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July 3, 2025

Last Day to File an Appeal: July 18, 2025

Hermann Chiu (A)
Abacus Business Capital, Inc
738 Epperson Drive
City of Industry, CA 91748

GH-Balboa 1998 LP (O)
c/o Triad Management Systems, Inc
21201 Victory Boulevard, Suite 255
Canoga Park, CA 91303

Liliger Damaso (R)
Liquor License Agents
5243 East Beverly Boulevard
Los Angeles, CA 90022

CASE NO. ZA-2023-3812-CUB
CONDITIONAL USE - ALCOHOL
11130-A Balboa Boulevard
Granada Hills - Knollwood Community
Plan
Zone: C4-1VL
C.D: 12
D.M.: 210B133
CEQA: ENV-2023-3813-CE
Legal Description: Lot FR 1, Tract 26368

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

Pursuant to Los Angeles Municipal Code Section 12.24 W.1 of Chapter 1 and Section 13B.2.2. of Chapter 1A, I hereby APPROVE:

a conditional use to allow the sale and dispensing of beer and wine for off-site consumption, in conjunction with an existing supermarket in the C4-1VL Zone.

Upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for inclusion in the case file.
7. **Authorization.** Approved herein is the sale and dispensing of beer and wine only for off-site consumption in conjunction with the continued operation of an existing approximately 17,095 square-foot supermarket, upon the following:
 - a. No on-site consumption of alcoholic beverages is authorized in conjunction with indoor seating.
 - b. The hours of operation are limited to 8:00 a.m. to 9:00 p.m., daily.
 - c. After hour use shall be prohibited, except routine clean-up. This includes, but is not limited to, private or promotional events, special events, excluding any activities which are issued film permits by the City.

8. **Complaint Log.** Prior to the utilization of this grant, a telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:

- a. Entry, visible to pedestrians
- b. Customer service desk or front desk

Complaints shall be responded to within 24-hours. The applicant shall keep and maintain a log of all calls and emails, detailing: (1) date and time complaint received; (2) nature of complaint, and (3) the date, time, and manner in which the complaint was resolved.

9. **STAR/LEAD Training.** Within the first six months of utilizing the privileges granted herein, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or the California Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter to the Department of City Planning referencing Case No. ZA-2023-3812-CUB and identifying which employees completed the training. STAR or LEAD training shall be conducted for all new hires within three months of their employment and all employees every 24 months thereafter.
10. An electronic age verification device shall be purchased and retained on the premises available to determine the age of any individual and shall be installed at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.
11. Upon receipt of any violations issued by any City department or other public jurisdictions relating to such operation's alcohol service, the applicant shall submit a copy of the violation, within five business days, to the Development Services Center, Department of City Planning, for inclusion in the administrative case file.
12. Any music, sound or noise which is under control of the applicant shall not violate Sections 112.01, 115.02 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance). At any time, a City representative may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulation, the owner/operator will be notified and will be required to modify or eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.
13. A camera surveillance system shall be installed, in consultation with the Los Angeles Police Department, and operating at all times to monitor the interior,

entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department. All data shall be made available to law enforcement upon request.

14. No variance from parking requirements have been granted herein. Parking shall be subject to the determination of the Department of Building and Safety.
15. Adequate lighting shall be installed and maintained in all areas within the business in conformance with the LAMC. The lighting shall be such that it renders all objects and persons clearly visible.
16. The exterior windows and glass doors of the supermarket shall be maintained substantially free of signs and other materials from the ground to at least 6 feet in height so as to permit surveillance into the restaurant by Police and private security.
17. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.
18. Only the front door(s) or entryway shall be used for patron access. All other doors shall be equipped on the inside with an automatic locking device and shall be kept closed at all times other than to permit temporary access for delivery of supplies and trash removal. These doors shall not consist solely of a screen or ventilated security door, but shall be solid.
19. The applicant shall be responsible for maintaining the premises and adjoining sidewalk free of debris or litter.
20. Loitering is prohibited on or around these premises or the area under the control of the applicant. Signs shall be prominently posted in English and the predominant language of the facility's clientele, if different, stating that California State law prohibits sale of alcoholic beverages to persons who are under 21 years of age. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility in the same language(s).
21. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
22. The applicant(s) shall comply with Section 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.
23. The applicant/business operator/manager shall be responsible for monitoring both patron and employee conduct on the premises and within the parking

areas under his/her control to assure such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.

24. Conditions of this grant shall be retained at all times on the premises and shall be made immediately available upon request by the LAPD, ABC, Building and Safety, or City Planning. The manager and all employees shall be knowledgeable of the conditions herein.
25. The applicant/business operator/manager of the premise permitted by this action shall maintain on the premise, and present upon request to any law enforcement officer, a copy of the business permit and insurance information.
26. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements, the conditions imposed by the Department of Alcoholic Beverage Control (ABC), and the conditional use herein. Every effort shall be undertaken in managing the subject premises and the facility to discourage illegal and criminal activities and any exterior area, including accessory parking areas, over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.
27. The applicant/business operator/manager shall be responsible for mitigating the potential negative impacts of its operation on surrounding uses, especially, noise derived from patrons entering and exiting.
28. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Additionally, a copy shall be provided to all employees who shall sign an acknowledgment form stating that they have read and understood all the ABC conditions as well as all the conditions of this grant. Said form shall be maintained at the location by the owner and/or manager who shall present it to Police personnel, ABC investigators or any other City agency upon request.
29. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per LAMC Section 15.3.5.A. of Chapter 1A – Monitoring of Class 2 Conditional Use Permits, Inspection and Field Compliance Review of Operations, and Section 15.3.2 of Chapter 1A – Miscellaneous Clearance Zoning Administrator, shall be paid to the City.
 - a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.

- b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
30. Should there be a change in the ownership and/or the operator of the business, the property owner and/or the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Development Services Center, Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Development Services Center, Department of City Planning, within 30 days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing the floor plan of the new operation.
31. Should there be a change in the ownership and/or the operator of the business, the Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval. The application, in association with the appropriate fees, shall be submitted to the Development Services Center, Department of City Planning, within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct a public hearing, that may also be conducted for nuisance abatement/revocation purposes.
32. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (upon their own initiative, or upon written request by LAPD or Department of ABC) reserves the right to call for a public hearing, the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall file for a plan approval application together with associated fees, prepare a radius map, and cause notification to be mailed to all owners and occupants

of properties within a 500-foot radius of the property, the Council Office, the Los Angeles Police Department's corresponding division, and the local Neighborhood Council. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

33. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 13A.2.7.G. of Chapter 1A of the Los Angeles Municipal Code provides:

“A Quasi-judicial action or any conditional approval granted by the Director, pursuant to the authority of this Chapter or Chapter I. (General Provisions and Zoning) of this Code shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its conditions. The violation of any condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission, or City Council in connection with the granting of any action taken pursuant to the authority of this Chapter or Chapter I. (General Provisions and Zoning), shall constitute a violation of this Chapter or Chapter I. (General Provisions and Zoning) and shall be subject to the same penalties as any other violation of this Code.”

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

NOTICE

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

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on June 25, 2025, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use approval under the provisions of Section 12.24 W.1 and Section 13B.2.2. of Chapter 1A have been established by the following facts:

BACKGROUND

The subject site is located on a level, irregular shaped, through, approximately 7.9-acre (344,784 square foot) lot with frontages on the south side of Donmetz Street, the north side of San Fernando Mission Boulevard, and the east side of Balboa Boulevard.

The property is developed with the Balboa Mission Square shopping center, which consists of two large multi-tenant commercial buildings along the northern and eastern sides of the property, a freestanding commercial building fronting on Balboa Boulevard, and a large central shared parking lot. There are more than 20 tenant spaces in the shopping center including restaurants, retail, a veterinary clinic, a bank, and other service-related uses, along with the subject supermarket, Island Pacific Seafood Market. There are approximately 414 surface automobile parking spaces for the shopping center accessible via five driveways: three on San Fernando Mission

Boulevard and two on Balboa Boulevard. There is no vehicle or pedestrian access to/from Donmetz Street.

The property is located within the Granada Hill – Knollwood Community Plan area, and the associated General Plan Land Use designates the property for Community Commercial land uses with corresponding zones of C2, C4, R3, and RAS3, and a maximum height of three stories. The property is zoned C4-1VL. The property is further located within the Sector A Subarea of the Granada Hills Specific Plan (ZI-1586), is subject to a 470' Height Limit Above Elevation 790 for an Airport Hazard area, an Urban Agriculture Incentive Zone, a High Wind Velocity Area, Special Grading Area (BOE Basic Grid Map A-13372), and is approximately 1.78 kilometers from the Northridge fault.

The applicant is requesting a conditional use approval to allow the sale of beer and wine for off-site consumption in conjunction with an existing 17,095 square-foot supermarket ("Island Pacific Seafood Market"), with hours of operation from 8:00 a.m. to 9:00 p.m., daily. No additional square footage or change in operating hours are being proposed.

According to information submitted by the applicant:

Island Pacific is a Filipino Supermarket Serving the Filipino community but also aspiring to promote Filipino food to the rest of the world. We are a cohesive team of associates committed to be the number one Filipino Food Market in the United States in terms of market share, profitability, customer service, and associate's satisfaction. Island Pacific Supermarket, also known as Island Pacific Seafood Market, is a Filipino-American supermarket chain that operates 17 stores in California and Nevada. Headquartered in Walnut, California, the chain sells fresh seafood, meat, and produce, specializing in Filipino cuisine, though it also sells American staple foods.

We accomplish this by offering the finest and top of the line products in our stores because that's what Filipino cooking is all about – you just never compromise with ingredients. We believe a country's food is a fair reflection of its culture and we at Island Pacific will continuously showcase the colorful and rich Filipino tradition to the world through native foods culled from the different regions of the Philippines. We are very proud of our roots, our steadfast efforts to make it known, and we will continue to strive to be the best at what we do.

We believe that our first and primary responsibility is to our customers. We must treat all of our customers with courtesy and respect. Men, women, and children of all ages consume the food products we sell. We must ensure that the food we serve is of the highest quality and is safe to consume. Protecting the health and safety of our customers must always take precedence over our profit objectives.

The introduction of the new market has significantly enriched the shopping options available in the Granada Hills - Knollwood Community Plan area,

thanks to its convenient location within an existing Balboa Mission Square shopping center. The sale of alcoholic beverages will serve as a supplementary offering alongside the sale of ethnic groceries and produce. By introducing this new and specialized market, the diversity of shopping opportunities are enhanced, thereby strengthening the overall commercial shopping center.

Island Pacific Seafood Market aims to cater to the specific cultural and culinary needs of the Filipino and Asian American population in the area, providing them with culturally relevant food items and products. Situated within a fully developed, single-story shopping center that faces Balboa and San Fernando Mission Boulevards, the site already houses a bank, various retailers, and a fitness center. It falls within Commercial Sector of the Granada Hills Specific Plan.

By allowing the sale of alcohol for off-site consumption in conjunction with the operation of a specialty market, the proposed plan seeks to support the market's clientele by providing them with a comprehensive service and unique products. It's worth noting that the residential properties surrounding the site are adequately separated from the tenant space by parking areas, driveways, streets, and walls. Therefore, the sale of alcohol for off-site consumption will not have any adverse impact on the public health, safety, and welfare of the surrounding area.

The location and the request will continue to serve a commercial and residential population and allow for convenient access. As such, the location can be deemed to be desirable to the public convenience and welfare and is proper in relation to the surrounding uses. The request does not represent the introduction of a new use to the area. The location is within an area which is developed with a range of commercial uses which also include retail locations. The proposal remains in keeping with the nature of the development in the area.

The subject property is situated within a well-established shopping center in the intersection of Balboa Blvd. and San Fernando Mission Blvd. that boasts adequate lighting and has proven to be harmonious with the surrounding neighborhood, having been developed several decades ago. It falls within the C4-1VL zoning designation and is located within the Granada Hills - Knollwood Community Plan. The shopping center accommodates various other retail establishments.

Island Pacific Seafood Market seeks a conditional use permit to allow the sale of beer and wine beverages for off-site consumption, in conjunction with the market's operation, during the hours of 8 a.m. to 9 p.m. on a daily basis. It's important to note that the store's operating hours do not extend into late-night hours, ensuring minimal disruption to the neighborhood. The market will be meticulously maintained and operated, with ample lighting and well-trained

staff, thereby enhancing the aesthetics, convenience, livability, and security of the neighborhood.

The surrounding properties exhibit a diverse range of developments. Towards the north of Balboa Mission Square, the landscape consists of single-family homes. On the western side of the subject property, there is yet another retail shopping center, while on the southern side, you'll find another retail shopping center. Moving towards the eastern direction, the properties are occupied by multi-family homes, adding to the variety of land uses in the vicinity. The adjacent residential properties are buffered from the site by an existing access driveway and parking lot. Residents would not have direct contact with the operations of the subject site.

Through the implementation of internal policies, procedures, and appropriate conditions set by the Zoning Administrator, the operation will prioritize the avoidance of any adverse impact on public health, welfare, and safety. The delivery hours will be strictly controlled to minimize noise disturbances for adjacent residential properties, adhering to more restrictive regulations than what is permitted by code. With operating hours limited to 8 a.m. to 9 p.m., there will be no generation of late-night nuisances or excessive noise.

The employees at Island Pacific Seafood Market involved in alcohol sales will undergo STAR training, ensuring responsible practices. Additionally, the installation of security cameras will contribute to maintaining the project's integrity without adversely affecting or degrading neighboring properties.

It is important to note that the property is appropriately zoned for commercial activities, and it is quite common for grocery stores of this size and nature to offer a comprehensive selection of alcoholic beverages. By adhering to the oversight provided by the California Department of Alcoholic Beverage Control and implementing suitable conditions, internal policies, and procedures, the project will seamlessly align with the existing character of the immediate neighborhood. Nearby residential uses are buffered from the market by the location of an employee parking lot and access driveway for deliveries. The public entrance to the market faces the large commercial parking lot to the west of the store and is separated from the residences by the building bulk, the single loaded parking lot and the access driveway. This will block any commercial use noise from reaching these homes.

Island Pacific Seafood market will take significant security measures, including the installation of a comprehensive surveillance camera system and the use of electronic ID card readers. Additionally, employees will undergo training through the Los Angeles Police Department's STAR (Standardized Training for Alcohol Retailers) Program. Both the Conditions of Approval and the regulations set forth by the State Alcoholic Beverage Control agency are meticulously designed to safeguard the public health, welfare, and safety of the community.

The applicant fulfills a vital role in providing a diverse range of everyday necessities to cater to the needs of local Filipino and Asian American residents, as well as the broader public, workers, and visitors. The introduction of alcoholic beverage sales will not alter the fundamental character of the proposed retail establishment as a Filipino grocery store. The sale of alcoholic beverages will be a minor and incidental aspect within the overall operations of a comprehensive grocery store, ensuring that it will not have any adverse impact on the surrounding community.

According to the submitted floor plan (received on June 26, 2025), the 17,095 square-foot supermarket proposes two alcohol display areas, totaling 13 square feet, near and along the southern wall, and an 8 square-foot alcohol storage area at the rear of the store, in an area that is inaccessible to the general public. The plans also illustrate an indoor eating area, containing 24 seats. Additional notations on the plans state that “indoor seats for bakery – 22 (alcohol will not be served in this area)”.

Surrounding properties

The north adjoining properties, fronting on Balboa Boulevard, McLennan Avenue, and across Donmetz Street, are all zoned RS-1 and developed with single-family dwellings. The east adjoining properties are zoned RD2-1 and developed with a complex of two-story multi-family townhome condominiums. The south adjoining properties, across San Fernando Mission Boulevard, are zoned C2-1L and P-1L and developed with a large multi-building, multi-tenant mini-shopping center. The southwest adjoining property, fronting on the corner of Balboa and San Fernando Mission Boulevards, is zoned C2-1VL and developed with a gasoline station and convenience store. The west adjoining property, across Balboa Boulevard, is zoned (T)(Q)C2-1VL / C4-1VL and (T)(Q)C2-1VL / P-1VL and developed with a two-story big box retailer and associated parking.

Streets

Balboa Boulevard, adjoining the property on the west, is designated as a Boulevard II, dedicated to a width of 100 feet and improved with asphalt roadway, concrete gutter, curb, sidewalk, landscaping, street trees, and streetlights.

San Fernando Mission Boulevard, adjoining the property on the south, is designated as a Avenue I, dedicated to a variable width of between 86 feet on the east to 91 feet on the west, and improved with an asphalt roadway, concrete gutter, curb, sidewalk street tree, streetlights, and utility poles.

Donmetz Street, adjoining the property on the north, is designated as a Local Street, dedicated to a width of 54 feet, and improved with asphalt roadway, concrete gutter, curb, sidewalk, parkway, and street trees.

Previous Cases, Affidavits, and Orders

City Planning staff, utilizing the Department’s Zoning Information and Map Access System (ZIMAS) and the Planning Case Tracking System (PCTS), reviewed current

and prior actions associated with the subject property and those within a 600-foot radius of the subject property and found the following:

Subject Property:

Case No. ZA-2021-4646-CUB – On May 31, 2022, the Zoning Administrator approved a conditional use to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a new 6,121 square foot grocery store (International Grocery, Produce Market), with hours of operation from 6 a.m. to 11 p.m., on property located within the C4-1VL Zone, at 11118 Balboa Boulevard.

Case No. ZA-2019-6081-ZV – On June 17, 2020, the Zoning Administrator approved a variance to allow a change of use from a banquet hall and retail to a 23,685 square foot 24-hour gym in an existing mini-shopping center, on property located within the C4-1VL Zone, at 11108-11116 North Balboa Boulevard.

Case No. CPC-2006-5568-CPU – On June 27, 2016, Ordinance No. 184,296-SAA became effective, resulting in an amendment to the Granada Hills Specific Plan.

Case No. CPC-2006-5568-CPU – On December 14, 2015, Ordinance No. 183,955-SA982 became effective, resulting in a change of zone from C4-1VL and P-1VL to C4-1VL.

Case No. CPC 85-0564-SP – On May 10, 2000, Ordinance No. 1732,65-SAA was passed by City Council, amending the Granada Hills Specific Plan

Case No. ZA 95-0263(CUZ)(ZV) – On August 4, 1995, the Zoning Administrator approved conditional use to allow an automobile service, tire and tub repair, and battery servicing, and automobile lubrication use in the C4 Zone; and a variance to allow the proposed commercial retail uses to encroachment 7 feet into P-zone, to facilitate the commercial loading docks for an automobile repair and retail shop; all on property located within the C4-1VL and P-1VL Zones, at 11130 Balboa Boulevard.

Case No. ZA 94-0709(CUZ)(ZV) – On March 8, 1995, the Zoning Administrator approved a conditional use to allow the construction, use, and maintenance of an unmanned wireless telecommunications facility in the C4 Zone; and a variance to allow the construction, use and maintenance of an unmanned wireless telecommunications facility in the P Zone, on property located within the C4-1VL and P-1VL Zones, at 11122 Balboa Boulevard.

Case No. CPC 85-0564-SP – On January 21, 1992, City Council passed Ordinance No. 167,555-SAA, establishing the Granada Hills Specific Plan.

CASE NO. ZA-2023-3812-CUB

Case No. CPC 86-0785-GPC – On July 3, 1988, Ordinance No. 163,637-SA1380 became effective, resulting in a change of Height District from No. 1 to No. 1-VL.

Case No. ZA 20123 – On May 5, 1970, the Zoning Administrator approved a variance to allow the use and maintenance of a 16-foot by 20-foot loading dock and 16-foot by 60-foot loading space in the P Zoned portion of the property, in conjunction with an under construction commercial store located within the C4-1 Zone portion of the property, at 11130 Balboa Boulevard.

Case No. CPC 20217 – On July 21, 1967, Ordinance No. 134,655 became effective, amending Ordinance No. 106,262, and repealed a portion of a previously established building setback line along Balboa Boulevard.

Case No. CPC 20216 – On July 21, 1967, Ordinance No. 134,654 became effective, repealing a previously establishment building setback line along the San Fernando Mission Boulevard property frontage.

Case No. CPC 20215 – On July 21, 1967, Ordinance No. 134,653 became effective, resulting in a change of zone from A2-1 to (T)C4-1 and (T)P-1.

Ordinance No. 129,279 – On January 12, 1965, City Council passed this ordinance, amending the definition of “hillside area” by adopting a revised map.

Surrounding Properties:

Case No. ZA 2007-2880(CUB) – On October 18, 2007, the Zoning Administrator approved a conditional use to allow the sale and dispensing of beer and wine in conjunction with a 1,675 square-foot restaurant seating 38 patrons, with hours of operation from 7 a.m. to 9 p.m. daily, on property located within the C2-1L and P-1L Zones, at 16970 San Fernando Mission Boulevard.

Case No. ZA-2003-1523-CUB – On May 2, 2003, the Zoning Administrator approved a conditional use to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing 5,191 square-foot restaurant seating 144 patrons, with hours of operation from 11:00 a.m. to 10:00 p.m. daily, on property located within the C2-1L and P-1L Zones, at 16906 San Fernando Mission Boulevard.

Case No. ZA 97-0022(PAB) – On April 25, 1997, the Zoning Administrator approved plans for deemed-to-be-approved conditional use status for the sale and dispensing of beer and wine for on-site consumption, in conjunction with a 52-seat restaurant, with hours of operation from 11 a.m. to 10 p.m., for a limited term of ten years, on property located within the C2-1L and P-1L Zones, at 16906 San Fernando Mission Boulevard.

Case No. ZA 93-0847(CUB) – On December 3, 1993, the Zoning Administrator approved a conditional use to allow the sale of beer and wine for off-site

consumption in conjunction with a 300 square-foot mini-market, for a limited term expiring on January 1, 2000, on property located within the C2-1L Zone, at 11062 Balboa Boulevard.

Case No. ZA 88-0198(CUB) – On June 28, 1988, the Zoning Administrator approved a conditional use to allow the sale and dispensing of beer and wine for off-site consumption in conjunction with an existing 130 square-foot gasoline station mini-mart, on property located within the C2-1 Zone, at 11105 Balboa Boulevard.

Correspondence

Granada Hills South Neighborhood Council – At a meeting held on March 7, 2024, the Neighborhood Council voted unanimously to not oppose the project and request.

PUBLIC HEARING

A Notice of Public Hearing was sent to abutting property owners and/or occupants residing near the subject site for which an application was filed with the Department of City Planning. All interested persons were invited to attend the public hearing where they could listen, ask questions or present testimony regarding the project. Interested parties were also invited to submit written comments regarding the request prior to the public hearing. A public hearing was held before the Zoning Administrator on June 25, 2025 at 10:30 a.m. Due to concerns over COVID-19, the hearing was conducted entirely telephonically. Three individuals participated in the meeting. The purpose of the hearing was to obtain public testimony from affected and/or interested persons regarding the application.

Liliger Damaso, representative for the applicant, summarized the project and request as follows:

- We are requesting a Type 20 ABC license, beer and wine for off-site consumption.
- The supermarket has been open since 2022.
- Current and proposed hours of operation are from 8 a.m. to 9 p.m. daily.
- The market primarily offers Filipino foods.
- We are committed to full compliance with any imposed conditions.
- The applicant owns and operates 17 other locations with beer and wine sales.
- There is an on-site eating area – no alcohol is proposed for consumption there.
- We have met with the local Neighborhood Council.
- We have met with the local City Council Office – they did not offer any comments to us.
- We have reached out to the Police Department, but we have not heard back.
- In response to a question posed by the Zoning Administrator, the applicant's representative agreed to revise the floor plan with additional notations about where alcoholic beverages would be sold within the floor plan.

The hearing was then opened to receive testimony from the general public.

Joseph Martin

- I live in the area.
- I do not oppose the project or request.
- I have noticed that rubbish is dumped over the wall onto Donmetz Street.
- The shopping center has not been a good neighbor – the sidewalk parkway is not maintained and accumulates trash.
- Why should the neighbors suffer if there are adverse impacts?

James May

- I own Country Club Liquor, across the street.
- My store has been here 40+ years.
- The area is saturated with liquor sales.
- Competition has increased.
- I oppose the project request.

Following this testimony, the applicant's representative was given an opportunity to respond to the comments given:

Liliger Damaso

- The market offers a different selection of beer and wine beverages, and would not directly compete with other establishments.
- The applicant operates other sites with a beer and wine license; there have been no problems.

At the conclusion of the hearing, the Zoning Administrator stated that he had reviewed the administrative record and was inclined to approve the request, but would keep the record open until the close of the business day on June 30, 2025, in order to receive additional written testimony or comment, including a revised floor plan.

CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The

Conditions identified below are based on testimony and/or other evidence established in the administrative record and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

The following conditions are submitted for consideration:

- Beer and wine in containers of less than 750 mL shall only be sold in manufacturer pre-packaged quantities of four or more.
- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
- No sale of alcohol shall be permitted at any self-service, automated check-out station (checkout conducted primarily by the customer, with assistance by a store monitor) if such are available on the site. All sales of alcohol shall be conducted at a full-service checkout station directly attended by a cashier/checkout clerk specifically assigned solely to that station.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a Conditional Use Permit from the Zoning Administrator are located within Section 12.24 of the Los Angeles Municipal Code. In order for the sale of alcoholic beverages for off-site consumption to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

FINDINGS

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

1. **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 subject site is located on a level, irregular shaped, through, approximately 7.9-acre (344,784 square foot) lot with frontages on the south side of Donmetz Street, the north side of San Fernando Mission Boulevard, and the east side of Balboa Boulevard.

The property is developed with the Balboa Mission Square shopping center, which consists of two large multi-tenant commercial buildings along the northern and eastern sides of the property, a freestanding commercial building fronting on Balboa Boulevard, and a large central shared parking lot. There are more than 20 tenant spaces in the shopping center including restaurants, retail, a veterinary clinic, a bank, and other service-related uses, along with

the subject supermarket, Island Pacific Seafood Market. There are approximately 414 surface automobile parking spaces for the shopping center accessible via five driveways: three on San Fernando Mission Boulevard and two on Balboa Boulevard. There is no vehicle or pedestrian access to/from Donmetz Street.

The north adjoining properties, fronting on Balboa Boulevard, McLennan Avenue, and across Donmetz Street, are all zoned RS-1 and developed with single-family dwellings. The east adjoining properties are zoned RD2-1 and developed with a complex of two-story multi-family townhome condominiums. The south adjoining properties, across San Fernando Mission Boulevard, are zoned C2-1L and P-1L and developed with a large multi-building, multi-tenant mini-shopping center. The southwest adjoining property, fronting on the corner of Balboa and San Fernando Mission Boulevards, is zoned C2-1VL and developed with a gasoline station and convenience store. The west adjoining property, across Balboa Boulevard, is zoned (T)(Q)C2-1VL / C4-1VL and (T)(Q)C2-1VL / P-1VL and developed with a two-story big box retailer and associated parking.

The applicant is requesting a conditional use approval to allow the sale of beer and wine for off-site consumption in conjunction with an existing 17,095 square-foot supermarket ("Island Pacific Seafood Market"), with hours of operation from 8:00 a.m. to 9:00 p.m., daily. No additional square footage or change in operating hours are being proposed.

According to information submitted by the applicant:

Island Pacific is a Filipino Supermarket Serving the Filipino community but also aspiring to promote Filipino food to the rest of the world. We are a cohesive team of associates committed to be the number one Filipino Food Market in the United States in terms of market share, profitability, customer service, and associate's satisfaction. Island Pacific Supermarket, also known as Island Pacific Seafood Market, is a Filipino-American supermarket chain that operates 17 stores in California and Nevada. Headquartered in Walnut, California, the chain sells fresh seafood, meat, and produce, specializing in Filipino cuisine, though it also sells American staple foods.

We accomplish this by offering the finest and top of the line products in our stores because that's what Filipino cooking is all about – you just never compromise with ingredients. We believe a country's food is a fair reflection of its culture and we at Island Pacific will continuously showcase the colorful and rich Filipino tradition to the world through native foods culled from the different regions of the Philippines. We are very proud of our roots, our steadfast efforts to make it known, and we will continue to strive to be the best at what we do.

We believe that our first and primary responsibility is to our customers. We must treat all of our customers with courtesy and respect. Men, women, and children of all ages consume the food products we sell. We must ensure that the food we serve is of the highest quality and is safe to consume. Protecting the health and safety of our customers must always take precedence over our profit objectives.

The introduction of the new market has significantly enriched the shopping options available in the Granada Hills - Knollwood Community Plan area, thanks to its convenient location within an existing Balboa Mission Square shopping center. The sale of alcoholic beverages will serve as a supplementary offering alongside the sale of ethnic groceries and produce. By introducing this new and specialized market, the diversity of shopping opportunities are enhanced, thereby strengthening the overall commercial shopping center.

Island Pacific Seafood Market aims to cater to the specific cultural and culinary needs of the Filipino and Asian American population in the area, providing them with culturally relevant food items and products. Situated within a fully developed, single-story shopping center that faces Balboa and San Fernando Mission Boulevards, the site already houses a bank, various retailers, and a fitness center. It falls within Commercial Sector of the Granada Hills Specific Plan.

By allowing the sale of alcohol for off-site consumption in conjunction with the operation of a specialty market, the proposed plan seeks to support the market's clientele by providing them with a comprehensive service and unique products. It's worth noting that the residential properties surrounding the site are adequately separated from the tenant space by parking areas, driveways, streets, and walls. Therefore, the sale of alcohol for off-site consumption will not have any adverse impact on the public health, safety, and welfare of the surrounding area.

The location and the request will continue to serve a commercial and residential population and allow for convenient access. As such, the location can be deemed to be desirable to the public convenience and welfare and is proper in relation to the surrounding uses. The request does not represent the introduction of a new use to the area. The location is within an area which is developed with a range of commercial uses which also include retail locations. The proposal remains in keeping with the nature of the development in the area.

The supermarket contributes to the economic welfare of the community and adds economic vigor by drawing more customers to the area. A variety of commercial uses, including supermarkets, are an intrinsic part of the diversity of commercial uses necessary for the conservation, development, and success of a vibrant commercial area. The development in the area already

caters to a variety of needs and serves a mixture of residential and commercial uses. The supermarket, offering beer and wine for off-site consumption, is a contributing part of that mix. The incidental sale of beer and wine at this supermarket will allow it to remain competitive with other similar establishments in the area. The supermarket can continue to be a viable grocery shopping option for residents and employees of the immediate area as well as visitors looking for specialty items.

In conjunction with the imposition of several conditions addressing operational and alcohol-related issues, the authorization will ensure that the service of alcohol is not disruptive to the community. Compliance with the conditions of operation will minimize the potential for disruptive impacts on the surrounding community. Through the approval of these requests, the supermarket will continue to serve its patrons as well as contribute to the collection of tax revenue, increased employment opportunities, and the cultural character of the community. Therefore, as conditioned, the project will provide a service that is beneficial to the community, city or region.

2. **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 subject site is located on a level, irregular shaped, through, approximately 7.9-acre (344,784 square foot) lot with frontages on the south side of Donmetz Street, the north side of San Fernando Mission Boulevard, and the east side of Balboa Boulevard.

The property is developed with the Balboa Mission Square shopping center, which consists of two large multi-tenant commercial buildings along the northern and eastern sides of the property, a freestanding commercial building fronting on Balboa Boulevard, and a large central shared parking lot. There are more than 20 tenant spaces in the shopping center including restaurants, retail, a veterinary clinic, a bank, and other service-related uses, along with the subject supermarket, Island Pacific Seafood Market. There are approximately 414 surface automobile parking spaces for the shopping center accessible via five driveways: three on San Fernando Mission Boulevard and two on Balboa Boulevard. There is no vehicle or pedestrian access to/from Donmetz Street.

The north adjoining properties, fronting on Balboa Boulevard, McLennan Avenue, and across Donmetz Street, are all zoned RS-1 and developed with single-family dwellings. The east adjoining properties are zoned RD2-1 and developed with a complex of two-story multi-family townhome condominiums. The south adjoining properties, across San Fernando Mission Boulevard, are zoned C2-1L and P-1L and developed with a large multi-building, multi-tenant mini-shopping center. The southwest adjoining property, fronting on the corner of Balboa and San Fernando Mission Boulevards, is zoned C2-1VL and

developed with a gasoline station and convenience store. The west adjoining property, across Balboa Boulevard, is zoned (T)(Q)C2-1VL / C4-1VL and (T)(Q)C2-1VL / P-1VL and developed with a two-story big box retailer and associated parking.

The applicant is requesting a conditional use approval to allow the sale of beer and wine for off-site consumption in conjunction with an existing 17,095 square-foot supermarket ("Island Pacific Seafood Market"), with hours of operation from 8:00 a.m. to 9:00 p.m., daily. No additional square footage or change in operating hours are being proposed.

According to information submitted by the applicant:

The subject property is situated within a well-established shopping center in the intersection of Balboa Blvd. and San Fernando Mission Blvd. that boasts adequate lighting and has proven to be harmonious with the surrounding neighborhood, having been developed several decades ago. It falls within the C4-1VL zoning designation and is located within the Granada Hills - Knollwood Community Plan. The shopping center accommodates various other retail establishments.

Island Pacific Seafood Market seeks a conditional use permit to allow the sale of beer and wine beverages for off-site consumption, in conjunction with the market's operation, during the hours of 8 a.m. to 9 p.m. on a daily basis. It's important to note that the store's operating hours do not extend into late-night hours, ensuring minimal disruption to the neighborhood. The market will be meticulously maintained and operated, with ample lighting and well-trained staff, thereby enhancing the aesthetics, convenience, livability, and security of the neighborhood.

The surrounding properties exhibit a diverse range of developments. Towards the north of Balboa Mission Square, the landscape consists of single-family homes. On the western side of the subject property, there is yet another retail shopping center, while on the southern side, you'll find another retail shopping center. Moving towards the eastern direction, the properties are occupied by multi-family homes, adding to the variety of land uses in the vicinity. The adjacent residential properties are buffered from the site by an existing access driveway and parking lot. Residents would not have direct contact with the operations of the subject site.

Through the implementation of internal policies, procedures, and appropriate conditions set by the Zoning Administrator, the operation will prioritize the avoidance of any adverse impact on public health, welfare, and safety. The delivery hours will be strictly controlled to minimize noise disturbances for adjacent residential properties, adhering to more restrictive regulations than what is permitted by code.

With operating hours limited to 8 a.m. to 9 p.m., there will be no generation of late-night nuisances or excessive noise.

The employees at Island Pacific Seafood Market involved in alcohol sales will undergo STAR training, ensuring responsible practices. Additionally, the installation of security cameras will contribute to maintaining the project's integrity without adversely affecting or degrading neighboring properties.

It is important to note that the property is appropriately zoned for commercial activities, and it is quite common for grocery stores of this size and nature to offer a comprehensive selection of alcoholic beverages. By adhering to the oversight provided by the California Department of Alcoholic Beverage Control and implementing suitable conditions, internal policies, and procedures, the project will seamlessly align with the existing character of the immediate neighborhood. Nearby residential uses are buffered from the market by the location of an employee parking lot and access driveway for deliveries. The public entrance to the market faces the large commercial parking lot to the west of the store and is separated from the residences by the building bulk, the single loaded parking lot and the access driveway. This will block any commercial use noise from reaching these homes.

Island Pacific Seafood market will take significant security measures, including the installation of a comprehensive surveillance camera system and the use of electronic ID card readers. Additionally, employees will undergo training through the Los Angeles Police Department's STAR (Standardized Training for Alcohol Retailers) Program. Both the Conditions of Approval and the regulations set forth by the State Alcoholic Beverage Control agency are meticulously designed to safeguard the public health, welfare, and safety of the community.

The applicant fulfills a vital role in providing a diverse range of everyday necessities to cater to the needs of local Filipino and Asian American residents, as well as the broader public, workers, and visitors. The introduction of alcoholic beverage sales will not alter the fundamental character of the proposed retail establishment as a Filipino grocery store. The sale of alcoholic beverages will be a minor and incidental aspect within the overall operations of a comprehensive grocery store, ensuring that it will not have any adverse impact on the surrounding community.

According to the submitted floor plan (received on June 26, 2025), the 17,095 square-foot supermarket proposes two alcohol display areas, totaling 13 square feet, near and along the southern wall, and an 8 square-foot alcohol storage area at the rear of the store, in an area that is inaccessible to the general public. The plans also illustrate an indoor eating area, containing 24

seats. Additional notations on the plans state that “indoor seats for bakery – 22 (alcohol will not be served in this area)”.

The applicant maintains other locations and is familiar with the responsibilities the requested ABC license type. The supermarket’s emphasis is on food sales in general, with beer and wine representing an incidental part of the business, which is reasonable given the supermarket’s location in a commercially zoned area.

The grant authorized herein incorporates conditions that are intended to ensure that the proposed operation with the addition of alcohol sales will be compatible with other uses in the surrounding community. These conditions represent limitations on the type of activity that is allowed to be conducted on the site as well as explicit advisories about the responsibilities of the applicant. Further, conditions have been imposed to delineate steps to be taken if the operation of the supermarket is found to be noncompliant with these conditions. Conditions have also been recommended to the Department of Alcoholic Beverages Control for consideration as part of their license issuing process, which the applicant may also be subject to. Therefore, based on the facts herein and in conjunction with the imposition of operational conditions, 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.

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

The applicant is requesting a conditional use approval to allow the sale of beer and wine for off-site consumption in conjunction with an existing 17,095 square-foot supermarket (“Island Pacific Seafood Market”), with hours of operation from 8:00 a.m. to 9:00 p.m., daily. No additional square footage or change in operating hours are being proposed.

The General Plan is the City’s roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are implemented in the form of Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan.

The Land Use Element of the City’s General Plan divides the City into 35 Community Plans. The subject property is located within the Granada Hills – Knollwood Community Plan area. The associated General Plan Land Use Map designates the property for Community Commercial land uses, with

corresponding zones of C2, C4, R3, and RAS3, and a maximum height of three stories. The property is zoned C4-1VL. The property's zoning is thus consistent with the General Plan's land use designation for the site.

The Granada Hills – Knollwood Community Plan is silent with regards to the sale and dispensing of alcohol. In such cases, the Zoning Administrator must interpret the intent of the Plans. Specifically, the project addresses the following goals and policies of the Community Plan:

Goal LU12 Vibrant and economically thriving commercial areas that serve the community with a wide range of goods and services, support the local businesses and economy, and provide employment opportunities and revenue to the City.

Goal LU20 Healthy and attractive commercial centers that serve as centers of civic, cultural, and economic life for the adjoining neighborhoods and communities, and provide needed goods, services and jobs in a pedestrian-friendly environment.

Policy LU20.3 Variety of Commercial Uses. Develop a variety of commercial uses that address different community needs and market sectors.

The supermarket has successfully operated at this site for three years. Such use is permitted and desirable at this location. Beer and wine sales for off-site consumption is also allowed, pursuant to a conditional use authorization. Through granting of this conditional use grant, the City supports the local business and economy, which in turn provides employment opportunities and revenue to the City, in conformity with Goal LU12. The supermarket specializes in Filipino foods, and the proposed beer and wine sales will focus on not commonly available varieties of Filipino beer and wine. Approval of this conditional use furthers Policy LU20.3 to develop variety of commercial uses that address different community needs and market sectors.

The property is located within the Sector A Subarea of the Granada Hills Specific Plan. The Specific Plan does not contain policy direction that affects the project or request.

Other similar markets in the immediate area have already been established and operate successfully, including with alcoholic beverage sales. The supermarket is located within an existing commercial development, within a commercial node occupied by other, similar kinds of development and establishments. The supermarket offers a beneficial "one-stop" shopping experience in which nearby residents can purchase grocery items, medicine, beverages, and/or other necessary retail items. The availability of beer and wine for off-site consumption is a commonly expected part of the inventory offerings for a supermarket operation. Numerous conditions have been

adopted as a part of this determination to minimize the potential of this supermarket from becoming incompatible with its surroundings. Therefore, as conditioned, the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

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

The applicant is requesting a conditional use approval to allow the sale of beer and wine for off-site consumption in conjunction with an existing 17,095 square-foot supermarket ("Island Pacific Seafood Market"), with hours of operation from 8:00 a.m. to 9:00 p.m., daily. No additional square footage or change in operating hours are being proposed.

The north adjoining properties, fronting on Balboa Boulevard, McLennan Avenue, and across Donmetz Street, are all zoned RS-1 and developed with single-family dwellings. The east adjoining properties are zoned RD2-1 and developed with a complex of two-story multi-family townhome condominiums. The south adjoining properties, across San Fernando Mission Boulevard, are zoned C2-1L and P-1L and developed with a large multi-building, multi-tenant mini-shopping center. The southwest adjoining property, fronting on the corner of Balboa and San Fernando Mission Boulevards, is zoned C2-1VL and developed with a gasoline station and convenience store. The west adjoining property, across Balboa Boulevard, is zoned (T)(Q)C2-1VL / C4-1VL and (T)(Q)C2-1VL / P-1VL and developed with a two-story big box retailer and associated parking.

There is no direct vehicle or pedestrian access from the subject property to the residential properties to the north or the east.

The responsible sales of beer and wine from the supermarket will enhance the neighborhood by supporting an existing business that activates a commercial tenant space along Balboa Boulevard. The sale of alcohol provides a unique service that many guests will expect in a specialty market. The project will enhance the viability of the area and surrounding businesses by supporting an existing business. Supermarket uses, including alcohol sales, are an intrinsic part of the service amenities necessary for the success of a vibrant commercial areas.

In conjunction with the approval of the request to authorize the sale and consumption of beer and wine only within the restaurant, the Zoning Administrator has imposed numerous conditions of approval that the owner/operator/manager is required to comply with. These conditions represent limitations on the type of activity that is allowed to be conducted on the site as well as explicit advisories about the responsibilities of the applicant. Further, conditions have been imposed to delineate steps to be taken if the operation of the restaurant is found to be noncompliant with these conditions. Additional conditions have been recommended for consideration by the

Department of Alcoholic Beverage Control (ABC) in conjunction with their approval process. Conditions are intended to ensure that the continued use and operation of the restaurant is well integrated into the community as well as protect community members from potential adverse impacts associated with alcohol sales. Conditions imposed will require responsible operations and will maintain order and ensure cleanliness of the project site and its surroundings. Adherence to and compliance with these conditions of approval will minimize the potential for adverse impacts on the surrounding community, and as a result, granting the request will not adversely affect the welfare of the pertinent community.

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

The applicant is requesting a conditional use approval to allow the sale of beer and wine for off-site consumption in conjunction with an existing 17,095 square-foot supermarket ("Island Pacific Seafood Market"), with hours of operation from 8:00 a.m. to 9:00 p.m., daily. No additional square footage or change in operating hours are being proposed.

According to the California Department of Alcoholic Beverage Control (ABC) licensing criteria, there are four on-site and two off-site consumption licenses allocated to subject Census Tract 1112.01. Presently, there are no on-site and five active off-site license issued to this Census Tract.

According to information submitted by the applicant, the following locations maintain an ABC license within a 1,000-foot radius of the subject property:

- | | | |
|--------------------------------|--|---------|
| • Trader Joes 44 | 11114 Balboa Blvd, Granada Hills | Type 21 |
| • Mannys Mobil | 16955 San Fernando Mission Blvd | Type 20 |
| • Vons 2250 | 16830 San Fernando Mission Blvd | Type 21 |
| • A & W BBQ Seafood Restaurant | 16906 San Fernando Mission Blvd, Ste B | Type 41 |
| • H M Khosh Inc | 11062 Balboa Blvd | Type 20 |
| • Italia Bakery & Delicatessen | 11134 Balboa Blvd | Type 20 |
| • Country Club Liquor | 11067 Balboa Blvd | Type 21 |
| • 7-Eleven #43062 | 11105 Balboa Blvd | Type 20 |

According to statistics provided by the Los Angeles Police Department, which has jurisdiction over the subject property, within Crime Reporting District No. 1737, a total of 56 Crimes (31 Part I Crimes and 25 Part II Arrests) were reported in 2024, compared to the citywide average of 89 crimes and arrests and the High Crime Reporting District average of 106 crimes for 2024. In 2024, there were (0) Drug Abuse Violations, (0) Driving Under the Influence, (0) Liquor Laws, (1) Disorderly Conduct, and (3) All Other Violations related arrests. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The number of active off-site ABC licenses within the census tract where the subject site is located exceeds ABC guidelines. Concentration can be undue when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license does not negatively impact an area, but rather such license benefits the public welfare and convenience. The above statistics indicate that the crime rate in the reporting district where the subject site is located is lower than the citywide average. No evidence has been submitted to the record establishing any nexus between the subject site or use and the area's crime rate.

One comment was received from a community member concerning the concentration of off-sale liquor licenses in the area. The commentor stated that they are the owner/operator of an existing liquor store in the area, and that there were already too many competing businesses, and that approval of the request would further reduce his business. The applicant's representative countered that the beer and wine proposed for sale in conjunction with the supermarket would focus on uncommonly available Filipino products, and would not directly compete with the commentor's business.

The subject location is in a well-developed neighborhood commercial hub with a variety of restaurants, offices, shops, and medical services. Although the number of existing licenses exceeds the number allocated to the subject census tract, the higher number of alcohol-serving establishments is to be expected in an area which functions as the local community's commercial focal point, with a variety of commercial uses. Unlike conventional market and grocery stores, the focus of this specialty market lies in offering traditional Filipino food and groceries. The applicant will sell alcohol as an incidental addition to their inventory of groceries and consumer goods.

The surrounding properties include a mix of commercial, multifamily, and single-family residential uses with commercial uses concentrated near the intersection of Balboa Boulevard and San Fernando Mission Boulevard and residential uses located in the surrounding neighborhood. The northern and eastern residential properties are separated from the shopping center by an access driveway and a perimeter wall. There is no direct pedestrian or vehicular access to neighboring residential uses from the subject property. The shopping center and the subject supermarket are oriented towards the

main boulevards and away from the residential neighborhoods. No information has been submitted to the record regarding any history of criminal or nuisance activity in relation to the supermarket.

Nevertheless, to safeguard the welfare of the community and provide for a reasonable operation, conditions have been imposed as a part of this approval. Negative impacts commonly associated with the availability of alcohol such as criminal activity, public drunkenness, and loitering are minimized through compliance with public safety measures to mitigate nuisance and criminal activities, such as participation in a STAR/LEAD/RBS Training Program, age verification, security cameras, and staff monitoring, which have been incorporated into the grant by the Zoning Administrator to assure better oversight in conjunction with this approval. The ABC also has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents. The Zoning Administrator has also made recommendations related to the sale and distribution of alcohol for further consideration by the ABC as conditions on the alcohol license. These imposed conditions are a necessary and integral part of this action and requires diligent compliance on the part of the applicant for effectiveness. As conditioned, allowing the sale of alcoholic beverages for on-site consumption at the subject location will benefit the public welfare and convenience because a successful restaurant business supports the economic vitality of the area. Therefore, as conditioned, the granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved.

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

The applicant is requesting a conditional use approval to allow the sale of beer and wine for off-site consumption in conjunction with an existing 17,095 square-foot supermarket ("Island Pacific Seafood Market"), with hours of operation from 8:00 a.m. to 9:00 p.m., daily. No additional square footage or change in operating hours are being proposed.

The north adjoining properties, fronting on Balboa Boulevard, McLennan Avenue, and across Donmetz Street, are all zoned RS-1 and developed with single-family dwellings. The east adjoining properties are zoned RD2-1 and developed with a complex of two-story multi-family townhome condominiums. The south adjoining properties, across San Fernando Mission Boulevard, are zoned C2-1L and P-1L and developed with a large multi-building, multi-tenant mini-shopping center. The southwest adjoining property, fronting on the corner of Balboa and San Fernando Mission Boulevards, is zoned C2-1VL and

developed with a gasoline station and convenience store. The west adjoining property, across Balboa Boulevard, is zoned (T)(Q)C2-1VL / C4-1VL and (T)(Q)C2-1VL / P-1VL and developed with a two-story big box retailer and associated parking.

There is no direct vehicle or pedestrian access from the subject property to the residential properties to the north or the east.

According to information submitted by the applicant, in addition to surrounding residential uses, the following sensitive uses are located within a 1,000-foot radius of the subject property:

- Granada Hills Community Church 11263 Balboa Blvd
- Northridge Community School 11263 Balboa Blvd

No individuals representing the above-identified sensitive uses submitted written comments or provided testimony voicing opposition or concern regarding the project request.

The surrounding properties include a mix of commercial, multifamily, and single-family residential uses with commercial uses concentrated near the intersection of Balboa Boulevard and San Fernando Mission Boulevard and residential uses located in the surrounding neighborhood. The northern and eastern residential properties are separated from the shopping center by an access driveway and a perimeter wall. There is no direct pedestrian or vehicular access to neighboring residential uses from the subject property. The shopping center and the subject supermarket are oriented towards the main boulevards and away from the residential neighborhoods.

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. The grant has been well conditioned, which should protect the health, safety, and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. Numerous conditions, several of which have been recommended to ABC, have been incorporated into this grant to minimize the potential for adverse effects on the community. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. This project will continue to contribute to the neighborhood and will serve the neighboring residents and the local employees as well as visitors. Therefore, for the reasons given and as conditioned, the proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including full line of alcoholic beverages.

ADDITIONAL MANDATORY FINDING

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is not located in a Flood Zone.

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC
(213) 482-7077
201 North Figueroa Street
Los Angeles, CA 90012
planning.figcounter@lacity.org

Van Nuys DSC
(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401
planning.mbc2@lacity.org

South Los Angeles DSC

(In person appointments available on
Tuesdays and Thursdays 8am-4pm only)
8475 S. Vermont Avenue, 1st Floor
Los Angeles, CA 90044
planning.southla@lacity.org

West Los Angeles DSC

(CURRENTLY CLOSED)
(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025
planning.westla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

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

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's [BuildLA](https://buildla.lacity.org) portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to Online
Appeal Filing




QR Code to Forms for In-
Person Appeal Filing



QR Code to BuildLA
Appointment Portal for
Condition Clearance

Inquiries regarding this matter shall be directed to Olga Ayala, Planning Staff for the Department of City Planning at (818)374-5042.


JONATHAN A. HERSHEY, AICP
Associate Zoning Administrator

JAH: RO:OA:mc

cc: Councilmember John Lee
Twelfth District
Granada Hills South Neighborhood Council
Adjoining Property Owners



Distinctive
Contractors LLC
4700 S. BOULEVARD # 200
LAS VEGAS, NV 89103
TEL: 702-895-5575
LIC: 0202213

Sheet Name:
SITE PLAN WITH PATH OF TRAVEL

PROJECT NAME:
ISLAND PACIFIC GRANADA HILLS
TENANT IMPROVEMENT
11130 BALBOA BLVD. UNIT A
GRANADA HILLS, CA 91344

Sheet no.:
A0

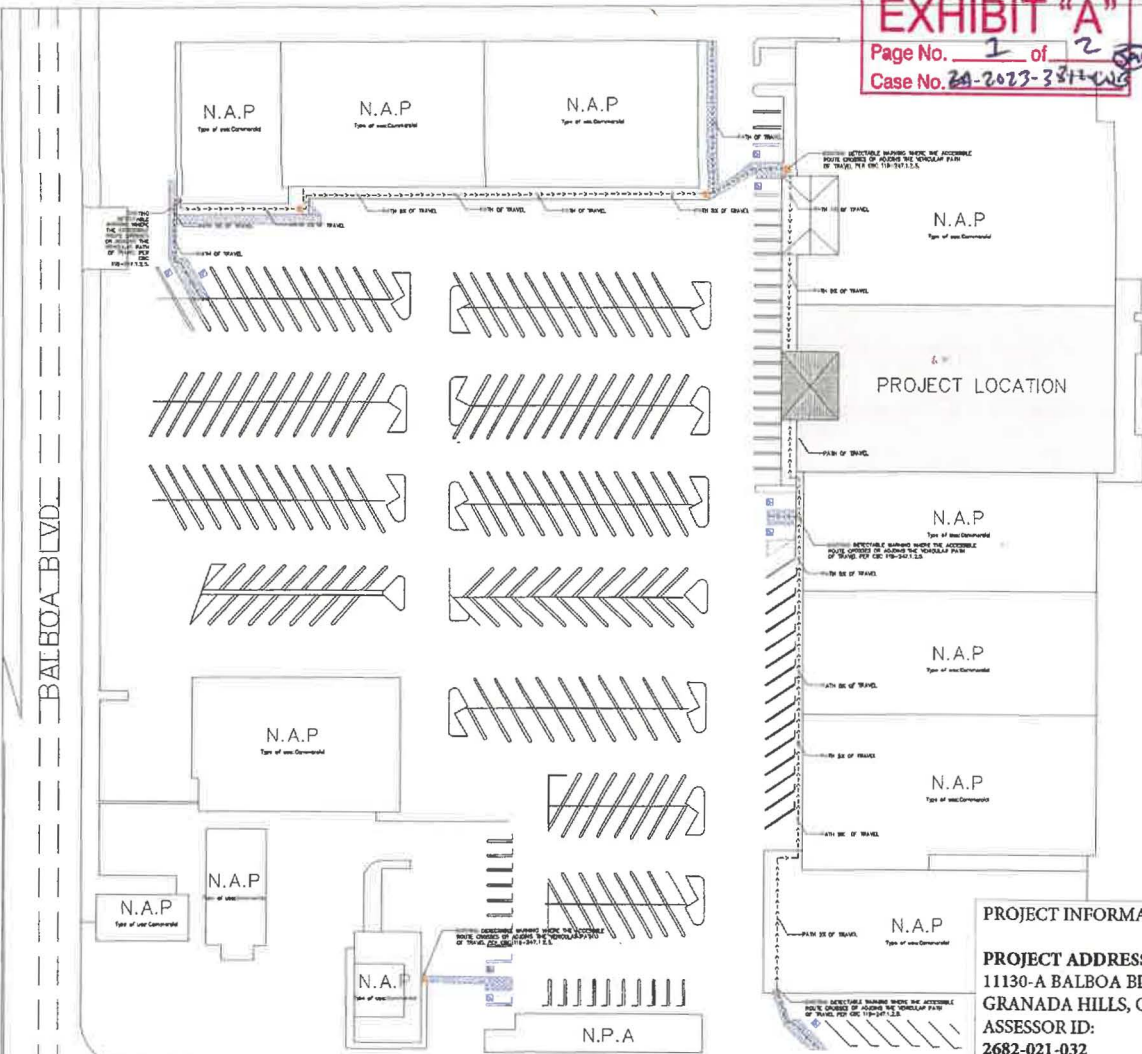
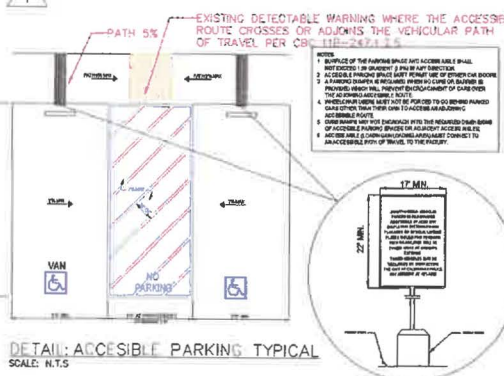
EXHIBIT "A"
Page No. 1 of 2
Case No. 24-2023-3314-WC

OFF BALBOA 12000' UP
Island Pacific Granada Hills (11130) (2022)

Address	Owner	Parcel	Current Use	Proposed Use	Area (sq. ft.)	Volume (cu. ft.)	Value
11130-A	Island Pacific	Parcel 1	Office	Office	1,200	1,200	\$1,200,000
11130-B	Island Pacific	Parcel 2	Office	Office	1,200	1,200	\$1,200,000
11130-C	Island Pacific	Parcel 3	Office	Office	1,200	1,200	\$1,200,000
11130-D	Island Pacific	Parcel 4	Office	Office	1,200	1,200	\$1,200,000
11130-E	Island Pacific	Parcel 5	Office	Office	1,200	1,200	\$1,200,000
11130-F	Island Pacific	Parcel 6	Office	Office	1,200	1,200	\$1,200,000
11130-G	Island Pacific	Parcel 7	Office	Office	1,200	1,200	\$1,200,000
11130-H	Island Pacific	Parcel 8	Office	Office	1,200	1,200	\$1,200,000
11130-I	Island Pacific	Parcel 9	Office	Office	1,200	1,200	\$1,200,000
11130-J	Island Pacific	Parcel 10	Office	Office	1,200	1,200	\$1,200,000
11130-K	Island Pacific	Parcel 11	Office	Office	1,200	1,200	\$1,200,000
11130-L	Island Pacific	Parcel 12	Office	Office	1,200	1,200	\$1,200,000
11130-M	Island Pacific	Parcel 13	Office	Office	1,200	1,200	\$1,200,000
11130-N	Island Pacific	Parcel 14	Office	Office	1,200	1,200	\$1,200,000
11130-O	Island Pacific	Parcel 15	Office	Office	1,200	1,200	\$1,200,000
11130-P	Island Pacific	Parcel 16	Office	Office	1,200	1,200	\$1,200,000
11130-Q	Island Pacific	Parcel 17	Office	Office	1,200	1,200	\$1,200,000
11130-R	Island Pacific	Parcel 18	Office	Office	1,200	1,200	\$1,200,000
11130-S	Island Pacific	Parcel 19	Office	Office	1,200	1,200	\$1,200,000
11130-T	Island Pacific	Parcel 20	Office	Office	1,200	1,200	\$1,200,000
11130-U	Island Pacific	Parcel 21	Office	Office	1,200	1,200	\$1,200,000
11130-V	Island Pacific	Parcel 22	Office	Office	1,200	1,200	\$1,200,000
11130-W	Island Pacific	Parcel 23	Office	Office	1,200	1,200	\$1,200,000
11130-X	Island Pacific	Parcel 24	Office	Office	1,200	1,200	\$1,200,000
11130-Y	Island Pacific	Parcel 25	Office	Office	1,200	1,200	\$1,200,000
11130-Z	Island Pacific	Parcel 26	Office	Office	1,200	1,200	\$1,200,000
11130-AA	Island Pacific	Parcel 27	Office	Office	1,200	1,200	\$1,200,000
11130-AB	Island Pacific	Parcel 28	Office	Office	1,200	1,200	\$1,200,000
11130-AC	Island Pacific	Parcel 29	Office	Office	1,200	1,200	\$1,200,000
11130-AD	Island Pacific	Parcel 30	Office	Office	1,200	1,200	\$1,200,000
11130-AE	Island Pacific	Parcel 31	Office	Office	1,200	1,200	\$1,200,000
11130-AF	Island Pacific	Parcel 32	Office	Office	1,200	1,200	\$1,200,000
11130-AG	Island Pacific	Parcel 33	Office	Office	1,200	1,200	\$1,200,000
11130-AH	Island Pacific	Parcel 34	Office	Office	1,200	1,200	\$1,200,000
11130-AI	Island Pacific	Parcel 35	Office	Office	1,200	1,200	\$1,200,000
11130-AJ	Island Pacific	Parcel 36	Office	Office	1,200	1,200	\$1,200,000
11130-AM	Island Pacific	Parcel 37	Office	Office	1,200	1,200	\$1,200,000
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11130-AR	Island Pacific	Parcel 42	Office	Office	1,200	1,200	\$1,200,000
11130-AS	Island Pacific	Parcel 43	Office	Office	1,200	1,200	\$1,200,000
11130-AT	Island Pacific	Parcel 44	Office	Office	1,200	1,200	\$1,200,000
11130-AU	Island Pacific	Parcel 45	Office	Office	1,200	1,200	\$1,200,000
11130-AV	Island Pacific	Parcel 46	Office	Office	1,200	1,200	\$1,200,000
11130-AW	Island Pacific	Parcel 47	Office	Office	1,200	1,200	\$1,200,000
11130-AX	Island Pacific	Parcel 48	Office	Office	1,200	1,200	\$1,200,000
11130-AY	Island Pacific	Parcel 49	Office	Office	1,200	1,200	\$1,200,000
11130-AZ	Island Pacific	Parcel 50	Office	Office	1,200	1,200	\$1,200,000
11130-BA	Island Pacific	Parcel 51	Office	Office	1,200	1,200	\$1,200,000
11130-BB	Island Pacific	Parcel 52	Office	Office	1,200	1,200	\$1,200,000
11130-BB	Island Pacific	Parcel 53	Office	Office	1,200	1,200	\$1,200,000
11130-BB	Island Pacific	Parcel 54	Office	Office	1,200	1,200	\$1,200,000
11130-BB	Island Pacific	Parcel 55	Office	Office	1,200	1,200	\$1,200,000
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11130-BB	Island Pacific	Parcel 99	Office	Office	1,200	1,200	\$1,200,000
11130-BB	Island Pacific	Parcel 100	Office	Office	1,200	1,200	\$1,200,000

OFF BALBOA 12000' UP
Island Pacific Granada Hills (11130) (2022)

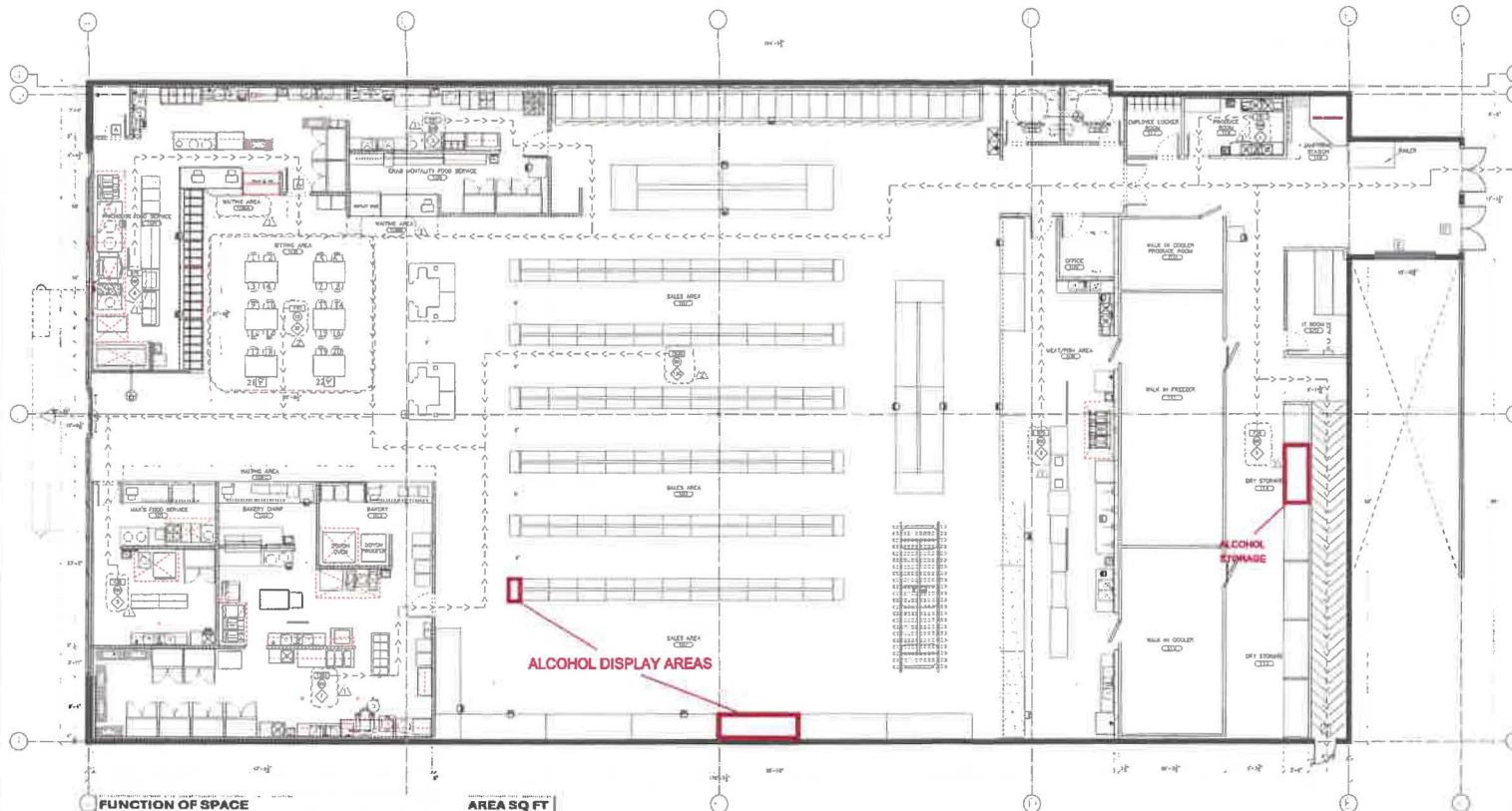
Scale: 1/32"=1'



SAN FERNANDO MISSION BLVD.
SITE PLAN
SCALE: 1/32"=1'

PROJECT INFORMATION -
PROJECT ADDRESS:
11130-A BALBOA BLVD.
GRANADA HILLS, CA 91344
ASSESSOR ID:
2682-021-032
LEGAL DESCRIPTION:
LOT FRI, TR 26368
LOT AREA: 344,784 SQ FT

7A-2023-3812-C03



FUNCTION OF SPACE	AREA SQ FT
SALES AREA	7,880
SITTING AREA	493
BAKERY IP & CHIRP BAKERY	1,324
MAX'S FOOD SERVICE KITCHEN	426
PHILHOUSE FOOD SERVICE KITCHEN	951
CRAB MENTALITY FOOD SERVICE KITCHEN	531
WAITING AREA	165
FOOD PREP. ROOM	131
STORAGE	736
MEAT / FISH SERVICE KITCHEN	875
ALCOHOL STORAGE	8
ALCOHOL DISPLAY AREAS	13
COMMON AREAS	3,482
TOTAL SQUARE FEET ISLAN PACIFIC SUPERMARKET	17,095

INDOOR SEATS FOR BAKERY - 22 (ALCOHOL WILL NOT BE SERVED IN THIS AREA)

GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

Digitally signed by
Eric V. Monzon
Date: 2022.09.22
11:52:09-07'00'



EXITING ANALYSIS

OCCUPANT CLASS: G (LESS THAN 50 PEOPLE),
M (MEZZANINE),
F-1 (BALKON)

OCCUPANCY LOAD FACTOR PER LOS ANGELES
BUILDING CODE 2020 SECTION 1004.1

TOTAL OCCUPANT LOAD: 222 OCCUPANTS

MAXIMUM LENGTH OF EXIT TRAVEL: 250'
PER LOS ANGELES FIRE CODE 2020, SECTION
1023.2

TOTAL EGRESS WIDTH REQUIRED:
 $222 \times 0.2 = 44.4'$ PER 2020 LOS ANGELES FIRE CODE
SECTION 1023.2

TOTAL WIDTH PROVIDED:
 $72' + 40' + 7' + 30' = 149'$

MINIMUM NUMBER OF EXITS REQUIRED: 2 PER
LOS ANGELES FIRE CODE 2020 SECTION 1021.1

TOTAL EXITS PROVIDED: 3

ABLE WIDTH REQUIREMENT PER LOS ANGELES FIRE
CODE, 2020 ED. SECTION 1005.1
 $222 \times 0.2 = 44.4'$

**updated plans
Received
on June 26th, 2025**

LEGEND

- OCCUPANT LOAD FACTOR
- AREA (SQFT)
- NUMBER OF OCCUPANTS
- EXITING QUANTITY
- EXITING PATH: 250' MAX PER
INTERNATIONAL BUILDING CODE 2015,
SECTION 1010.2

EXHIBIT "A"

Page No. 2 of 2
Case No. 2A-2023-3912-CAS



DISTINCTIVE
CONTRACTORS, LLC
4100 S. REYNOLDS ST.
LAS VEGAS, NV 89103
TEL: 702-890-1975
LIC: 1026713

Sheet Name:
EGRESS PLAN

PROJECT NAME:
ISLAND PACIFIC GRANADA HILLS
TENANT IMPROVEMENT
11120 DALBOA BLVD
GRANADA HILLS, CA 91344 UNIT A

Sheet no.:
A5