS LEADING TO RESTROOMS, JANITORIAL ROOM, FOOD PROCESSING ROOM TO BE SELF CLOSING.

• ALL EXTERIOR WINDOWS TO BE FIXED.

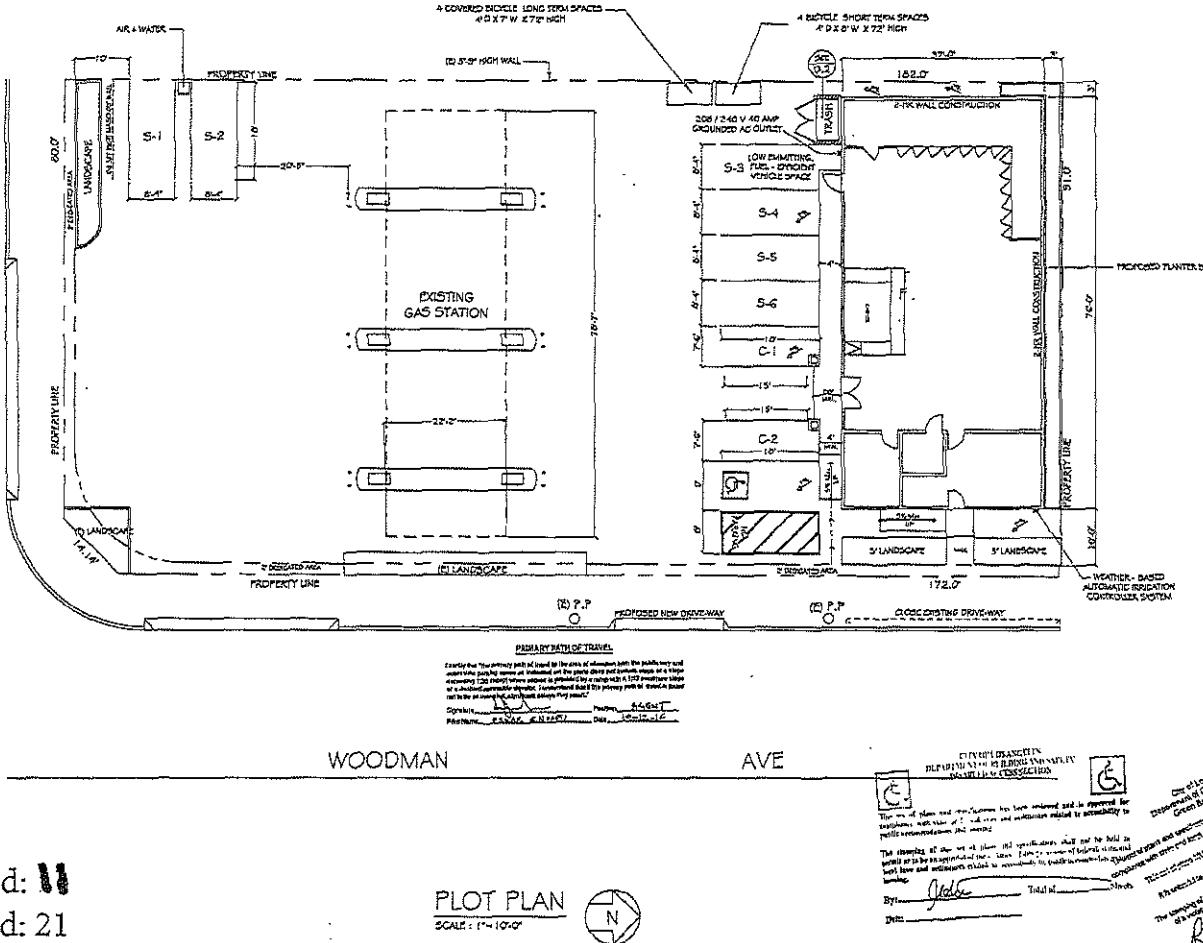
APPROVED
BY
THE
PARK
NOVA
BLD,
WANHUA
CL. 1161

PLANS & PERMITS

REVISED BY _____
NEW FOOD MART SHELL KENK
PROJECT ADDRESS: 113703 VICTORY BLVD., VAN NUYS, CA. 91401



SHEET:



Summary Table:

Parking Spaces Required: 11

Parking Spaces Provided: 21

Project Site Square Footage:16,513 sq ft Legal

Description: Lot PT 18; TR 1000

PLOT PLAN

Chair of Law Appellate
Department of City and County
Green Building Team

and undersigned have been retained and approved by
the City and County of Denver to Green Building Co.
to provide services to the City and County of Denver
in the capacity of architect, or design consultant
in the design, construction, or operation of
a portion of any portion of any building or
structure.

Design
D-1201C
Open by Order Date
Order 1 ~ 100
See P.
Sheet 200.

Abutting Owners
Site: 13703 Victory Blvd
Data: 10/8/2018

1. Owner
Khalil E Khoury
17042 Devonshire St Ste 210
Northridge CA 91325-1692

21
Hagana Investments Llc,
24851 Laurelcrest Ln
Stevenson Ranch CA 91381-2242

32
Marilyn Schlocker
13329 Tierra Oaks Dr
Redding CA 96003-8006

37
Lauren B Wolke
4109 Greenbrier Ln
Tatzana CA 91356-5709

38
6416 Woodman Avenue Llc Lsr
9330 Balboa Ave
San Diego CA 92123-1516

39
13647 Woodman Victory Blvd Llc
13639 Victory Blvd
Van Nuys CA 91401-1735

43
Alon Yehezkelof
13666 Victory Blvd
Van Nuys CA 91401-1734

47
Rasmik & Jasik Parsekhian Family Trust,
2014 Dublin Dr
Glendale CA 91206-1005

48
Villas At Valley Glen Property Llc,
24420 Mulholland Hwy
Calabasas CA 91302-2320

CD-2
Paul Krekorian
200 N Spring St Rm 435
Los Angeles CA 90012

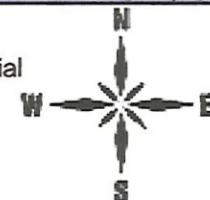
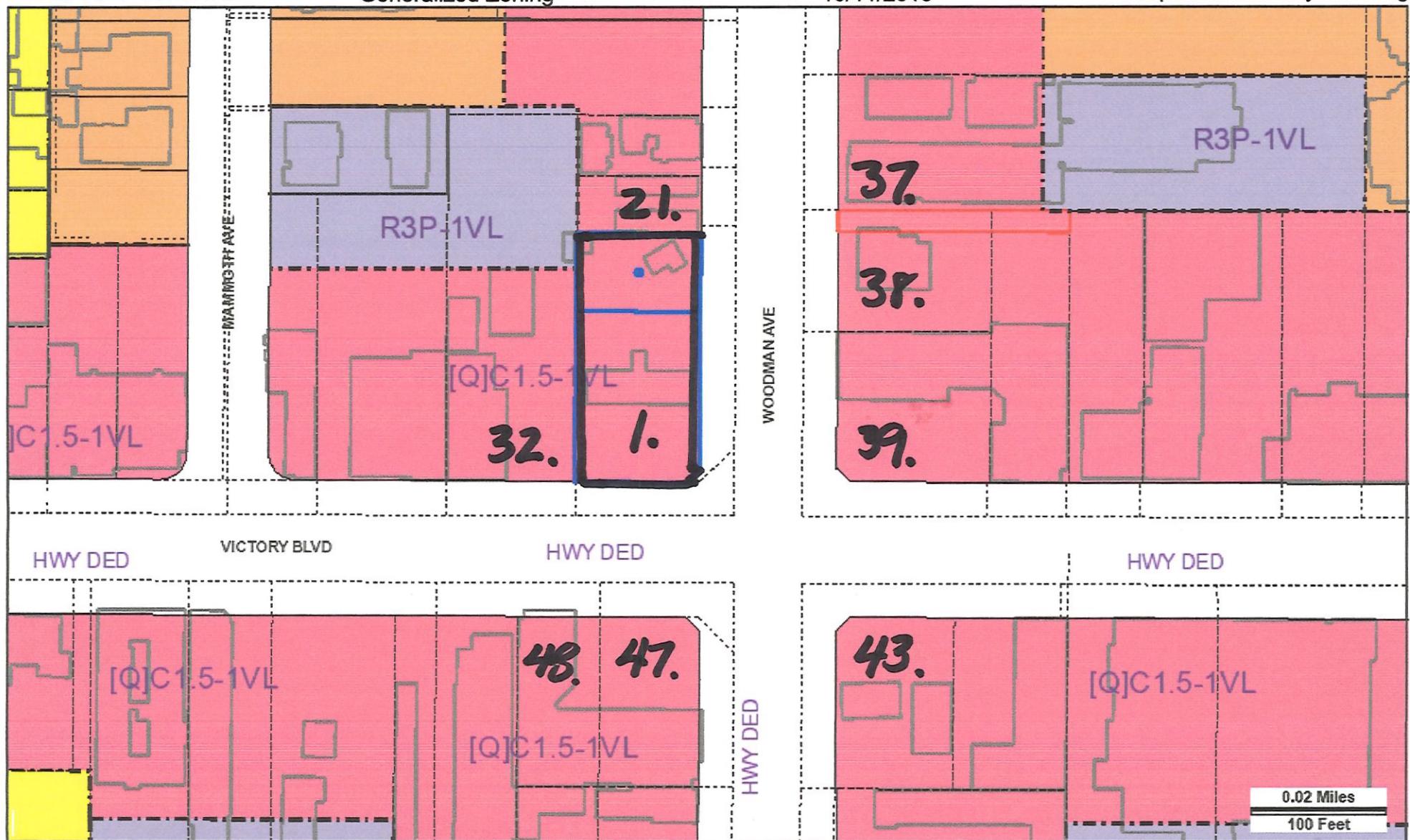
Agent:
Solomon Saltsman & Jamieson
426 Culver Blvd
Playa Del Rey CA 90293

ZIMAS PUBLIC

Generalized Zoning

10/11/2018

City of Los Angeles
Department of City Planning



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