

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 Address¹: 10974 W. Ventura Blvd Unit/Space Number: N / A

Legal Description² (Lot, Block, Tract): Lot 21-23, Block 5, Tract 4906

Assessor Parcel Number: 2378007014 Total Lot Area: 12,931 square feet
0.3 acres

2. PROJECT DESCRIPTION

Present Use: Shell Service Station with Food Mart

Proposed Use: No change except for the request to add off-site beer and wine sales

Project Name (if applicable): Shell Service Station with Food Mart

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).

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

A CUP application requesting approval for the sale of beer and wine for off-site consumption in conjunction with an existing 1,301 square-foot service station with mini market ("Shell Service Station Food Mart"). The proposed hours of operation are from 6:00 a.m. to 2:00 a.m. for alcoholic beverage sales and continued hours of operation of 24 hours daily for the service station.

*The premises (mini-mart) is also undergoing a premises expansion from the existing 1,301 square feet to 1,561 square feet. Consistent with LAMC section 12.22.A.28(c), the expansion is less than 20% limit thus, no additional entitlement is needed for this expansion.

Additional Information Attached:

☐ YES ☒ NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

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

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

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

HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing 0 - Demolish(ed)³ 0 + Adding 0 = Total 0

Number of Affordable Units⁴: 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

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

⁴ 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: 7 Required # of Parking Spaces: 6

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 13A.2.10?

☐ YES

☒ NO

Authorizing Code Section: 12.24. W.1

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

Action Requested: A Conditional Use Permit requesting authorization for the off-sale of beer and wine in conjunction with an existing Shell Service Station and Food Mart in the C2-1VL-RIO Zone.

Authorizing Code Section: 12.24.W.27

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

Action Requested: A Commercial Corner application to allow the continued 24 hour operations at an existing Shell Service Station and Food Mart in the C2-1VL-RIO Zone.

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): N/A

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

Case No.: _____

Ordinance No.: _____

☐ Condition Compliance Review

☐ Clarification of Q (Qualified) Condition

☐ Modification of Conditions

☐ Clarification of D (Development) Limitation

☐ Revision of Approved Plans

☐ Amendment to T (Tentative) Classification

☐ Renewal of Entitlement

☐ 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

Applicant⁵ Name: RADC Enterprises, Inc
Company/Firm: RADC Enterprises, Inc
Address: 1450 N. Benson Avenue Unit/Space Number: A
City: Upland State: CA Zip Code: 91786
Telephone: 909-394-4728 E-mail: sireifej@carenterprises.net
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): 10974 Ventura Blvd., LLC
Address: 1040 North Benson Avenue Unit/Space Number: A
City: Upland State: CA Zip Code: 91786
Telephone: 909-394-4728 E-mail: sireifej@carenterprises.net

AGENT / REPRESENTATIVE NAME: Jennifer Oden

Company/Firm: Solomon, Saltsman & Jamieson
Address: 426 Culver Blvd. Unit/Space Number: N/A
City: Playa Del Rey State: CA Zip Code: 90293
Telephone: 310-822-9848 E-mail: joden@ssjlaw.com

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

OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): N/A

Name: _____

Company/Firm: _____

Address: _____ Unit/Space Number: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

Primary Contact for Project Information⁶

(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.

⁶ 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'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: Rawa Ansbi

Date: 7/19/2024

Print Name: _____

Signature: _____

Date: _____

Print Name: _____

SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE '1189

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

State of California

County of San Bernardino

On July 19, 2024 before me, Reem Annabi, Notary Public
(Insert Name of Notary Public and Title)

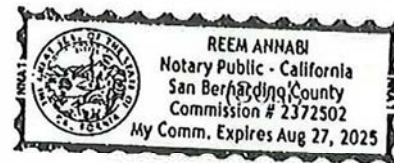
personally appeared Rawa Anabi, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

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

WITNESS my hand and official seal.

Reem Annabi

Signature



APPLICANT DECLARATION

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

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

paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

- i. 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).
- j. 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: Rawa Anabi

Date: 7/19/24

Print Name: _____

NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

7. SIGNATURES

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

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

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



ALCOHOL & ENTERTAINMENT ESTABLISHMENTS

Class 2 Conditional Use Permit

Related Code Sections

Los Angeles Municipal Code (LAMC) Section 12.24 W.1 (Class 2 Conditional Use Permit) of Chapter 1 authorizes applications for alcohol establishments (CUB); and Section 12.24 W.18 (Class 2 Conditional Use Permit) of Chapter 1 authorizes applications for entertainment establishments (CUX). Procedures for a Class 2 Conditional Use Permit are governed by LAMC Section 13B.2.2. of Chapter 1A.

Public Hearing and Notice

Notification of a public hearing for the above process includes Property Owners and Occupants (i.e., tenants) within 300 feet from the boundaries of the subject site and the Certified Neighborhood Council representing the area in which the property is located, as well as on-site posting of the notice. This is for informational purposes only and not required at the time of filing, unless otherwise requested. Refer to the Mailing Procedures Instructions (CP13-2074) and Posting Instructions ([CP-7762](#)) for applicable requirements.

Specialized Requirements

When filing for the above application, the following items are required in addition to those specified in the City Planning Application Filing Instructions (CP13-7810).

Radius Map Requirements

Requests for alcohol establishments pursuant to LAMC Section 12.24 W.1 of Chapter 1 are required to include the following. Note that these requirements are separate from the Public Noticing requirements detailed in the Mailing Notification Procedures (CP13-2074), which will be requested by the Project Planner 6-8 weeks prior to the public hearing.

- ☐ A 600-foot radius map showing land uses. See Radius Map Guidelines ([CP-7826](#)) for applicable additional requirements.
- ☐ A list of alcohol establishments between 600 and 1,000 feet of the site. Include the type of license and address.
- ☐ A list of the following types uses within 600 feet:
 - Residential uses and type (e.g., single-family, apartment, hotel)
 - Churches

- Schools, including nursery schools and child-care facilities
- Hospitals
- Parks, public playgrounds, and recreational areas
- Establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises

Additional Requirements for Main CUBs or CUXs

☐ A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating the:

- Type of alcohol permit sought
- Square footage of each particular restaurant, bar, or event space
- Address or suite/unit number corresponding to each CUB or CUX request
- Tenant-operator of each alcohol or adult entertainment establishment (if known)

Specialized Questions

The items below cover important information which will help acquaint the decision maker with your request. The information is required but should not be considered as a limitation upon materials to be submitted. The applicant is encouraged to include any additional relevant materials. In the space below, or on separate paper, if necessary, complete the following:

Physical Development of the Site

1. What is the total square footage of the building or center in which the establishment is located?
12,931 square feet
2. What is the total square footage of the space the establishment will occupy? 1,561 sqft
3. What is the total occupancy load of the space as determined by the Fire Department? ^{no} _____
4. What is the total number of seats that will be provided: Indoors? ⁰ _____ Outdoors? ⁰ _____
5. If there is an outdoor area, will there be an option to consume alcohol outdoors?
☐ YES ☐ NO ☒ N/A
6. If there is an outdoor area, is it located on private property or the public right-of-way, or both?
N/A
7. If an outdoor area is within the public right-of-way, has a revocable permit been obtained?
☐ YES ☐ NO ☒ N/A

Site Development Review is being processed as a separate application which will result in a total square footage of 1,561 sqft.

8. Is floor area being added?

☐ YES ☒ NO

If YES, how much is enclosed? N/A Outdoors? N/A

9. Is the site located within 1,000 feet of any schools (public, private, or nursery), churches or parks? ☒ YES ☐ NO

10. 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 B.17 of Chapter 1? ☐ YES ☐ NO

Parking

11. How many parking spaces are available on the site? 17 (10 pump spaces, 6 regular, 1 ADA)

12. Are they shared or designated for the subject use? Designated

13. If adding floor area, what is the parking requirement as determined by the Department of Building and Safety (LADBS)?

N/A

14. Have any arrangements been made to provide off-site parking? ☐ YES ☒ NO

If YES, is the parking secured via a private lease or a covenant/affidavit approved by LADBS?
N/A

Note: Required parking must be secured via a covenant pursuant to LAMC Section 12.26 E.5 of Chapter 1. A private lease is only permitted by a Variance.

15. 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.

16. Will valet service be available? ☐ YES ☒ NO

17. Will the service be for a charge? ☐ YES ☒ NO

Operation of the Establishment

18. Has the use been discontinued for more than a year? ☐ YES ☒ NO

If YES, it is **not eligible** for the Plan Approval process.

If NO, the applicant may be required to prove that the discontinuance of the use did not occur.

See LAMC Section 12.23 B.9 or 12.24 Q of Chapter 1.

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

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	24 hr mart w/ alcohol	24 hr mart w/ alcohol	24 hr mart w/ alcohol	24 hr mart w/ alcohol	24 hr mart w/ alcohol	24 hr mart w/ alcohol	24 hr mart w/ alcohol

20. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc.? ☐ YES ☒ NO

If YES, describe: N/A

Note: An establishment that allows for dancing needs a Class 2 Conditional Use Permit pursuant to 12.24 W.18 of Chapter 1.

21. Will there be minimum age requirements for entry? ☐ YES ☒ NO

If YES, what is the minimum age requirement and how will it be enforced? N/A

22. Will there be any accessory retail uses onsite? ☒ YES ☐ NO

If YES, what will be sold? Typical offerings commonly found at a Food Mart

Security

23. How many employees will be on the site at any given time? Approx. 1-4 employees

24. Will security guards be provided onsite? ☐ YES ☒ NO

If YES, how many and when? N/A

25. Has LAPD issued any citations or violations? ☐ YES ☒ NO

If YES, provide copies.

Alcohol

26. Will there be beer & wine only, or a full line of alcoholic beverages available? Beer & Wine only

27. Will "fortified" wine (greater than 16% alcohol) be sold? ☐ YES ☒ NO

28. Will alcohol be consumed on any adjacent property under the control of the applicant?

☐ YES ☒ NO

29. Will there be signs visible from the exterior that advertise the availability of alcohol?

☐ YES ☒ NO

Food

30. Will there be a kitchen on the site?

☐ YES ☒ NO

31. Will alcohol be sold without a food order?

☒ YES ☐ NO

32. Will the sale of alcohol exceed the sale of food items on a quarterly basis? ☐ YES ☒ NO

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

On-Site

34. Will a bar or cocktail lounge be maintained incidental to a restaurant? ~~☐ YES ☐ NO~~ N/A

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

35. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")?

~~☐ YES ☐ NO~~ N/A

If YES, a request for off-site sales of alcohol is also required.

36. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? ~~☐ YES ☐ NO~~ N/A

Off-Site

37. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? ☐ YES ☒ NO

38. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 750 ml? ☒ YES ☐ NO

Note: Contact the California Department of Alcoholic Beverage Control (ABC) regarding its requirements at <http://www.abc.ca.gov/>.

Caldera Bill (CA Business and Professions Code Section 23958 and 23958.4)

39. Is this application a request for on-site or off-site sales of alcoholic beverages?

☒ YES ☐ NO

If YES, is the establishment a bona-fide eating place (restaurant) or hotel/motel?

NO; this is a Shell Service Station with a Food Mart requesting for off-site sales of alcoholic beverages

If NO, contact ABC to determine whether the proposed site is located in an area where issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or if issuance would result in, or add to an undue concentration of licenses.

Notes: *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**. This is in addition to obtaining the Conditional Use Permit or Plan Approval. Contact the ABC regarding its requirements at <http://www.abc.ca.gov/>.*

Findings

The decision maker must decide if the facts presented in the record support the findings (i.e., criteria for approval) established in the LAMC. On a separate sheet, provide a detailed justification/explanation of how the proposed project conforms with the following:

1. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.
2. The project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.
3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

Supplemental Findings

In addition to the above findings for approval, the decision maker must also consider the following matters. The information is required but should not be considered as a limitation upon materials to be submitted. The applicant is encouraged to include any additional relevant materials.

1. The proposed use will not adversely affect the welfare of the pertinent community.
2. 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.

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3. 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.



MINI-SHOPPING CENTER/COMMERCIAL CORNER DEVELOPMENT Class 2 Conditional Use Permit

Related Code Sections

Los Angeles Municipal Code LAMC 12.24 W.27 (Class 2 Conditional Use Permit) of Chapter 1 authorizes applications to the Zoning Administrator for deviations from the development standards for Mini-Shopping Centers and Commercial Corner Development established in LAMC Section 12.22 A.23 of Chapter 1. Procedures for a Class 2 Conditional Use Permit are governed by LAMC Section 13B.2.2. of Chapter 1A.

Public Hearing and Notice

Notification of a public hearing for the above process includes Property Owners and Occupants (i.e., tenants) within 300 feet from the boundaries of the subject site and the Certified Neighborhood Council representing the area in which the property is located, as well as on-site posting of the notice. This is for informational purposes only and not required at the time of filing, unless otherwise requested. Refer to the Mailing Procedures Instructions (CP13-2074) and Posting Instructions ([CP-7762](#)) for applicable requirements.

Specialized Requirements

When filing for the above application, the following items are required in addition to those specified in the City Planning Application Filing Instructions (CP13-7810).

Plot/Site Plan

In addition to the applicable requirements per the Plot Plan Instructions ([CP-7752](#)), provide the following:

For drive-through fast food establishments:

- Submit plans showing points of ingress and egress, the location of speakers, driveways and queuing lanes.

For all applications, the following items shall be delineated on plans in accordance with the applicable LAMC Section:

- Exterior walls
- Lighting plans
- Landscaped and irrigated areas in the parking area
- Location of trash storage area(s)

- Location of other storage area(s)
- Parking layout indicating striping, landscaping, and driveways

Specialized Questions

1. Are any of the following uses proposed? Check all that apply.

- ☒ A drive-through fast-food establishment¹
- ☒ A business open between 11 p.m. and 7 a.m.
- ☐ Residential uses²
- ☒ An amusement enterprise as enumerated in LAMC Section 12.14 A.3 of Chapter 1
- ☒ An automobile laundry or wash rack³
- ☐ A commercial swimming pool
- ☐ The depositing of recyclable materials as set forth in LAMC Section 12.14 A.11 of Chapter 1

*6 standard, 1ADA, 10 pumps

2. How many parking spaces are being provided? Standard: ¹⁷_____ Compact: _____

3. What is the height and number of stories of the Project? 18'-0", one story

4. List all the proposed uses in the development with their square footage and the percentage of the total development to be occupied by each:

Use	Hours of Operation	Square Feet	Percentage
Shell with Food Mart	24hours	12,931 sqft with 1,561	100%

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

6. Specify and explain every requirement of LAMC Section 12.22 A.23 of Chapter 1 that cannot or cannot be complied with. Attach Exhibit: Mini-Shopping Center Commercial Corner Development (CP13-7755).

¹ Note that a drive-through establishment may also require Project Review or a Class 2 Conditional Use Permit pursuant to LAMC Section 12.24 W.17 of Chapter 1.

² Mixed-Use Projects, as defined by LAMC Section 13.09 B.3 of Chapter 1, are exempt from Commercial Corner/Mini-Shopping Center regulations per LAMC Section 12.22 A.23(d)(1) of Chapter 1.

³ Note that a car wash within a Mini-Shopping Center or Commercial Corner may require a Class 2 Conditional Use Permit pursuant to LAMC Section 12.24 W.27 of Chapter 1.

Findings

The decision maker must decide if the facts presented in the record support the findings (i.e., criteria for approval) established in the LAMC. On a separate sheet, provide a detailed justification/explanation of how the proposed project conforms with the following:

1. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.
2. The project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.
3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

Supplemental Findings

In addition to the above findings for approval, the decision maker must also consider the following matters. The information is required but should not be considered as a limitation upon materials to be submitted. The applicant is encouraged to include any additional relevant materials.

1. 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.
2. 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.

CONDITIONAL USE PERMIT – ALCOHOL AND COMMERCIAL CORNER FINDINGS

General Conditional Use

- 1. 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 Sections 12.24-W.1 and 12.24-W.27, the Applicant submits this Conditional Use Permit (“CUP”) Application to request approval for the off-site sale of beer and wine in conjunction with an existing Shell Service Station Food Mart located at 10974 W. Ventura Blvd., Studio City in the City of Los Angeles, and to allow for the continued 24-hour operations, daily, in lieu of Commercial Corner Development restrictions. The premises is an existing business located on the corner of Ventura Boulevard and Vineland Avenue in the C2-1VL-RIO Zone. The subject property is a commercial use within an area designated for general commercial land uses. At any given time, there are between 1 and 4 employees working on site. The proposed beer and wine sales hours would be from 6 a.m. to 2 a.m., as allowed by the State Department of Alcoholic Beverage Control (“ABC”). There are no changes being requested with this application to the premises’ footprint or its current operations, other than the Applicant’s request to add the incidental sale of beer and wine for off-site consumption (Type 20 ABC License).

The project site consists of an existing gas station with ten (10) fueling pumps and an existing 1,189 square-foot Food Mart. There are multiple access points to the site, including two driveways along Ventura Boulevard and two driveways along Vineland Avenue. The surrounding properties to the north, east, and west are similarly designated as commercially zoned properties, including but not limited to cafes, dine-in restaurants, and pharmacies. To the south, there are residentially zoned properties, separated from the site by an alley and barrier walls.

The Shell 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 a small amount of beer and wine to further the convenience provided to the surrounding community. The Food Mart offers a wide variety of grocery/household items and beer and wine fall within the common type of goods that customers want from a full-service food mart. This neighborhood 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 any imposed conditions and with proper management and supervision, will continue to provide a retail service that is beneficial to the community. This Shell Station is in an area with various commercial and residential uses. The 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 beer and wine in its product offering in order to continuing serving 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.

After conducting initial community outreach, members of the Studio City Neighborhood Council opined that it is unlikely that it would be opposed to the request to add beer and wine at this location. Similarly, the Los Angeles Police Department also stated their non-opposition to this request. Once again, the availability of beer and wine at this existing Food Mart will provide a public service that will benefit the community by providing customers the convenience of purchasing beer and wine 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 for food, snacks, and a limited amount of beer and wine incidental to other retail

merchandise. Therefore, the project will perform a function that will be beneficial to the community and surrounding neighborhood.

2. 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 beer and wine at an existing Shell 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 will be minor interior renovations in order to further improve the business and its service to the surrounding neighborhood.

The Shell Station and Food Mart and the proposed sale of the incidental amount of beer and wine will continue to provide a benefit to the nearby community and will not be detrimental to the character of the immediate area. The Applicant is a responsible ABC licensee that operates over 200 ABC licenses spanning 16 different states. The President of the business is a retired police officer, who understands the importance of security and public safety. The Applicant is committed to offer exemplary management and adherence to its corporate policies regarding responsible retailing of alcoholic beverages. The subject store is part of a well-known national chain of established fueling stations and food marts. 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 beer and wine will be an incidental ancillary use within the food mart. The location, size, and height of the existing store will not be changing. With this conditional use authorization, the subject store will only provide a small amount of beer and wine for off-site consumption that is standard for this type of establishment. Thus, as conditioned, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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

This application is simply a Conditional Use Permit requesting authorization for the off-site sale of beer and wine. The Applicant's locations nationwide are reinventing the idea of what a full-service fueling station should be and are actively striving to help the communities in which they operate by providing easy, accessible fuel services while also working to consolidate and minimize its customers' shopping trips. With hundreds of locations in the United States, the Applicant is committed to providing safe, expedient and reliable fueling stations, featuring amenities such as food marts offering healthy and convenient food options. The Applicant has incorporated a state of the art, full-service food mart into the Shell fueling station in order to offer healthy food options for customers which provide a simpler, more accessible one-stop shopping experience for the surrounding community.

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject site is located within the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan. The Community Plan text is silent with regards to alcohol sales. In such cases, the Zoning Administrator must interpret the intent of the Plan. Approval of the request is consistent with the general purpose, intent and provisions of the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan, including its stated goals and objectives of "complement any unique existing development/uses to reinforce desirable design

characteristics and uses” and also to “promote an arrangement of land uses, streets, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the people who live and work in the community.” (Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan pages III-4 and III-2, respectively).

With the submission of this Conditional Use Permit application, the Applicant asserts that the subject project is consistent with the adopted General Plan in that the requested application will be a positive enhancement of this existing use and will continue to contribute to the economic vitality of the area. As such, the proposed project substantially conforms with the purpose, intent, and provision of the General Plan.

Supplemental Findings for CUB Applications:

1. That the purposed use will not adversely affect the welfare of the pertinent community.

The proposed use will not adversely affect the welfare of the pertinent community because as stated above, the premise has continuously been operated as a gas station with a convenience mart for nearly twenty (20) years. The subject property is a commercial use within an area designated for General Commercial and Residential land uses. The business has been a long-standing anchor in the Studio City Community and the Applicant will continue to operate and improve the store with this goal.

Currently, the site is operating this neighborhood convenience market as a “one-stop” shopping experience for its customers and the surrounding neighborhood and adding the incidental sale of beer and wine would ensure the Applicant’s ability to continue providing this desired convenience to the surrounding community.

As previously stated, the Applicant will operate without adverse impacts to the surrounding community. The Applicant is committed to offering exemplary management and adherence to its corporate policies regarding responsible retailing of alcoholic beverages. In fact, the President of the business is a retired police officer, and its Security Director is a Reserve Officer with over 25 years of retail experience and its Security Manager is a retired Highway Patrol Officer. The Applicant has over 200 ABC licenses in California and numerous other ones throughout the United States, and is very familiar with the laws and regulations concerning alcohol sales. The premises will have cameras on the inside and outside that can be remotely watched by the Security Department. The continued operation of this store, with strict adherence to its policies, along with proper management and supervision, will continue to provide a retail service that is beneficial to the community without adversely affecting the welfare of the pertinent community.

2. 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.

As noted previously, through initial outreach, members of the Studio City Neighborhood Council have indicated that it does not foresee opposition to this application. The project site is located in Census Tract 1438.02. The California Department of Alcoholic Beverage Control (“ABC”) authorizes one (1) ABC License for the off-site sale of alcohol beverages in this census tract. Currently, according to the ABC Licensing Report for Census Tract No. 1438.02, there is one (1) active ABC License for the off-site sale of alcoholic beverage. Although the

addition of an off-sale ABC license will result in an over-concentrated census tract pursuant to Business and Professions Code section 23958.4, this section is sometimes misconstrued as permitting only a certain number of Alcoholic Beverage Control (“ABC”) licenses in a particular area, but such construction ignores the fact that a condition of undue concentration may exist, as in this case, because of good planning and zoning, not in spite of it. The term “undue concentration” is specifically defined in Business and Professions Code section 23958.4 as simply a ratio of licenses in a particular census tract based upon its population. It does not mean that this particular census tract necessarily has too many licenses for the needs or convenience of the community.

In fact, proper zoning places a premises like this in a commercial area, which means that it will have low population. The City’s intent by zoning this area commercial is to have a collection of businesses in this area without any residential. Thus, the fact that this premises is within a census tract with low population and some alcohol licenses reflects the City’s intention as reflected by the zoning.

In this case, both commercial and residential zones are within 1000 feet of the site. It makes sense that stores that sell alcoholic beverages are located in zones that are in locations that are convenient for the community. But, because the number of people living in that census tract determines the undue concentration statistics, the undue concentration ratio is often exceeded by just a handful of businesses selling alcoholic beverages in census tracts like this one.

The Applicant, as part of their community outreach efforts, has reached out to the Los Angeles Police Department to discuss potential issues with the request to sell incidental amount of beer and wine at this location. The Police Department has shared that they have no objections to such request. Again, the Applicant is committed to offering exemplary management and adherence to its corporate policies regarding responsible retailing of alcoholic beverages.

3. The proposed use will not detrimentally affect nearby residentially zoned communities in the areas 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 Shell Station and Food Mart at this location will continue to serve the needs of local businesspeople, shoppers, and residents. While the proposed sale of a beer and wine will be located in proximity to some residential/sensitive uses (some residential uses and a preschool, Valley Village Little School) they have not been adversely affected in the years that the business has operated at this location as the proposed beer and wine sales are ancillary to the sale of food items in the food mart. There are no churches, public playgrounds, or hospitals within close proximity to the store.

Furthermore, beer and wine sales for off-site consumption will not detrimentally affect the neighboring residential and commercial 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 conditions imposed by the State Department of Alcoholic Beverage Control, all of which would 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. The addition of an incidental amount of beer and wine 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 Shell Station and Food Mart provides. Furthermore, the combination of proactive security measures and strict company policies will ensure the continuation of the safety and well-being of nearby residents.

The Applicant is committed to offer exemplary management and adherence to its corporate policies regarding responsible retailing of alcoholic beverages. In fact, the President of the business is a retired police officer, who understands the importance of security and public safety, and its Security Director is a Reserve Officer with over 25 years of retail experience and its Security Manager is a retired Highway Patrol Officer. The Applicant has over 200 ABC licenses in California and numerous other ones throughout the United States and is very familiar with the laws and regulations concerning alcohol sales. The premises will have cameras on the inside and outside that can be remotely watched by the Security Department. The continued operation of this store, with strict adherence to its policies, along with proper management and supervision, will continue to provide a retail service that is beneficial to the community without adversely affecting the welfare of the pertinent community.

Additional Findings for Commercial Corner Development Application:

- 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 of vehicular circulation on adjacent streets.**

This is an existing business, so granting the Applicant's request for this Conditional Use Permit application will not create a traffic hazard or cause significant congestion or disruption of vehicular circulation on adjacent streets. No changes are proposed as part of this application except for the request for an incidental amount of beer and wine sales for off-site consumption and necessary interior improvements. The business already operates with approved 24-hour operations, thus there is no reason to expect any adverse change.

The continuation of the Shell Station and Food Mart at this location will continue to serve the needs of local businesspeople, 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 the Shell Station and Food Mart provides. The subject store with the added convenience of a small amount of beer and wine sales will continue to serve this population and the availability of alcoholic beverages will provide a desired amenity.

- e. That the 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 Shell Station and Food Mart, so the approval of this application will not add to the concentration of Commercial Corner Developments in this area. Furthermore, the use of the location will be the same as it has been for the past decade, except for the addition of an incidental amount of beer and wine for off-site consumption. The approval of this Applicant's request to allow for the sale of beer and wine will only serve to expand the range of product offerings for the convenience of surrounding community.

The existing use complements other commercial activities, promotes the exchange of goods and services, and provides tax revenue. This business does and will continue to purchase supplies and require services from outside vendors which contribute to the economic base of the community. This use has been operating in this location in the exact same manner for years and it will continue to operate in a responsible manner. The neighborhood and surrounding community have not been adversely affected in the years that the business has operated here.

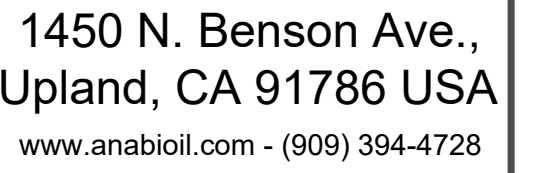
Again, the continuation of this neighborhood Shell Service Station will not create or add to a detrimental concentration of such commercial corner establishments, as this is an existing site, but rather this community-oriented business will continue to operate in such a manner so as to continue to have a positive effect on nearby properties. Furthermore, the combination of proactive security measures and strict company policies will ensure

the continuation of the safety and well-being of nearby residents. There is therefore no reason to expect any adverse change.

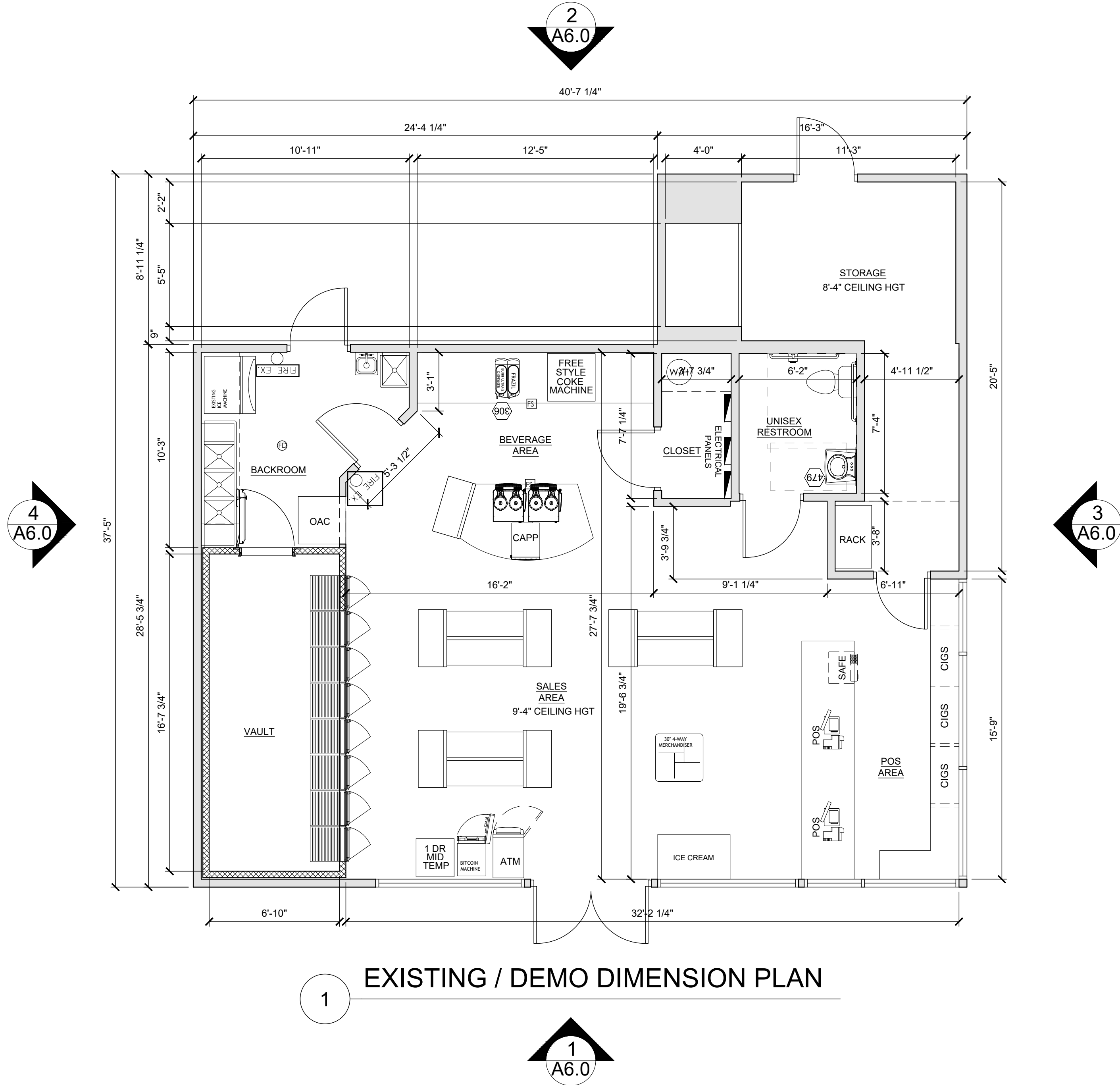
j. Describe any security measures that will be taken to prevent loitering, theft, vandalism, etc.

There are security cameras, locks on the doors, adequate lighting indoors and outdoors, and signs posted to prevent loitering, theft, and vandalism. There is an in-store security surveillance camera with real time video cameras. This Shell Station has operated at this site for many years without causing nuisance impacts or any discipline or problems as a result of Shell's adherence to its corporate policies. The Applicant and staff will continue to adhere to those policies at this location and follow the below listed policies:

- All associates complete training segments on customer service, personnel management, facility maintenance and operations, responsible retailing of age restricted alcoholic beverage and tobacco products, and workplace safety.
- The Applicant utilizes multiple digital surveillance cameras at the subject location.
- The Applicant will have cash register "hard stops" that require associates to check identification and validate customers are of sufficient legal age to purchase alcohol or tobacco before completing the sale.



PROJECT FILE NAME:	REVISION #:	DESIGNER:	PAGE:
REBEL INTERIOR LAYOUT CONCEPT - ABC	08	DV	D1.0
PROJECT ADDRESS:	STORE #:	DATE:	SCALE:
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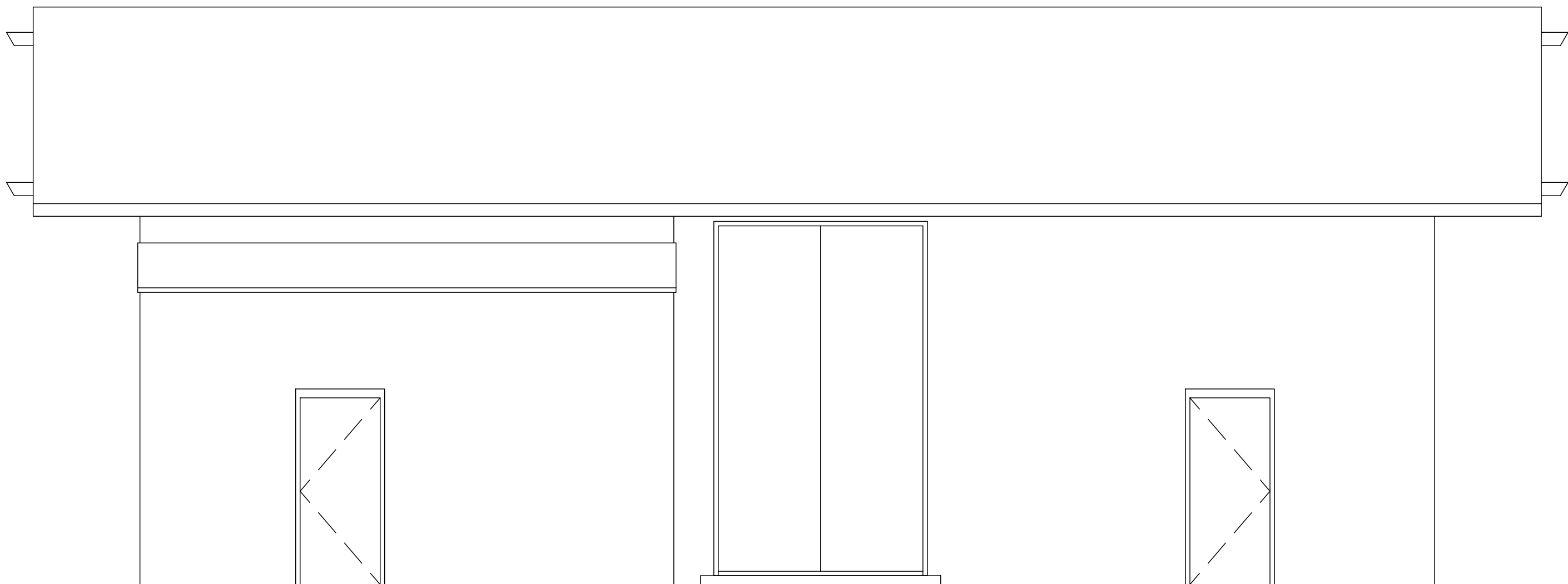


LINE TYPE LEGEND

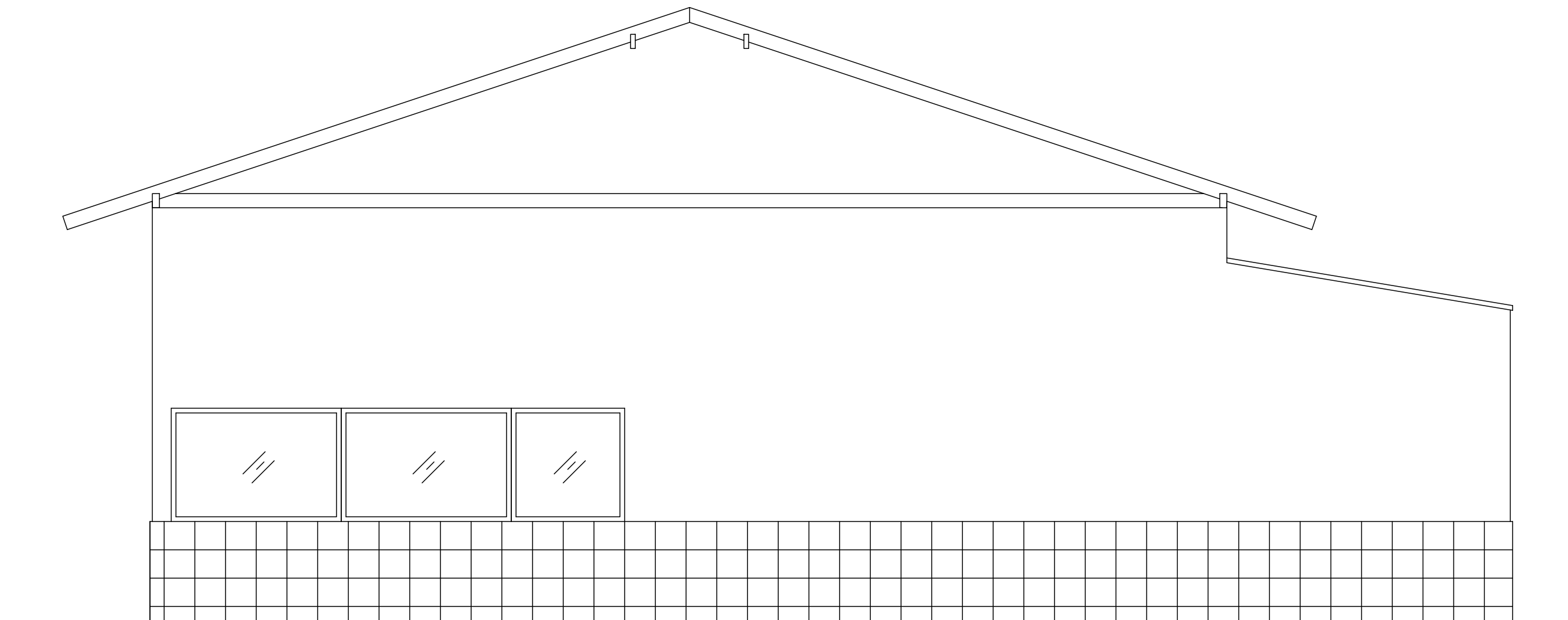
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-.-.-	RELOCATE EXISTING (WITHIN STORE)
---	RELOCATE EXISTING (ANOTHER OUTSIDE LOCATION)
---	EXISTING



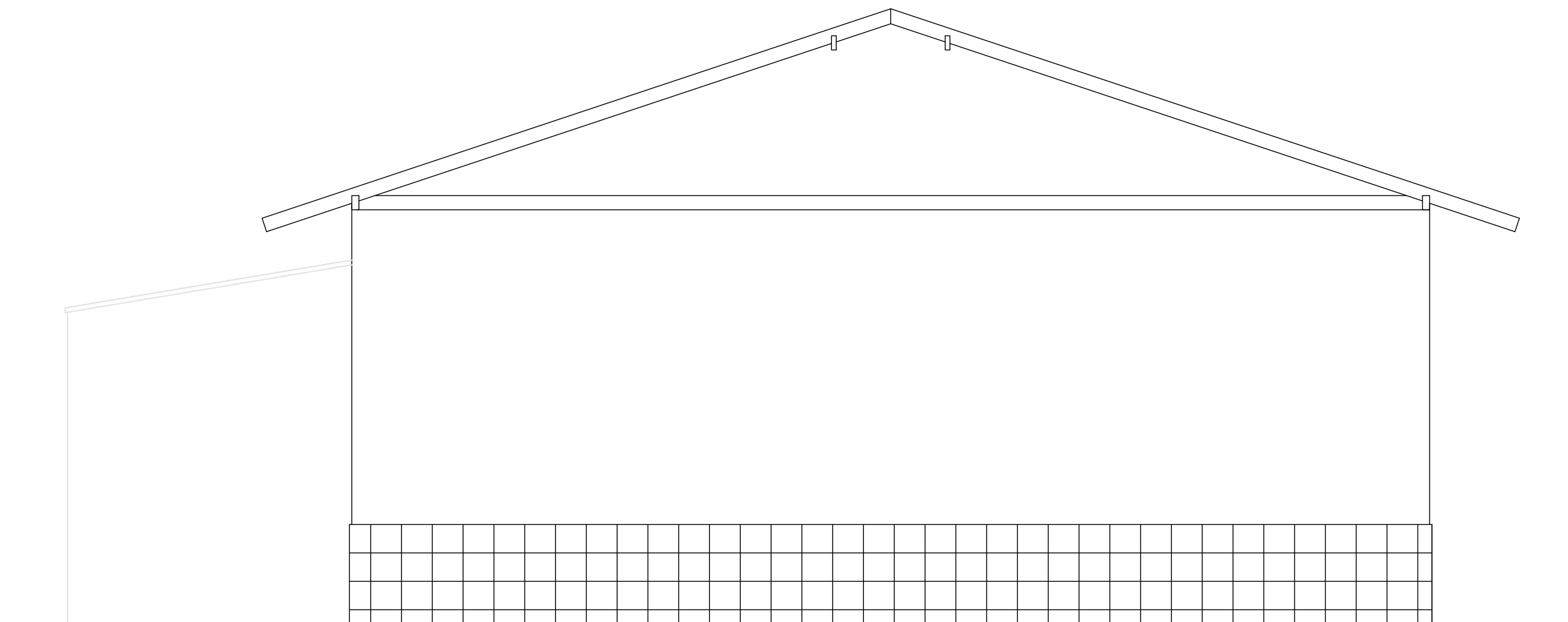
1 EXISTING FRONT ELEVATION



2 EXISTING REAR ELEVATION



3 EXISTING LEFT ELEVATION



4 EXISTING RIGHT ELEVATION



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PROJECT FILE NAME:	REVISION #:	DESIGNER:	PAGE:
REBEL INTERIOR LAYOUT CONCEPT - ABC	08	DV	A6.0
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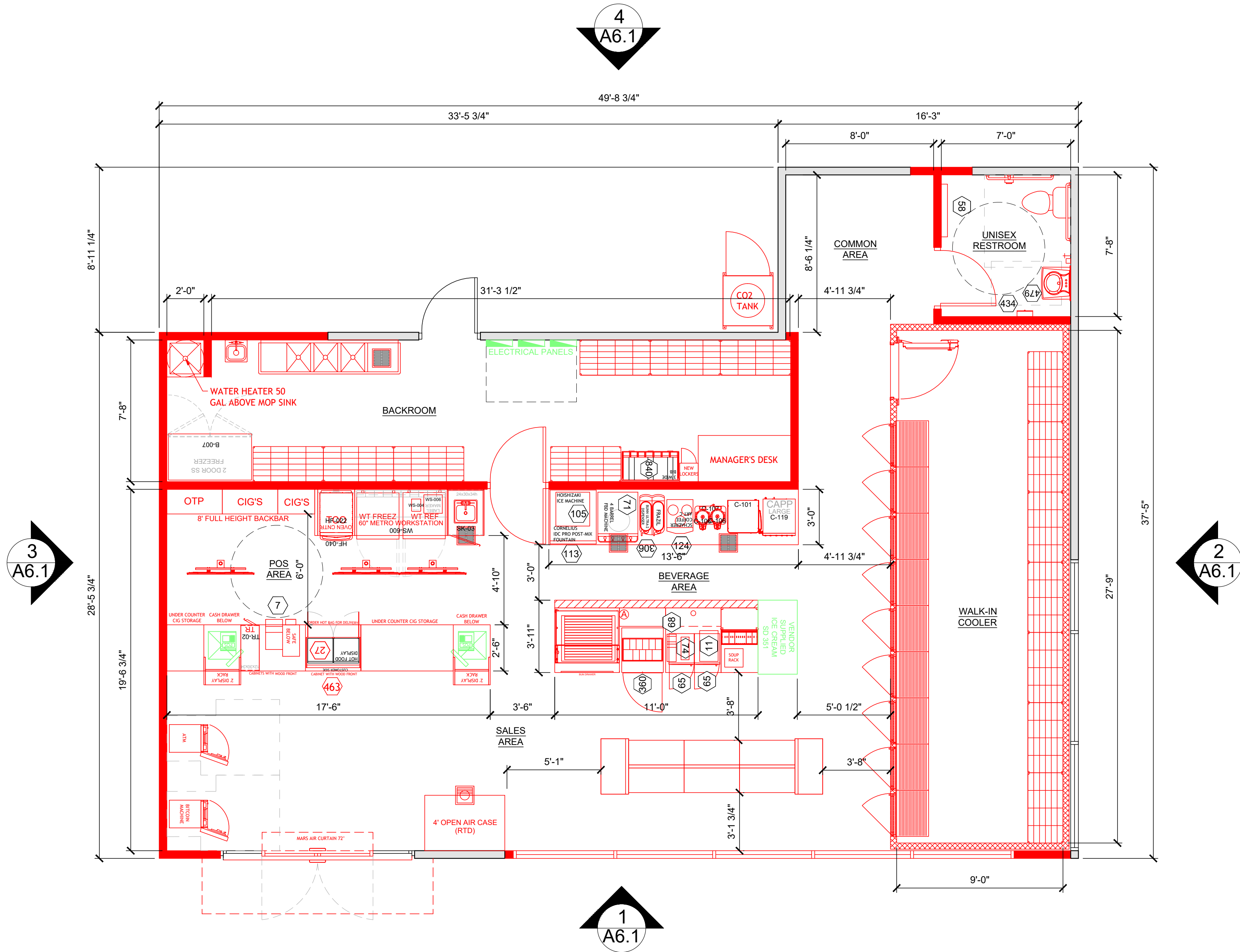
SEAL

LINE TYPE LEGEND

NEW CONDITIONS

RELOCATE EXISTING CONDITIONS (WITHIN STORE)

EXISTING CONDITIONS



1 PROPOSED DIMENSION FLOOR PLAN

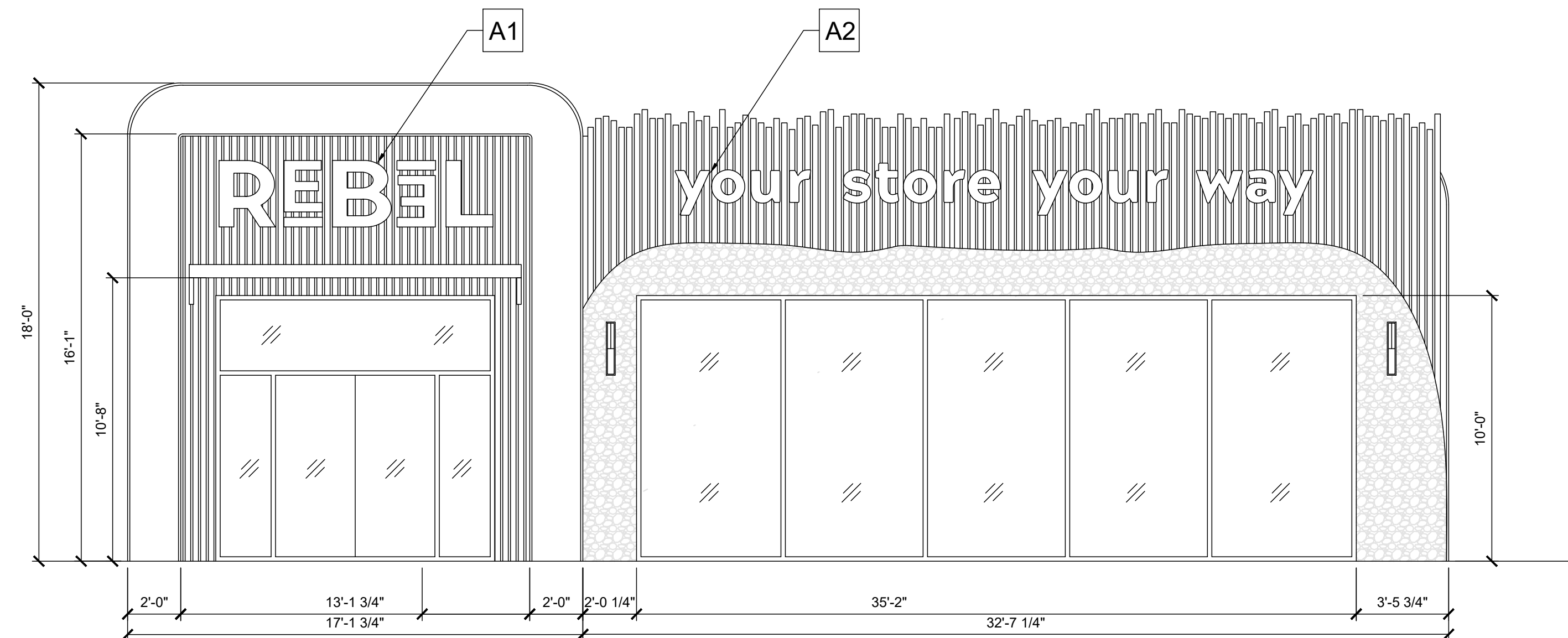


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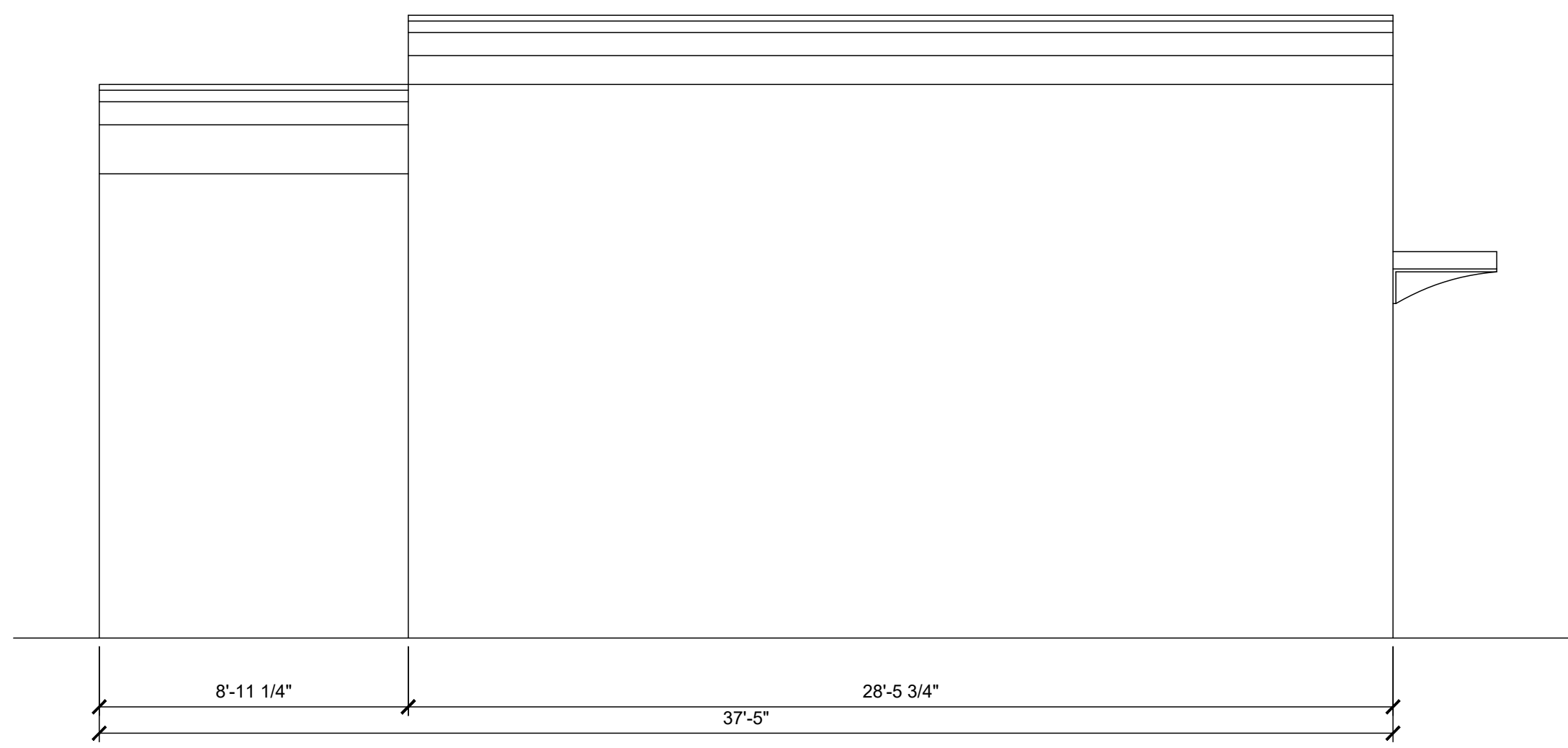
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		405	01-17-2025	1/4" = 1'-0"



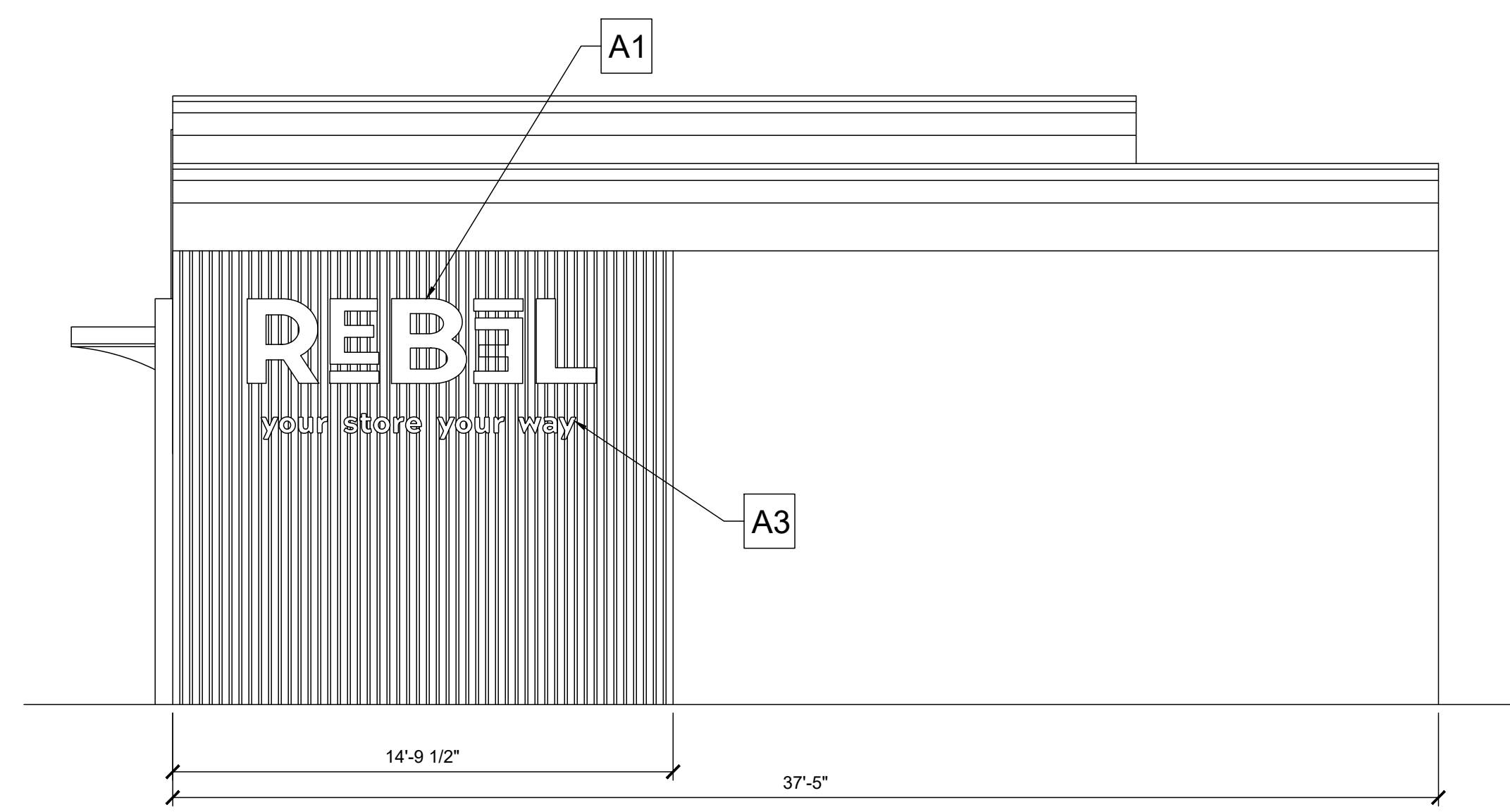
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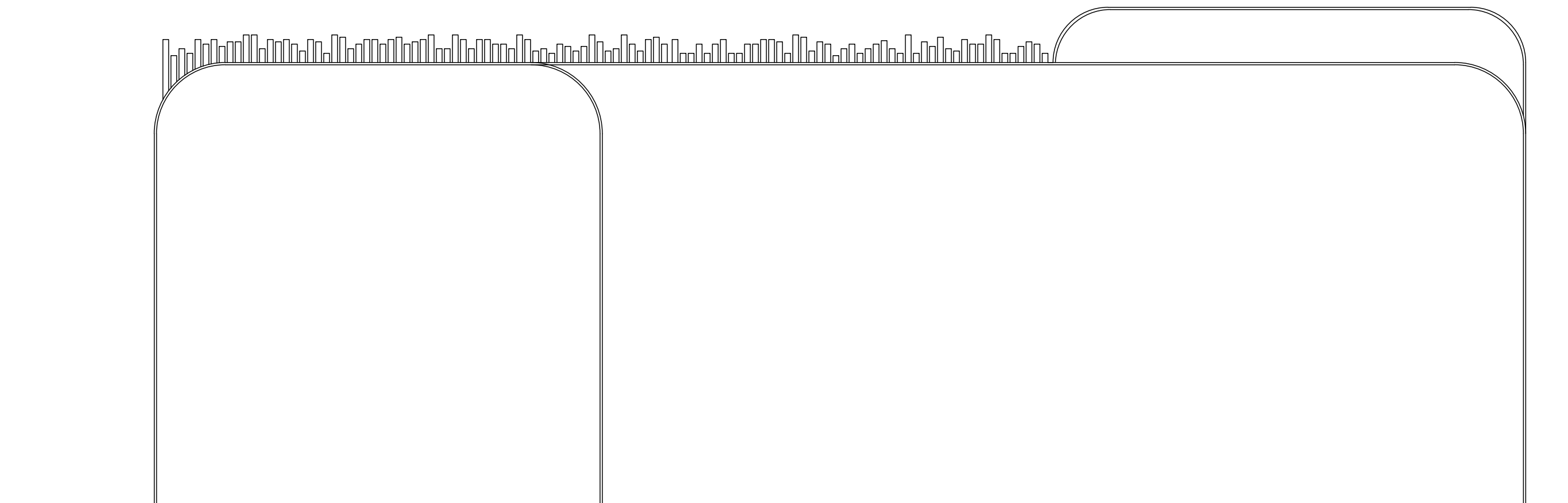
1 PROPOSED FRONT ELEVATION



3 PROPOSED LEFT ELEVATION



2 PROPOSED RIGHT ELEVATION



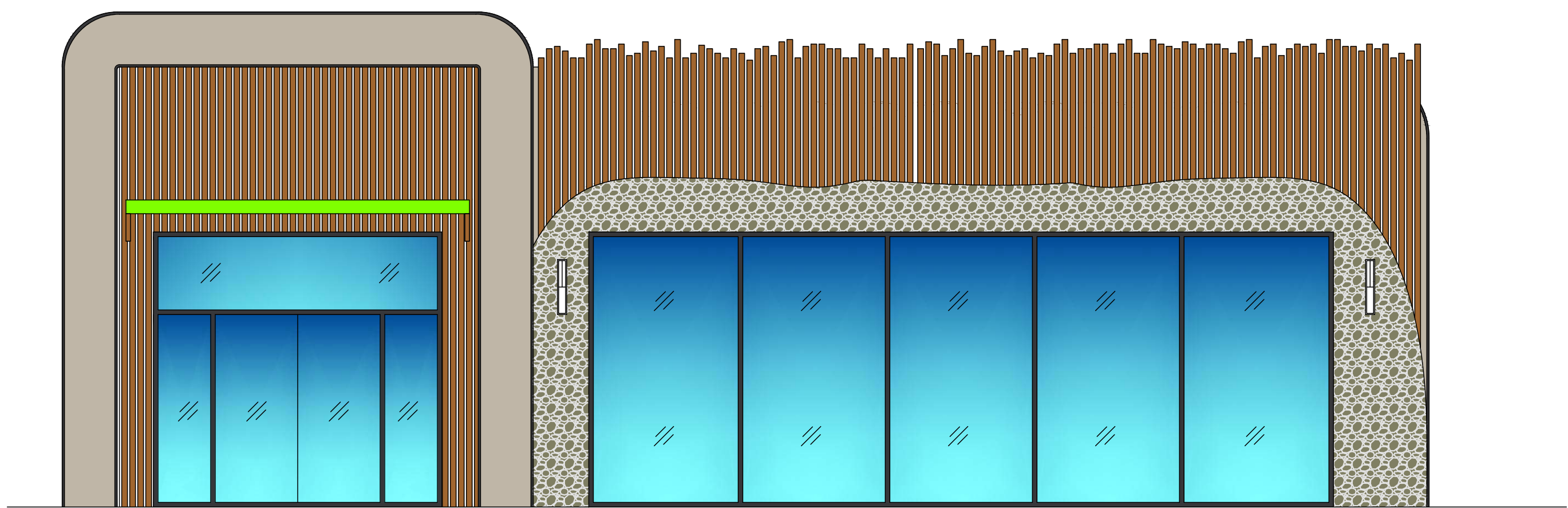
4 PROPOSED REAR ELEVATION



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PROJECT FILE NAME:	REBEL INTERIOR LAYOUT CONCEPT - ABC	REVISION #:	08	DESIGNER:	DV	PAGE:	A6.1
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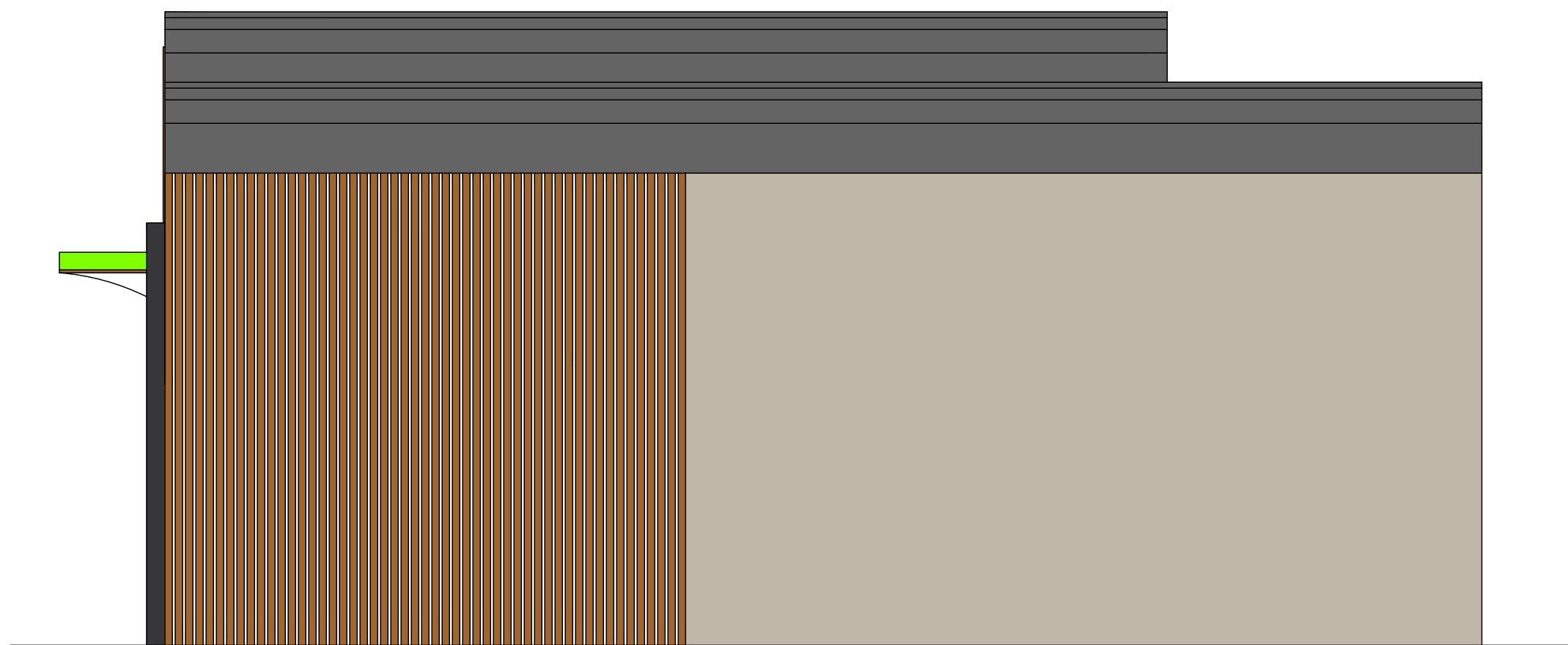




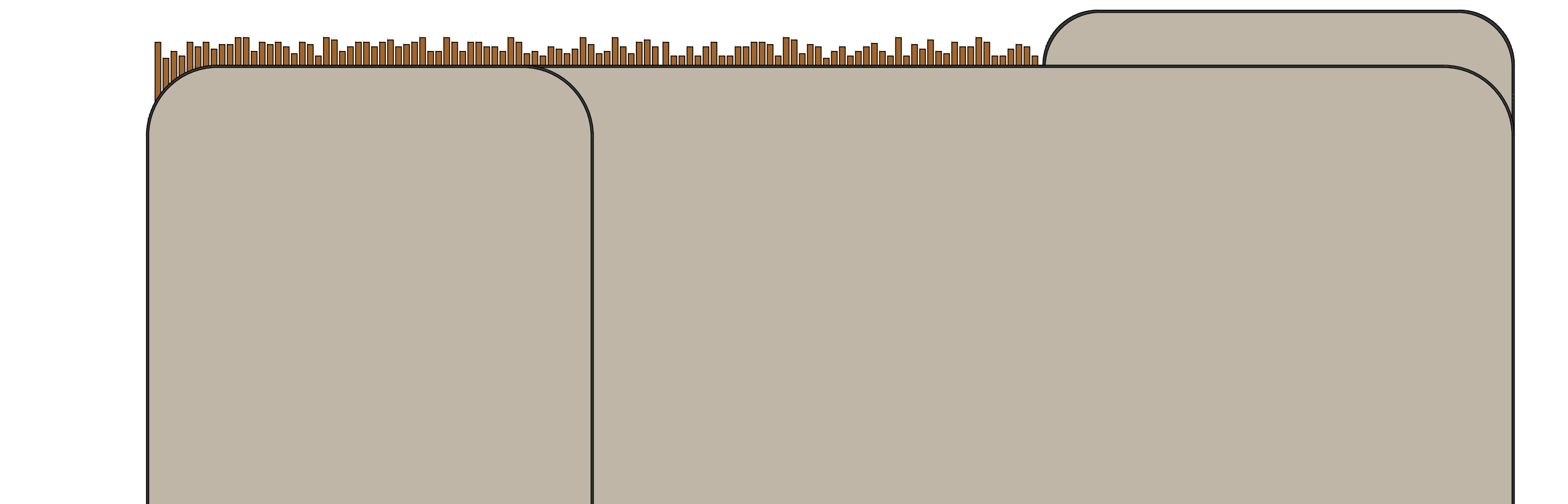
1 PROPOSED FRONT ELEVATION



3 PROPOSED LEFT ELEVATION



2 PROPOSED RIGHT ELEVATION



4 PROPOSED REAR ELEVATION



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REVISION #:	DESIGNER:	PAGE:
08	DV	A6.2
STORE #:	DATE:	SCALE:
405	01-17-2025	1/4" = 1'-0"
PROJECT FILE NAME:	REBEL INTERIOR LAYOUT CONCEPT - ABC	
PROJECT ADDRESS:	10974 VENTURA BLVD. STUDIO CITY, CA	



10974 W Ventura Blvd



Permit #: 06016 - 30000 - 13450
Plan Check #: B06WL03293 Printed: 10/13/06 08:38 AM
Event Code:

Bldg-Alter/Repair Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Last Status: Ready to Issue Status Date: 10/13/2006
---	--	--

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 4906	5	23		M B 54-46	162B173 549	2378 - 007 - 014
TR 4906	5	22		M B 54-46	162B173 555	2378 - 007 - 014
TR 4906	5	21		M B 54-46	162B173 560	2378 - 007 - 014

3. PARCEL INFORMATION	
Area Planning Commission - South Valley LADBS Branch Office - VN Council District - 4 Certified Neighborhood Council - Studio City Community Plan Area - Sherman Oaks-Studio City-Tolu	Census Tract - 1438.00 District Map - 162B173 Energy Zone - 9 Fire District - 2 Hillside Grading Area - YES
Hillside Ordinance - YES Earthquake-Induced Liquefaction Area - Yes Near Source Zone Distance - .7 Thomas Brothers Map Grid - 563-A6	
ZONE(S): C2-1VL /	

4. DOCUMENTS	
SPA - Ventura / Cahuenga Boulevard Cc ORD - ORD-171240 ORD - ORD-171241 ORD - ORD-174052	DTRM - DIR-2005-8168-SPP CPC - CPC-1985-381 CPC - CPC-1999-1-SP

5. CHECKLIST ITEMS	

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION			
Owner(s): Peerali, Edwin	10974 Ventura Blvd	N HOLLYWOOD CA 91604	
Tenant:			
Applicant: (Relationship: Agent for Contractor) Salima Haddad -	1801 Avenue Of The Stars #901	LOS ANGELES, CA 90067	(310) 282-8020

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
(16) Retail (16) Service Station (08) Auto Repair Garage	(16) Retail (16) Service Station	Change of use from auto repair ,which is portion of existing mini-market/Auto repair, to retail " mini-market ". See Comments.

9. # Bldgs on Site & Use: SERVICE STATION
--

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Shahram Behnia OK for Cashier: Shahram Behnia Signature:	DAS PC By: Aldous Chic Coord. OK: Date: 10/13/06

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period	
Permit Valuation: \$90,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	928.04
Permit Fee Subtotal Bldg-Alter/Rep	776.25
Handicapped Access	
Plan Check Subtotal Bldg-Alter/Rep	0.00
Off-hour Plan Check	0.00
Plan Maintenance	15.53
Fire Hydrant Refuse-To-Pay	
E.O. Instrumentation	18.90
O.S. Surcharge	16.21
Sys. Surcharge	48.64
Planning Surcharge	47.51
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS
Plot Plan

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD (524-2845)
Outside LA County, call (213) 482-0000 or visit www.ladbs.org

For Cashier's Use Only W/O #: 61613450

LA Department of Building and Safety
WL 11 09 091111 10/13/06 08:43AM

BUILDING PERMIT COMM	\$776.25
PLAN MAINTENANCE	\$15.53
EI COMMERCIAL	\$18.90
ONE STOP SURCH	\$16.21
SYSTEMS DEVT FEE	\$48.64
CITY PLANNING SURCH	\$47.51
MISCELLANEOUS	\$5.00

Total Due: \$928.04
Credit Card: \$928.04

06WL 12419



* P 0 6 0 1 6 3 0 0 0 0 1 3 4 5 0 F N *

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

06016 - 30000 - 13450

(P) Floor Area (ZC): 0 Sqft / Sqft

(P) Parking Req'd for Bldg (Bicycle only): +1 Spaces / 3

(P) Height (BC): 0 Feet / Feet

(P) Provided Standard for Bldg: +5 Stalls / 5 Stalls

(P) Height (ZC): 0 Feet / Feet

(P) Provided Bicycle for Site: +3 Stalls / 3 Stalls

(P) Length: 0 Feet / Feet

(P) Provided Disabled for Site: +1 Stalls / 1 Stalls

(P) Stories: 0 Stories / 1 Stories

(P) Width: 0 Feet / Feet

(P) M Occ. Group: +798 Sqft / 1155 Sqft

(P) S3 Occ. Group: -798 Sqft / 0 Sqft

(P) M Occ. Load: +27 Max Occ. / 39 Max Occ.

(P) Parking Req'd for Bldg (Auto+Bicycle): +6 Stalls / 6

14. APPLICATION COMMENTS

**** Approved Seismic Gas Shut-Off Valve may be required. ** MASTER COVENANT AND AGREEMENT WAS SIGNED AND RECORDED WITH THE COUNTY RECORDER ON SEPTEMBER 11, 2006. NUMBER 06-2021340.**
Ventura specific plan comments: Is a project and coffee or tea is not allowed. Per previous records LA116-65, LA20915/66, LA118/65, LA117/65 no parking was required.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:**16. CONTRACTOR, ARCHITECT, & ENGINEER NAME****ADDRESS****CLASS****LICENSE#****PHONE #**

(C) Eurocon Group Inc

1801 Avenue Of The Stars #901,

Los Angeles, CA 90067

B

708010

(E) Messiha, Hany Gamil

10834 Rose Ave 9,

Los Angeles, CA 90034

C56766

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class:

B

Lic. No.:

708010

Contractor:

EUROCON GROUP INC**18. WORKERS' COMPENSATION DECLARATION**

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **State Comp. Ins. Fund**Policy Number: **229-0017246**

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any):

Lender's address:

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name:

Ahmed M. Zaidi

Sign:

2/13

Date:

10/13/2006☐ Contractor☒ Authorized Agent

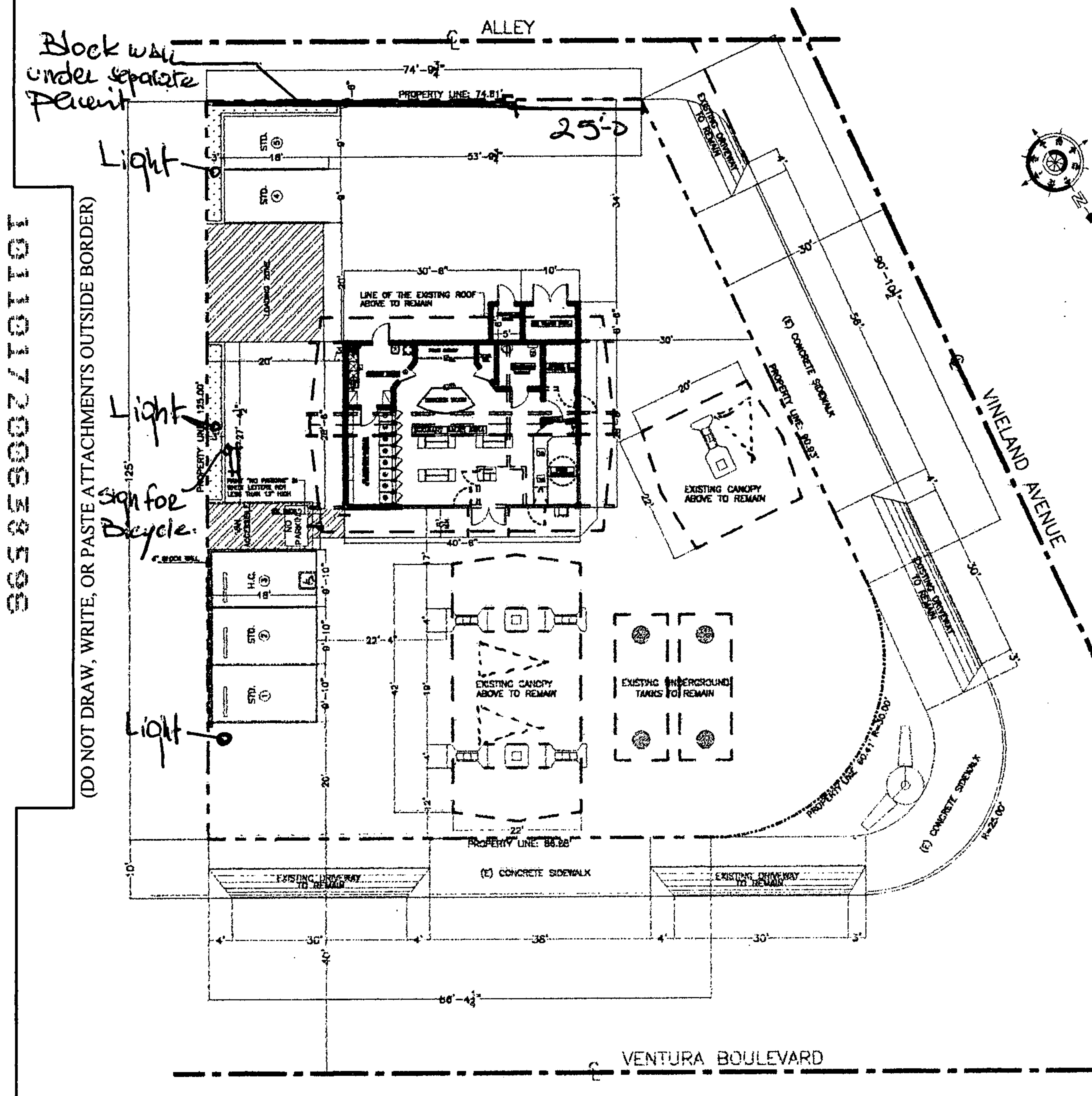
Permit Application #: **06016 - 30000 - 13450**

Plan Check #: B06WL03293FO

Initiating Office: WEST LA

Printed on: 08/08/06 11:31:46

PLOT PLAN ATTACHMENT



PLOT PLAN ATTACHMENT



City of Los Angeles Department of City Planning

8/7/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

10974 W VENTURA BLVD

ZIP CODES

91604

RECENT ACTIVITY

None

CASE NUMBERS

APCSV-2006-6381-SPE

CPC-9708

CPC-2023-1637-SP

CPC-2008-3125-CA

CPC-2007-3036-RIO

CPC-1999-1-SP

CPC-1990-369-ZC

CPC-1985-382-MOR

CPC-1985-381

CPC-1980-29224

CPC-1980-29223

CPC-156378

ORD-185650

ORD-183145

ORD-183144

ORD-174052

ORD-171754

ORD-171240

ORD-166560

ORD-165290

ORD-156378

ORD-154553

ORD-129279

ORD-128730

DIR-2016-1896-DI

DIR-2014-84-SPP

DIR-2005-8168-SPP

ENV-2023-1638-CE

ENV-2016-1897-CE

ENV-2014-83-CE

ENV-2008-3103-CE

ENV-2007-3037-ND

ENV-2006-6382-CE

ENV-2005-8169-CE

Address/Legal Information

PIN Number	162B173 555
Lot/Parcel Area (Calculated)	3,125.4 (sq ft)
Thomas Brothers Grid	PAGE 563 - GRID A6
Assessor Parcel No. (APN)	2378007014
Tract	TR 4906
Map Reference	M B 54-46
Block	5
Lot	22
Arb (Lot Cut Reference)	None
Map Sheet	162B173

Jurisdictional Information

Community Plan Area	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
Area Planning Commission	South Valley
Neighborhood Council	Studio City
Council District	CD 4 - Nithya Raman
Census Tract #	1438.02
LADBS District Office	Van Nuys

Permitting and Zoning Compliance Information

Administrative Review	None
-----------------------	------

Planning and Zoning Information

Special Notes	None
Zoning	C2-1VL-RIO
Zoning Information (ZI)	ZI-2374 State Enterprise Zone: Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2358 River Implementation Overlay District (RIO) ZI-2512 Housing Element Inventory of Sites ZI-1729 Specific Plan: Ventura/Cahuenga Boulevard Corridor ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	General Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	VENTURA / CAHUENGA BOULEVARD CORRIDOR
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	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

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

NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	Yes
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	Studio City/Cahuenga Pass
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
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)	2378007014
APN Area (Co. Public Works)*	0.292 (ac)
Use Code	2500 - Commercial - Service Station - Full Service - No Additional Services
Assessed Land Val.	\$3,119,951
Assessed Improvement Val.	\$375,482
Last Owner Change	10/31/2016
Last Sale Amount	\$3,300,033
Tax Rate Area	13
Deed Ref No. (City Clerk)	7-405
	6666603
	535063
	5-670
	1877136
	1877066
	1345628
	1318442
Building 1	
Year Built	1966
Building Class	S7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,189.0 (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: 2378007014]
Additional Information	
Airport Hazard	None
Coastal Zone	None

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Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	Low
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.69482208
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 2378007014]
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	0.01 Units, Above Moderate
Housing Use within Prior 5 Years	No

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Public Safety

Police Information

Bureau	Valley
Division / Station	North Hollywood
Reporting District	1596

Fire Information

Bureau	Valley
Battalion	14
District / Fire Station	86
Red Flag Restricted Parking	No

CASE SUMMARIES

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

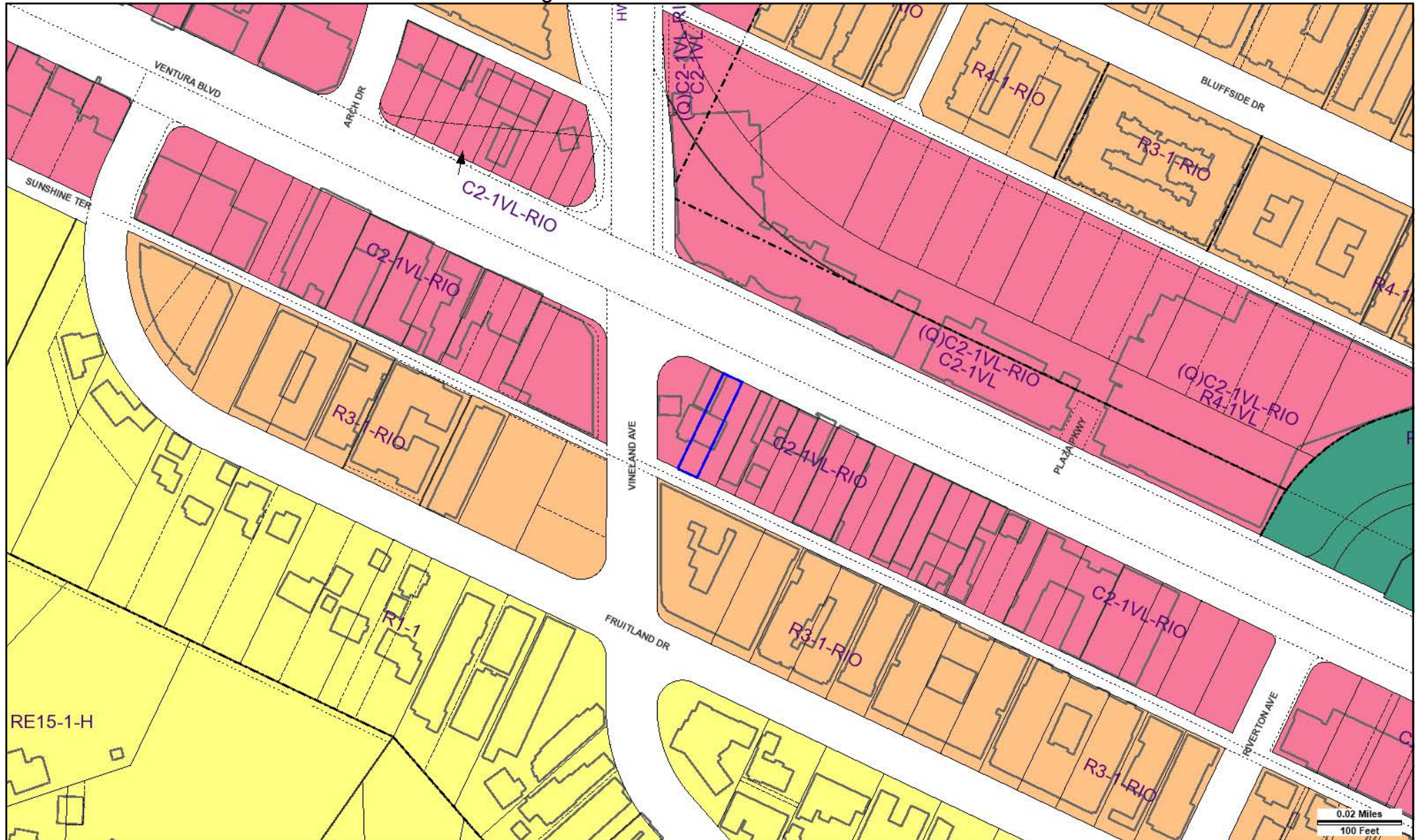
Case Number:	APCSV-2006-6381-SPE
Required Action(s):	SPE-SPECIFIC PLAN EXCEPTION
Project Descriptions(s):	VENTURA/CAHUENGA SPECIFIC PLAN EXECEPTION - THE REQUEST IS FOR THREE (3) ILLUMINATED WALL SIGNS - THE SIGN IS A LOGO -HAVING DIAMETERS OF 33-INCHES. THE SIGNS WILL BE ATTACHED TO THE FUELING STATION CANOPY ABOVE THE PUMPS.
Case Number:	CPC-2023-1637-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	An Amendment to a Specific Plan to Pursuant to LAMC Section 11.5.7 G
Case Number:	CPC-2008-3125-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS
Case Number:	CPC-2007-3036-RIO
Required Action(s):	RIO-RIVER IMPROVEMENT OVERLAY DISTRICT
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	CPC-1999-1-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	AMENDMENTS TO THE VENTURA/CAHUENGA BLVD CORRIDOR SPEC PLAN FROM CORRIDOR PROPERTY EXTENDING FROM VALLEY CIRCLE BLVD ON THE WEST TO WOODROW WILSON DRIVE ON THE EAST.
Case Number:	CPC-1990-369-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	GENERAL PLAN AMENDMENT FROM NEIGHBORHOOD OFFICE COMMERCIAL TO HIGHWAY ORIENTED COMMERCIAL AND ZONE CHANGE FROM R3-1, C2-1L TO (T)(Q) C2-1L FOR A 42,000 SQ. FT.STORAGE BUILDING, 2-STORIES OR 30 FT. WITH 28 PARKING SPACES (0.64 NET ACRES).
Case Number:	CPC-1985-382-MOR
Required Action(s):	MOR-MORATORIUMS
Project Descriptions(s):	REENACT INTERIM CONTROL ORDINANCES FOR VENTURA AND CAHUENGA BOULEVARDS BETWEEN BARHAM AND VALLEY CIRCLE BOULEVARDS IN THE COMMUNITIES OF STUDIO CITY, SHERMAN OAKS, ENCINO, TARZANA AND WOODLAND HILLS ENVIRONMENTAL CLEARANCE FOR THE ADOPTION OF THE VENTURA-CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN
Case Number:	CPC-1985-381
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1980-29224
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1980-29223
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	DIR-2016-1896-DI
Required Action(s):	DI-DIRECTOR OF PLANNING INTERPRETATION
Project Descriptions(s):	A DIRECTOR'S INTERPRETATION PURSUANT TO SEC. 11.5.7(H)
Case Number:	DIR-2014-84-SPP
Required Action(s):	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Descriptions(s):	SPECIFIC PLAN, PORJECT PERMIT COMPLIANCE FOR THE INSTALLATION OF 2 NEW SIGNS AT EACH OF TWO CANOPIES OF A GAS STATION.
Case Number:	DIR-2005-8168-SPP
Required Action(s):	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Descriptions(s):	PROJECT PERMIT COMPLIANCE TO REPLACE POLE SIGN WITH A MONUMENT SIGN AND REFACE CANOPIES AND INSTALL 2 SIGN LOGOS FOR A
Case Number:	ENV-2023-1638-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	An Amendment to a Specific Plan to Pursuant to LAMC Section 11.5.7 G

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Case Number:	ENV-2016-1897-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	A DIRECTOR'S INTERPRETATION PURSUANT TO SEC. 11.5.7(H)
Case Number:	ENV-2014-83-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	SPECIFIC PLAN, PROJECT PERMIT COMPLIANCE FOR THE INSTALLATION OF 2 NEW SIGNS AT EACH OF TWO CANOPIES OF A GAS STATION.
Case Number:	ENV-2008-3103-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS
Case Number:	ENV-2007-3037-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	ENV-2006-6382-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	VENTURA/CAHUENGA SPECIFIC PLAN EXECEPTION - THE REQUEST IS FOR THREE (3) ILLUMINATED WALL SIGNS - THE SIGN IS A LOGO -HAVING DIAMETERS OF 33-INCHES. THE SIGNS WILL BE ATTACHED TO THE FUELING STATION CANOPY ABOVE THE PUMPS.
Case Number:	ENV-2005-8169-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PROJECT PERMIT COMPLIANCE TO REPLACE POLE SIGN WITH A MONUMENT SIGN AND REFACE CANOPIES AND INSTALL 2 SIGN LOGOS FOR A

DATA NOT AVAILABLE

CPC-9708
 CPC-156378
 ORD-185650
 ORD-183145
 ORD-183144
 ORD-174052
 ORD-171754
 ORD-171240
 ORD-166560
 ORD-165290
 ORD-156378
 ORD-154553
 ORD-129279
 ORD-128730



Address: 10974 W VENTURA BLVD

APN: 2378007014

PIN #: 162B173 555

Tract: TR 4906

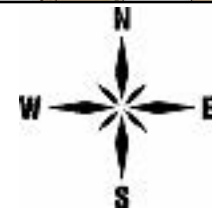
Block: 5

Lot: 22

Arb: None

Zoning: C2-1VL-RIO

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)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e 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)
HW 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	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P 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	RPD 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
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO 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)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E 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	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF 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
-  Beaches
-  Child Care Centers
-  Dog Parks
-  Golf Course
-  Historic Sites
-  Horticulture/Gardens
-  Skate Parks
-  Other Facilities
-  Park / Recreation Centers
-  Parks
-  Performing / Visual Arts Centers
-  Recreation Centers
-  Senior Citizen Centers
-  Opportunity School
-  Charter School
-  Elementary School
-  Span School
-  Special Education School
-  High School
-  Middle School
-  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 2
-  Tier 3
-  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.

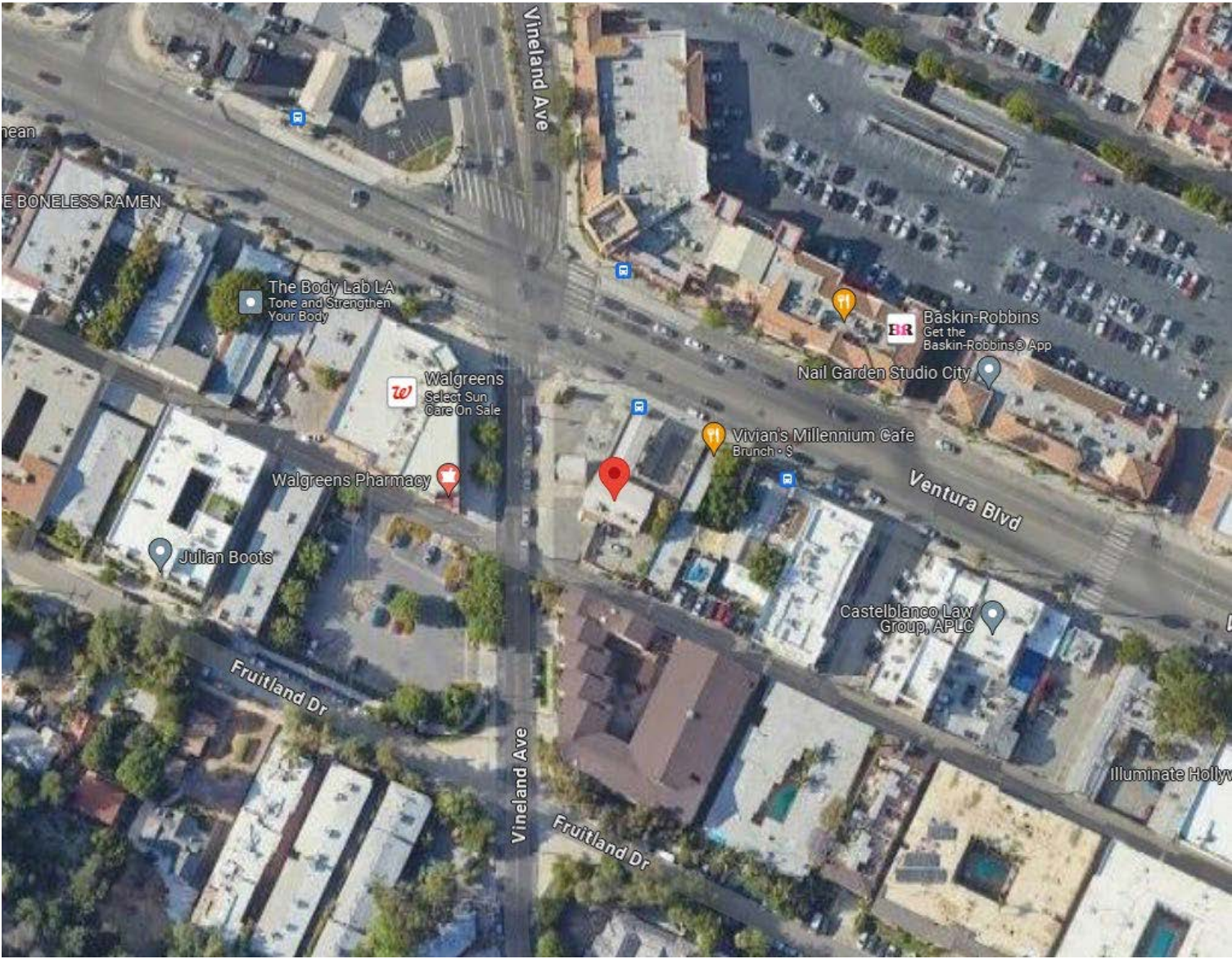
WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

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

10974 Ventura Blvd-Vicinity Map



Alcohol Establishments between 600 feet of the site

Alcohol off-sale:

10901 Ventura Blvd., Studio City: Type 86 and 21

11001 Ventura Blvd., Studio City: Type 20

11007 Ventura Blvd., Studio City: Type 20

Alcohol on-sale:

11042 Ventura Blvd., Studio City: Type 48

10968 Ventura Blvd., Studio City: Type 41

10964 Ventura Blvd., Studio City: Type 47 and 58

10962 Ventura Blvd., Studio City: Type 41

10949 Ventura Blvd., Studio City: Type 41

Alcohol Establishments between 600 and 1,000 feet of the site

Off-sale establishments:

None

On-sale establishments:

11056 Ventura Blvd., Studio City: Type 41

11100 Ventura Blvd., Studio City: Type 47 and 77

11101 Ventura Blvd., Studio City: Type 41

Sensitive Uses within 600 feet

Valley Village Little School: 3921 Vineland Ave., Studio City

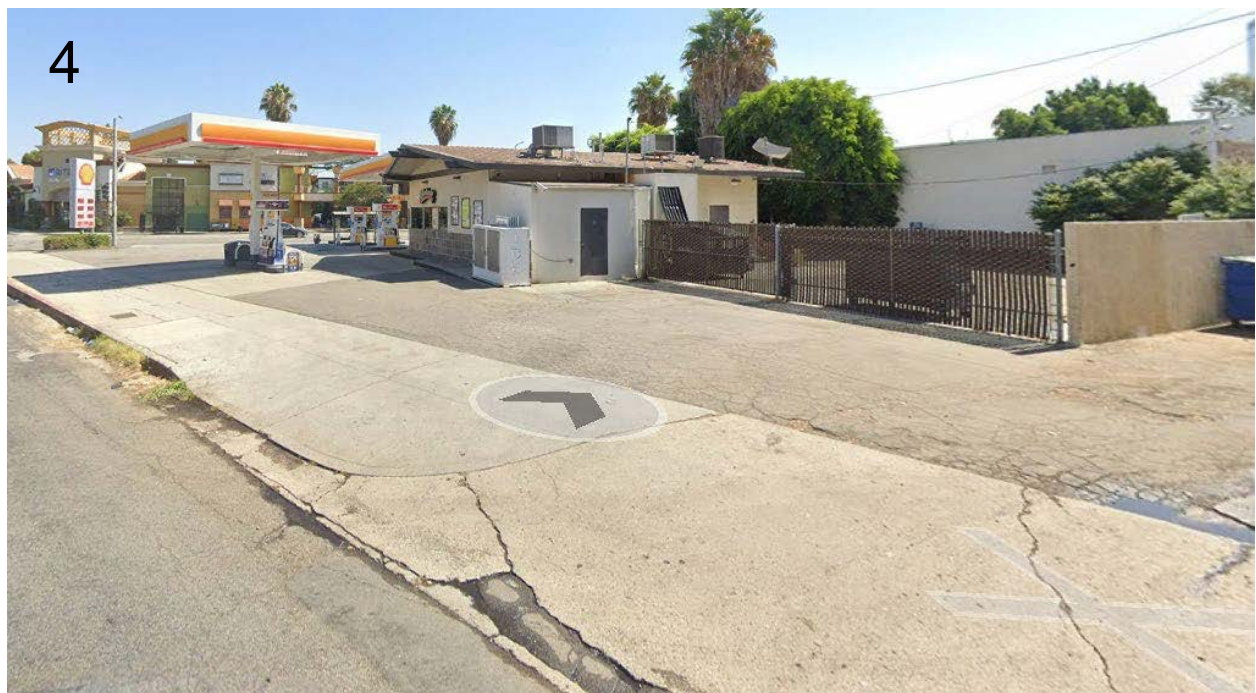
10974 Ventura Blvd-Photographs



10974 Ventura Blvd-Photographs



10974 Ventura Blvd-Photographs



REFERRAL FORM



GEOGRAPHIC PROJECT PLANNING REFERRAL

Any case filing application submitted to Los Angeles City Planning for a project which is subject to one or more of the following Overlays shall include a completed and signed Geographic Project Planning Referral Form (Referral Form). An [Assignment List](http://planning.lacity.org) can be found on the City Planning website at <http://planning.lacity.org> under the “About” tab.

APPLICABLE OVERLAYS

- Specific Plan
- Community Design Overlay (CDO)
- Neighborhood Oriented District (NOD)
- Community Plan Implementation Overlay (CPIO)
- Design Review Board (DRB)
- Pedestrian Oriented District (POD)
- Sign District (SN)

Review of the application by Project Planning Staff is intended to identify the level of review required for the project and to provide the Applicant with early notification of any issues with regards to requested actions or the adequacy of application exhibits/materials pursuant to the applicable Geographic Overlay, which could subsequently delay processing.

City Planning reserves the right to require an updated Referral Form for the project if more than **180 days** has lapsed from the date of the signature provided by the Project Planner, or as necessary to reflect project modifications, policy changes and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws.

THIS SECTION TO BE COMPLETED BY APPLICANT

Project Site Address: 10974 W. Ventura Blvd

Community Plan Area: Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass

Specific Plan, DRB, CDO, POD, NOD, CPIO, or SN, including Subarea, if applicable: _____
VENTURA / CAHUENGA BOULEVARD CORRIDOR

PROJECT TYPE (check all that apply)

- | | | | |
|---|--|--|--|
| ☐ ED 1 Eligible¹ | ☐ New Construction | ☐ Addition | ☐ Renovation |
| ☐ Grading | ☐ Change of Use | ☐ Signage | ☒ Other _____ |

Description of Proposed Project: A Class 2 CUP application to add off-site beer and wine sales at an existing Shell service station with food mart.

¹ Refer to [Executive Directive 1 Implementation Guidelines](#) for qualifying criteria. If the project is determined to be ineligible for ED 1, a new Referral Form will need to be obtained.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF ONLY

AUTHORIZATION TO FILE (check all that apply)

Specific Plan/SN

☐ **Project Compliance**

☐ **Minor** (3 signs or less or change of use)

☐ **Standard** (More than 3 signs, wireless equipment, or additions of less than 200 sq. ft.)

☐ Single-Family

☐ **Major** (All other projects)

☐ Single-Family

☐ **Modification**

☐ **Interpretation**

☐ **Project Adjustment**

☐ **Administrative Review**

☐ **Project Exception**

☐ **Amendment**

☐ **Sign-Off Only**

☒ **Not a Project**

☐ **SB 9 - ADM Case Required**

Design Review Board (DRB)

☐ **Preliminary Review**

☐ **Final Review**

CDO/POD/NOD

☐ **Director Determination**

☐ **Minor** (3 signs or less or change of use)

☐ **Standard** (More than 3 signs, wireless equipment, or additions of less than 200 sq. ft.)

☐ **Major** (All other projects)

☐ **Sign-Off Only**

☐ **Not a Project**

☐ **SB 9 - ADM Case Required**

Community Plan Implementation Overlay (CPIO)

☐ **Administrative Review (Multiple Approvals)**

☐ **Project Adjustment**

☐ **Project Exception**

☐ **Potentially Historic Resource**

☐ **SB 9 - ADM Case Required**

Streetscape Plan

☐ Consultation Completed

☒ Not a Project or N/A under Streetscape Plan: _____

ENVIRONMENTAL CLEARANCE

☒ Not Determined

☐ Categorical Exemption (CE)

☐ Environmental Assessment Form (EAF)

☐ Class 32 CE

☐ Existing ENV Case Number: _____

☐ ENV Addendum Case Number: _____

☐ Other: _____

PUBLIC NOTICING

☐ Public Hearing Required (BTC Required)

☐ Mailing of Letter of Determination

☐ BTC Required

☐ BTC Not Required

See Mailing Procedures Instructions ([CP13-2074](#)) for applicable requirements.

Notes:

All application materials will be reviewed after case filing.

Note: Materials and plans have not been checked for full compliance with LAMC or Los Angeles Building Code. A signed Referral Form does not constitute approval of entitlements or the plans submitted at the time of case filing.

Project Planning Signature: Sasha Kassab

 Digitally signed by Sasha Kassab
Date: 2024.08.15 15:09:28 -07'00'

Print Name: Sasha Kassab

Phone Number: (213) 756-1724

Date: 8/15/2024

INSTRUCTIONS

1. **APPOINTMENTS.** A pre-filing appointment with the planner assigned to the applicable Overlay is required to complete this Referral Form. Please be advised that to file the application, a case filing appointment must be made separately with the Development Services Centers via the City Planning website. Please check the [Development Services](#) page for current protocols.
2. **REVIEW MATERIALS.** Please provide the following materials:
 - a. Project Planning Referral Form with items in the Project Summary Section completed.
 - b. A complete copy of all application materials, as specified in the City Planning Filing Instructions ([CP13-7810](#)) (e.g., City Planning Application Form, Project Plans, Site Photographs).
 - c. Specialized Requirements/Findings pertinent to your project.
3. **OTHER APPLICABLE APPROVALS.** This Referral Form is not intended to provide an exhaustive list of required entitlements. The City of Los Angeles offers several services to assist in identifying required entitlements and if there are any other issues or necessary approvals associated with the project/site which should be resolved prior to filing, including [DSC Case Management](#) and/or [Preliminary Plan Check](#) with the Los Angeles Department of Building and Safety (LADBS).

CITY PLANNING OFFICE LOCATIONS

DOWNTOWN OFFICES	VALLEY OFFICES	WEST LA OFFICES
DSC Metro Counter Figueroa Plaza 201 N Figueroa Street, 4th Floor Los Angeles, CA 90012	DSC Valley Counter Marvin Braude Building 6262 Van Nuys Blvd, Suite 251 Van Nuys, CA 91401	DSC West Los Angeles Counter 1828 Sawtelle Blvd, 2nd Floor Los Angeles, CA 90025
Major Projects Figueroa Plaza 221 N Figueroa St, Rm 1350 Los Angeles, CA 90012	Valley Project Planning Offices Marvin Braude Building 6262 Van Nuys Blvd, Suite 430 Van Nuys, CA 91401	
Central Project Planning Offices Los Angeles City Hall 200 N Spring Street, Room 621 Los Angeles, CA 90012		
West/South/Harbor Project Planning Offices Los Angeles City Hall 200 N Spring Street, Room 720 Los Angeles, CA 90012		