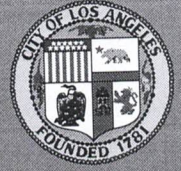


# APPLICATIONS



## CITY PLANNING APPLICATION

### THIS BOX FOR CITY PLANNING STAFF USE ONLY

☐ ED1 Eligible ☐ AB 2097 Eligible

Case Number: \_\_\_\_\_

Env. Case Number: \_\_\_\_\_

Application Type: \_\_\_\_\_

Case Filed With (Print Name): \_\_\_\_\_ Date Filed: \_\_\_\_\_

Application includes letter requesting:

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

Related Case Number(s): \_\_\_\_\_

### THIS SECTION TO BE COMPLETED BY THE APPLICANT

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.  
All terms in this document are applicable to the singular as well as the plural forms of such terms.  
Refer to the City Planning Application Filing Instructions ([CP-7810](#)) for more information.

#### 1. PROJECT LOCATION

Street Address<sup>1</sup>: 11130-A BALBOA BLVD. GRANADA HILLS, CA 91344 Unit/Space Number: \_\_\_\_\_

Legal Description<sup>2</sup> (Lot, Block, Tract): LOT:FR1,BLOCK:NONE, TR 26368

Assessor Parcel Number: 2682021032 Total Lot Area: 344,784.4 SQ FT

#### 2. PROJECT DESCRIPTION

Present Use: RETAIL

Proposed Use: RETAIL

Project Name (if applicable): ISLAND PACIFIC SEAFOOD MARKET

<sup>1</sup> Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>).

<sup>2</sup> Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site).

**Describe in detail the characteristics, scope and/or operation of the proposed project:**

A conditional use permit to allow the sale and dispensing off beer and wine beverages for off-site consumption in conjunction with an existing 17, 095 sq ft. grocery store with daily operating hours of 8 am to 9 pm in the C4-1-VL Zone.

Additional Information Attached:

☐ YES ☒ NO

**EXISTING SITE CONDITIONS**

**Complete and check all that apply:**

- |   |   |
|---|---|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e., vacant)   | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad                   |
| <input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits)  | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g., school, park)    |
| <input type="checkbox"/> Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial) | <input type="checkbox"/> Site has special designation (e.g., National Historic Register, Survey LA) |

**PROPOSED PROJECT INFORMATION**

**Check all that apply or could apply:**

- |   |  |
|---|--|
| <input type="checkbox"/> Demolition of existing buildings/structures              | <input type="checkbox"/> New construction: _____ square feet       |
| <input type="checkbox"/> Relocation of existing buildings/structures              | <input type="checkbox"/> Additions to existing buildings           |
| <input type="checkbox"/> Removal of any on-site tree                              | <input type="checkbox"/> Interior tenant improvement               |
| <input type="checkbox"/> Removal of any street tree                               | <input type="checkbox"/> Exterior renovation or alteration         |
| <input type="checkbox"/> Removal of protected trees onsite/in public right-of-way | <input type="checkbox"/> Change of use and/or hours of operation   |
| <input type="checkbox"/> Grading  | <input type="checkbox"/> Uses or structures in public right-of-way |
| <input type="checkbox"/> Haul Route   | <input type="checkbox"/> Phased project                            |

**HOUSING COMPONENT INFORMATION**

Number of Residential Units: Existing \_\_\_\_\_ - Demolish(ed)<sup>3</sup> \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Number of Affordable Units<sup>4</sup>: Existing \_\_\_\_\_ - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Number of Market Rate Units: Existing \_\_\_\_\_ - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

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

<sup>3</sup> Number of units to be demolished and/or which have been demolished within the last five years.

<sup>4</sup> As determined by the Los Angeles Housing Department.



## PARKING INFORMATION

Is the project utilizing AB 2097?

☐ YES

☒ NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: 411 Required # of Parking Spaces: 380

### Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.

Check all that apply:

- ☐ Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- ☐ Contain fewer than 20 dwelling units
- ☐ Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

## PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the Planning Case Referral Form to BOE? (if required)

☐ YES

☒ NO

Is the project required to dedicate land to the public right-of-way?

☐ YES

☒ NO

If so, what is/are the dedication requirement(s)? N/A feet

If dedications are required on multiple streets, identify as such: N/A

## 3. ACTION(S) REQUESTED

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

Does the project include Multiple Approval Requests per LAMC Section 12.36?

☐ YES

☒ NO

Authorizing Code Section: LAMC 12.24, W-1

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

Action Requested: a conditional use permit to allow beer and wine beverages for off-site consumption in conjunction with 17,095 sf existing store operating daily from 8 am to 9pm in the C4-1VL Zone.

**Authorizing Code Section:** \_\_\_\_\_

**Code Section from which relief is requested (if any):** \_\_\_\_\_

**Action Requested:** \_\_\_\_\_

Additional Requests Attached: ☐ YES ☒ NO

#### 4. RELATED CITY PLANNING CASES

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

If YES, list all case number(s): \_\_\_\_\_

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

Case No.: \_\_\_\_\_ Ordinance No.: \_\_\_\_\_

- |  |   |
|--|---|
| <input type="checkbox"/> Condition Compliance Review | <input type="checkbox"/> Clarification of Q (Qualified) Condition         |
| <input type="checkbox"/> Modification of Conditions  | <input type="checkbox"/> Clarification of D (Development) Limitation      |
| <input type="checkbox"/> Revision of Approved Plans  | <input type="checkbox"/> Amendment to T (Tentative) Classification        |
| <input type="checkbox"/> Renewal of Entitlement      | <input type="checkbox"/> Plan Approval subsequent to Main Conditional Use |

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

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

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

N/A

#### 5. RELATED DOCUMENTS / REFERRALS

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

Are there any recorded Covenants, affidavits or easements on this property?

☒ YES (provide copy) ☐ NO



## 6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

### APPLICANT

Applicant<sup>5</sup> Name: HERMANN CHIU  
Company/Firm: ABACUS BUSINESS CAPITAL, INC.  
Address: 738 EPPERSON DRIVE Unit/Space Number: \_\_\_\_\_  
City: CITY OF INDUSTRY State: CA Zip Code: 91748  
Telephone: 909-594-8080 E-mail: JUVY@ISLANDPACIFICMARKET.COM  
Are you in escrow to purchase the subject property?: ☐ YES ☒ NO

### PROPERTY OWNER OF RECORD ☐ Same as applicant ☒ Different from applicant

Name (if different from applicant): GH-BALBOA 1998 LP c/o Triad Management Systems, Inc.  
Address: 21201 Victory Blvd. Unit/Space Number: 255  
City: Canoga Park State: CA Zip Code: 91303  
Telephone: 818-704-4200 E-mail: nick@triadmanagementinc.com

### AGENT / REPRESENTATIVE NAME: LILIGER DAMASO

Company/Firm: LIQUOR LICENSE AGENTS  
Address: 5243 E. BEVERLY BLVD. Unit/Space Number: \_\_\_\_\_  
City: LOS ANGELES State: CA Zip Code: 90022  
Telephone: 310-614-8492 E-mail: LILI@LIQUORLICENSEAGENTS.COM

<sup>5</sup> An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project.  
An agent/representative is someone filing an application on behalf of a client.

OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): \_\_\_\_\_

Name: \_\_\_\_\_

Company/Firm: \_\_\_\_\_

Address: \_\_\_\_\_ Unit/Space Number: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Primary Contact for Project Information<sup>6</sup>**

**(Select only one. Email address and phone number required.)**

☐ Owner ☐ Applicant ☒ Agent/Representative ☐ Other: \_\_\_\_\_

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

<sup>6</sup> As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section 49.7.37(A)(6). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.



## PROPERTY OWNER AFFIDAVIT

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

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** An LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
  - a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
  - b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
  - c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
  - d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.



PROPERTY OWNER

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

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- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

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

Signature Wendell DeLone

Date 11/22/22

Print Name Wendell DeLone

Signature \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_



Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

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

State of ~~California~~ <sup>Idaho</sup> TC  
County of Ada

On 11-22-2022 before me, Tina Cacopardo, notary  
(Insert Name of Notary Public and Title)

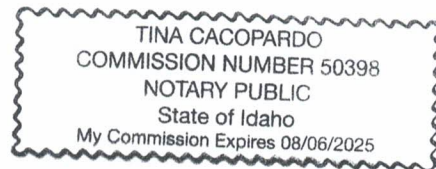
personally appeared Wendell Delano, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ <sup>Idaho</sup> that the foregoing paragraph is true and correct.  
TC

WITNESS my hand and official seal.

Signature

(Seal)



## APPLICANT DECLARATION

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

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



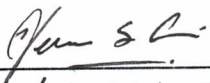
**APPLICANT**

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

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
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- g. I understand that if this application is denied, there is no refund of fees paid.
- i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
- i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

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

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

12/05/22

Print Name: \_\_\_\_\_

HERMANN S. ORTIZ - CEO



### **PROJECT DESCRIPTION/REQUEST:**

The applicant, ABACUS BUSINESS CAPITAL, Inc., is requesting a conditional use permit pursuant to LAMC Section 12.24 W.1, to allow the sale and dispensing of beer and wine (Type 20 ABC License) for off-site consumption, in conjunction with an existing 17,095 sq ft grocery store known as Island Pacific Seafood Market.

The current hours of operation are daily, from 8:00 am to 9:00 pm and is in the C4-1VL Zone. The space is not undergoing any structural changes to the size, mass or height of the existing building. The direct request is to change the scope of the alcohol sales as incidental use.

### **ABOUT 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.





## **BACKGROUND:**

The subject property is situated on a 344,784 square foot lot with an irregular shape, and it is zoned as C4-1VL. It is part of a larger commercial shopping center positioned on the northeast corner of Balboa Boulevard and San Fernando Mission Boulevard. The site consists of a shopping center with surface level parking, and there are a total of 27 tenant spaces. Island Pacific Supermarket is the second storefront from the northeastern edge of the building, adjacent to PEP BOYS.

Access to the parking lot is shared with the businesses already operating on the property. Adjacent to the subject site, towards the west, you'll find a Trader Joe's grocery store and a Jack In the Box fast food restaurant. The shopping center has a total of five driveways, with three facing Balboa Boulevard on the west side and two facing San Fernando Mission Boulevard on the south side.

The proposed site falls within the Granada Hills - Knollwood Community Plan. The requested hours of operation for the site will remain from 8:00 a.m. to 9:00 p.m. No changes have been proposed for the existing site in terms of additional square footage or operating hours.

## **SURROUNDING PROPERTIES:**

At the intersection's northeast corner, there is a gas station located directly adjacent to the subject site within the C4-1VL Zone. Moving to the northwest corner, you'll find a gas station within the C2-1VL Zone and a Target store within the (T)(Q)C2-1VL Zone. On the southeast corner of the intersection, there is a gas station within the C2-1L Zone, as well as a larger shopping center that offers various commercial establishments such as a Vons supermarket, Big 5 Sporting Goods, Ross Dress for Less, and Wells Fargo Bank serving as the main anchor. Additionally, this shopping center features restaurants, pet supplies, retail services, and other support services within the C2-1 and P-1L Zones.

The northwest corner of the intersection is developed with two mini-shopping centers. These centers house a liquor store, delicatessen, a variety of small local restaurants, an eyewear store, and a cigar/smoke shop. These establishments are located within the C2-1VL, C1-1VL, and CR-1VL Zones.

To the north of the subject site, you will find single-family homes that are zoned RS-1. These homes are located along Balboa Boulevard, McLennan Avenue, Forbes Avenue, Donmetz Street, and McKeever Street. Moving towards the east side of the subject site, there is a line of residential



condominiums in the RD2-1 Zone, as well as a row of single-family residential buildings facing San Fernando Mission Boulevard, which fall under the RS-1 Zone.

#### **STREETS & CIRCULATION:**

Balboa Boulevard is designated as a Boulevard II with a 100-foot width at the project's street frontage and improved with curb, gutter, sidewalk, landscaping, street trees, and streetlights.

San Fernando Mission Boulevard is designated as an Avenue I & II with a varying width between 91-foot and 88-foot width at the crossing of Balboa Boulevard. The street is improved with a curb, gutter, sidewalk, telephone poles, a sidewalk, landscaping, a trash can and streetlights.

#### **GENERAL FINDINGS:**

**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 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. As such, the use will continue to serve a function and provide a service that will be beneficial to the community, which in conjunction with the imposition of a number of conditions addressing operational measures will result in the enhancement of the built environment.

**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 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.

Considering all these factors, including the location, operations, and other significant attributes, the project is expected to be compatible with the surrounding properties, the neighborhood, and will not have any adverse effects on public health, welfare, and safety.

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

The subject property is zoned C4-1 VL and is located within the Granada Hills - Knollwood Community Plan Area, and the adopted land use map for this Plan designates the subject site as Community Commercial, corresponding to the C2, C4, R3, and RAS3 Zones. The property's C4-1VL zoning is consistent with the General Plan's land use designation for the site. Additionally, the subject property is located within the boundaries of the Granada Hills Specific Plan. The Granada Hills - Knollwood Community Plan text is silent with regard to the sale and dispensing of alcohol. Specifically, the project addresses the following goals, objectives, and policies applicable to Community Commercial Areas of the Granada Hills - Knollwood 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.*
- ✓ **Policy LU12.1:** *Commercial Preservation. Protect areas designated and zoned for commercial use so that commercial development and reinvestment is encouraged, and the community maintains and increases its employment base.*
- ✓ **Policy LU12.2:** *Activity-Generating Uses. Encourage additional uses in existing commercial shopping centers, such as restaurants, entertainment, childcare facilities, public meeting rooms, recreation, and public open spaces, which enhance neighborhood activity.*
- ✓ **Goal LU13:** *Attractive, pedestrian-friendly commercial areas with architectural and design elements that reflect Granada Hills-Knollwood's architectural history and uniqueness.*
- ✓ **Policy LU 13.4:** *Signage. Integrate commercial signs into the design of buildings as a means of enhancing the streetscape appearance.*





The addition of the sale of a beer and wine for off-site consumption at the existing market responds to the diverse needs of the surrounding community, and provides the community with a complementary service, consistent with the type of services the surrounding residential area would enjoy. At this location, the proposed use will promote convenience shopping opportunities for both workers and patrons of the area's commercial business community as well as for the nearby residential neighborhoods, thereby contributing to a viable commercial environment of the immediate area.

#### **ADDITIONAL CUB FINDINGS:**

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

Granting approval for the requested Conditional Use Permit will have no detrimental impact on the well-being and prosperity of the community. 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.



**That 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.**

According to the State of California Department of Alcoholic Beverage Control (ABC) licensing criteria, 3 on-sale and 2 off-sale licenses are allocated to Census Tract No. 1112.01. There are currently 0 onsite and 4 off-sale licenses in this census tract.

While it is true that the current number of licenses within Census Tract 1112.01 exceeds the allocated limit set by the Alcohol Beverage Control for such tracts, it is important to consider the unique nature of the subject market. 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.

Therefore, despite the existing excess of licenses in the census tract, the unique focus of the subject market on ethnic Filipino and Asian products and its exclusion of general liquor sales align with the distinct business model of ethnic markets, emphasizing food offerings rather than a broad range of household goods.

The project, centered around the establishment of a well-known Filipino and Asian American grocery store, will have no negative impact on the welfare of the community. On the contrary, it represents a highly desirable addition to an area specifically designated for commercial purposes. The project's primary objective is to offer convenience to the Filipino community, while also catering to the needs of other restaurants that seek a diverse selection of unique products not readily available in other stores within the vicinity.

Moreover, by implementing stringent internal policies and procedures, in conjunction with the necessary conditions of approval, any concerns related to public health, safety, and welfare will be effectively addressed and mitigated. This ensures that the project will uphold the highest standards in these areas and contribute positively to the overall well-being of the community.





**That 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.**

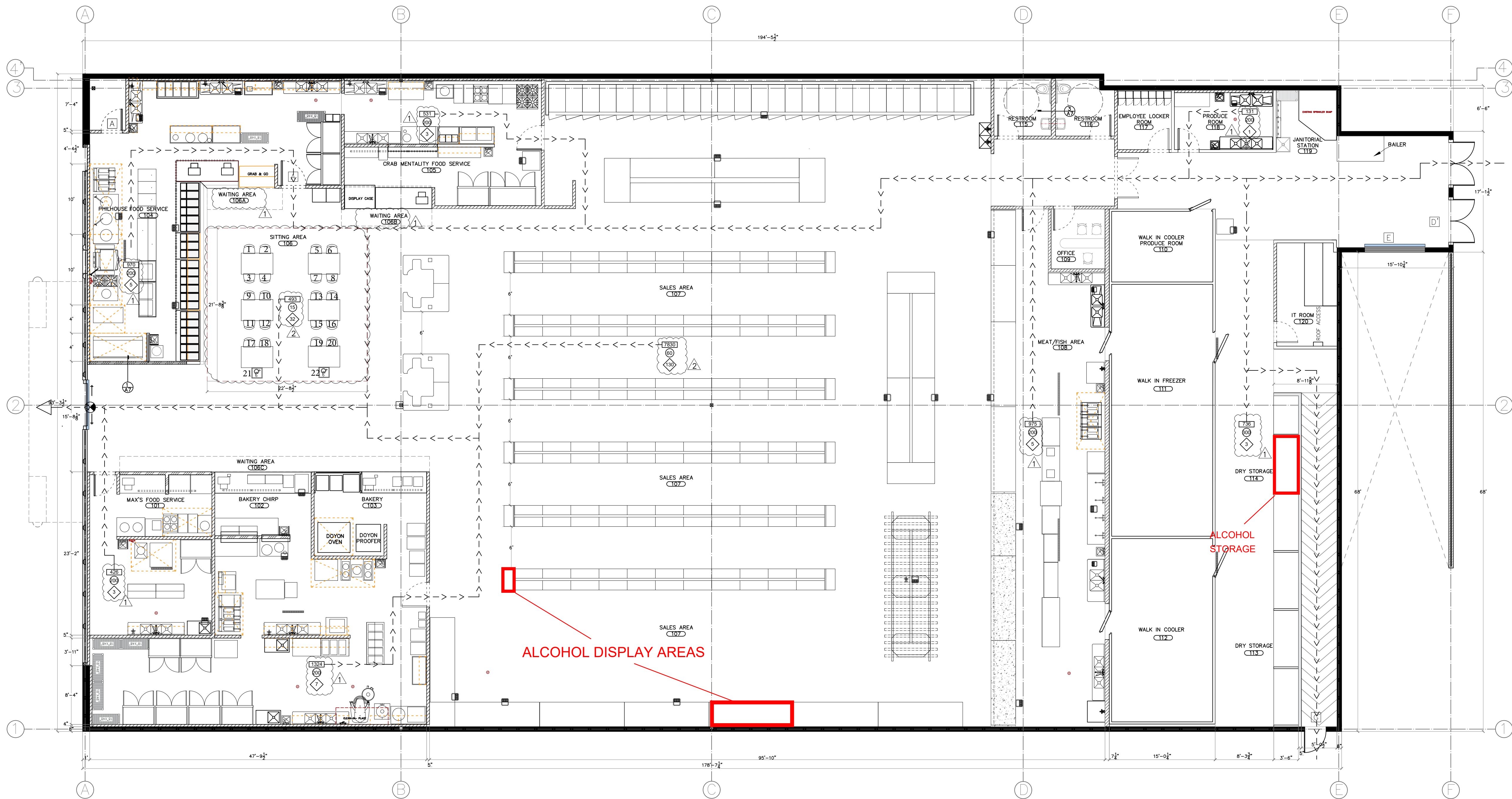
The proposed project involves a Conditional Use Permit to enable the sale of a comprehensive selection of alcoholic beverages for off-site consumption in conjunction with a 17,095 square-foot market. It is important to note that the subject site has been thoughtfully designed to ensure it does not disrupt the composition of the surrounding single-family residential areas. The public entrance of the market faces the parking lot, and the tenant spaces within the eastern building also have their entrances oriented towards the parking lot, rather than adjacent residential properties. Furthermore, there is a designated delivery driveway and employee parking area that acts as a buffer between the building and the RD2-1 zoned condominiums located to the east.

Recognizing the importance of proactive security measures, steps have been taken to mitigate potential adverse effects resulting from alcohol sales and the operations of the subject site. Measures such as ensuring adequate lighting to discourage excessive noise, disruptive behavior, criminal activity, and underage drinking. Additionally, the use of electronic age verification devices will deter underage purchases. By implementing these measures, the project aims to create a safe and harmonious environment that minimizes any adverse effects associated with alcohol sales and promotes the overall well-being of the community.

Considering the location and orientation of the property, as detailed above, the limited hours of operation, and the mitigation measures imposed on the project, it can be found that the proposed use will not detrimentally affect any nearby residentially zoned communities or other sensitive uses.

The applicant understands the character of the neighborhood and is committed to help preserve such character through responsible service of alcohol. This project will contribute to this neighborhood by serving the neighboring residents, local employees as well as visitors. Therefore, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

The applicant is fully aware of the responsibility of serving alcoholic beverages and will take all necessary measures to ensure it is cohesive with its neighboring establishments that also serve beer, wine, and distilled spirits as an ancillary service. No detrimental effects should be expected from approval of this request since the request is for the continued sale of such.



FUNCTION OF SPACE	AREA/FACTOR	
SALES AREA (N)	7,860/60=	130
SITTING AREA (N)	493/15=	32
BAKERY IP & CHIRP BAKERY (N)	1324/200=	7
MAX'S FOOD SERVICE KITCHEN (N)	426/200=	3
PHILHOUSE FOOD SERVICE KITCHEN (N)	951/200=	5
CRAB MENTALITY FOOD SERVICE KITCHEN(N)	531/200=	3
WAITING AREA(N)	165/5=	33
FOOD PREP. ROOM(N)	131/200 =	1
STORAGE(N)	736/300=	3
MEAT/FISH SERVICE KITCHEN(N)	975/200 =	5
TOTAL =	13,592 SQ FT	222
COMMON AREAS	3,503 SQ FT	

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

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



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Eric V. Monzon  
Date: 2022.09.22  
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## EXITING ANALYSIS

OCCUPANT CLASS: B (LESS THAN 50 PEOPLE),  
M (MERCANTILE)  
F-1 (BAKERY)

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:  
 $72" + 60" + 36" + 36" = 204"$

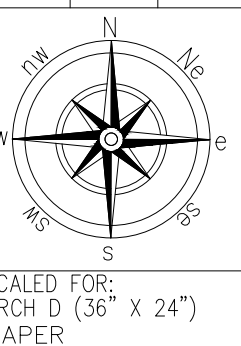
MINIMUM NUMBER OF EXITS REQUIRED: 2 PER  
LOS ANGELES FIRE CODE 2020 SECTION 1021.1

TOTAL EXITS PROVIDED: 3

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



Rev: \_\_\_\_\_  
Date: 06-02-2022  
Owner / Tenant: \_\_\_\_\_  
Drawing Code: CBC 2019  
Drawing Scale: 1/8" = 1'



DISTINCTIVE  
CONTRACTORS LLC.  
4170 S. DECATUR # C4  
LAS VEGAS, NV. 89103  
TEL: 702-875-1575  
LIC: 1026213

Sheet Name:	EGRESS PLAN
Symbol	Description
(X)	OCCUPANT LOAD FACTOR
X	AREA (SQFT)
(X)	NUMBER OF OCCUPANTS
(A)	EXITING QUANTITY
---	EXITING PATH, 250' MAX PER INTERNATIONAL BUILDING CODE 2018, SECTION 1016.2.

## LEGEND

- (X) OCCUPANT LOAD FACTOR
- X AREA (SQFT)
- (X) NUMBER OF OCCUPANTS
- (A) EXITING QUANTITY
- EXITING PATH, 250' MAX PER  
INTERNATIONAL BUILDING CODE 2018,  
SECTION 1016.2.

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

Sheet no.:

A5

TOTAL SQUARE FEET ISLAND PACIFIC SEAFOOD MARKET 17,095 SQ FT



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



Rev.	01-13-2022
Date:	01-13-2022
Owner / Tenant:	
Drawing Code:	CBC 2019
Drawing Scale:	1/8" = 1'



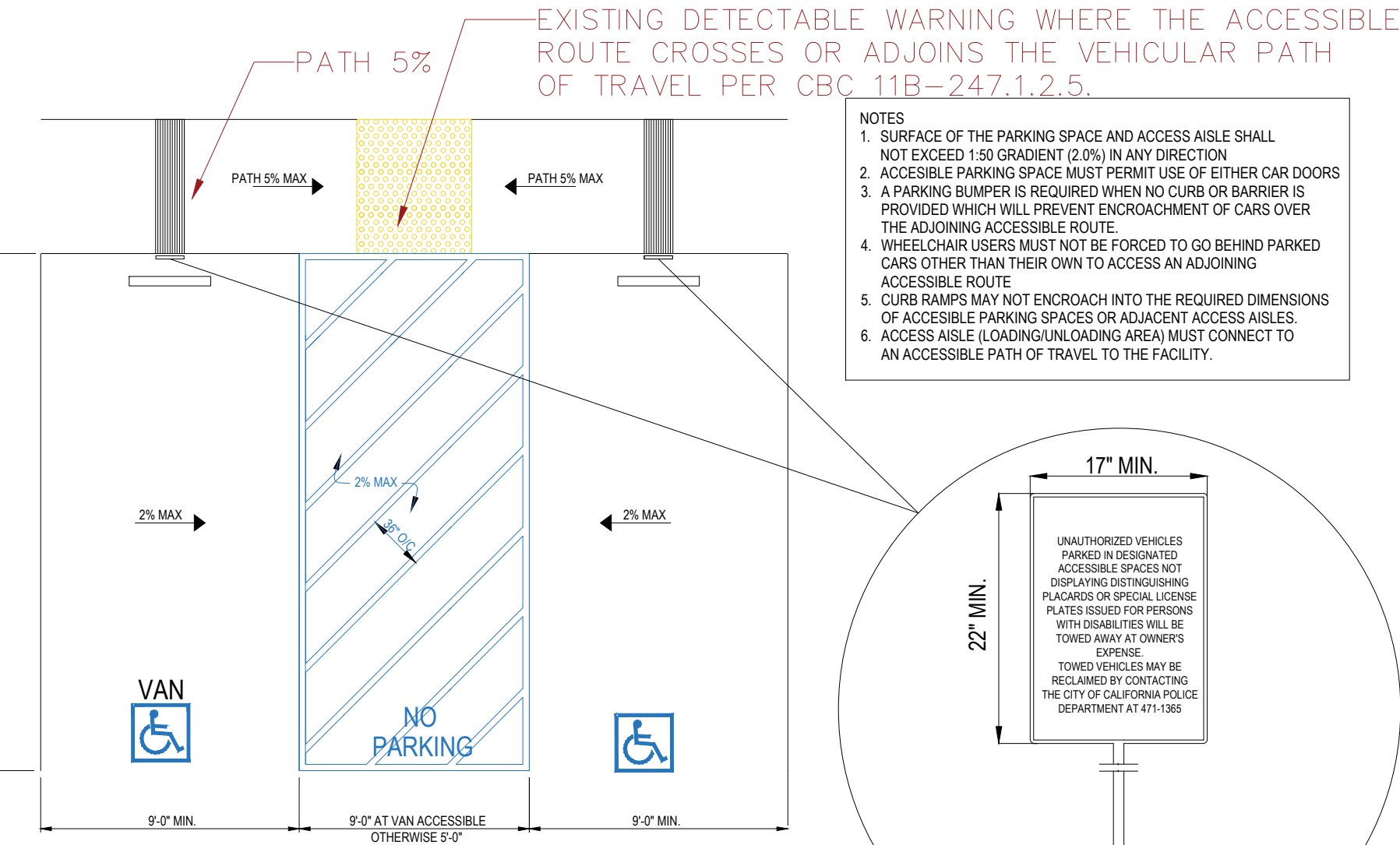
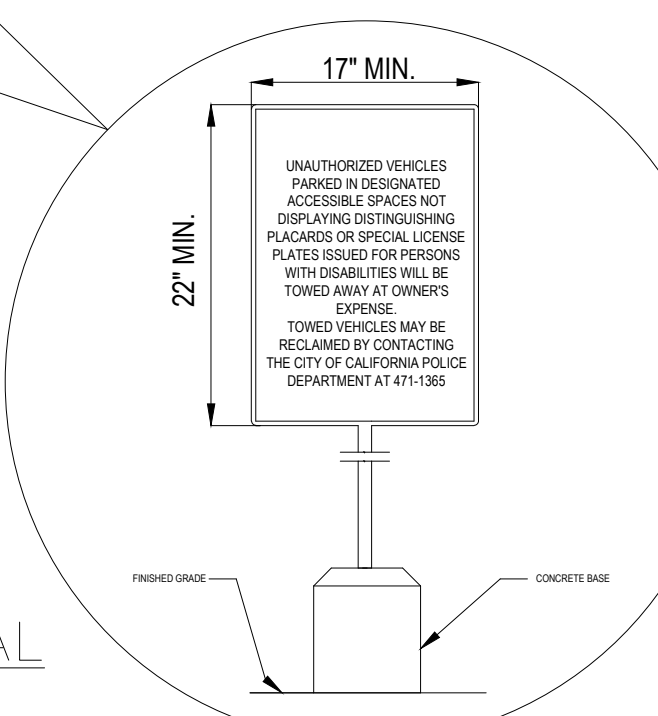
Sheet Name:	SITE PLAN WITH PATH OF TRAVEL
Project Name:	ISLAND PACIFIC GRANADA HILLS TENANT IMPROVEMENT
Address:	11130 BALBOA BLVD. UNIT A GRANADA HILLS, CA, 91344
Assessor ID:	2682-021-032
Legal Description:	LOT FR1, TR 26368
Lot Area:	344,784 SQ FT

Project Name:	ISLAND PACIFIC GRANADA HILLS TENANT IMPROVEMENT
Address:	11130 BALBOA BLVD. UNIT A GRANADA HILLS, CA, 91344
Assessor ID:	2682-021-032
Legal Description:	LOT FR1, TR 26368
Lot Area:	344,784 SQ FT

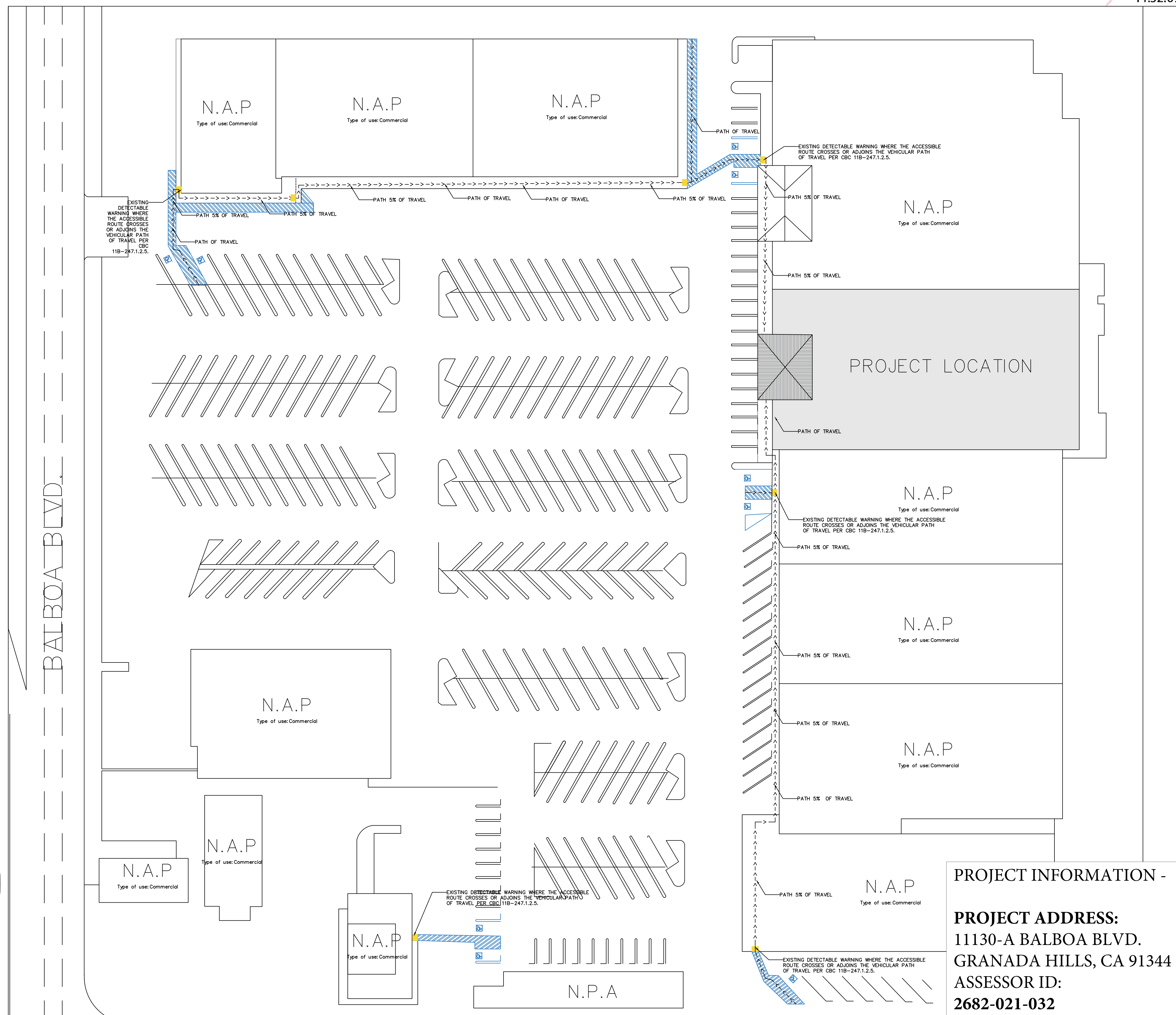
GH Balboa 1998 LP Internal Parking Study: Updated 07/11/22										Page 1 of 2
Building	Address	Street	Permit	Current Tenant	Commercial - Serving Area - GLA	Medical	Total GLA			
Blg A	11132	Balboa Blvd	Retail G-1	NiR Boutique	1,761		1,761			
Blg A	11134	Balboa Blvd	Retail G-1/G-2	Italia Bakery	1,997		1,997			
Blg A	11136	Balboa Blvd	Retail G-1	SAV Prep Kitchen	1,052		1,052			
Blg A	11138	Balboa Blvd	Office G-1	Loch Hair and Nails	1,048		1,048			
Blg A	11140	Balboa Blvd	Retail G-1	Ashlita	422	423	845			
Blg A	11142	Balboa Blvd	Restaurant G-1/G-2	My Smoke Shop (Permit with Serving Area Old Butcher Shop)	1,059		1,059			
Blg A	11144	Balboa Blvd	Restaurant G-1/G-2	Chop Shop	1,165	239	1,404			
Blg A	11146	Balboa Blvd	Restaurant G-1/G-2	SAV Bakery	957	520	1,477			
Blg A	11148	Balboa Blvd	Retail G-1	Vui Phany	601	602	1,203			
Blg A	11150	Balboa Blvd	Office G-1	Arren 925 LLC	1,198		1,198			
Blg A	11152	Balboa Blvd	Office G-2	North Valley Vet		3,817	3,817			
Blg A	11156	Balboa Blvd	Office G-1	Puppy Palace	1,108		1,108			
Blg A	11160	Balboa Blvd	Retail/Banking G-1/G-2	J.P. Morgan Chase	5,997		5,997			
Building A - Total					17,365	1,784	2,817			21,766
Blg B	11112	Balboa Blvd	Office G-1	Andrea's Barbershop	654		654			
Blg B	11116	Balboa Blvd	Retail A-B/M	Granada Market	6,047		6,047			
Blg B	11118	Balboa Blvd	Retail G-1	Grand Ridge Market (Getting Permits - includes proposed Mezzanine of 218 sq feet Planned Phase)	6,501		6,501			
Blg B	11122	11128	Balboa Blvd	Island Pacific Supermarket (Waiting Permits)	21,074		21,074			
Blg B	11130A	Balboa Blvd	Retail B-1/G-2		16,292	493	16,785			
Blg B	11130	Balboa Blvd	Retail B-2/G-4	Prep Boys	25,488		25,488			
Blg B	16901	San Fernando Mission Blvd	Office B-2	Hu SK Pak	2,101		2,101			
Blg B	16903	San Fernando Mission Blvd	Office G-1	Nail Salon	1,419		1,419			
Blg B	16905	San Fernando Mission Blvd	Office B-2	Pack Dental		1,377	1,377			
Blg B	16907	San Fernando Mission Blvd	Office G-1	Vacant	1,362		1,362			
Blg B	16909	San Fernando Mission Blvd	Retail B2/G-1	Vacant	1,368		1,368			
Blg B	16911	San Fernando Mission Blvd	Retail B	Recovery Pharmaceuticals	1,874		1,874			
Blg B	16915	San Fernando Mission Blvd	Restaurant B-2/G-1/G-2	Affordable Animal Clinic		3,491	3,491			
Building B - Total					83,780	493	4,668			89,141
Blg C	11114 1/2	Balboa Blvd	Retail G-1	Pro Key	38		38			
Blg D	11114	Balboa Blvd	Retail G-2	Trader Joe's	8,510		8,510			
Total GLA					109,493	2,277	7,485			119,455
Exclude Restaurant - None Serving GLA					(3,145)					
Required Parking - Granada Specific Plan					3 per 1,000	1 per 100	1 per 300	116,310		
Total Required Parking Spaces					319	23	38	380		
Total Auto Parking Available								407		
Wendell Delano, Trustee GH Balboa 1998 LP										

GH Balboa 1998 LP Internal Parking Study: Updated 07/11/22 (Continued)										Page 2 of 2
Bike Stalls:										
Long Term Bike Stalls										
Long Term Bike Parking - Location: Front Puppy Palace										
Total Long Term Bike Stalls										2
Short Term Bike Stalls										
Short Term Bike Parking - Location: Front Puppy Palace										
Total Short Term Bike Stalls										2
Total Bike Stalls to Auto Equivalent										4
Total Available Parking										411
Surplus (Deficit)										31
Wendell Delano, Trustee GH Balboa 1998 LP										

- NOTES
1. SURFACE OF THE PARKING SPACE AND ACCESS AISLE SHALL NOT EXCEED 1.50 GRADIENT (2.0% IN ANY DIRECTION)
  2. ACCESSIBLE PARKING SPACE MUST PERMIT USE OF EITHER CAR DOORS OR TRAILER DOORS
  3. A PARKING BUMPER IS REQUIRED WHEN NO CURB OR BARRIER IS PROVIDED WHICH WILL PREVENT ENCROACHMENT OF CARS OVER THE ADJOINING ACCESSIBLE ROUTE
  4. WHEELCHAIR USERS MUST NOT BE FORCED TO GO BEHIND PARKED CARS OTHER THAN THEIR OWN TO ACCESS AN ADJOINING ACCESSIBLE ROUTE
  5. CURB RAMP MAY NOT ENDOACH INTO THE REQUIRED DIMENSIONS OF ACCESSIBLE PARKING SPACES OR ADJACENT ACCESS AISLES
  6. ACCESS AISLE (LOADING/UNLOADING AREA) MUST CONNECT TO AN ACCESSIBLE PATH OF TRAVEL TO THE FACILITY



DETAIL: ACCESIBLE PARKING TYPICAL  
SCALE: N.T.S.



PROJECT INFORMATION -  
  
PROJECT ADDRESS:  
11130-A BALBOA BLVD.  
GRANADA HILLS, CA 91344  
ASSESSOR ID:  
2682-021-032  
LEGAL DESCRIPTION:  
LOT FR1, TR 26368  
LOT AREA: 344,784 SQ FT

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