



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

ED 1 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 be scheduled on a specific date (e.g., vacation hold)

Related Case Number(s):

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 Department of City Planning Application Filing Instructions (CP-7810) for more information.

1. PROJECT LOCATION

Street Address<sup>1</sup> 8658 and 8654 N. Balboa Blvd., Northridge CA 91325 Unit/Space Number

Legal Description<sup>2</sup> (Lot, Block, Tract) Lot A, Block None, Tract PM 1206

Assessor Parcel Number 2689018028 Total Lot Area 16,903.5 sq ft

2. PROJECT DESCRIPTION

Present Use US Fuels Service Station and Food Mart

Proposed Use US Fuels Service Station and Food Mart (no change except for request to add a Type 21 ABC license)

Project Name (if applicable) US Fuels Service Station and Food Mart

Describe in detail the characteristics, scope and/or operation of the proposed project A Conditional Use Permit for the off-site sale of beer, wine, and distilled spirits in conjunction with an existing US Fuel Service Station operating 24hrs daily, with Food Mart operating from 5am to 11:30pm, daily in the C2-1VL and P-1VL Zone.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

Site is undeveloped or unimproved (i.e., vacant)

Site has existing buildings (provide copies of building permits)

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)

Site is located within 500 feet of a freeway or railroad

Site is located within 500 feet of a sensitive use (e.g., school, park)

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

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

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

**Proposed Project Information**

(Check all that apply or could apply)

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

**Housing Component Information**

Number of Residential Units: Existing 0 – Demolish(ed)<sup>3</sup> 0 + Adding 0 = Total 0  
 Number of Affordable Units<sup>4</sup> Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0  
 Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0  
 Mixed Use Projects, Amount of Non-Residential Floor Area: 0 square feet

**Public Right-of-Way Information**

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

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

If so, what is/are your dedication requirement(s)? 0 feet

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

**3. ACTION(S) REQUESTED**

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

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

**Authorizing Code Section** 12-24-W,1

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

**Action Requested, Narrative:** A Conditional Use Permit requesting authorization for the off-site sale of beer, wine, and distilled spirits in conjunction with an existing 24hrs US Fuel Service Station and Food Mart operating from 5am to 11:30pm in the C2-1VL and P-1VL Zone

**Authorizing Code Section** 12.24-W.27

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

**Action Requested, Narrative:** A Commerical Corner application to allow the continued operation of an existing 24hrs US Fuel Service Station and Food Market operating 5am-11:30pm daily with alcohol sales starting at 6am pursuant to State law.

Additional Requests Attached  YES  NO

**4. RELATED DEPARTMENT OF CITY PLANNING CASES**

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

If YES, list all case number(s) N/A

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

<sup>4</sup> As determined by the Housing and Community Investment Department

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. N/A

Ordinance No.: N/A

- Condition Compliance Review
- Modification of Conditions
- Revision of Approved Plans
- Renewal of Entitlement
- Plan Approval subsequent to Main Conditional Use

- Clarification of Q (Qualified) Condition
- Clarification of D (Development) Limitation
- Amendment to T (Tentative) Classification

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

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

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

**5. RELATED DOCUMENTS / REFERRALS**

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

Specialized Requirement Form N/A

Geographic Project Planning Referral N/A

Case Consultation Referral Form N/A

Redevelopment Project Area – Administrative Review and Referral Form N/A

HPOZ Authorization Form N/A

Affordable Housing Referral Form N/A

Transit Oriented Communities Referral Form N/A

Preliminary Zoning Assessment Referral Form (Plan Check #) N/A

Optional HCA Vesting Preliminary Application N/A

Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A

Mello Form N/A

Citywide Design Guidelines Compliance Review Form N/A

GPA Initiation Request Form N/A

Expedite Fee Agreement N/A

Department of Transportation (DOT) Referral Form N/A

Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) N/A

Hillside Referral Form (BOE) N/A

Building Permits and Certificates of Occupancy See attached

Order to Comply N/A

Low Impact Development (LID) Referral Form (Stormwater Mitigation) N/A

Replacement Unit Determination (LAHD) N/A

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

**PROJECT TEAM INFORMATION** (Complete all applicable fields)

**Applicant<sup>5</sup> Name** John and Amal Jarrous

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

Address 8658 Balboa Boulevard Unit/Space Number \_\_\_\_\_

City Northridge State CA Zip Code 91325

Telephone (818) 886-7122 E-mail jjarrous@yahoo.com

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

**Property Owner of Record**  Same as applicant  Different from applicant

Name (if different from applicant) \_\_\_\_\_

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

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

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

**Agent/Representative Name** Jennifer L. Oden

Company/Firm Solomon, Saltsman & Jamieson

Address 426 Culver Boulevard Unit/Space Number \_\_\_\_\_

City Playa Del Rey State CA Zip 90293

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

**Other** (Specify Architect, Engineer, CEQA Consultant etc.) \_\_\_\_\_

Name \_\_\_\_\_

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

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

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

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

**Primary Contact for Project<sup>6</sup>**  Owner  Applicant

*(Select only one. Email address and phone number are required.)*  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>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 applicant is not someone filing the case on behalf of a client (i.e., usually not the agent/representative).

<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**

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.

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

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

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

Signature \_\_\_\_\_

Date 4/8/23

Print Name John Jarrous

Signature \_\_\_\_\_

Date 4/8/23

Print Name Amel Jarrous

**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

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

State of California

County of Los Angeles }

On 4/8/2023 before me, Lina Fasheh, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared John Jarrous  
Name(s) of Signer(s)

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



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

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

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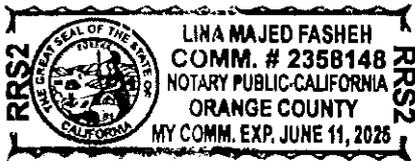
State of California

County of Los Angeles }

On 4/8/2023 before me, Lina Fasheh, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Amal Jarrous  
Name(s) of Signer(s)

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



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

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

**APPLICANT**

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
  - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
  - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
  - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
  - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
  - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
  - g. I understand that if this application is denied, there is no refund of fees paid.
  - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
  - j. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
  - k. 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: 4/8/23

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

4/8/23  
John Jarrows

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

Los Angeles City Planning

The Special Instructions for Alcohol (CUB) & Entertainment establishments is a required attachment to the Department of City Planning (DCP) Application Filing Instructions ([CP-7810](#)). Only utilize this form when filing for a Conditional Use Permit pursuant to LAMC Sections 12.24 W.1 for alcohol establishments or 12.24 W.18 for entertainment.

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

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

- 1. RADIUS MAP FOR ALCOHOL USES.** The following requirements are separate from the Public Noticing requirements detailed in the Mailing Notification Procedures ([CP-2074](#)), which will be requested by the Project Planner 6-8 weeks prior to the public hearing:
  - An electronic copy of a **RADIUS MAP FOR ALCOHOL USES**, showing land uses to a 600-foot radius.
  - A **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site. Include in the list the type of license and address.
  - A **LIST OF THE FOLLOWING USES** within 600 feet:
    - (1) Residential uses and type (single-family, apartment, hotel, etc.);
    - (2) Churches;
    - (3) Schools, including nursery schools and child-care facilities;
    - (4) Hospitals;
    - (5) Parks, public playgrounds and recreational areas; and
    - (6) Establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.
  
- 2. FINDINGS (on a separate sheet)**
  - a. General Conditional Use for CUB and/or CUX**
    - i. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.
    - ii. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.
    - iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.
  
  - b. Additional Findings for CUB**
    - i. That the proposed use will not adversely affect the welfare of the pertinent community.
    - ii. 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.

- iii. 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.

**3. QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE**

- a. What is the total square footage of the building or center the establishment is located in? 16,903.5 sqft
- b. What is the total square footage of the space the establishment will occupy? 1,148 sqft
- c. What is the total occupancy load of the space as determined by the Fire Department? No change
- d. What is the total number of seats that will be provided indoors? N/A Outdoors? N/A
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? N/A
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? N/A
  - i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? N/A
- g. Are you adding floor area? No If yes, how much is enclosed? N/A Outdoors? N/A

**h. Parking**

- i. How many parking spaces are available on the site? 16 spaces
- ii. Are they shared or designated for the subject use? Designated
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? N/A
- iv. Have any arrangements been made to provide parking off-site? No
  - 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? N/A

**Note:** Required parking must be secured via a covenant pursuant to LAMC Section 12.26 E.5. A private lease is only permitted by a Zone Variance.

- 2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.
- 3. Will valet service be available? No Will the service be for a charge? N/A
- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? Please see attached List of Sensitive Uses
- j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17? No

**4. QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT**

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

	<b>M</b>	<b>Tu</b>	<b>W</b>	<b>Th</b>	<b>F</b>	<b>Sa</b>	<b>Su</b>
Proposed Hours of Operation	5am-11:30pm						
	24hrs						

Food Mart

US Fuels

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

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

c. Will there be minimum age requirements for entry? No If yes, what is the minimum age requirement and how will it be enforced? N/A

d. Will there be any accessory retail uses on the site? Yes What will be sold? Convenience/Retail

**e. Security**

i. How many employees will you have on the site at any given time? Approx 1-4 employees

ii. Will security guards be provided on-site? No

1. If yes, how many and when? N/A

iii. Has LAPD issued any citations or violations? No If yes, please provide copies.

**f. Alcohol**

i. Will there be beer & wine only, or a full line of alcoholic beverages available? Full line

ii. Will "fortified" wine (greater than 16% alcohol) be sold? Not expected to do so

iii. Will alcohol be consumed on any adjacent property under the control of the applicant? No

iv. Will there be signs visible from the exterior that advertise the availability of alcohol? No

**v. Food**

1. Will there be a kitchen on the site? No

2. Will alcohol be sold without a food order? Yes

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? Not expected to

4. Provide a copy of the menu if food is to be served.

**vi. On-Site**

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? N/A

a. If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.

2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? N/A
  - a. If yes, a request for off-site sales of alcohol is required as well.
3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? N/A

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? Not for the purpose of consumption on the premises
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? Yes

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

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

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

**6. ADDITIONAL REQUIREMENTS FOR MAIN CUBs/CUXs.** In addition to all requirements detailed in the DCP Application Filing Instructions ([CP-7810](#)), applications for Main CUBs/CUXs shall include:

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

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

Special Instructions for:

**CONDITIONAL USE PERMIT (CUZ)  
COMMERCIAL CORNER DEVELOPMENTS and MINI SHOPPING CENTER**

The **MASTER LAND USE APPLICATION INSTRUCTION SHEET-500' RADIUS** should also be followed.

**ZONING CODE SECTIONS:** Development standards in 12.22 A 23 and Conditional Use in 12.24 W 27

1. The **MASTER LAND USE APPLICATION FORM CP-7771** must be filled out completely, typed or printed in black ink, with full answers to every statement and question. The application must be signed by the property owner or owners, lessee (only if the entire site is leased), authorized agent of the owner with power of attorney, or officers of a corporation (submit proof). A single application can be used for most projects that have multiple requests.
  
2. **ADDITIONAL INFORMATION/FINDINGS:** In order to grant your request the following findings/questions must be addressed by the Zoning Administrator. Please try to explain as best as possible how your request conforms to the following requirements:
  - a. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.
  - b. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.
  - c. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.
  - d. That based on data provided by the City Department of Transportation or by a licensed traffic engineer, that ingress to and egress from the project will not create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets
  - e. That project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.
  - f. Are you going to develop any or all of the following Yes/No

1) A drive-thru fast food establishment?	<u>No</u>
2) A business open any time between 11 p.m. and 7 a.m.?	<u>Yes</u>
3) A multi-residential use?	<u>No</u>
4) An amusement enterprise as enumerated in Sec. 12.14 A of the Los Angeles Municipal Code?	<u>No</u>
5) An automobile laundry or washrack?	<u>No</u>
6) A commercial swimming pool	<u>No</u>
  - g. How many parking spaces are being provided? 16 Standard? 16 Compact? 0
  - h. What is the Height no change and number of stories 1 of the Project?

- i. List all the uses to be included in the development their hours of operation, square footage and the percentage of the total development to be occupied by each:

	<u>Use</u>	<u>Hours of Operation</u>	<u>Square Ft.</u>	<u>Percentage</u>
1)	US Fuel service station with Food Mart	US Fuel : 24hrs Food Mart: From 5am-11:30pm M-Sun	16,903.5 sq ft w/ 1,148 for Food Mart	100%
2)				
3)				
4)				
5)				
6)				
7)				
8)				

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

- k. For drive-through fast food establishments submit plans showing points of ingress and egress, the location of speakers, driveways and queuing lanes.

- a. For drive-through fast food establishments submit plans showing points of ingress and egress, the location of speakers, driveways and queuing lanes.
- b. For all applications the following items shall be delineated on plans in accordance with the applicable Zoning Code Section:
  - 1) Exterior walls.
  - 2) Lighting plans.
  - 3) Landscaped and irrigated areas in the parking area.
  - 4) Location of trash storage area(s).
  - 5) Location of other storage area(s).
  - 6) Parking layout indicating striping, landscaping, and driveways.

3. In addition, specify each and every requirement of Section 12.22 A 23 LAMC that you cannot or do not comply with, and explain (attach form CP-7755).

**CUB AND CUZ FINDINGS**  
**8658 N. BALBOA BLVD., NORTHRIDGE, CA 91325**

**a. General Conditional Use for CUB and/or CUX**

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

Pursuant to Los Angeles Municipal Code (“LAMC”) sections 12.24-W.1 and 12.24-W.27, the Applicant submits this Conditional Use Permit (“CUP”) application for the off-site sale of beer, wine, and distilled spirits in conjunction with an existing US Fuels Service Station operating 24 hours in conjunction with a Food Mart operating from the hours of 5:00 am – 11:30 pm, daily at 8658 N. Balboa Blvd., in the city of Northridge,

The premises is an existing US Fuels Service Station and Food Mart located at the southeast corner of Balboa Boulevard and Parthenia Street in the Northridge Community Plan Area. The subject property is a commercial use within an area designated for General Commercial land uses. There are no changes being requested with this application to the current operations other than the Applicant’s request to add the incidental sale of alcoholic beverages for off-site consumption (Type 21 Alcoholic Beverage Control (“ABC”) license).

The US Fuels Service Station and Food Mart currently exists as a full-service fueling station enabling customers to purchase everyday grocery items, including fresh food items, and is requesting approval for the off-site sale of alcoholic beverages to further the convenience provided to the surrounding community. The Food Mart offers a wide variety of grocery/household items and alcoholic beverages fall within the common type of goods that customers want from a full-service fueling station and food mart. This business has been in successful operation for many years and has proven itself in that time to be a good neighbor. The continued operation of this store, with strict adherence to the imposed conditions, proper management and supervision, will continue to provide a retail service that is beneficial to the community. This US Fuels Service Station and Food Mart is in an area with various commercial and residential uses. This use is consistent with other uses in the community, providing neighborhood convenience for automobile services and household products. The Applicant now requests to include the incidental sale of alcoholic beverages in its product offering in order to continue to serve all the needs of the patrons and surrounding neighborhood. This business will continue to operate in harmony with the surrounding community and will continue to have a positive economic impact on the neighborhood.

The availability of alcoholic beverages at this existing US Fuels Service Station and Food Mart will provide a public service that will benefit the community by providing customers the convenience of purchasing alcoholic beverages at a convenient location. Located along a commercial corridor, the project will provide the area’s residents, businesses, and employees an option for convenient access and one-stop shopping with a limited amount of alcoholic beverages incidental to other retail merchandise. Therefore, the project will perform a function that will be beneficial to the community and surrounding neighborhood.

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

This is a Conditional Use Permit requesting authorization for the off-site sale of an incidental amount of alcoholic beverages at an existing US Fuels Service Station and Food Mart. The project's location, size, height, and operations have already been approved through previously approved building plans and permits. The structures and daily operations are and will remain compatible with adjacent properties and the surrounding neighborhood. There is no construction, alterations or changes in the use as proposed as part of this application and thus, no reason to conclude the prior approved location, size, height, and operations would not be compatible with the adjacent properties and surrounding uses.

The US Fuels Service Station and Food Mart and the propose sale of the incidental amount of alcoholic beverages will continue to provide a benefit to the nearby community and will not be detrimental to the character of the immediate area. In fact, this neighborhood fueling station has and will continue to have a positive impact on the welfare of the community. The Applicant has operated on this site for many years without adverse impacts to the surrounding community as a result of the exemplary management. Its continued business at this location will re-enforce the character of the area. The store and subject sales will serve to strengthen the economic vitality of the area.

Additionally, the sale of alcohol will be an incidental use within the food mart. With this conditional use authorization, the subject store will only provide a small amount of alcoholic beverages for off-site consumption that is standard for this type of establishment. Thus, as conditioned, this project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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

The subject site is located in the Northridge Community Plan Area and has a General Commercial General Plan Land Use designation. The property is not located within a Specific Plan Area.

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

**b. Additional Findings for CUB**

**i. That the proposed use will not adversely affect the welfare of the pertinent community.**

The location is an existing US Fuels Service Station and Food Mart. This application is simply to request the addition of off-site alcoholic beverage sales at an existing business. The Applicant has operated at this site for many years and has proven to be a responsible retailer. The project will maintain the use of the location as a US Fuels Service Station and Food Mart, but with the added benefit of alcoholic beverage sales for patrons. The Applicant will continue to serve the community without adverse impacts. The existing use will continue to operate as a convenience and a necessary component of a vibrant commercial area.

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

**ii. 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.**

The project site is located in Census Tract 1173.02. According to the California Department of Alcoholic Beverage Control ("ABC"), three (3) ABC licenses for the off-site sale of alcoholic beverages are permitted in this census tract. Currently, according to the ABC Licensing Report for Census Tract No. 1173.02, there are six (6) ABC licenses for the off-site sale of alcoholic beverages. Thus, the addition of a Type 21 ABC license will require a Determination of Public Convenience or Necessity ("PC or N"). While the census tract is statutorily over-concentrated, this does not necessarily result in an area becoming over-concentrated with alcohol licenses.

Over concentration can be undue when the addition of a license will negatively impact a neighborhood. Over concentration is not undue when the approval of a license does not negatively impact the area, but rather such a license would benefit the public welfare and convenience. The addition of the incidental sale of alcoholic beverages at a long-standing community-oriented local business will only serve to further provide for the needs of local businesses, neighbors, and the surrounding community. In fact, the US Fuels Service Station and Food Mart is seeking to offer this beneficial "one-stop" shopping experience in order to provide

convenience to this area. The Applicant seeks to provide a full-service shopping experience for this community, in which nearby residents can purchase fuel, make purchases of grocery items, medicine, beverages, and/or other necessary retail items, along with the incidental sale of alcoholic beverages. The continuation of the operations at this US Fuels Service Station and Food Mart, with strict adherence to the imposed conditions and under proper management and supervision, will continue to remain proper in relation to adjacent uses and the development of the community. The Applicant seeks to expand on its current offerings in order to maintain and live up to its community service objective of being a beneficial “one-stop” shopping experience in which nearby residents can purchase grocery items, fuel, beverages, and/or other necessary retail items. The community has come to expect and rely upon such service from their local US Fuels Service Station and Food Mart.

- iii. 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 continuation of the US Fuels Service Station and Food Mart at this location will continue to serve the needs of local business people, shoppers, and residents. The residential uses, as well as other establishments, have not been adversely affected in the years that the Applicant has owned and operated the establishment, and the addition of an incidental amount of alcoholic beverages for off-site consumption will not be detrimental to residential neighbors, but rather will provide a desired amenity. This population seeks a diversity of services, one that the US Fuels Service Station and Food Mart provides. The subject store and the continued sales will continue to serve this population and the availability of alcoholic beverages will further provide for the accessibility of a full range of products all at one convenient location. Furthermore, the combination of proactive security measures and strict company policies will ensure the continuation of the safety and well-being of nearby residents.

Additionally, while the proposed sale of alcoholic beverages will be located in proximity to some residential/sensitive uses, the proposed alcohol sale is ancillary to the sale of food items in the food mart. Alcohol sales for off-site consumption will not detrimentally affect the neighboring residential, commercial, and institutional uses in the area because they will occur in a controlled environment within the food mart by trained employees and subject to multiple security measures, conditions imposed by the Zoning Administrator, and for consideration by the State Department of Alcoholic Beverage Control will reduce any potential impacts related to the sale of alcohol and the proposed use will, therefore, not be detrimental to these sensitive uses within proximity of the subject site.

**c. CUZ-Commercial Corner Development Findings**

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

The premises is an existing US Fuels Service Station and Food Mart located at the southeast corner of Balboa Boulevard and Parthenia Street in the Northridge Community Plan Area. The subject property is a commercial use within an area designated for General Commercial land uses. There are no changes being requested with this application to the current operations other than the Applicant's request to add the incidental sale of alcoholic beverages for off-site consumption (Type 21 Alcoholic Beverage Control ("ABC") license).

The US Fuels Service Station and Food Mart currently exists as a full-service fueling station enabling customers to purchase everyday grocery items, including fresh food items, and is requesting approval for the off-site sale of alcoholic beverages to further the convenience provided to the surrounding community. The Food Mart offers a wide variety of grocery/household items and alcoholic beverages fall within the common type of goods that customers want from a full-service fueling station and food mart. This business has been in successful operation for many years and has proven itself in that time to be a good neighbor. The continued operation of this store, with strict adherence to the imposed conditions, proper management and supervision, will continue to provide a retail service that is beneficial to the community. This US Fuels Service Station and Food Mart is in an area with various commercial and residential uses. This use is consistent with other uses in the community, providing neighborhood convenience for automobile services and household products. The Applicant now requests to include the incidental sale of alcoholic beverages in its product offering in order to continue to serve all the needs of the patrons and surrounding neighborhood. This business will continue to operate in harmony with the surrounding community and will continue to have a positive economic impact on the neighborhood.

The availability of alcoholic beverages at this existing US Fuels Service Station and Food Mart will provide a public service that will benefit the community by providing customers the convenience of purchasing alcoholic beverages at a convenient location. Located along a commercial corridor, the project will provide the area's residents, businesses, and employees an option for convenient access and one-stop shopping with a limited amount of alcoholic beverages incidental to other retail merchandise. Therefore, the project will perform a function that will be beneficial to the community and surrounding neighborhood.

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

This is a Conditional Use Permit requesting authorization for the off-site sale of an incidental amount of alcoholic beverages at an existing US Fuels Service Station and Food Mart. The project's location, size, height, and operations have already been approved through previously approved building plans and permits. The structures and daily operations are and will remain compatible with adjacent properties and the surrounding neighborhood. There is no construction, alterations or changes in the use as proposed as part of this application and thus, no reason to conclude the prior approved location, size, height, and operations would not be compatible with the adjacent properties and surrounding uses.

The US Fuels Service Station and Food Mart and the propose sale of the incidental amount of alcoholic beverages will continue to provide a benefit to the nearby community and will not be detrimental to the character of the immediate area. In fact, this neighborhood fueling station has and will continue to have a positive impact on the welfare of the community. The Applicant has operated on this site for many years without adverse impacts to the surrounding community as a result of the exemplary management. Its continued business at this location will re-enforce the character of the area. The store and subject sales will serve to strengthen the economic vitality of the area.

Additionally, the sale of alcohol will be an incidental use within the food mart. With this conditional use authorization, the subject store will only provide a small amount of alcoholic beverages for off-site consumption that is standard for this type of establishment. Thus, as conditioned, this 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.

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

The subject site is located in the Northridge Community Plan Area and has a General Commercial General Plan Land Use designation. The property is not located within a Specific Plan Area.

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

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

This is a CUP application for the off-site sale of alcoholic beverages at an existing US Fuels Service Station and Food Mart. Therefore, the project will not create any traffic hazards or new congestion on adjacent streets at the location and use have existed for decades.

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

This is an existing US Fuels Service Station and Food Mart. There is no addition being added by this application.

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

There are locks on the doors and adequate lighting indoors and outdoors. Responsible policies have been implemented and followed by US Fuels Service Station and Food Mart resulting in a store that has operated without adverse impacts to the surrounding community. US Fuels Service Station and Food Mart will continue to adhere to those policies.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
**NOTICE OF EXEMPTION**

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

A Conditional Use Permit application for a Type 21 ABC license

LEAD CITY AGENCY

**City of Los Angeles (Department of City Planning)**

CASE NUMBER

ENV-

PROJECT TITLE

John Jarrous-CUB Application

COUNCIL DISTRICT

CD 12

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

8658 N. Balboa Blvd., Northridge, CA 91325

Map attached.

PROJECT DESCRIPTION:  Additional page(s) attached.

A CUB for the sale of a full line of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption

NAME OF APPLICANT / OWNER:

John and Amal Jarrous

CONTACT PERSON (If different from Applicant/Owner above)

(AREA CODE) TELEPHONE NUMBER

EXT.

Solomon, Saltsman & Jamieson c/o Jennifer L. Oden

310-822-9848

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)

Public Resources Code Section(s) \_\_\_\_\_

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) \_\_\_\_\_

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

\_\_\_\_\_

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE

STAFF TITLE

ENTITLEMENTS APPROVED

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

**CERTIFICATE OF OCCUPANCY**

**OWNER** JARROUS, JOHN AND AMAL

8658 BALBOA BLVD  
NORTHRIDGE CA 91325

No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof.

CERTIFICATE: BY: <b>HENRY L BAGHDASSARIAN</b>	Issued-Valid	DATE: <b>02/14/2017</b>
--------------------------------------------------	--------------	----------------------------

**SITE IDENTIFICATION**  
ADDRESS: **8658 N BALBOA BLVD 91325**

TRACT	BLOCK	LOT(s)	ARB	CO. MAP REF #	PARCEL PIN	APN
P M 1206		A		BK 12-48	195B133 474	2689-018-028

This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and is subject to any affidavits or building and zoning code modifications whether listed or not.

**COMMENT** Convert existing 28 feet 7 inches X 41 feet 1 inch auto repair to retail This certificate corrects one issued on 01/25/2016 to apply a .

<b>USE</b>	<b>PRIMARY</b>	<b>OTHER</b>
	Retail	(-) None

**PERMITS**  
14016-20000-03169 |

<b>STRUCTURAL INVENTORY</b>		
ITEM DESCRIPTION	CHANGED	TOTAL
Floor Area (ZC)	0 Sqft	1148 Sqft
Floor Construction - Concrete Slab on Grade		
Height (ZC)	0 Feet	
Length	0 Feet	
Stories	0 Stories	1 Stories
Type V-B Construction		
Width	0 Feet	27.58 Feet
Wood (Plywood, OSB, etc.)Shearwall		
M Occ. Group	1148 Sqft	1148 Sqft
S1 Occ. Group	-1148 Sqft	0 Sqft
Parking Req'd for Bldg (Auto+Bicycle)	2 Stalls	5 Stalls
Parking Req'd for Site (Auto+Bicycle)	2 Stalls	5 Stalls
Provided Disabled for Site	0 Stalls	1 Stalls
Total Provided Parking for Site	0 Stalls	16 Stalls



**APPROVAL**

CERTIFICATE NUMBER: 125552  
 BRANCH OFFICE: VN  
 COUNCIL DISTRICT: 12  
 BUREAU: INSPECTN  
 DIVISION: BLDGINSP  
 STATUS: CofO Corrected  
 STATUS BY: HENRY L BAGHDASSARIAN  
 STATUS DATE: 02/14/2017

APPROVED BY: HENRY L BAGHDASSARIAN  
 EXPIRATION DATE:

<u>PERMIT DETAIL</u>			
PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS - DATE - BY
14016-20000-03169	8658 N Balboa Blvd	Convert existing 28'7" X 41'1" auto repair to retail	CofO Corrected - 02/14/2017 HENRY L BAGHDASSARIAN

<u>PARCEL INFORMATION</u>		
Airport Hazard Area: Horizontal Surface Area	Area Planning Commission: North Valley	Census Tract: 1173.02
Certified Neighborhood Council: Northridge South	Community Plan Area: Northridge	Council District: 12
District Map: 195B133	Energy Zone: 9	Fire District: 2
Highway Dedication: YES	LADBS Branch Office: VN	Lot Size: IRR
Lot Type: Corner	Near Source Zone Distance: 6.3	Thomas Brothers Map Grid: 531-D1
Zone: C2-1VL	Zone: P-1VL	

<u>PARCEL DOCUMENT</u>		
City Planning Cases (CPC) CPC-10295	City Planning Cases (CPC) CPC-13973	City Planning Cases (CPC) CPC-1986-253-GPC
Community Development Block Grant (CDBG) LARZ-Valley	Ordinance (ORD) ORD-101907	Ordinance (ORD) ORD-106262
Ordinance (ORD) ORD-123967	Ordinance (ORD) ORD-123968	Ordinance (ORD) ORD-163915-SA1390

<u>CHECKLIST ITEMS</u>		
Attachment - Owner-Builder Declaration	Attachment - Plot Plan	Permit Flag - NO Fire Life Safety Clearance
Special Inspect - Anchor Bolts	Std. Work Descr - Seismic Gas Shut Off Valve	

<u>PROPERTY OWNER, TENANT, APPLICANT INFORMATION</u>		
<u>OWNER(S)</u>		
Jarrous, John And Amal	8658 Balboa Blvd	NORTHRIDGE CA 91325
<u>TENANT</u>		
<u>APPLICANT</u>		
Relationship:		

<u>BUILDING RELOCATED FROM:</u>

<u>(C)ONTRACTOR, (A)RCHITECT &amp; (E)NGINEER INFORMATION</u>				
<u>NAME</u>	<u>ADDRESS</u>	<u>CLASS</u>	<u>LICENSE #</u>	<u>PHONE #</u>
(O) , Owner-Builder	,	NA	0	

<u>SITE IDENTIFICATION-ALL</u>
<u>ADDRESS:</u>
8658 N BALBOA BLVD 91325

<u>LEGAL DESCRIPTION-ALL</u>						
<u>TRACT</u>	<u>BLOCK</u>	<u>LOT(s)</u>	<u>ARB</u>	<u>CO.MAP REF #</u>	<u>PARCEL PIN</u>	<u>APN</u>
P M 1206		A		BK 12-48	195B133 474	2689-018-028



# City of Los Angeles Department of City Planning

6/5/2023

## PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

8658 N BALBOA BLVD  
8654 N BALBOA BLVD

### ZIP CODES

91325

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-1986-253-GPC  
CPC-13973  
CPC-10295  
ORD-163915-SA1390  
ORD-123969  
ORD-123968  
ORD-123967  
ORD-106262  
ORD-101907  
MND-98-125-ZBA-CCR-ZV

### Address/Legal Information

PIN Number	195B133 474
Lot/Parcel Area (Calculated)	16,903.5 (sq ft)
Thomas Brothers Grid	PAGE 531 - GRID D1
Assessor Parcel No. (APN)	2689018028
Tract	P M 1206
Map Reference	BK 12-48
Block	None
Lot	A
Arb (Lot Cut Reference)	None
Map Sheet	195B133

### Jurisdictional Information

Community Plan Area	Northridge
Area Planning Commission	North Valley
Neighborhood Council	Northridge South
Council District	CD 12 - John Lee
Census Tract #	1173.02
LADBS District Office	Van Nuys

### Permitting and Zoning Compliance Information

Administrative Review	None
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### Planning and Zoning Information

Special Notes	None
Zoning	C2-1VL P-1VL
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2512 Housing Element Inventory of Sites
General Plan Land Use	General Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None

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(\* ) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	No
AB 2097: Reduced Parking Areas	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Not Eligible
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

#### Assessor Information

Assessor Parcel No. (APN)	2689018028
APN Area (Co. Public Works)*	0.390 (ac)
Use Code	2500 - Commercial - Service Station - Full Service - No Additional Services
Assessed Land Val.	\$1,222,042
Assessed Improvement Val.	\$72,420
Last Owner Change	12/15/2003
Last Sale Amount	\$993,009
Tax Rate Area	16
Deed Ref No. (City Clerk)	6666603
	535068
	3771658
	3-476
	1059607
	1059539
Building 1	
Year Built	1963
Building Class	S65
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,148.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2689018028]

#### Additional Information

Airport Hazard	Horizontal Surface Area
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	Yes

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Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	6.2922912
Nearest Fault (Name)	Northridge
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	22.00000000
Rupture Top	5.00000000
Rupture Bottom	20.00000000
Dip Angle (degrees)	42.00000000
Maximum Magnitude	7.00000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

### Economic Development Areas

Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

### Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 2689018028]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.1 Units, Lower
Housing Use within Prior 5 Years	No

### Public Safety

Police Information	
Bureau	Valley
Division / Station	Devonshire
Reporting District	1796
Fire Information	
Bureau	Valley
Battalion	15
District / Fire Station	103
Red Flag Restricted Parking	No

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## CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number: CPC-1986-253-GPC

Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

Project Descriptions(s): NORTHRIDE DISTRICT PLAN AMENDMENTS - GENERAL PLAN/ZONING CONSISTENCY PROGRAM

Case Number: MND-98-125-ZBA-CCR-ZV

Required Action(s): ZBA-ZONE BOUNDARY ADJUSTMENT

CCR-COMMERCIAL CORNER REVIEW

ZV-ZONE VARIANCE

Project Descriptions(s): Data Not Available

## DATA NOT AVAILABLE

CPC-13973

CPC-10295

ORD-163915-SA1390

ORD-123969

ORD-123968

ORD-123967

ORD-106262

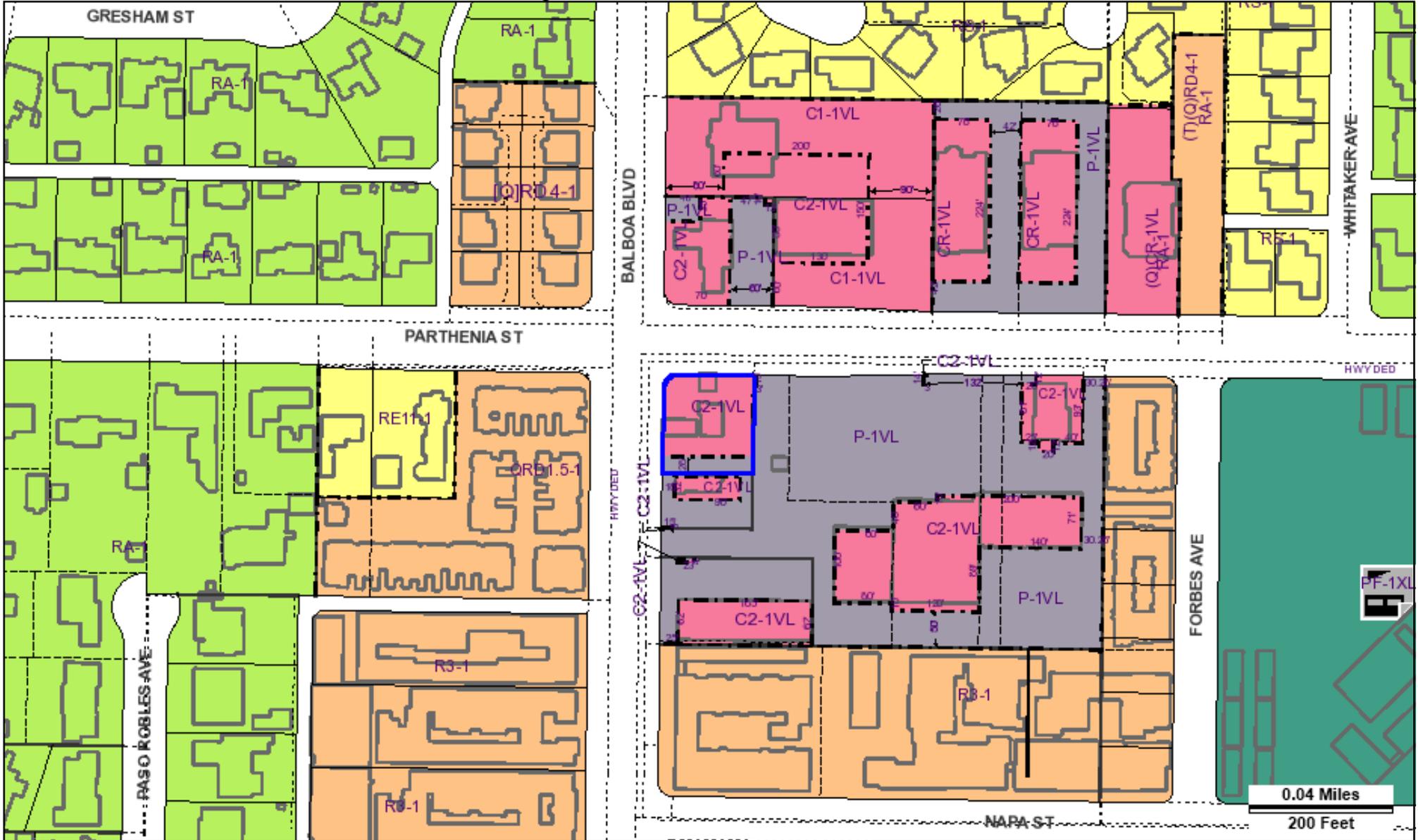
ORD-101907

# ZIMAS PUBLIC

Generalized Zoning

06/05/2023

City of Los Angeles  
Department of City Planning



Address: 8658 N BALBOA BLVD

APN: 2689018028

PIN #: 195B133 474

Tract: P M 1206

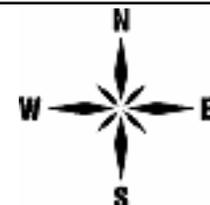
Block: None

Lot: A

Arb: None

Zoning: C2-1VL, P-1VL

General Plan: General Commercial



# LEGEND

## GENERALIZED ZONING

-  OS, GW
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
-  CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
-  CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
-  P, PB
-  PF

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL

-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

#### COMMERCIAL

-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

### FRAMEWORK

#### COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial

#### INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing
-  Hybrid Industrial

#### PARKING

-  Parking Buffer

#### PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site

#### LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside / Airport Landside Support
-  Airport Airside
-  LAX Airport Northside

#### OPEN SPACE / PUBLIC FACILITIES

-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

#### INDUSTRIAL

-  Limited Industrial
-  Light Industrial

# CIRCULATION

## STREET

-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

## FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off-Ramp
-  Railroad
-  Scenic Freeway Highway

## MISC. LINES

-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor

# POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	<b>HW</b> House of Worship	 Public Golf Course (Proposed)
 Bridge	<b>e</b> Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
<b>HW</b> Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	<b>MWD</b> MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	<b>P</b> Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	<b>RPD</b> Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
<b>DMV</b> DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
<b>DWP</b> DWP	 Police Training site	 Skill Center
 DWP Pumping Station	<b>PO</b> Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	<b>C</b> Private College	 Steam Plant
 Fire Supply & Maintenance	<b>E</b> Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	<b>JH</b> Private Junior High School	<b>UTL</b> Utility Yard
 Helistop	<b>PS</b> Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	<b>SH</b> Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	<b>SF</b> Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

## SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

## COASTAL ZONE

 Coastal Commission Permit Area
 Dual Permit Jurisdiction Area
 Single Permit Jurisdiction Area
 Not in Coastal Zone

## TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1	 Tier 3
 Tier 2	 Tier 4

**Note:** TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

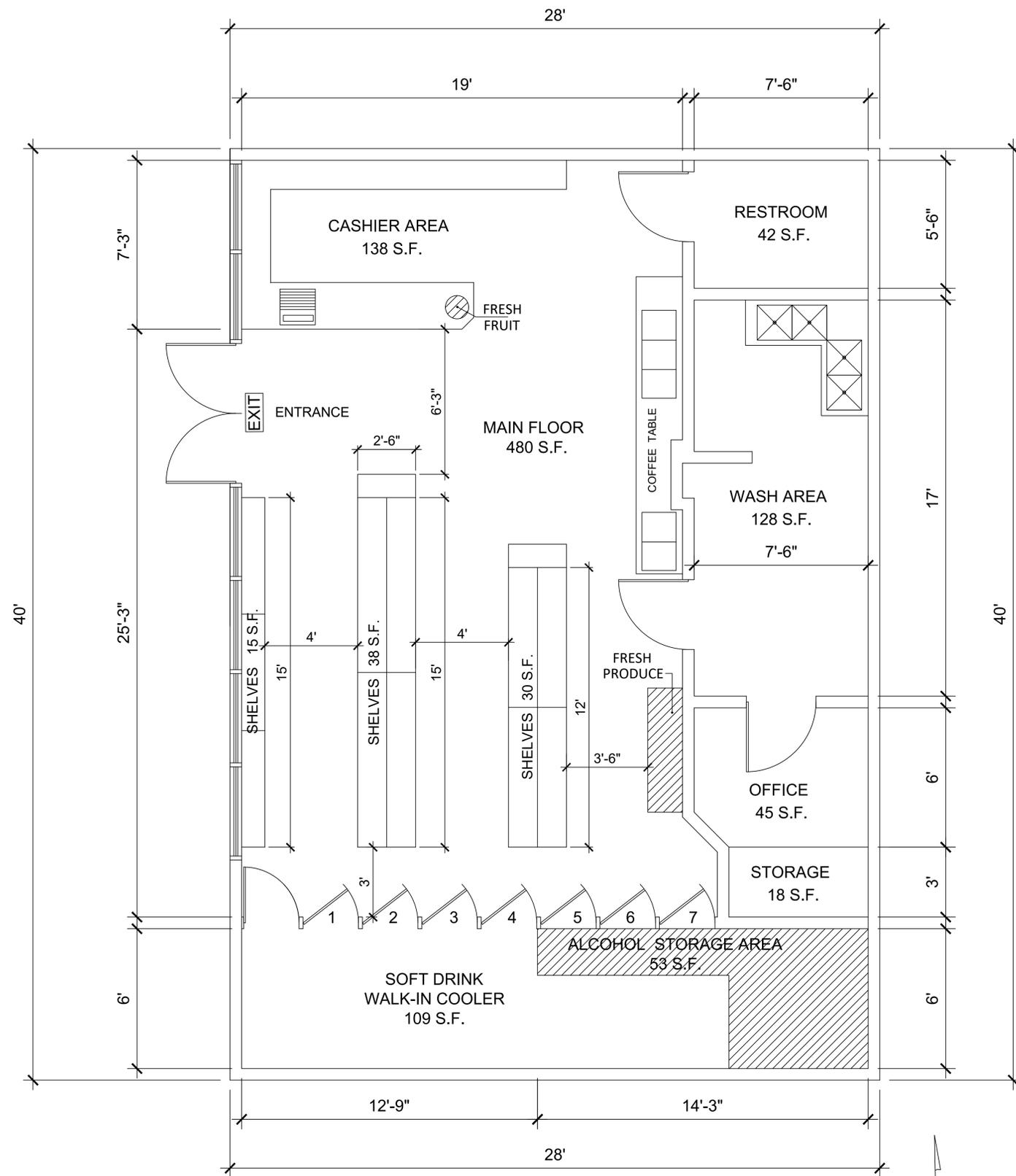
## WAIVER OF DEDICATION OR IMPROVEMENT

 Public Work Approval (PWA)
 Waiver of Dedication or Improvement (WDI)

## OTHER SYMBOLS

 Lot Line	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot Split	 Fault Zone	 Very High Fire Hazard Severity Zone
 Community Driveway	 Fire District No. 1	 Wells
 Building Outlines 2020	 Tract Map	
 Building Outlines 2017	 Parcel Map	





**EXISTING FLOOR PLAN ( 1,148 SQ.FT.)**

EXISTING WALLS

SCALES: 3/8" = 1'-0"



**FLOOR AREA: (1,148 S.F.)**

MAIN FLOOR:	480 SQ.FT.
CASH REG.:	138 SQ.FT.
SOFT DRINK WALK-IN COOLER:	109 SQ.FT.
RESTROOM:	42 SQ.FT.
WASH AREA:	128 SQ.FT.
STORAGE:	18 SQ.FT.
ALCOHOL STORAGE AREA:	53 SQ.FT.
OFFICE:	45 SQ.FT.
SHELVES:	83 SQ.FT.
OTHERS:	52 SQ.FT.
<b>TOTAL:</b>	<b>1,148 SQ.FT.</b>

**PARKING STALLS:**

PARKING:	6 STALLS
HANDICAP PARKING:	1 STALLS
<b>TOTAL OF</b>	<b>7 PARKING STALLS</b>

REVISIONS	BY

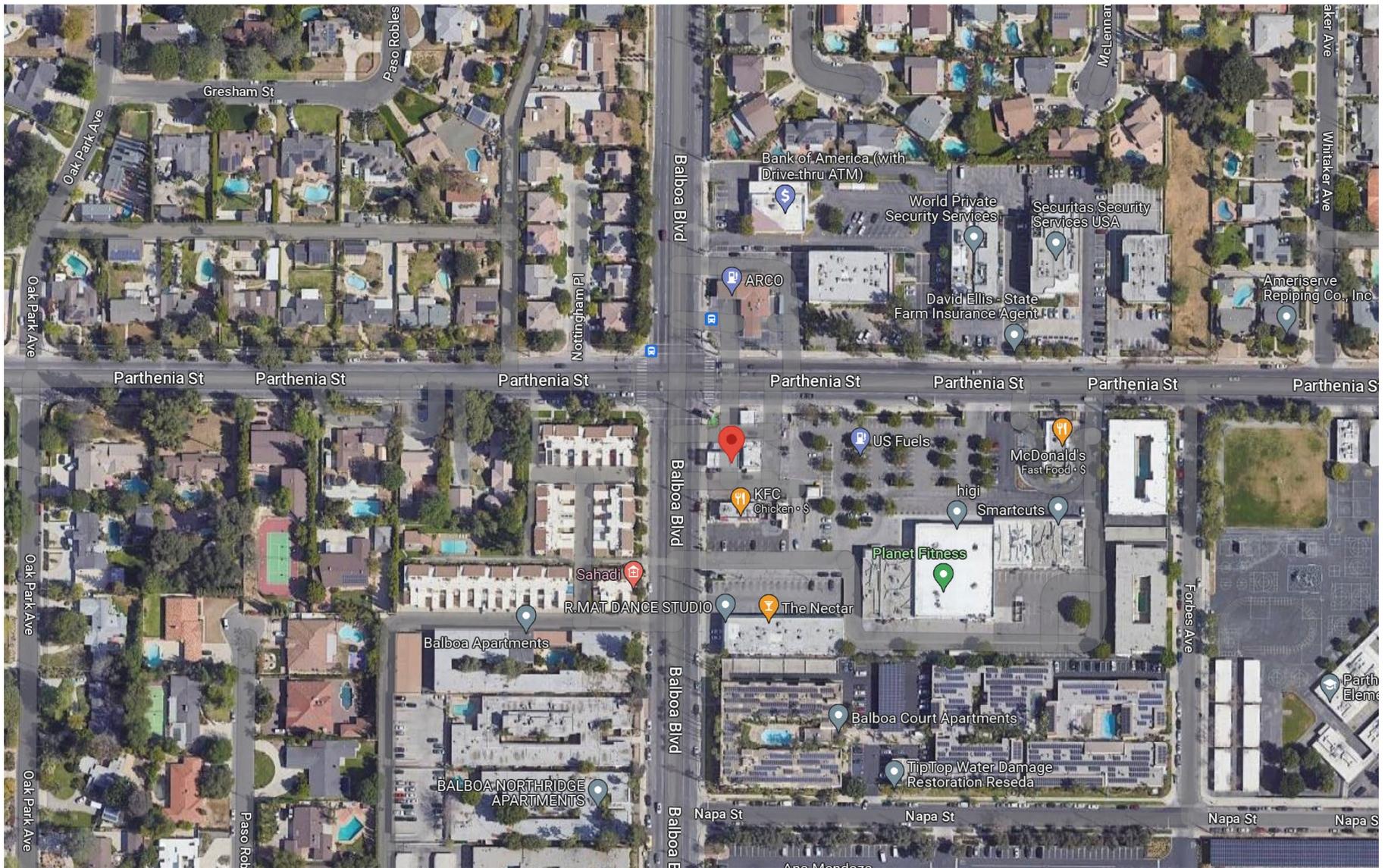
CONTACT :  
 SOLOMON, SALTSMAN & JAMIESON  
 426 Culver Blvd., Playa Del Rey, CA 90293  
 Phone 310-822-9848  
 Fax 310-822-3512  
 jspivey@ssjlaw.com

PROJECT INFORMATION:  
 76 - GAS STATION & C - STORE  
 8658 BALBOA BLVD  
 LOS ANGELES CA 91325  
 APN# 26889-018-028

DATE 5-23-2023  
 SCALE 3/8" = 1'-0"  
 DRAWN  
 SHEET

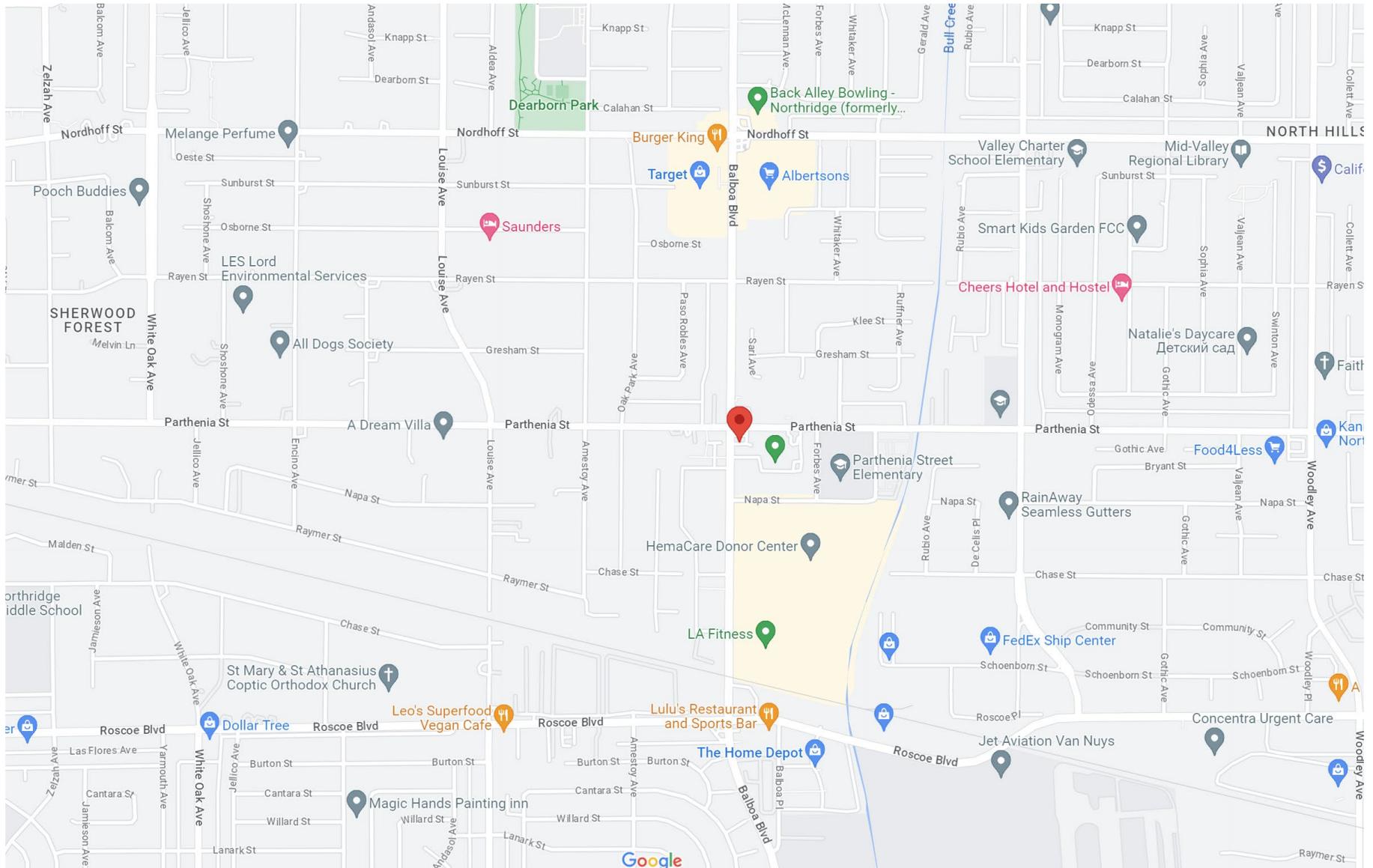
8658 N. BALBOA BLVD., NORTHRIDGE, CA 91325

VICINITY MAP



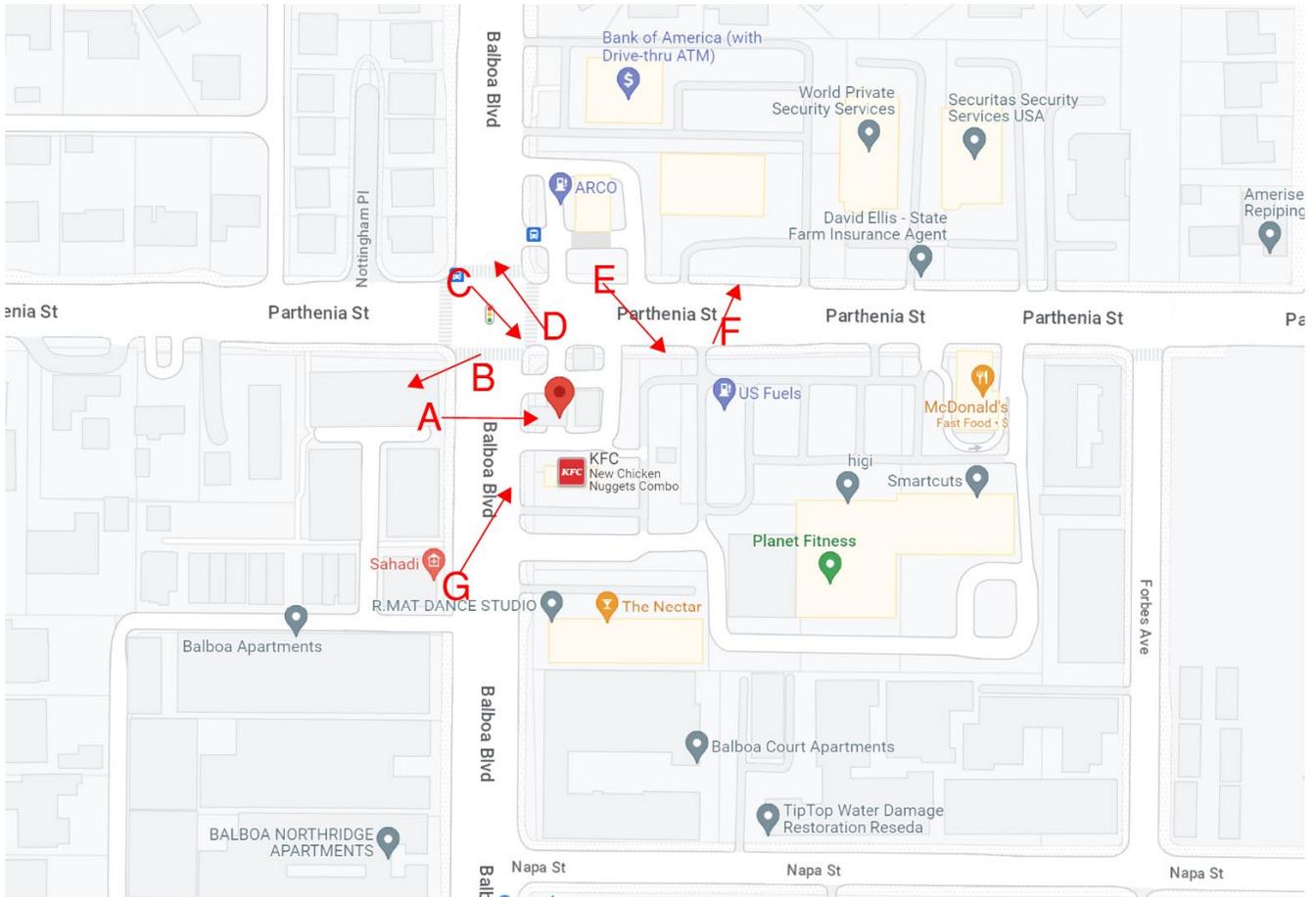
# 8658 N. BALBOA BLVD. NORTHRIDGE, CA 91325

## AERIAL MAP



# 8658 N. BALBOA BLVD., NORTHRIDGE, CA 91325

## PHOTO BROCHURE



A.



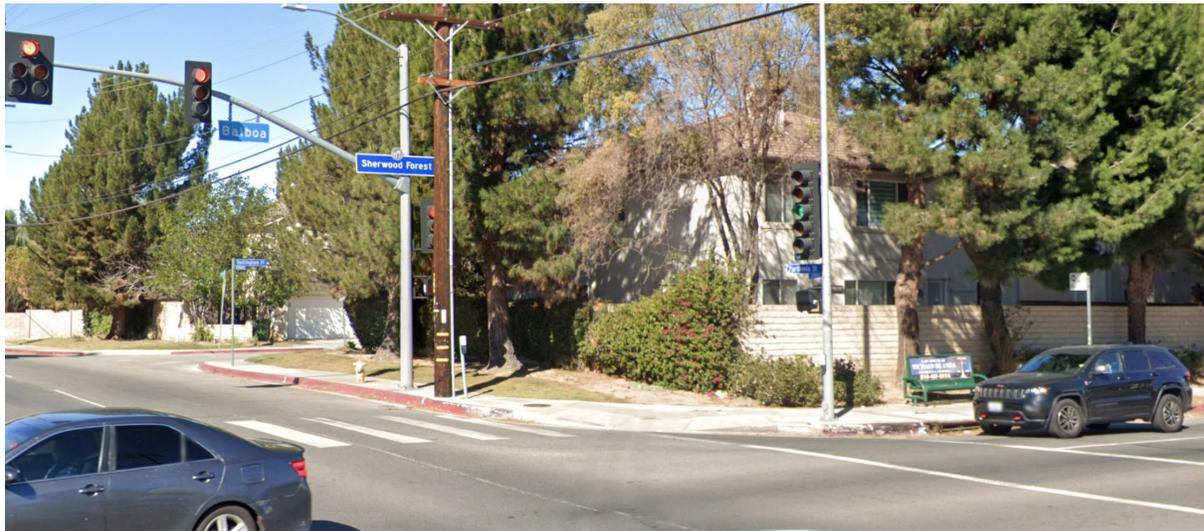
B.



C.



D.



E.



F.



G.



**8658 N. BALBOA BLVD., NORTHRIDGE, CA 91325**

**ALCOHOL LICENSES WITHIN 0' - 600'**

16904 PARTHENIA ST., NORTHRIDGE - 7 TO 2 LIQUOR STORE	TYPE-21
8628 N. BALBOA BLVD., NORTHRIDGE - NECTAR APPLES	TYPE-48
16950 PARTHENIA ST., NORTHRIDGE - PLUSH POCKET BILLIARDS	TYPE-40
16952 PARTHENIA ST., NORTHRIDGE - PENJOY BOWL	TYPE-41
8700 N. BALBOA BLVD., NORTHRIDGE - ARCO GAS	TYPE-20

**ALCOHOL LICENSES WITHIN 600' - 1000'**

NONE

**8658 N. BALBOA BLVD., NORTHRIDGE, CA 91325**

**SENSITIVE USES WITHIN 0' - 600'**

PARTHENIA STREET ELEMENTARY SCHOOL  
16904 PARTHENIA ST., NORTHRIDGE, CA

**SENSITIVE USES WITHIN 600' - 1000'**

BRENDA MONTECORTEZ MEDICAL  
SCHOOL  
8550 BALBOA BLVD. NORTHRIDGE, CA