

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

RECEIVED JAN 09 2015

Planning Staff Use Only

ENV No.	Existing Zone	District Map
APC	Community Plan	Council District
Census Tract	APN	Case Filed With [DSC Staff]
		Date

CASE No. _____

APPLICATION TYPE Plan Approval for Alcohol (PAB), Section 12.24. M./L.
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 6231 Foothill Boulevard, Tujunga CA Zip Code 91042
 Legal Description: Lot 19-25 Block N/A Tract 19399
 Lot Dimensions 360' x 170' Lot Area (sq. ft.) 61,200 Total Project Size (sq. ft.) 1,500

2. PROJECT DESCRIPTION

Describe what is to be done: Relocation of a convenience store that sells a full line of alcohol for off-site consumption (City Market #22) from its current location at 6247 Foothill Blvd. of 4,000 square feet (Unit A on attached site plan) to 1,800 square feet at 6239 Foothill Boulevard and 1,500 square feet (Unit B on attached site plan).

Present Use: _____ Proposed Use: _____

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply: New Construction Change of Use Alterations Demolition
 Commercial Industrial Residential Tier 1 LA Green Code
 Additions to the building: Rear Front Height Side Yard
 No. of residential units: Existing _____ To be demolished _____ Adding _____ Total _____

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.24. M./L.
Code requires Conditional Use Permit for this use; however the use was approved prior to enactment of current Code requirement and due to relocation to smaller footage in same shopping center with same property ownership; the application if for a Plan Approval.

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:
ZA 2006-8687 (CUB)

4. OWNER/APPLICANT INFORMATION

Applicant's name Parco Tujunga LLC Company Attn: Harry Patel
 Address: 1032 North Glen Canyon Way Telephone: (714) 872-0580 Fax: ()
Brea, CA Zip: 92821 E-mail: hrgovnd@sbcglobal.net

Property owner's name (if different from applicant) _____
 Address: _____ Telephone: () _____ Fax: () _____
 _____ Zip: _____ E-mail: _____

Contact person for project information Wayne Avrashow, Esq. Company Law Offices of Wayne Avrashow
 Address: 16133 Ventura Blvd. Penthouse Suite A Telephone: (818) 995-1100 Fax: ()
Encino, CA Zip: 91436 E-mail: walaw@sbcglobal.net

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: [Handwritten Signature] Print: HARGOVIND PATEL

ALL-PURPOSE ACKNOWLEDGMENT

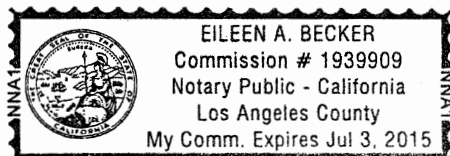
State of California
 County of Los Angeles
 On 9-22-2014 before me, Eileen A. Becker, Notary Public

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

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

WITNESS my hand and official seal.

Eileen A. Becker (Seal)
 Signature



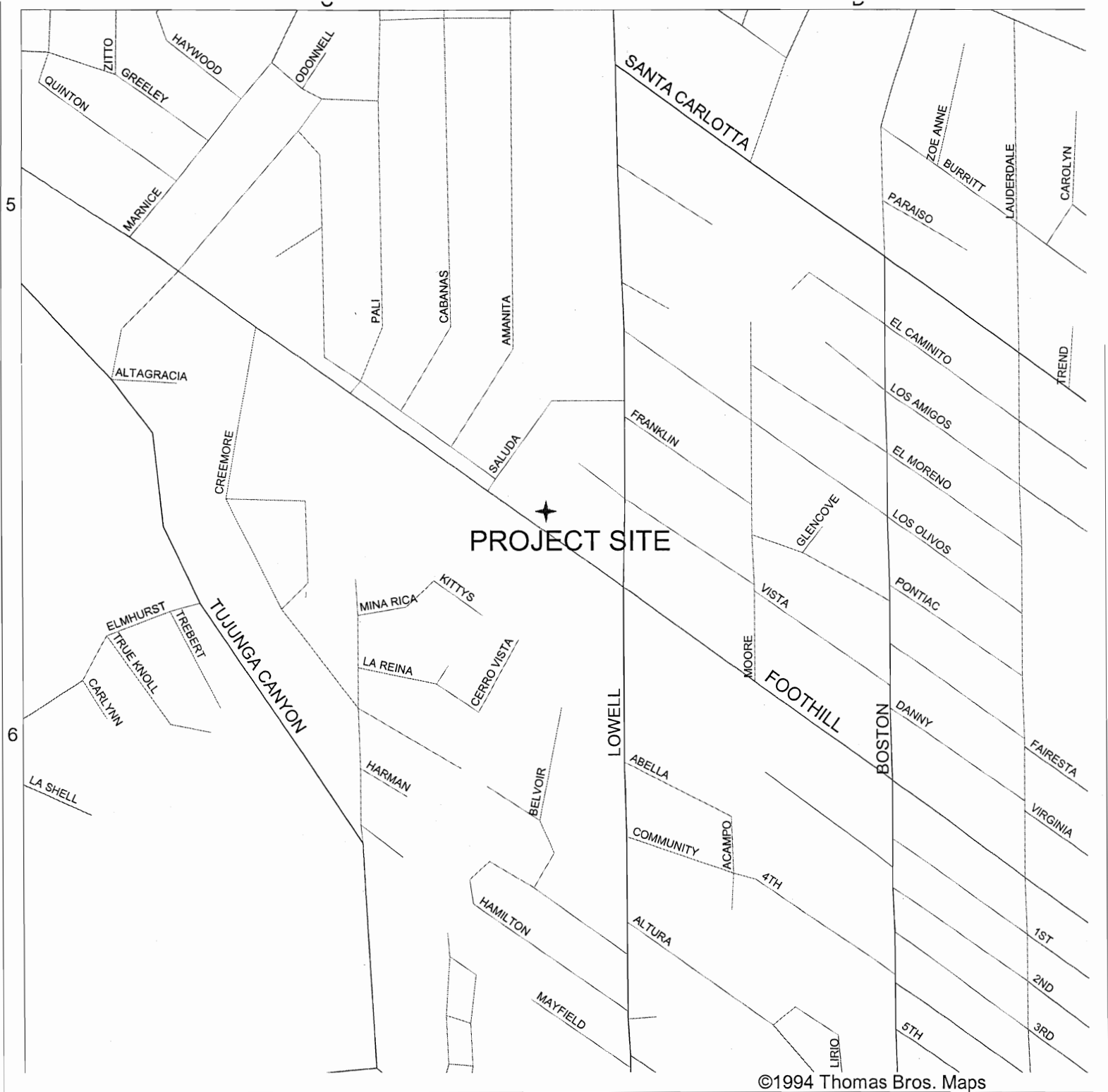
6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee	Reviewed and Accepted by [Project Planner]	Date
Receipt No.	Deemed Complete by [Project Planner]	Date



VICINITY MAP

SITE : 6227-6249 FOOTHILL BLVD.

GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD





ALHAMBRA CA 91803

(626) 441-1080, FAX (626) 441-8850





GCMAPPING@RADIUSMAPS.COM

ALCOHOL ESTABLISHMENTS WITHIN 600 FT.

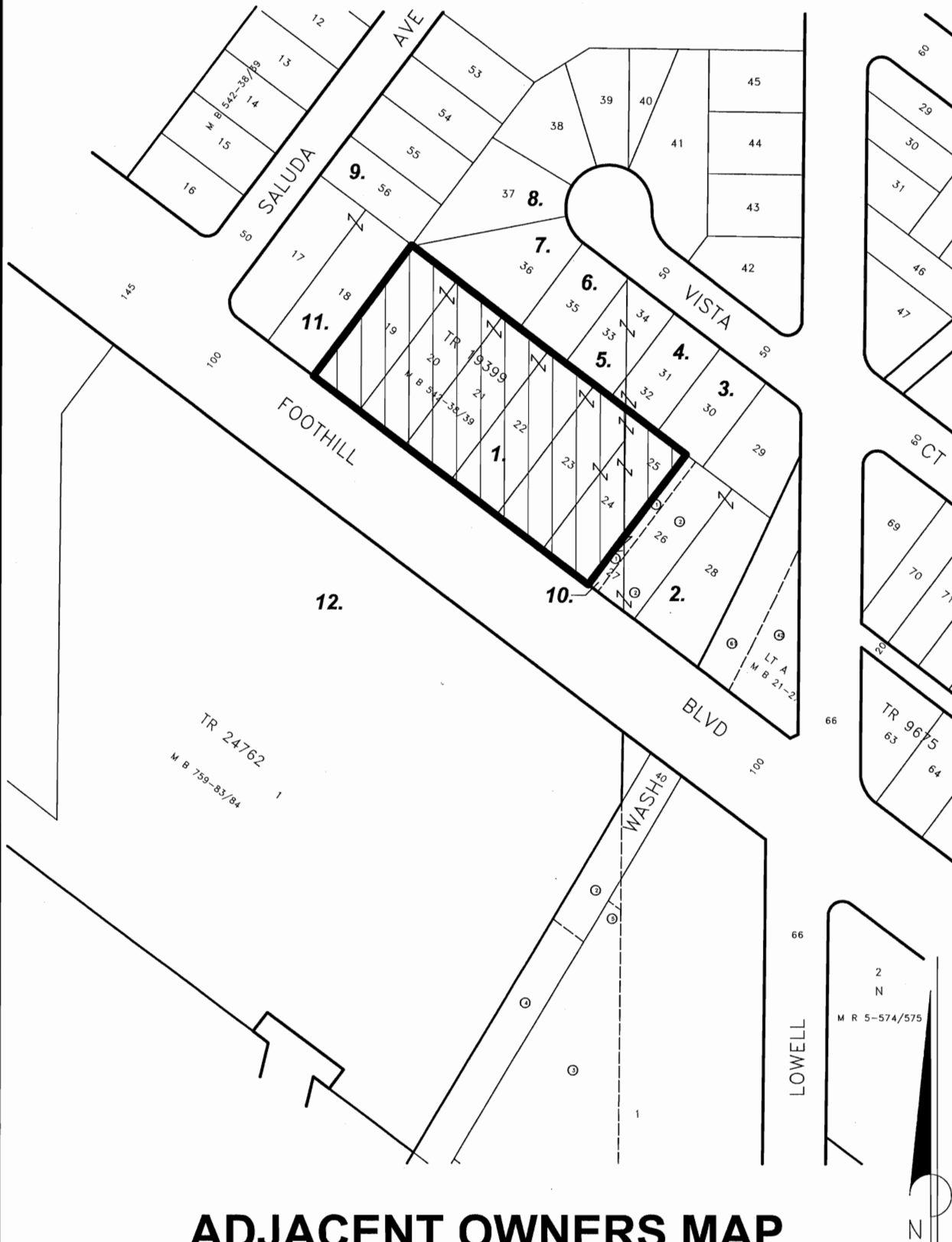
6227-6249 Foothill Blvd.

1.  **FRESH & EASY NEIGHBORHOOD MARKET
6350 FOOTHILL BLVD.**
2.  **ALBERTSON'S SUPERMARKET
6240 FOOTHILL BLVD.**
3.  **CITY MARKET #2
6247 FOOTHILL BLVD.**
4.  **TORTAS MEXICO
6231 FOOTHILL BLVD.**

LEGEND:

-  **ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES**
-  **ON-SITE CONSUMPTION OF BEER AND OR WINE**
-  **OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES**
-  **OFF-SITE CONSUMPTION OF BEER AND OR WINE**

CITY OF LOS ANGELES



ADJACENT OWNERS MAP

GC MAPPING SERVICE, INC.

3055 WEST VALLET BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080, FAX (626) 441-8850
gcmapping@radiusmaps.com

LEGEND

- 5. OWNERSHIP NO.
- ↘ OWNERSHIP HOOK

CASE NO.
DATE: 09 - 02 - 2014
SCALE: 1" = 100'
D.M. 198 B 205

OWNERSHIP MAP

EXHIBIT "A"
FINDINGS FOR PLAN APPROVAL FOR ALCOHOL
LAMC §12.24.M.

6239 Foothill Boulevard, Tujunga, CA 91042

REQUEST

Authorization to grant a Plan Approval to allow the continuation of the sale of alcohol for off-site consumption at a convenience store commonly known as "City Market #22" (the "**City Market**") presently located at 6247 Foothill Boulevard, Tujunga and will relocate to a smaller size location at 6239 Foothill Boulevard in the same shopping center (the "**Center**"). LAMC §12.24 M. permits this requested use via a Plan Approval. The Sunland-Tujunga-Shadow Hills-Lakeview Terrace Community Plan (the "**Plan**") designates the site as "General Commercial," thus the proposed use is in accordance with the Plan.

FINDINGS

a. i. Relocation of City Market Provides Benefits to Community

The City Market seeks to relocate from its present location of 4,000 square feet at 6247 Foothill to occupy 1,500 square feet at 6239 Foothill in the same Center (all square footage are approximate and rounded). The Center occupies 6227-6261 Foothill Boulevard, Tujunga and is a total of 61,200 square feet of property, of which the building or the rentable square footage is 26,700.

This grant will allow the Center's ownership to upgrade the Center by relocating the City Market to a smaller location and leasing that former City Market space plus an adjacent 8,000 square feet, to the national retailer Big 5 Sporting Goods. Big 5 will occupy a total of 10,300 square feet, more than one-third of the Center. This will be an immediate catalyst to upgrade the Center and benefit the Sunland-Tujunga community.

This authorization will allow the City Market to remain in the same shopping center in a smaller location a short walk from its current location to serve its customers a variety of snacks, non-alcoholic and alcoholic beverages.

ii. City Market's Decades of Operation Confirm No Adverse Impact

Foothill is a major commercial artery in Tujunga with numerous commercial uses. Across the street on Foothill Boulevard the properties are developed in their C-2 zone.

The City Market has been a good neighbor to the community for decades, occupying the same location since January 13, 1961 when the Certificate of Occupancy was issued for the "Shop Easy Market." (attached). (also attached is

the Application for the Building Permit issued in December 16, 1959). At the time of the issuance of this Certificate, the City of Los Angeles did not require a Conditional Use Permit.

The immediate neighboring uses will not be detrimentally affected by this grant. There is no negative impact since there is off-premises consumption only, there is no dancing, or other uses which can, if not properly regulated, have an adverse impact. Public convenience is served by the sale of a variety of snacks, candies, soft drinks and other non-alcoholic beverages.

The Center has 60 on-site parking spaces. The parking is not assigned or allocated to any sole tenant. The demand for parking will not be affected since the Center's square footage will not change. The City Market's operating hours will remain the same, from 7 a.m. to 10:00 p.m. seven days a week.

iii. Location of Project Substantially Conforms with Purpose, Intent and Provision of the General Plan, Sunland-Tujunga Community Plan

The Plan designates this site as "General Commercial." One of the Plan's corresponding zones is the Center's C-2. The Community Plan text does not specifically address the requested grant for the sale of alcoholic beverages. However the LAMC authorizes the Zoning Administrator to grant the requested use in this zone and corresponding land use designation. The General Plan promotes the provision of services throughout the city in locations that are convenient to the public yet do not impact nearby properties. None of the footnotes to the Plan affect this application.

The addition of Big 5 to the Center and the relocation of City Market directly meets the Plan's expressed Issues and Opportunities. First, that there is a, "Lack of continuity of complementary uses and cohesiveness along commercial frontages," and that there is a, "need to support and maintain the existing commercial environment along Foothill Boulevard." The Plan's Opportunities states as a goal to, "Upgrade commercial areas on Foothill Boulevard." (Plan I-3). This grant will be a step forward to accomplish these goals.

The property is also within the Foothill Boulevard Corridor Specific Plan. The relocation of the City Market and the addition of the Big 5 retail use mirror the Purposes of the Specific Plan which first sentence commences with, "The Foothill Boulevard Corridor shall function as a vibrant commercial area. . ." (Purposes Section 2, page 1); and continues, "To create a vibrant commercial environment along Foothill Boulevard. . ." (Purposes Section 2.D.).

ADDITIONAL FINDINGS

b. i. Proposed Use will not Result in an Undue Concentration of Similar Uses

The requested grant will not increase the number of locations for the off-site

consumption of alcohol. Since there will be a reduction in City Market's square footage, the sale of alcohol will most likely either be slightly reduced or continue at the same level. The City Market has a proven record of operation without incident as shown by the lack of complaints or disciplinary action by the State of California Department of Alcoholic Beverage Control. Any possible negative ramifications of this application are mitigated by the City Market's numerous volunteered conditions (see attached **Exhibit "B"**).

b.ii. Proposed Use Will Not Detrimentally Affect Nearby Residential Uses

There is one strip of residential uses "behind" the Center. This relationship between commercial and residential uses has peacefully co-existed for decades. The Center's ample on-site parking and the lack of access from the street to the Center eliminates any Center patrons from parking on nearby residential streets.

6. The granting of the application will not result in an undue concentration of premises for the sale or dispensing of alcoholic beverages

Within a 600' radius of the City Market, there are only four (4) licenses issued for any Alcohol establishments, only two of which are for the off-site consumption of a full-line of alcoholic beverages. Outside the 600' radius and within a 1,000' radius there is only one (1) additional license for off-site consumption of beer and/or wine. There are four sensitive uses with a 600' radius which have operated for decades in the same proximity to City Market's existing location.

EXHIBIT "B"

VOLUNTEERED CONDITIONS TO PLAN APPROVAL

6239 Foothill Boulevard, Tujunga, CA 91042

1. All use, height and area regulations of the Municipal Code and all other applicable regulations shall be strictly compiled with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan, floor plan and parking plan as outlined herein and submitted with the application except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective conditions, if such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over within 24 hours of its occurrence.
5. The hours of operation of the convenience store shall be 7:00 a.m. to 10:00 p.m., seven days a week.
6. The applicant shall incorporate any standard security recommendations of the Police Department.
7. The conditions of this authorization shall be retained on the premises at all times and shall be immediately produced upon the request of a officer of the Police Department.
8. Minor clarifications and the resolution of minor conflicts between conditions, if any, shall be to the satisfaction of the Office of Zoning Administration and in consultation with parties deemed appropriate.
9. There shall be no amplified music from live entertainment emitting from the premises.

Conditions Nos. 10 through 13 are alcohol-specific conditions .

10. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee.

11. The sale of alcoholic beverages for on-site consumption shall be strictly prohibited.
12. The subject beverage license shall not be exchanged for any other license to sell alcoholic beverages without authorization from the Office of Zoning Administration.
13. The sale of fortified beer or fortified wine is prohibited.

PROPOSED CONVENIENCE STORE AT 6239 FOOTHILL BL., LOS ANGELES, CA 91214

PROJECT INFORMATION

PROJECT ADDRESS: 6239 FOOTHILL BL.
LA CRESCENTA, CA 91214

ASSESSOR ID: 2571-006-024
LEGAL DESCRIPTION: TRACT NO 19399 LOTS 19,
20, 21, 22, 23, 24 AND LOT 25
DISTRICT MAP: 198B205

SITE INFORMATION

PARKING PROVIDED: 42 STANDARD
8 COMPACT
6 ACCESSIBLE
80 NOT ALLOCATED TO ANY SINGLE TENANT

TOTAL SPACES PROVIDED: 80

TOTAL SITE AREA: 61,200 SQ. FT.
LANDSCAPE AREA: 732 SQ. FT.

BUILDING 1: 11,550 SQ. FT.
BUILDING 2: 6,000 SQ. FT.
BUILDING 3: 9,098 SQ. FT.
TOTAL FLOOR AREA: 26,648 SQ. FT.

FLOOR AREA RATIO: 0.44
BLDG. HEIGHT: 27'-9"

NEVILLE PEREIRA, P.E.

1224 Inverness Drive
La Canada, CA 91011
(818) 421-1911
neville@pereira5.com



CONVENIENCE STORE

6239 FOOTHILL BL., LA CRESCENTA, CA 91214

REVISIONS

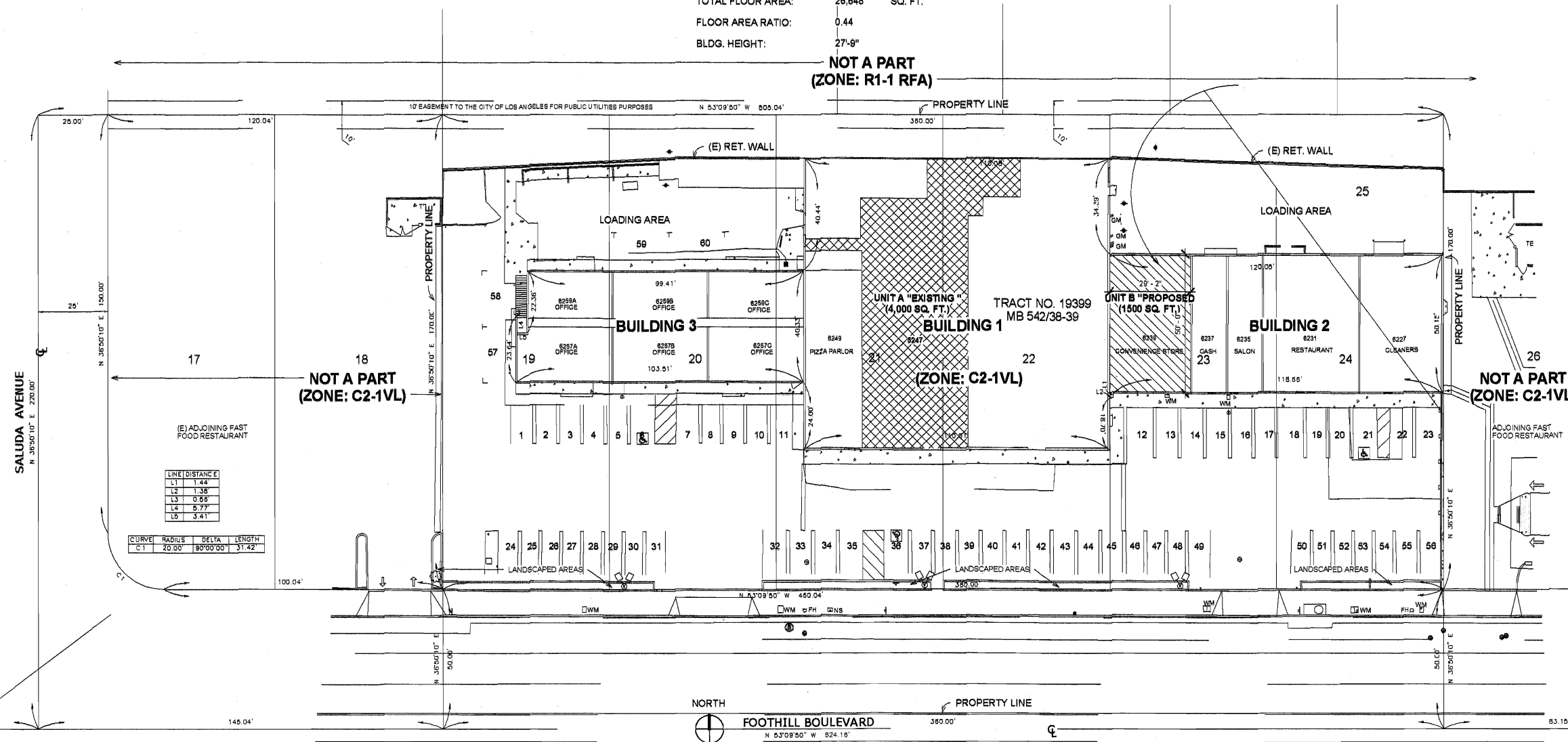
PROJ. DESIGNER: Designer
PROJ. ENGINEER: Checker
DRAWN BY: Author JOB NO.: Project Number
DATE PRINTED 12/10/2014 7:16:34 AM
DRAWING STATUS: Project Status

These drawings, specifications, ideas, designs and arrangements are prepared hereby and shall remain the property of the designer, and no part thereof shall be copied, disseminated or used in connection with any work or project other than that specified herein for which they have been prepared and developed without the written consent of the design professional. Your contact with these plans or specifications shall constitute conclusive evidence of acceptance of these conditions.

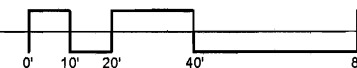
Within dimensions on these drawings shall have precedence over scaled dimensions. Conflicting dimensions shall be resolved by all dimensions and conditions on the job shall prevail. No field changes shall be made without the approval and signature of the design professional. All details must be submitted to this office for approval before proceeding with construction.

SHEET TITLE
SITE PLAN
SCALE: 1" = 20'-0"
SHEET NO.
A101

PLOT DATE: 12/10/2014 7:16:34 AM
FILE NAME: G:\Google Drive\Design Projects\Foothill Bl, 6237_Harry Patel\Foothill Bl, 6239_CONVENIENCE.rvt



① SITE PLAN
1" = 20'-0"



NEVILLE PEREIRA, P.E.

1224 Inveness Drive
 La Canada, CA 91011
 (818) 421-1911
 neville@pereira5.com

6239 FOOTHILL BL. LOS ANGELES, CA 91214

COVENIENCE STORE

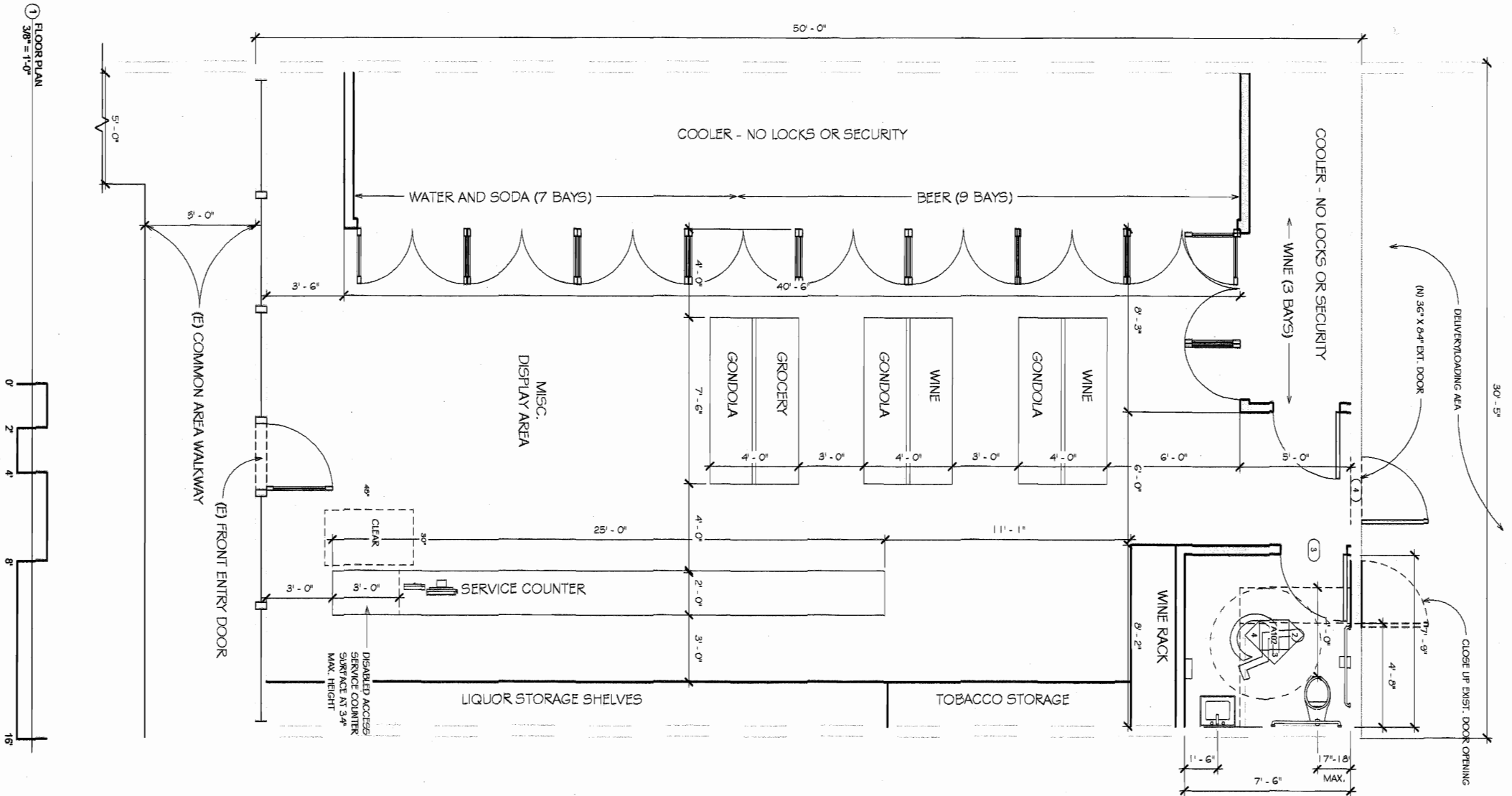
REVISIONS

PROJ. DESIGNER: Designer
 PROJ. ENGINEER: Checker
 DRAWN BY: Author JOB NO.: Project Number
 DATE PRINTED 12/10/2014 6:56:28 AM
 DRAWING STATUS:

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SHEET TITLE
FLOOR PLAN
 SCALE: 3/8" = 1'-0"
 SHEET NO.

A104



STORE AREA SUMMARY:
 SALES: 820 SQ. FT.
 COOLER: 367 SQ. FT.
 SHELVING: 240 SQ. FT.
 RESTROOM: 73 SQ. FT.
 TOTAL: 1500 SQ. FT.

Traffic, Bicycling, Directions



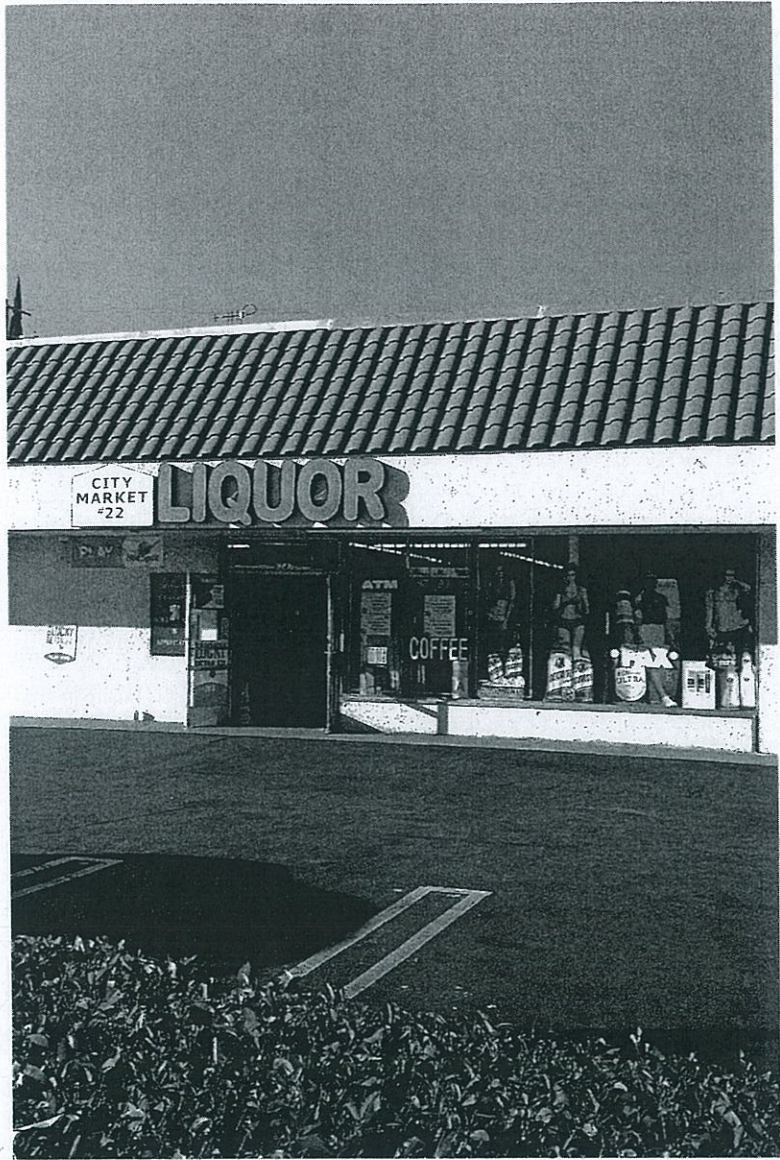
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2.



3.



4.



5.



6.



1.



2.



3.



4.



5.



6.

