

PHOTO EXHIBIT 2



5



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PHOTO EXHIBIT



1



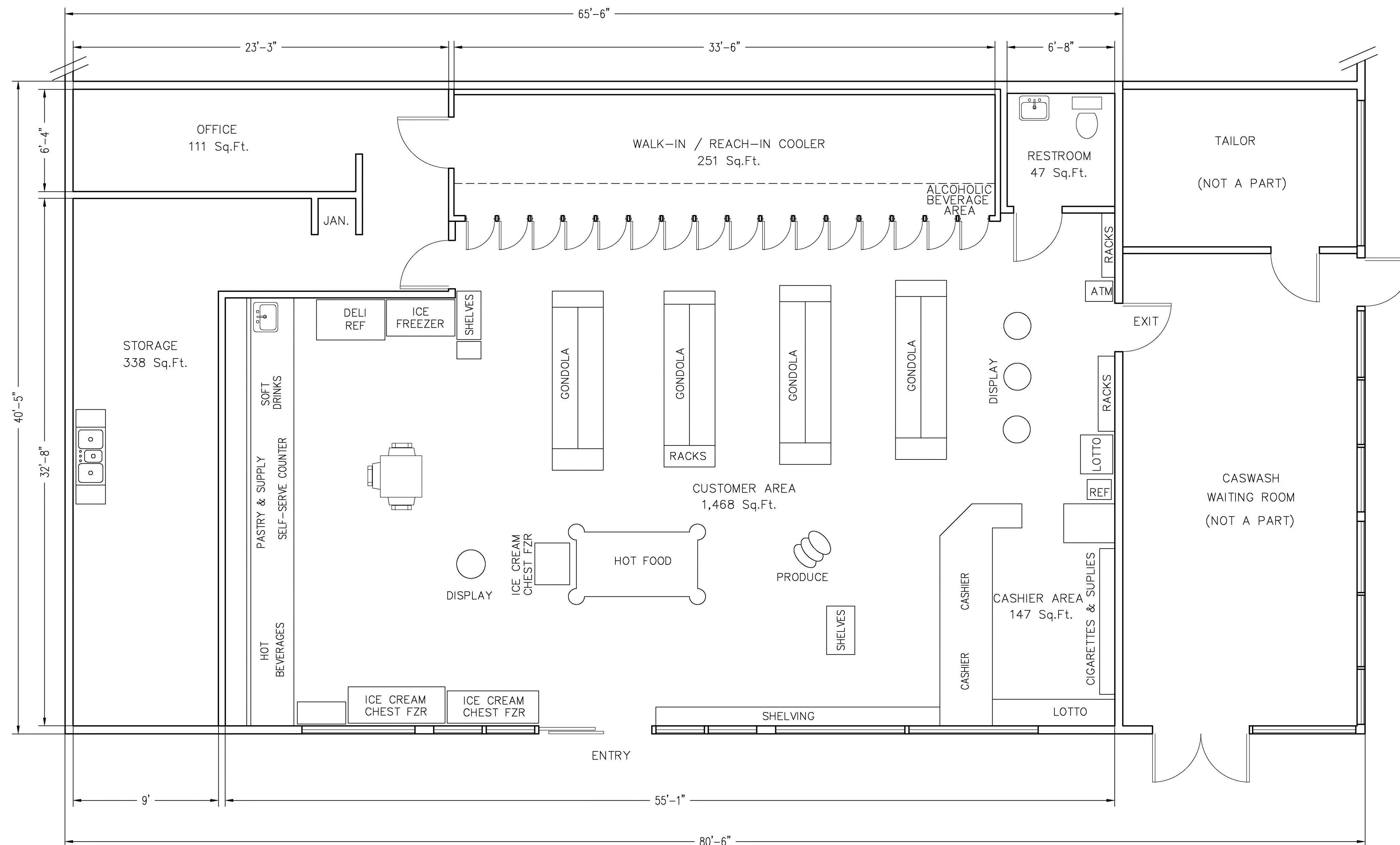
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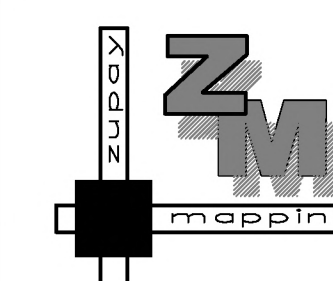
AREAS	
CUSTOMER AREA =	1,468 Sq.Ft.
RESTROOMS =	47 Sq.Ft.
STORAGE AREA =	589 Sq.Ft.
CASHIER AREA =	147 Sq.Ft.
OFFICE =	111 Sq.Ft.
MISCELLANEOUS =	251 Sq.Ft.
TOTAL FLOOR AREA = 2,613 Sq.Ft.	

NOTE: MISCELLANEOUS AREA INCLUDES WALLS, CORRIDORS, ETC

CADFILE: 20021VENT-PP

FLOOR PLAN

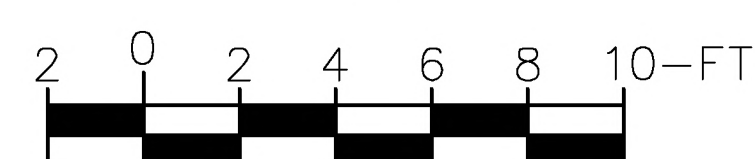
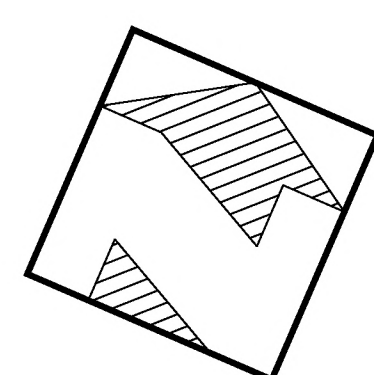
SCALE: 1/4" = 1'-0"



ZUPAY MAPPING SERVICE
13645 SHABLOW AVE.
SYLMAR, CA 91342
818-833-9059

SITUS: 76 GAS STATION FOOD MART
20021 W VENTURA BOULEVARD
WOODLAND HILLS, CA 91364
JOB # 18-556

CASE No:
DATE: DECEMBER 26, 2018



**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:			
<input type="checkbox"/> Waived hearing	<input type="checkbox"/> Concurrent hearing	<input type="checkbox"/> 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 20021 Ventura Blvd., Woodland Hills, California 91364 Unit/Space Number
Legal Description² (Lot, Block, Tract) Tract No 15746 Lots 8, 9 and Lot 10
Assessor Parcel Number 2166-001-022 Total Lot Area 9,981.6 Square Feet

2. PROJECT DESCRIPTION

Present Use Gas Station with Convenience Market and Car Wash
Proposed Use Gas Station with Convenience Market and beer and wine for off-site consumption only
Project Name (if applicable) Woodland Hills 76, Inc.

Describe in detail the characteristics, scope and/or operation of the proposed project A conditional use permit to allow the sale of beer and wine for off-site consumption only; in conjunction with an existing 2,613 square foot market with a gas station and car wash; with the hours of operation being 24 hours a day, 7 days a week and alcohol sales from 6:00 am to 2:00 am, 7 days a week.

Additional information attached ☒ YES ☐ NO

Complete and check all that apply:

Existing Site Conditions

- | | |
|--|---|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant) | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad |
| <input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits) | <input type="checkbox"/> 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 N/A – Demolish(ed)³ N/A + Adding N/A = Total N/A
Number of Affordable Units⁴ Existing N/A – Demolish(ed) N/A + Adding N/A = Total N/A
Number of Market Rate Units Existing N/A – Demolish(ed) N/A + Adding N/A = Total N/A
Mixed Use Projects, Amount of Non-Residential Floor Area: N/A 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 W1

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

Action Requested, Narrative: _____

Authorizing Code Section _____

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

Action Requested, Narrative: _____

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 93-0330 (CUZ) (CUB), ZA 93-0379 (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. _____

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:

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 Specific Plan Referral

b. Geographic Project Planning Referral Ventura/Cahuenga Boulevard Corridor Specific Plan

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 Attached

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)

Applicant⁵ name Ahmad "Nick" Nikakhtar
Company/Firm Woodland Hills 76, Inc.
Address: 20021 West Ventura Blvd. Unit/Space Number _____
City Woodland Hills State CA Zip Code: 91364
Telephone (818) 887-0885 E-mail: acgloan@yahoo.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) Beverly Gemini Investments Corp. (Barry Beitler, Anthony Dorn, RH Sargent, Jr.)
Address 825 South Barrington Avenue Unit/Space Number _____
City Los Angeles State CA Zip Code: 90049
Telephone (310) 820-2955 E-mail: _____

Agent/Representative name Sherrie Olson
Company/Firm PLRC
Address: 1030 North Mountain Avenue Unit/Space Number 190
City Ontario State CA Zip: 91762
Telephone (909) 519-1816 E-mail: sherrieolson2@gmail.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) Architect
Name Andres Raab
Company/Firm Zupay Mapping Service
Address: 13645 Shablow Avenue Unit/Space Number _____
City Sylmar State CA Zip Code: 91342
Telephone (818) 833-9059 E-mail: radiusmap@aol.com

Primary Contact for Project Information ☐ Owner ☐ Applicant
(select only one) ☒ 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

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

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

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

Signature _____

Date _____

Print Name Barry Alan Beitler

Signature _____

Date _____

Print Name Anthony Dorn

Signature _____

Date _____

Print Name RH Sargent, Jr.

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 _____

On _____ before me, _____
(Insert Name of Notary Public and Title)

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

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

WITNESS my hand and official seal.

Signature (Seal)

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.
 - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

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

Signature: _____

Date: _____

Print Name: _____

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).

--

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM FOR OIL AND GAS PROJECTS

LAMC 13.01

EAF Case No.: _____ ZA Case No.: _____ CPC Case No.: _____
Council District No.: CD-3 Community Plan Area: Canoga Park - Winnetka - Woodland Hills - West Hills
PROJECT ADDRESS: 20021 West Ventura Blvd., Woodland Hills, California 91364

Major Cross Streets: Ventura Blvd. and Penfield Avenue
Name of Applicant: Woodland Hills 76, Inc.
Address: 20021 West Ventura Blvd., Woodland Hills, California 91364
Telephone No.: (818) 887-0885 Fax No.: (818) 887-8899 E-mail: acgloan@yahoo.com

OWNER

Name: Beverly Gemini Investments Corporation

Address: 825 S Barrington Ave., Los Angeles, CA 90049

Telephone No: (310) 820-2955

Signature: _____

**APPLICANT'S REPRESENTATIVE
(Other than Owner)**

Name: Sherrie Olson
(Contact Person)

Address: 1030 N Mountain Ave, #190, Ontario, CA 91762

Telephone No: (909) 519-1816

Signature: _____
(Applicant's Representative)

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.

Due to the limited space available under each question, separate statements may need to be attached by the applicant to fully answer each item. These accompanying statements should be formatted in a way that allows the reader to associate each answer with the corresponding question on this application.

Additional Required Documents. In addition to the applicable required documents and/or statements required under each particular section of this form, additional documents may be required before the before environmental review will be completed.

1. DESCRIPTION OF THE PROJECT (Continue on another paper if necessary)

- i. Briefly describe the project and approvals necessary including an identification of phases and plans for future expansion:

A conditional use permit to allow the sale of beer and wine for offsite consumption only; in conjunction with a 2,613 square foot convenience market with a gas station and car wash; with the hours of operation being 24 hours a day, 7 days a week and alcohol sales from 6:00 am to 2:00 am, 7 days a week.

Is the project for (check all that apply):

- ☐ Drilling
☐ Re-drilling

- ☐ Deepening
- ☐ Conversion of a well from Class A to Class B or vice versa as defined by Los Angeles Municipal Code section 13.01
- ☐ Re-work

If none of these apply, please describe the approval sought (change of conditions, etc.):

A conditional use permit to allow the sale of beer and wine for offsite consumption only; in conjunction with a 2,613 square foot convenience market with a gas station and car wash; with the hours of operation being 24 hours a day, 7 days a week and alcohol sales from 6:00 am to 2:00 am, 7 days a week.

- ii. List all required and optional permits, certifications, authorizations, clearances, agreements, or other approvals by any federal, state, county, or environmental control agency, including, but not limited to, the Environmental Protection Agency (EPA), Air Quality Management District (AQMD), Water Resources Board (WRB), Division of Oil, Gas, and Geothermal Resources (DOGGR), the California Department of Fish and Wildlife (CDFW), the California Department of Toxic Substances Control (DTSC), California Department of Resources, Recycling, and Recovery (CalRecycle), California Department of Transportation (Caltrans), the U.S. Corp of Engineers, the U.S. Fish and Wildlife Service and the Bureau of Land Management.

Liquor License from the Department of Alcoholic Beverage Control

- iii. If the project involves more than one phase, please document each portion, with the total number of wells and details of each phase written below.

N/A

2. EXISTING CONDITIONS

- i. Provide a list of all API numbers for all existing wells at the drill site, along with each well's purpose (e.g., oil production, gas production, gas storage, EOR, waste injection, etc.):

Underground gas storage

ii. Check the applicable boxes and indicate the condition on the Plot Plan. There are ☐ natural or man-made drainage channels, ☐ rights of way and/or ☐ hazardous pipelines crossing or immediately adjacent to the property, or ☐ none of the above.

iii. Is the project located in a Clean Up Green Up Overlay District (pursuant to Section 13.18 of Article 3 of Chapter 1 of the Los Angeles Municipal Code)?

☐ Yes

☒ No

If **Yes**, please describe:

N/A

iv. Is any space or land use within 1500 feet of the boundary of the project site(s) designated a critical habitat, wildlife preserve or designated by any local, state or federal agency for purposes of the protection or preservation of flora or fauna?

☐ Yes

☒ No

If Yes, please describe:

N/A

v. Are there any residential uses located within 1,500 feet of the boundary of the project site(s)?

☒ Yes

☐ No

vi. Are there any residential uses located within 300 feet of the boundary of the project site(s)?

☐ Yes

☒ No

vii. Describe all sensitive land uses (as defined by SCAQMD or by City Guideline for air or noise impacts) by type and location within 1,500 foot radius of the boundary of the drill site(s), including, specifically, residential buildings, churches, schools, hospitals, playgrounds, nursing homes, day care or childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, transient lodgings, libraries, hospitals, nursing homes, auditoriums, concert halls, amphitheatres or other places of assemble:

Taft Charter High School

3. ENVIRONMENTAL FACTORS:

A. Air Quality and Greenhouse Gases

- i. May the intended use of the drill site or purpose of the project require reporting to the South Coast Air Quality Management District under District Rule 1148.2?
☐ Yes ☒ No
- ii. May the intended use of the project involve, produce, or result in current or future air toxics pursuant to the Air Toxics "Hot Spots" Information and Assessment Act (Health & Safety Code § 44300 *et seq.*) and South Coast Air Quality Management District Rule 1148.2, Appendix A-I?
☐ Yes ☒ No
- iii. May the project result in increased production of oil or gas from the drill site?
☐ Yes ☒ No

If **Yes**, please describe:

N/A

- iv. Has the operator received any Notice of Violation, requests to comply, or other similar notifications or orders from the South Coast Air Quality Management District, the EPA, or other agency with air quality oversight responsibility in the last ten years?
☐ Yes ☒ No

If **Yes**, please describe, and attached the notice, request, etc.

N/A

B. Aesthetics, Light, Noise

- i. May the project involve or include equipment, storage tanks, or other structures visible from outside the drill site?
☐ Yes ☒ No
- If **Yes**, please describe (including whether the equipment or structure is permanent or temporary):
N/A
-
- ii. May the project create new sources of substantial light or glare, visible from outside the drill site, especially at night?
☐ Yes ☒ No

If **Yes**, please describe (including whether permanent or temporary):

N/A

iii. May the project create new sources of noise from construction or operation?

☐ Yes

☒ No

If **Yes**, please describe (including whether permanent or temporary):

N/A

C. Water Quality & Hydrology

i. Have any wells at the drill site had any leaks, blow outs, fractures, or other incidents in the last ten years? (Please provide API numbers, dates of incidents, type of incidents, and work done to repair or resolve the incident.)

N/A

ii. Has the operator received any Notice of Violation, requests to comply, or other similar notifications or orders from any state or regional water board, EPA, or other agency with water quality oversight responsibilities in the last ten years for violations of any water quality standards, or storm water or waste discharge requirements?

☐ Yes

☒ No

If **Yes**, please describe the violation and the work done to resolve and/or remediate it. Please attach a copy of the violation.

N/A

D. Hazards and Hazardous Materials

i. May the project and/or its intended use involve transport to, onsite storage, use, and/or disposal of acids, chemicals, odorants, or other hazardous materials at any point?

☐ Yes

☒ No

If **Yes**, please describe:

N/A

- ii. Does the drill site have emergency response plan(s) in case of a spill or release of a hazardous material, fire, explosion, leak, or other incidents?

☐ Yes ☒ No

If **Yes**, please attach the plan(s).

- iii. Does the drill site have any risk management plan(s) in place?

☐ Yes ☒ No

If **Yes**, please attach the plan(s).

- iv. Does the project involve wells that do not have subsurface safety valves?

☐ Yes ☒ No

If Yes, please describe:

N/A

- v. May the intended use of the project involve a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

☐ Yes ☒ No

If Yes, please describe:

N/A

- vi. May the intended use of the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous chemicals into the environment?

☐ Yes ☒ No

If **Yes**, please describe:

N/A

- vii. May the intended use of the project involve, create, or emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste.

☐ Yes ☒ No

If **Yes**, please describe:

- viii. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, may it create a significant hazard to the public or the environment?

☐ Yes ☒ No

If **Yes**, please describe:

N/A

E. Traffic & Circulation

- i. Please describe all new trips from operations and construction:

N/A

- ii. Will the construction or operation of the project potentially result in or create any risks or hazards from conflict with cars, bicyclists or pedestrians and trips generated by the project:

☐ Yes ☒ No

If **Yes**, please describe:

N/A

F. Geology & Soils

- i. May the intended use of the project involve the injection of steam or water?

☐ Yes

☒ No

If **Yes**, please describe:

N/A

- ii. May the intended use of the project involve an injection at pressures that could have the potential to fracture the well cement or casing?

☐ Yes

☒ No

If **Yes**, please describe:

N/A

- iii. May the intended use of the project involve injection at pressures that could fracture the formation?

☐ Yes

☒ No

If **Yes**, please describe:

N/A

- iv. Please provide a map of all known earthquake faults at the drill site.

- v. Has the drill site ever experienced seismic activity, including subsidence, landslide, collapse, surface expressions, compaction, or strong seismic shaking?

☐ Yes

☒ No

If **Yes**, please describe:

N/A

4. Additional Information

- i. May the project or its intended use involve acidizing (the use of acids for stimulation, maintenance, cleaning, or enhanced production); gravel packing; hydraulic fracturing; other well stimulation treatment; or, other enhanced oil recovery techniques (steam flooding, cyclic steam injection, water flooding, etc.)?

☐ Yes ☒ No

If **Yes**, please describe:

N/A

- ii. Does use of wells in the oil site currently involve or may they involve acidizing (the use of acids for stimulation, maintenance, cleaning, or enhanced production); gravel packing; hydraulic fracturing; other well stimulation treatment; or, other enhanced oil recovery techniques (steam flooding, cyclic steam injection, water flooding, etc.)?

☐ Yes ☒ No

If **Yes**, please describe:

N/A

- iii. Are any of the wells designated as "critical wells" pursuant to the California Code of Regulations, Title 14, Section 1720(a)?

☐ Yes ☒ No

If **Yes**, which ones, and what are the grounds for the "critical well" designation?

N/A

- iv. Identify all proposed changes in the depth or size of existing wells.

N/A

- v. Describe all drilling equipment to be used and the source of power for that equipment.

This is an existing building and business. There will be no drilling.

- vi. Describe all production equipment used at the site and the source of power for that equipment.
There is no production at this site.
-
-
-
-
-

- vii. Describe how oil will be removed from the site.

N/A

- viii. If the project involves drilling, re-drilling, deepening, or rework, please estimate how long drilling operations will take:

- ix. Please state the current hours of operation:

☐ weekdays _____ a.m. _____ p.m.
☐ weekends _____ a.m. _____ p.m.

- x. Describe night lighting of the project. Include plan for shielding light from adjacent uses, if available.

- xi. Number of employees per shift _____

- xii. Describe security provisions for drill site N/A
-

4. Mitigating Measures/Alternatives:

Please describe any feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment.

N/A

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED. IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, _____ I, _____
Owner (Owner in escrow)* Consultant*
(Please Print) (Please Print)

Signed: _____ Signed: _____
Owner Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

*****Space Below This Line for Notary's Use*****

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of _____

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

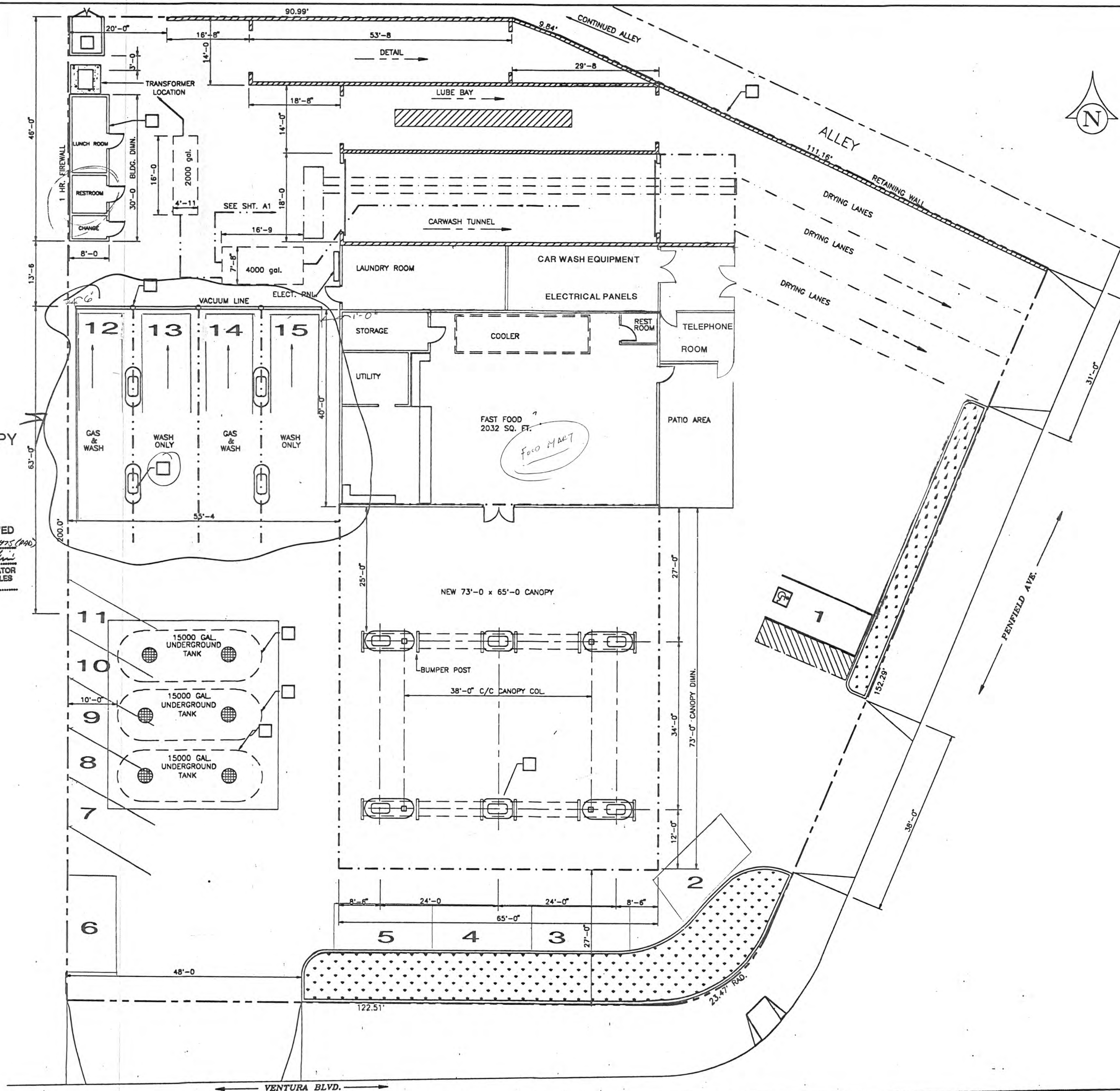
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

AREA
OF
NEW CANOPY

PLANS APPROVED
as required by
Case No. 9725 (1990)
ZONING ADMINISTRATOR
CITY OF LOS ANGELES
Date 12/17/97



PRESENT ZONE: C4 - 1VL - D
OCCUPANCY: B-1 ; B-2
CONSTRUCTION TYPE: II N ; V N
CITY APPROVALS: C.U.P. : ZONE VAR.
LOT AREA: 32,444 SQ. FT.
LIST OF ALL BUSINESSES: GAS STATION
FOOD MART
TAKE OUT REST.
HAND CAR WASH
OIL CHANGE
LAUNDRY
BUILDING AREA: 4322 SQ. FT.
CAR WASH AREA: 1855 SQ. FT.
LUBE ROOM AREA: 850 SQ. FT.
CANOPY: 4750 SQ. FT.
NEW CANOPY: 2450 SQ. FT.
LAND SCAPED AREA: 1400 SQ. FT.
PARKING SPACE: REQUIRED 15
PROVIDED 15

BOULEVARD HAND CAR WASH

20021 VENTURA BLVD.

WOODLAND HILLS, CA 91364

Legal Description: TRACT NO
15746 LOTS 8, 9 AND LOT 10

SCALE 1"=10'-0"

DATE: JUNE 1997

12-23-97 / 97VN29131 / GORDON, R.
20021 W. VENTURA BL.



REFERRAL FORMS:

GEOGRAPHIC PROJECT PLANNING REFERRAL

APPLICABILITY: This form, completed and signed by appropriate Planning Staff, must accompany any application submitted to the Department of City Planning regarding any of the following proposed project types:

- Specific Plan area
- Community Design Overlays (CDO)
- Neighborhood Oriented District (NOD)
- Sign District (SN)
- Small Lot Subdivision
- Zone Change
- Design Review Board (DRB)
- Pedestrian Oriented District (POD)
- Community Plan Implementation Ordinance (CPIO)
- Public Benefit Alternative Compliance
- Zone Variance

PROJECT SUMMARY:

1. **Address of Subject Property:** 20021 Ventura Blvd., Los Angeles, California 91364
2. **Name of Community Plan Area:** Canoga Park - Winnetka - Woodland Hills - West Hills
 - a. **Name of Specific Plan, DRB, CDO, POD, NOD, CPIO, or SN, including subarea if applicable:** (If this is a Density bonus, Small Lot Subdivision or Zone Variance case, please write in the application type).
Ventura / Cahuenga Boulevard Corridor
3. **Project Type (check all that apply)**

<input type="checkbox"/> New construction	<input type="checkbox"/> Addition	<input type="checkbox"/> Renovation	<input type="checkbox"/> Sign
<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Grading	<input type="checkbox"/> Density Bonus	<input type="checkbox"/> Small Lot Subdivision
<input type="checkbox"/> Other (describe) _____			

If Change of Use, what is:

Existing Use? Gas Station with Convenience Market and Car Wash

Gas Station with Convenience Market, Car Wash

Proposed Use? and beer and wine for off-site consumption only

Description of proposed project: A conditional use permit to allow the sale of beer and wine for off-site consumption only; in conjunction with an existing 2,613 square foot market with a gas station and car wash; car wash; with the hours of operation being 24 hours a day, 7 days a week and alcohol sales from 6:00 am to 2:00 am, 7 days a week.

Items 4-7 to be completed by Department of City Planning Staff Only

4. AUTHORIZATION TO FILE: (check all that apply)

Specific Plan/SN

- | | |
|--|---|
| <input type="checkbox"/> Project Permit | <input type="checkbox"/> Adjustment |
| ○ Minor (3 signs or less OR change of use) | <input type="checkbox"/> Exception |
| ○ Standard (Remodel or renovation in which additions are no greater than 200 sq. ft. more than 3 signs, wireless equipment) | <input type="checkbox"/> Amendment |
| ○ Major (All other projects, e.g. new buildings, remodels that include an addition of more than 200 sq. ft.) | <input type="checkbox"/> Interpretation |
| <input type="checkbox"/> Modification | <input type="checkbox"/> Not a Project |
| | <input type="checkbox"/> Other |

Design Review Board

- ☐ Preliminary Review ☐ Final Review

CDO/POD/NOD

- ☐ Discretionary Action ☐ Sign-off only
- ☐ **Minor** (3 signs or less OR change of use)
- ☐ **Standard** (Remodel or renovation in which additions are no greater than 200 sq. ft. more than 3 signs, wireless equipment) ☐ Not a Project
- ☐ **Major** (All other projects, e.g. new buildings, remodels that include an addition of more than 200 sq. ft.)

Community Plan Implementation Overlay (CPIO)

- ☐ Administrative Clearance (Multiple Approvals) ☐ CPIO Adjustment (CPIOA) ☐ CPIO Exception (CPIOE)
- ☐ *Potentially Historic Resource*

Affordable Housing

- ☐ Density Bonus ☐ Conditional Use >35%
- ☐ Affordable Housing Referral Form ☐ Public Benefit
- ☐ Off-menu incentives requested

Small Lot Subdivision

- ☐ Consultation completed

Streetscape Plan

- ☐ Consultation completed ☐ Not a Project or N/A under Streetscape Plan: _____
- (Insert Streetscape Plan Area)*

5. ENVIRONMENTAL CLEARANCE:

- ☐ Not Determined
- ☐ Categorical Exemption ☐ Environmental Assessment Form (EAF)
- ☐ Class 32 Categorical Exemption ☐ Other Entitlements needed
- ☐ Existing ENV Case Number: _____
- ☐ ENV Addendum Case Number: _____

6. PUBLIC NOTICING:

- ☐ Standard (BTC to mail hearing notice)
- ☐ Special (At time of filing applicant must pay BTC to mail determination letters only)
- ☐ Abutting owners ☐ Abutting occupants

7. NOTES:

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Project Planning Signature:	Phone Number:
Print Name	Date

INSTRUCTIONS: Project Planning Referrals

1. **Appointments:** A pre-filing appointment with the assigned planner is required to complete this referral form. City Planning's current *Assignment List* can be found on our website at <http://planning.lacity.org> under the "About" tab. [After the form is completed an appointment to file your application at the Development Services Centers is also required and must be made via the City Planning website.]
2. **Review Materials:** Review of the application by assigned staff is intended to identify the level of review required for the project and to provide the Applicant with early notification of any issues with regard to requested actions or the adequacy of application exhibits/materials which could subsequently delay processing.
 - a. Provide the assigned planner with a copy of this form with items in the Project Summary section completed.
 - b. Provide a complete copy of all application materials as specified in the Master Filing Instructions (e.g. completed DCP Application, plot plans, photographs, etc.).
 - c. Provide the Specialized Requirements/Findings or Instructions pertinent to your project (e.g. Specific Plan filing instructions, DRB filing instructions, Tentative Tract filing instructions, etc.).
3. **Other Applicable Approvals:** Applicants are strongly advised to obtain a pre-plan check consultation with the Los Angeles Department of Building and Safety (LADBS) to ascertain if there are any other issues or necessary approvals associated with the project/site which should be resolved prior to filing. The design of the proposed project may require alterations in order to comply with the Los Angeles Municipal Code.

City of Los Angeles Department of City Planning WEBSITE: <http://planning.lacity.org>

<u>DOWNTOWN OFFICES:</u>	Central Project Planning Offices Los Angeles City Hall 200 N. Spring Street, Room 621 Los Angeles, CA	West/South/Harbor Project Planning Offices Los Angeles City Hall 200 N. Spring Street, Room 720 Los Angeles, CA	DSC Metro Counter Figueroa Plaza, 4 th Floor 221 N. Figueroa St. Los Angeles, CA
<u>VALLEY OFFICES:</u>	Valley Project Planning Offices Marvin Braude Building 6262 Van Nuys Blvd., Suite 430 Van Nuys, CA		DSC Valley Counter Marvin Braude Building 6262 Van Nuys Blvd., Suite 251 Van Nuys, CA
<u>WEST LA OFFICE:</u>			DSC West Los Angeles Counter 1828 Sawtelle Blvd., 2nd Floor West Los Angeles, CA 90025