

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

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

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

Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.*All terms in this document are applicable to the singular as well as the plural forms of such terms.***1. PROJECT LOCATION**

Street Address¹ 19718 W. Sherman Way, Winnetka Unit/Space Number _____

Legal Description² (Lot, Block, Tract) Fr 1, & Lots 2-6 of Tr 17574

Assessor Parcel Number 2135-016-020 Total Lot Area 54,920 sf

2. PROJECT DESCRIPTION

Present Use Existing retail building

Proposed Use Grocery Store with beer, wine and distilled spirits sales (ABC Type 21 License)

Project Name (if applicable) Grocery Outlet Bargain Market

Describe in detail the characteristics, scope and/or operation of the proposed project A Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages for off-site consumption in conjunction with a new 21,567 sq. ft. grocery store with hours of operations from 7:00 am to 10:00 pm daily in a C4-1VL-RIO Zone.

Additional information attached ☐ YES ☒ NO

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) |
| ☐ 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) |

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

Proposed Project Information

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

Housing Component Information

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

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

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

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

3. ACTION(S) REQUESTED

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

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

Authorizing section 12.24 W1 Section from which relief is requested (if any): _____

Request: Pursuant to LAMC 12.24-W.1, a Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages for off-site consumption in conjunction with a new 21,567 sq. ft. grocery store with hours of operations from 7:00 am to 10:00 pm daily in a C4-1VL-RIO Zone.

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

Request: _____

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

Request: _____

Additional Requests Attached ☐ YES ☐ NO

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-1996-1064-CUB; ZA-13105; MND-96-374-CUB; CPC-3962; CPC 4774

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

Case No. _____

Ordinance No.: _____

☐ Condition compliance review

☐ Clarification of Q (Qualified) classification

☐ Modification of conditions

☐ Clarification of D (Development Limitations) classification

☐ Revision of approved plans

☐ Amendment to T (Tentative) classification

☐ Renewal of entitlement

☐ Plan Approval subsequent to Master Conditional Use

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

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

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

5. OTHER AGENCY REFERRALS/REFERENCE

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

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

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

☐ Development Services Case Management Number _____

☐ Building and Safety Plan Check Number _____

☐ Bureau of Engineering Planning Referral (PCRF) _____

☐ Bureau of Engineering Hillside Referral _____

☐ Housing and Community Investment Department Application Number _____

☐ Bureau of Engineering Revocable Permit Number _____

☐ Other—specify _____

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Grocery Outlet Inc., Pamela Burke

Company/Firm c/o Compass Commercial, Attn: Katy Schardt

Address: 3005 Douglas Boulevard **Unit/Space Number** 200

City Roseville **State** CA **Zip Code:** 95661

Telephone 916-660-9623 **E-mail:** katy@katyschardt.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) Foremost Investments LP

Address 9034 W. Sunset Blvd. **Unit/Space Number** _____

City West Hollywood **State** CA **Zip Code:** 90069

Telephone (213) 309-8186 **E-mail:** gene.detchemendy@gmail.com

Agent/Representative name Steve Rawlings

Company/Firm Alcoholic Beverage Specialists

Address: 26023 Jefferson Avenue **Unit/Space Number** D

City Murrieta **State** CA **Zip:** 92562

Telephone (951) 667-5152 **E-mail:** SER@Rawlingspm.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.

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

PROPERTY OWNER

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

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

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

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

Signature _____ *[Signature]*

Date August 29, 2019

Print Name _____

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

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

State of California

County of

Los Angeles

On August 29, 2019 before me Diane P. Leckner, Notary Public
(Insert Name of Notary Public and Title)

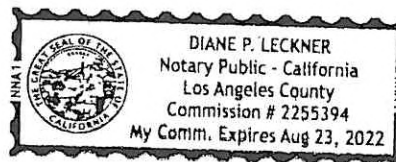
personally appeared Mark Gabay, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that
by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted,
executed the instrument.

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

WITNESS my hand and official seal.

Diane P. Leckner
Signature

(Seal)



APPLICANT

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

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

Date: 9.6.2019

Print Name: Pamela Burke, Secretary

OPTIONAL
NEIGHBORHOOD CONTACT SHEET

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

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

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

--

Compass Commercial Group, Inc
3005 Douglas Blvd, Ste 200
Roseville, CA 95661

Mechanics Bank
90-203/1211

4152

9/18/2019

PAY TO THE
ORDER OF City of Los Angeles

\$ **8,345.55

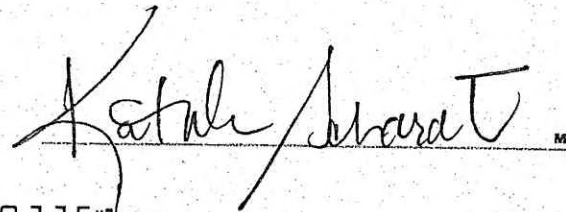
Eight Thousand Three Hundred Forty-Five and 55/100*****

DOLLARS

City of Los Angeles

MEMO

GO Winnetka, Filing Fee



⑈004152⑈ ⑆121102036⑆ 041⑈750225⑈

Compass Commercial Group, Inc
City of Los Angeles

GO Winnetka, Filing Fee

9/18/2019

4152

8,345.55

General Operating -- 2 GO Winnetka, Filing Fee

8,345.55

SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ADULT ENTERTAINMENT ESTABLISHMENTS (CUX) – LAMC 12.24 W.1 & 12.24 W.18

City of Los Angeles – Department of City Planning

The Special Instructions for Alcohol (CUB) & Adult Entertainment Establishments is a required attachment to the *MASTER LAND USE APPLICATION INSTRUCTIONS* (CP-7810). Only utilize this form when filing for a conditional use permit pursuant to LAMC Section 12.24 W.1 for alcohol establishments or pursuant to 12.24 W.18 for adult entertainment establishments.

ADDITIONAL REQUIREMENTS/FINDINGS FOR APPROVAL OF A CUB or CUX:

For a CUB or CUX request to be considered, the following additional information and findings must be provided.

- 1. RADIUS MAP REQUIREMENTS.** In addition to the Public Noticing requirements detailed in the Master Land Use Application Instructions (CP-7810):
 - Radius Maps for alcohol uses must show land use to a 600-foot radius. **Provided**
 - A **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site is required. Include in the list the type of license and address. **Provided**
 - A **LIST OF THE FOLLOWING USES** within 600 feet is also required: **Provided**
 - (1) residential uses and type (single-family, apartment, hotel, etc.);
 - (2) churches;
 - (3) schools, including nursery schools and child-care facilities;
 - (4) hospitals;
 - (5) parks, public playgrounds and recreational areas; and
 - (6) establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.
- 2. FINDINGS (*on a separate sheet*)** - Please refer to Findings dated 9-24-19
 - 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.
 - 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.
 - 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.
 - b. Additional Findings**
 - i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.
 - ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.
 - iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

3. QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE

- a. What is the total square footage of the building or center the establishment is located in? 21,567
- b. What is the total square footage of the space the establishment will occupy? 21,567
- c. What is the total occupancy load of the space as determined by the Fire Department? N/A
- d. What is the total number of seats that will be provided indoors? 0 Outdoors? 0
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? No
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? Private
- i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? N/A
- g. Are you adding floor area? No If yes, how much is enclosed? _____ Outdoors? _____
- h. Parking**
- i. How many parking spaces are available on the site? 64
- ii. Are they shared or designated for the subject use? Designated for Grocery Outlet only
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? N/A
- iv. Have any arrangements been made to provide parking off-site? N/A
1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? N/a
- Note:** *Required parking must be secured via a covenant pursuant to LAMC 12.26 E 5. A private lease is only permitted by a Zone Variance.*
2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.
3. Will valet service be available? N/A Will the service be for a charge? N/A
- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? Yes
- j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17? No

4. QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT

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

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	7am - 10pm	7am - 10pm	7am - 10pm	7am - 10pm	7am - 10pm	7am-10pm	7am - 10pm
Proposed Hours of Alcohol Sale	7am - 10pm	7am - 10pm	7am - 10pm	7am - 10pm	7am - 10pm	7am-10pm	7am - 10pm

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: No

Note: *An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.*

- c. Will there be minimum age requirements for entry? NO If yes, what is the minimum age requirement and how will it be enforced? _____
- d. Will there be any accessory retail uses on the site? Yes What will be sold? Groceries are the main business.

e. **Security**

- i. How many employees will you have on the site at any given time? 10-15
- ii. Will security guards be provided on-site? NO
1. If yes, how many and when? _____
- iii. Has LAPD issued any citations or violations? NO If yes, please provide copies.

f. **Alcohol**

- i. Will there be beer & wine only, or a full-line of alcoholic beverages available? Full-line
- ii. Will "fortified" wine (greater than 16% alcohol) be sold? No
- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? No
- iv. Will there be signs visible from the exterior that advertise the availability of alcohol? No

v. **Food**

1. Will there be a kitchen on the site? No
2. Will alcohol be sold without a food order? No
3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? N/A
4. Provide a copy of the menu if food is to be served. No alcohol will be sold for on-site consumption.

vi. **On-Site**

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? No
- a. If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.
2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? N/A
- a. If yes, a request for off-site sales of alcohol is required as well. The request if for only off-site sales.
3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? N/A

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? No
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? Yes

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- <http://www.abc.ca.gov/>. Application has been filed.

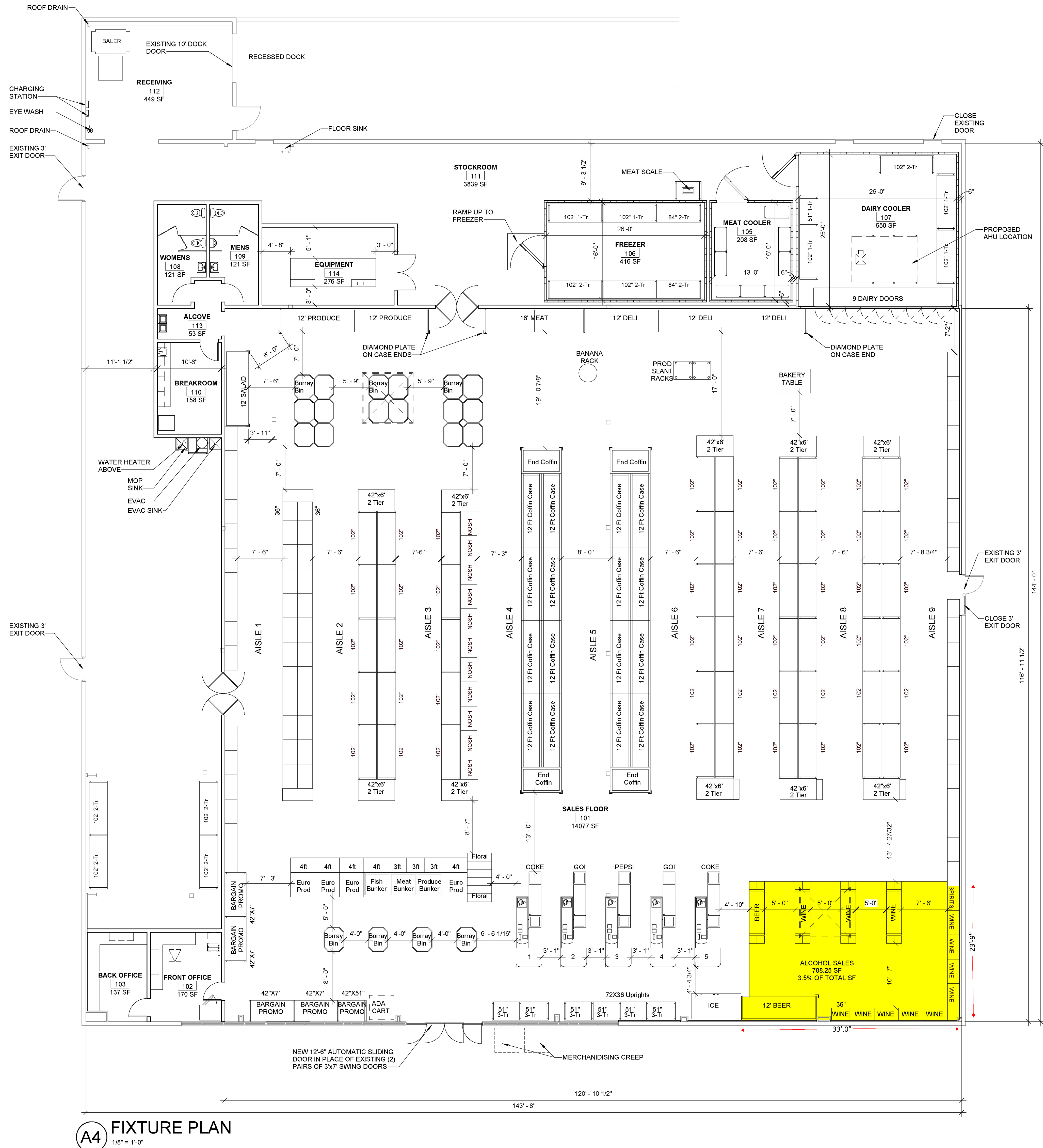
5. CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)

- a. Is this application a request for on-site or off-site sales of alcoholic beverages? Yes - off-site sales
- i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? No
 1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:
 - a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
 - b. if issuance would result in, or add to an undue concentration of licenses. Yes
 - b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience or necessity**.

6. ADDITIONAL REQUIREMENTS FOR MASTER CUBs/CUXs. In addition to all requirements detailed in the Master Land Use Application Instructions (CP-7810), applications for Master CUBs/CUXs shall include:

- A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating: the type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; the identifying address or suite/unit number corresponding to each CUB/CUX request; and (if known) the tenant-operator of each alcohol or adult entertainment establishment.
- All CUB or CUX requests on the subject site clearly identified and labeled on the plot plan and applicable floor plans, indicating: each type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; and the identifying address or suite/unit number corresponding to each CUB/CUX request.

NOTE: *Please consider submitting documents beyond the requirements outlined in this form. If there are other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute the **primary opportunity** to clarify and define the project.*



A4 **FIXTURE PLAN**
1/8" = 1'-0"

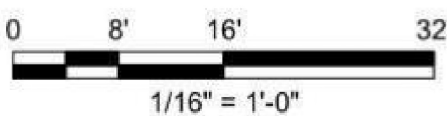
WINNETKA, CA (LA)
FINAL FIXTURE PLAN - 06/12/19
VERSION 5
BUILDING AREAS (GROSS):
SALES = 14,296SF
B.O.H. = 7,283 SF
SHELL = 22,119 SF

MERCHANDISING (NET) = 14,077 SF
STOCK (NET)= 3,839 SF

LEGEND	
SYMBOL	DESCRIPTION
	BRASS BELL (AT CHECKSTAND #1)
	ECO BAG GRIDS (3 PER PLAN)
	ABS BROOM HOLDERS (4 PER PLAN AT CLEANER AISLE)
	APPAREL RACKS (PROMOTIONAL EVENTS)
BUMP	BUMP OUT SECTIONS (12 @ HBC - PER PLAN)
	SECURITY CAMERA (SINGLE DIRECTION)
	SECURITY CAMERA (360 DEGREE)

GENERAL MERCH	HBC PERIMETER
BASE DECKS 28" SHELVES 24" SAHARA COLOR	BASE DECKS 24" SHELVES 24" SAHARA COLOR
SEASONAL	CANDY PERIMETER
BASE DECKS 28" SHELVES 24" SAHARA COLOR	BASE DECKS 24" SHELVES 24" SAHARA COLOR
INT. SIGNAGE:	WINE PERIMETER
USE 4'-0" PACKAGE (LIGHTING @ 14'-0"	BASE DECKS 24" SHELVES 24" BLACK COLOR
HOLDING BOXES	
FREEZER: 416 SF DAIRY: 650 SF MEAT: 208 SF	

ENTRANCE:
NEW 12'-6"x7'-0" AUTOSLIDER TO REPLACE EXISTING SWING DOORS AT MAIN ENTRANCE.
EXIT DOORS:
ALL EXIT DOORS ARE EXISTING. CLOSE EXISTING EXIT DOOR BEHIND DAIRY COOLER.
RECEIVING:
TRUCK WELL ADJACENT TO ON GRADE RECEIVING. 4'-0"x7'-0" SWING DOOR EXISTING AT ON GRADE RECEIVING.
RESTROOMS:
NEW RESTROOMS AT REAR CLOSE TO EXISTING RESTROOM LOCATION



ARCHITECT OF RECORD:
JAMES A. HAILEY
6700 ANTIOCH PLAZA
SUITE 300
MERRIAM, KS 66204
www.brrarch.com
TEL: 913-262-8095
FAX: 913-262-8044

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C CONSULTANT

GROCERY OUTLET
bargain market

19718 Sherman Way
Winnetka, CA

ISSUE BLOCK		
NO.	DATE	DESCRIPTION
1	03/07/19	FIXTURE PLAN
2	03/07/19	FIXTURE PLAN
3	03/07/19	FIXTURE PLAN
4	03/07/19	FIXTURE PLAN
5	06/12/19	FINAL FIXTURE PLAN

DATE: 03/06/19

DRAWN BY: ZR

CHECKED BY:

JOB #62930605

SHEET TITLE

FIXTURE PLAN

SHEET NO.

FX1.0

BPR Original printed on recycled paper

COUNTY CLERK'S USE CITY OF LOS ANGELES OFFICE OF THE CITY CLERK 200 NORTH SPRING STREET, ROOM 360 LOS ANGELES, CALIFORNIA 90012 CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION (California Environmental Quality Act Section 15062)	CITY CLERK'S USE															
Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.																
LEAD CITY AGENCY City of Los Angeles Department of City Planning		COUNCIL DISTRICT 3														
PROJECT TITLE Grocery Outlet - Winnetka Alcohol Sales		LOG REFERENCE ENV														
PROJECT LOCATION 19718 Sherman Way, Winnetka, CA																
DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: A Conditional use permit pursuant to LAMC 12.2 W.1 to allow the off-site sale of a full line of alcoholic beverages in conjunction with a new 21,567 SF grocery store. Hours of operation are from 7:00 am to 10:00 pm daily.in a CR-1VL-RIO Zone																
NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: Steve Rawlings																
CONTACT PERSON Steve Rawlings	AREA CODE 951-667-5152	TELEPHONE NUMBER EXT. 														
EXEMPT STATUS: (Check One) <table style="width: 100%; margin-top: 10px;"> <tr> <th colspan="2" style="text-align: center;">STATE CEQA GUIDELINES</th> </tr> <tr> <td style="width: 40%;">☐ MINISTERIAL</td> <td>Sec. 15268</td> </tr> <tr> <td>☐ DECLARED EMERGENCY</td> <td>Sec. 15269</td> </tr> <tr> <td>☐ EMERGENCY PROJECT</td> <td>Sec. 15269 (b) & (c)</td> </tr> <tr> <td>☒ CATEGORICAL EXEMPTION</td> <td>Sec. 15300 <i>et seq.</i></td> </tr> <tr> <td colspan="2" style="text-align: center;">Section 15301 Class 1 (A) (State CEQA Guidelines)</td> </tr> <tr> <td>☐ OTHER</td> <td>(See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.</td> </tr> </table>			STATE CEQA GUIDELINES		☐ MINISTERIAL	Sec. 15268	☐ DECLARED EMERGENCY	Sec. 15269	☐ EMERGENCY PROJECT	Sec. 15269 (b) & (c)	☒ CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Section 15301 Class 1 (A) (State CEQA Guidelines)		☐ OTHER	(See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.
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☐ MINISTERIAL	Sec. 15268															
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☒ CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>															
Section 15301 Class 1 (A) (State CEQA Guidelines)																
☐ OTHER	(See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.															
JUSTIFICATION FOR PROJECT EXEMPTION - Class 1 (A): Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.																
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. 02-13-19

IF FILED BY THE APPLICANT:

NAME (PRINTED)

SIGNATURE

DATE

LIST OF ALCOHOL ESTABLISHMENTS WITHIN 600 FEET OF SUBJECT PREMISES

8/4/2019

PREMISES: 19718 SHERMAN WAY

- TYPE 20 LIC 117209 ACTIVE EXPIRES 09/30/2019
HASSON INC 7217 CORBIN AVE
- TYPE 20 LIC 562666 SUREND EXPIRES 06/30/2020
7 ELEVEN INC 7 ELEVEN STORE 35361 19648 SHERMAN WAY
- TYPE 47 LIC 474150 ACTIVE EXPIRES 05/31/2020
INDIO BLUE INC LA VICTORIA 19651-55-59 SHERMAN WAY
- TYPE 21 LIC 280804 ACTIVE EXPIRES 04/30/2020
HANNOUN RAYMON / KWIK STOP 19663 SHERMAN WAY
- TYPE 21 APP 456546 ACTIVE
SMART & FINAL STORES LLC SMART & FINAL 361 19718 SHERMAN WAY
- TYPE 40 LIC 565047 ACTIVE EXPIRES 03/31/2020
LARRYS CARRILLOS/ MEXICAN DELI INC 19744 SHERMAN WAY
- TYPE 21 LIC 551199 ACTIVE EXPIRES 11/30/2019
FUENTES MARILU RODRIGUEZ /PORTOFINO LIQUOR 19756 SHERMAN WAY

LIST OF ALCOHOL ESTABLISHMENTS WITHIN 600-1000 FEET OF SUBJECT PREMISES

8/4/2019

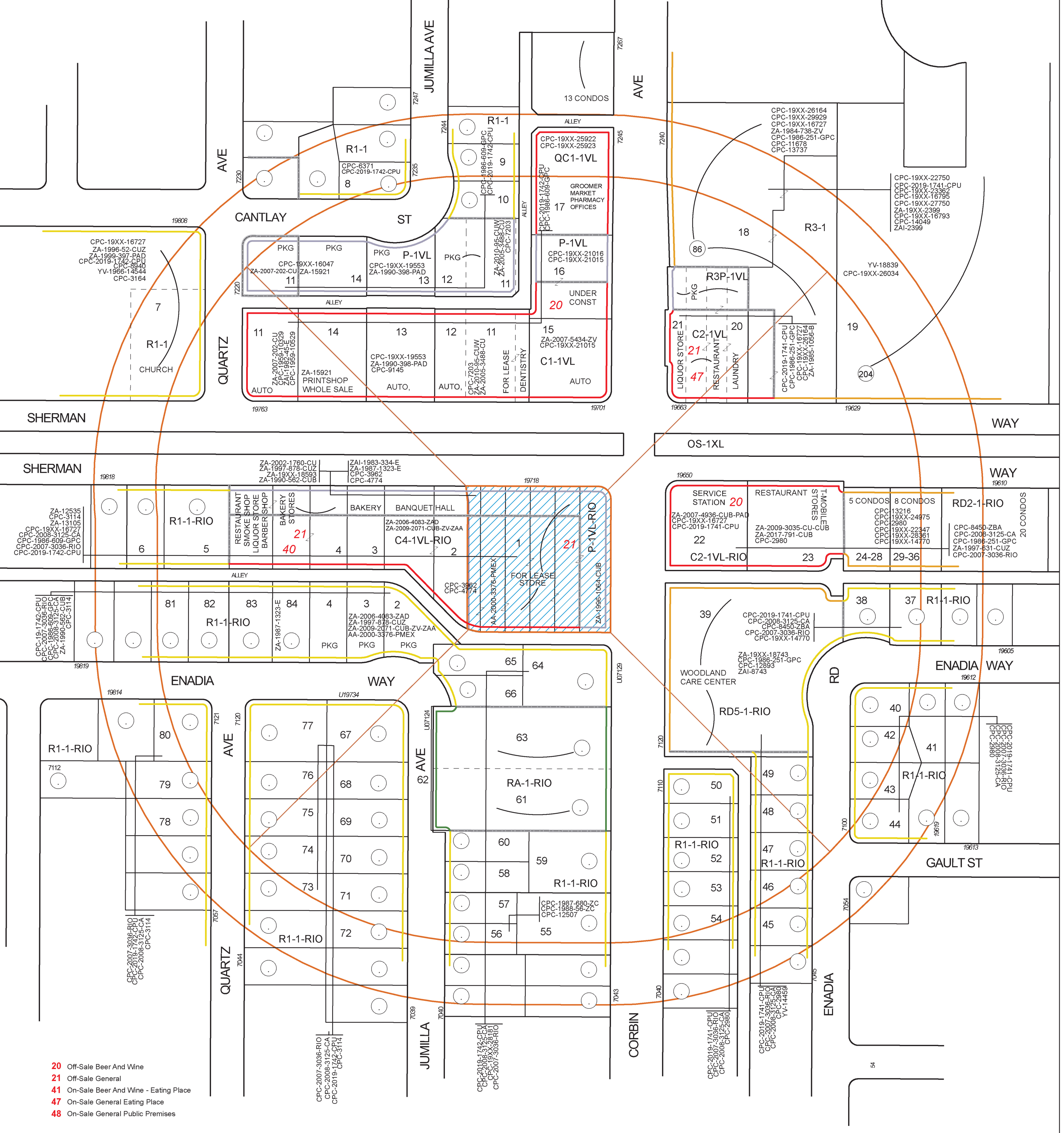
- NONE

SENSITIVE USES WITHIN 600 FEET OF SUBJECT PREMISES

8/4/2019

- Saint Joseph the Worker School
19812 Cantlay St, Winnetka, CA 91306
- Saint Joseph the Worker Church
19855 Sherman Way, Winnetka, CA 91306
- Woodland Care Center Nursing Home
7120 Corbin Ave, Reseda, CA 91335

LEON MAPPING & GIS SERVICES
15031 CHATSWORTH ST # 17
MISSION HILLS, CA 91345
PHONE 818-235-7649
leonmapping@hotmail.com
www.laradiusmaps.com



- 20 Off-Sale Beer And Wine
- 21 Off-Sale General
- 41 On-Sale Beer And Wine - Eating Place
- 47 On-Sale General Eating Place
- 48 On-Sale General Public Premises



Map Prepared by:

Leon Mapping & GIS Services
15031 Chatsworth St, Ste 17
Mission Hills, CA 91345
818-235-7649
leonmapping@hotmail.com
www.laradiusmaps.com

LEGAL DESC: LOT 5, TR 17574, M B 451-28/29
(APN) 2135016020

Thomas Brothers Grid
PAGE 530 - GRID F5

Community Plan Area Canoga Park - Winnetka - Woodland Hills - West Hills
Area Planning Commission South Valley
Neighborhood Council Winnetka
Council District CD 3 - Bob Blumenfeld
Census Tract # 1348.00

Map Sheet 183B117

CASE #
USES: FIELD
SCALE: 1"=100'

C.U.B 500'/600'

ACREAGE: 1.26

DATE: 08/05/2019

UPDATE: _____

CONTACT: ALCOHOLIC BEVERAGE SPECIALIST
PHONE : 951-551-6284



PHOTO EXHIBIT: 19718 SHERMAN WAY

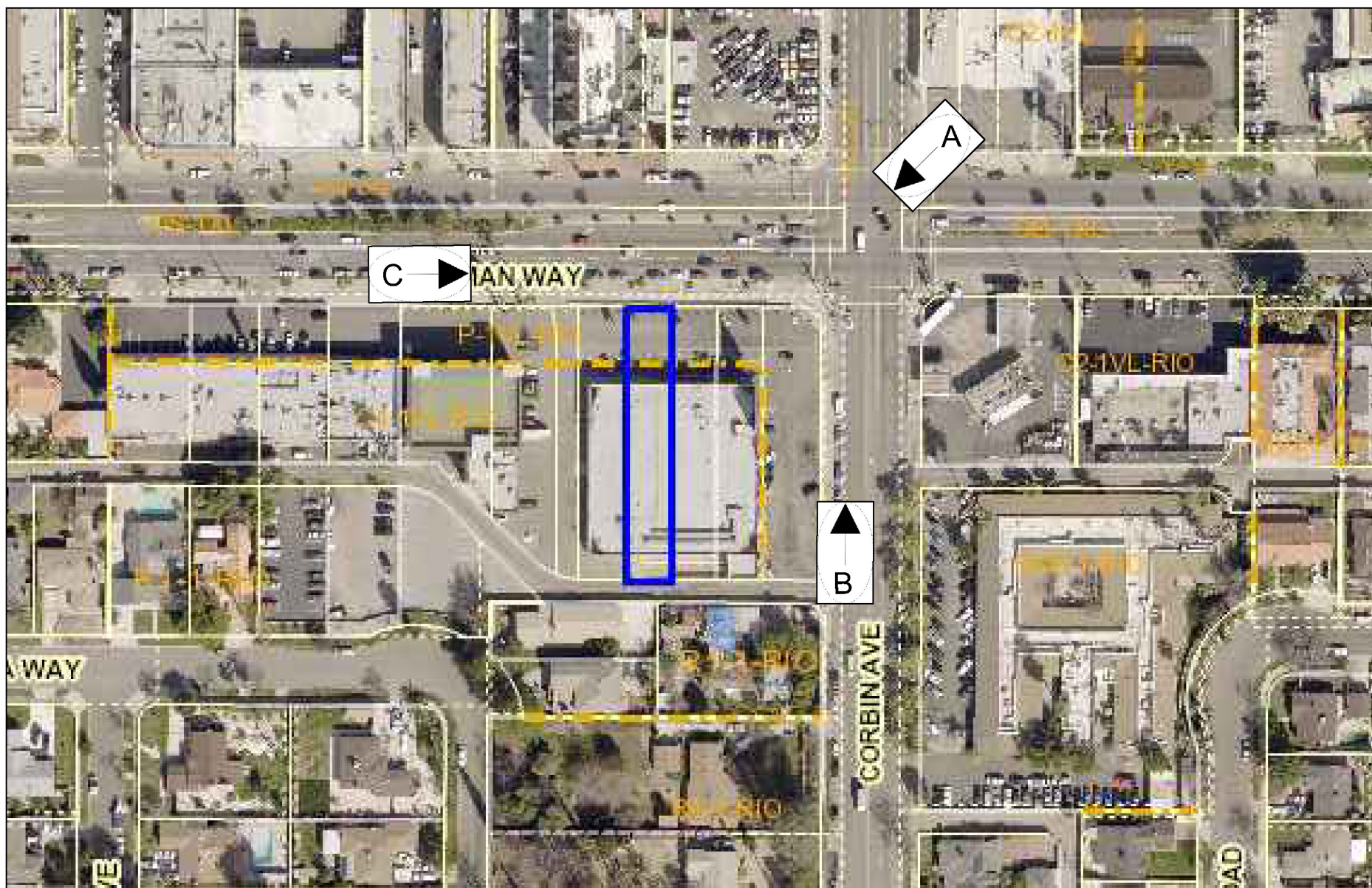


PHOTO EXHIBIT: 19718 SHERMAN WAY

A



B



PHOTO EXHIBIT: 19718 SHERMAN WAY

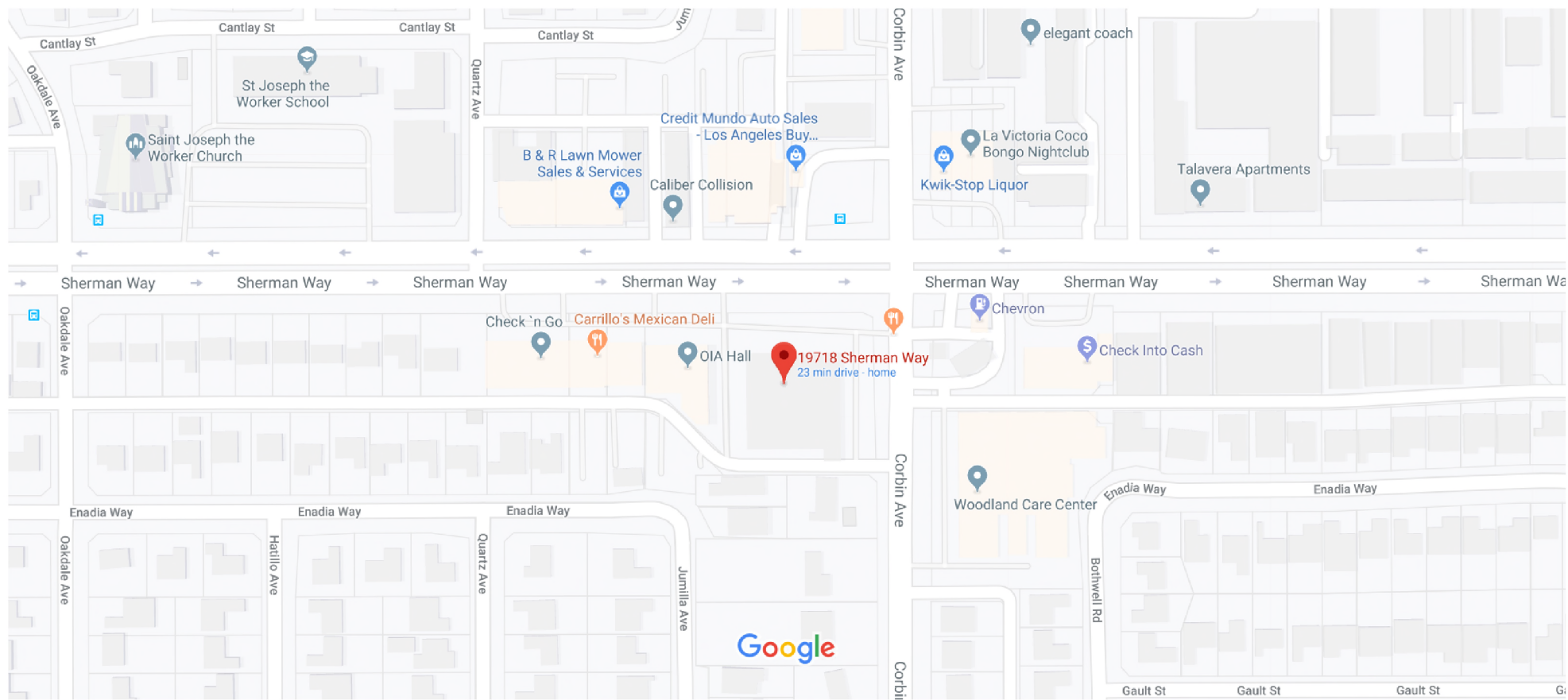
C





19718 Sherman Way

VICINITY



Map data ©2019 Google 100 ft

LEON MAPPING GIS SERVICES
15031 CHATSWORTH ST # 17
MISSION HILLS, CA 91345

APPLCT
GROCERY OUTLET C/O
COMPASS COMMERCIAL
3005 DOUGLASS BLVD., STE 200
ROSEVILLE, CA 95661

REP
ALCOHOLIC BEVERAGE
SPECIALIST
26023 JEFFERSON AVE SUITE B
MURRIETA, CA 92562

1 OWNER
FOREMOST INVESTMENTS LP
PO BOX 5357
BEVERLY HILLS, CA 90209

2
ORGANIZATION OF ISTANBUL
ARMENIANS
19726 SHERMAN WAY #202
WINNETKA, CA 91306

11
19763 SHERMAN WAY LLC
11100 E LAS POSAS RD
SANTA ROSA VALLEY, CA 93012

12
OSCAR & SONIA CALVIN
20663 CLARK ST
WOODLAND HILLS, CA 91367

15
CAROL S HAROOTUNIAN
PO BOX 7732
SANTA CRUZ, CA 95061

20
MASSOUD GABAE
10701 WILSHIRE BLVD #2204
LOS ANGELES, CA 90024

21
RAYMON M & LINA HANNOUN
12007 LOUISE AVE
GRANADA HILLS, CA 91344

22
HAIFA HILU
16417 KNOLLWOOD DR
GRANADA HILLS, CA 91344

39
SHG RESOURCES LP
27442 PORTOLA PKWY #200
FOOTHILL RANCH, CA 92610

64
GRACIELA VIRULA
7129 CORBIN AVE
WINNETKA, CA 91306

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OSCAR MADRIGAL
7134 JUMILLA AVE
WINNETKA, CA 91306

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19651 SHERMAN WAY
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19655 SHERMAN WAY
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19659 SHERMAN WAY
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19663 SHERMAN WAY
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19650 SHERMAN WAY
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19638 SHERMAN WAY
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19644 SHERMAN WAY
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19630 SHERMAN WAY #2
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32
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19620 SHERMAN WAY #4
RESEDA, CA 91335

35
OCCUPANT
19620 SHERMAN WAY #7
RESEDA, CA 91335

39
OCCUPANT
7120 CORBIN AVE
LOS ANGELES, CA 91335

41
OCCUPANT
19618 ENADIA WAY
LOS ANGELES, CA 91335

42
OCCUPANT
7114 BOTHWELL RD
LOS ANGELES, CA 91335

44
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7100 BOTHWELL RD
LOS ANGELES, CA 91335

51
OCCUPANT
7104 CORBIN AVE
LOS ANGELES, CA 91335

54
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7052 CORBIN AVE
LOS ANGELES, CA 91335

55
OCCUPANT
7055 CORBIN AVE
LOS ANGELES, CA 91306

61
OCCUPANT
7109 CORBIN AVE
LOS ANGELES, CA 91306

63
OCCUPANT
7117 CORBIN AVE
LOS ANGELES, CA 91306

67
OCCUPANT
7121 JUMILLA AVE
LOS ANGELES, CA 91306

69
OCCUPANT
7107 JUMILLA AVE
LOS ANGELES, CA 91306

71
OCCUPANT
7057 JUMILLA AVE
LOS ANGELES, CA 91306

77
OCCUPANT
7120 QUARTZ AVE
LOS ANGELES, CA 91306

78
OCCUPANT
7107 QUARTZ AVE
LOS ANGELES, CA 91306

82
OCCUPANT
19801 ENADIA WAY
LOS ANGELES, CA 91306

REP
ALCOHOLIC BEVERAGE
SPECIALIST
26023 JEFFERSON AVE SUITE B
MURRIETA, CA 92562

1 OWNER
FOREMOST INVESTMENTS LP
PO BOX 5357
BEVERLY HILLS, CA 90209

4
JK SHERMAN LLC
650 S HILL ST #M11
LOS ANGELES, CA 90014

7
ROMAN CATHOLIC ARCHBISHOP
OF L A
3424 WILSHIRE BLVD 4THFL
LOS ANGELES, CA 90010

10
ANGELICA NEVAREZ
7232 JUMILLA AVE
WINNETKA, CA 91306

13
SURJIT S DHILLON
2001 RIMCREST DR
GLENDALE, CA 91207

16
PLISKA LLC
428 N MOSS ST
BURBANK, CA 91502

19
TALAVERA APTS # 185 L P
10100 CULVER BLVD #D
CULVER CITY, CA 90232

22
HAIFA HILU
16417 KNOLLWOOD DR
GRANADA HILLS, CA 91344

25
VANANH BUI
963 DEERHILL RD
OAK PARK, CA 91377

0
LEON MAPPING GIS SERVICES
15031 CHATSWORTH ST # 17
MISSION HILLS, CA 91345

2
ORGANIZATION OF ISTANBUL
ARMENIANS
19726 SHERMAN WAY #202
WINNETKA, CA 91306

5
RICHARD & MONA TRUONG
19802 SHERMAN WAY
WINNETKA, CA 91306

8
AMBROCIO O & MARIETA M
CACACHO
7235 JUMILLA AVE
CANOGA PARK, CA 91306

11
19763 SHERMAN WAY LLC
11100 E LAS POSAS RD
SANTA ROSA VALLEY, CA 93012

14
PHILLIP CARTOZIAN
3915 ALOMAR DR
SHERMAN OAKS, CA 91423

17
FRED W PLOTKE
1511 18TH ST
SANTA MONICA, CA 90404

20
MASSOUD GABAE
10701 WILSHIRE BLVD #2204
LOS ANGELES, CA 90024

23
SHERCOR LLC
6520 PLATT AVE #823
WEST HILLS, CA 91307

26
TINA B BASSILE
19630 SHERMAN WAY #3
RESEDA, CA 91335

APPLCT
GROCERY OUTLET C/O
COMPASS COMMERCIAL
3005 DOUGLASS BLVD., STE 200
ROSEVILLE, CA 95661

3
RICHARD LEVY
23801 CALABASAS RD #2012
CALABASAS, CA 91302

6
STEVEN P & CELIA SCOUTEN
19810 SHERMAN WAY
WINNETKA, CA 91306

9
JEFFREY M & TERRI L CATTON
7238 JUMILLA AVE
CANOGA PARK, CA 91306

12
OSCAR & SONIA CALVIN
20663 CLARK ST
WOODLAND HILLS, CA 91367

15
CAROL S HAROOTUNIAN
PO BOX 7732
SANTA CRUZ, CA 95061

18
7240 CORBIN INVESTMENT CO LP
6200 CANOGA AVE #200
WOODLAND HILLS, CA 91367

21
RAYMON M & LINA HANNOUN
12007 LOUISE AVE
GRANADA HILLS, CA 91344

24
SHAHIN S NIKPEJOO
19630 SHERMAN WAY #1
RESEDA, CA 91335

27
KEUM SUK PARK
19630 SHERMAN WAY #4
RESEDA, CA 91335

28
HOVANES NAJARYAN
19620 SHERMAN WAY #5
RESEDA, CA 91335

29
SAMUEL SANTOSO
19620 SHERMAN WAY #1
RESEDA, CA 91335

30
MANUEL VILLARREAL
19620 SHERMAN WAY #2
LOS ANGELES, CA 91335

31
EDWIN & KARLA FIGUEROA
19620 SHERMAN WAY 3
RESEDA, CA 91335

32
SMH ETF 1 INC
2351 W 3RD ST
LOS ANGELES, CA 90057

33
MERVYN & TWIDALE WARD
19620 SHERMAN WAY #5
RESEDA, CA 91335

34
ROSLEEN & BARINDER S AURORA
19620 SHERMAN WAY #6
RESEDA, CA 91335

35
NARENDRA M & SARALA N PATEL
20320 BLYTHE ST
WINNETKA, CA 91306

36
AHN HYOMIN
19620 SHERMAN WAY #8
RESEDA, CA 91335

37
DAVID E & CARRIE L GASTON
19619 ENADIA WAY
RESEDA, CA 91335

38
CHRISTINE A CHEOCK
19629 ENADIA WAY
RESEDA, CA 91335

39
SHG RESOURCES LP
27442 PORTOLA PKWY #200
FOOTHILL RANCH, CA 92610

40
IRMA B & DEAN TIDWELL
7120 BOTHWELL RD
RESEDA, CA 91335

41
KIRSTEN A WYLIE
22631 BURBANK BLVD
WOODLAND HILLS, CA 91367

42
L A COUNTY PUBLIC GUARDIAN
CNSRV DORIS F JOHNSON CNS
320 W TEMPLE ST 9THFL
LOS ANGELES, CA 90012

43
MARLON E & PAULA CARIAS
7108 BOTHWELL RD
RESEDA, CA 91335

44
STANLEY & DEBRA BLANK
PO BOX 571414
TARZANA, CA 91357

45
MARIE L LUNDGREN
7051 BOTHWELL RD
RESEDA, CA 91335

46
SHADI & HADI JUBRAIL
7057 BOTHWELL RD
TARZANA, CA 91335

47
RODRIGO P PEREZ
7065 BOTHWELL RD
RESEDA, CA 91335

48
KEN Q LY
7103 BOTHWELL RD
RESEDA, CA 91335

49
CESAR & JOSEFINA ALVAREZ
7111 BOTHWELL RD
RESEDA, CA 91335

50
MARCOS & MARIA A CRUZ
7110 CORBIN AVE
RESEDA, CA 91335

51
TABASSUM QURESHI
11721 SHOSHONE AVE
GRANADA HILLS, CA 91344

52
JUAN C HOYOS
7062 CORBIN AVE
RESEDA, CA 91335

53
NEENEV AMIRKHAS
7058 CORBIN AVE
RESEDA, CA 91335

54
MARK D & BONNIE R PASTOR
4236 BONAVITA DR
ENCINO, CA 91436

55
ORTAL BEN DAVID
340 MAPLEWOOD AVE
SAN JOSE, CA 95117

56
HAJIALI A ALQUADRI
7050 JUMILLA AVE
WINNETKA, CA 91306

57
JOHN N VU
7054 JUMILLA AVE
WINNETKA, CA 91306

58 YVONNE E WAHBA 7100 JUMILLA AVE WINNETKA, CA 91306	59 MEHDI TAHERKHANI 7101 CORBIN AVE WINNETKA, CA 91306	60 RIZALDY & JANETTE MANASAN 7104 JUMILLA AVE WINNETKA, CA 91306
61 SHAY J CHADED 19214 HART ST RESEDA, CA 91335	62 L A CITY S BY S 6262 VAN NUYS BLVD, SUITE 200 VAN NUYS, CA 91401	63 HARVEY GOODRICH 3915 LONGRIDGE AVE SHERMAN OAKS, CA 91423
64 GRACIELA VIRULA 7129 CORBIN AVE WINNETKA, CA 91306	65 OSCAR MADRIGAL 7134 JUMILLA AVE WINNETKA, CA 91306	66 JOSERICO & ELIZABETH SUAREZ 7128 JUMILLA AVE CANOGA PARK, CA 91306
67 RITU ASTHANA 11759 HORTENSE ST VALLEY VILLAGE, CA 91607	68 SEVERINO & GIRLIE AGNI 7111 JUMILLA AVE WINNETKA, CA 91306	69 MARTIN & MELODY MIWA 5838 W 76TH ST WESTCHESTER, CA 90045
70 ROY B AD CARYL J LEAKE 7101 JUMILLA AVE CANOGA PARK, CA 91306	71 MARGARITA & ALEJANDRO ACOSTA 6843 SYLVIA AVE RESEDA, CA 91335	72 LORI POLKOWSKI 7051 JUMILLA AVE WINNETKA, CA 91306
73 SHERRY A SPRAGG 7056 QUARTZ AVE CANOGA PARK, CA 91306	74 DAVID E KATZ 7100 QUARTZ AVE WINNETKA, CA 91306	75 MARY C KORST 7106 QUARTZ AVE CANOGA PARK, CA 91306
76 OHANIS & ROUPINA AIVAZIAN 7112 QUARTZ AVE CANOGA PARK, CA 91306	77 HAGOP & AMIRA DEMIRJIAN 19755 ENADIA WAY WINNETKA, CA 91306	78 JUSTIN & JULINA L BERT 854 WOODSIDE LN ENCINITAS, CA 92024
79 RICHARD & CORY MERRILL 7113 QUARTZ AVE CANOGA PARK, CA 91306	80 BENITO M DELGADO 19802 ENADIA WAY WINNETKA, CA 91306	81 MARINE BOIADJIAN 19807 ENADIA WAY WINNETKA, CA 91306
82 GARNIK ALEXANDRIAN 8788 CHAREL DR BLAINE, WA 98230	83 SILVA DEMIRJIAN 19755 ENADIA WAY WINNETKA, CA 91306	84 KENNETH E & SANDRA V HERNANDEZ 19751 ENADIA WAY WINNETKA, CA 91306