

REQUESTED ENTITLEMENTS

15630 Ventura Blvd.

- 1) Conditional Use Permit (Beverage) – Request to permit the off-site sale of a full line of alcoholic beverages at an existing grocery store, 24 hours per day, 7 days a week, per LAMC Section 12.24 W1.
- 2) Conditional Use Permit to allow hours of operation of 24 hours per day, 7 days per week, in-lieu of the Commercial Corner limitation hours of operation from 7 a.m. to 10 p.m., per LAMC Section 12.24 W27.
- 3) Reconsideration of previously approved Mitigated Negative Declaration (ENV-2012-0762-MND).

Project Description

15630 Ventura Blvd.

The request is for the issuance of a conditional use permit for the sale of a full line of alcohol for off-site consumption at an existing grocery market, located on the northwest corner of Ventura Blvd. and Haskell Ave., in Encino. The applicant is requesting the right to sell a full line of alcohol 24-hours per day, 7-days per week.

The subject site is located within the Encino – Tarzana Community Plan and Ventura/Cahuenga Specific Plan Areas, and has a Regional Center Commercial land use designation.

The subject property is a 21,069 square-foot site, consisting of a rectangular-shaped lot located at the southwest corner of Ventura Boulevard and Haskell Avenue. The site is developed with an 8,005 sf commercial building that includes two retail spaces (one of which houses the applicant, an existing Fresh & Easy store) with 17 parking spaces located in an existing surface parking lot, with vehicular access provided by two-way driveways at the northwest corner onto Ventura Boulevard and at the southeast corner onto Haskell Avenue.

Surrounding uses consist of restaurant and commercial uses to the north across Ventura Boulevard in the C4-1L Zone, multi-family uses to the south in the R3-1 Zone, a fast food restaurant to the west in the C4-1L Zone, and a restaurant and commercial uses to the east across Haskell Avenue in the C4-1L Zone.

The applicant seeks to add approximately 92sf of alcohol floor area, made up of 20sf of proposed wine shelving, 56sf of proposed refrigerated beer and wine cases, and 16sf of locked liquor cabinet space.

PROJECT SUMMARY

EXISTING GROCERY STORE IN MULTI-USE BUILDING.
EXISTING SIGNS TO REMAIN.
EXISTING LANDSCAPE TO REMAIN.

ZONING:

ZONING DISTRICT: C4-L - RETAIL GROCERY STORE
SITE ACREAGE: 2.21 (988.99 S.F. / 4.8 ACRES)

BUILDING DATA:

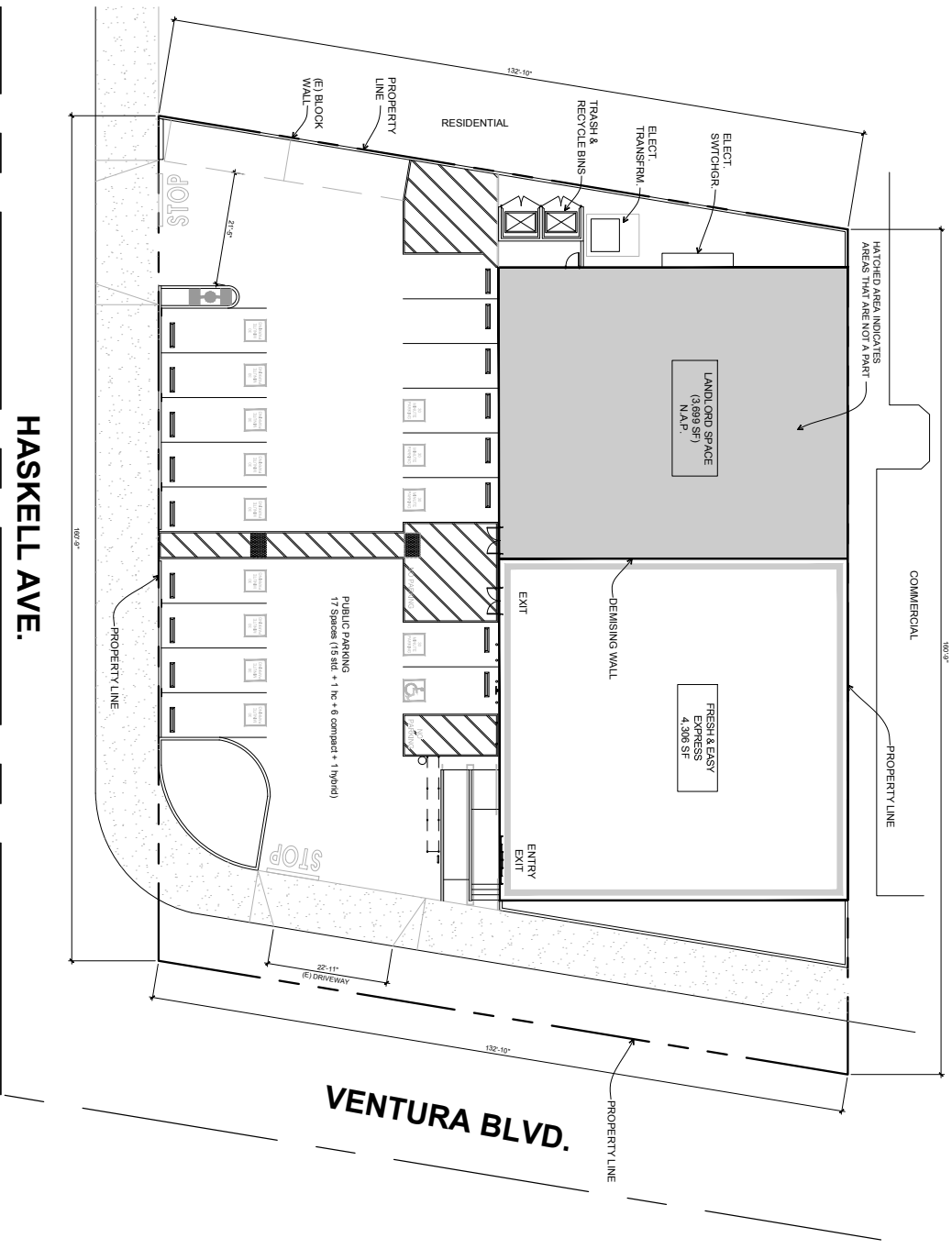
PROJECT SQ. FT.: 4,306 S.F.

BUILDING HEIGHT AND AREA:

MAXIMUM ALLOWABLE BUILDING HEIGHT: 40'-0" (1 STORY)
ACTUAL BUILDING HEIGHT: 29'-9" (1 STORY)

FLOOR AREA RATIO:

2.21 (988.99 S.F. / 4.8 ACRES)
SITE ACREAGE: 2.21
OVERALL BUILDING RATIO: 2.21



HASKELL AVE.

VENTURA BLVD.

PLOT PLAN

SCALE: 1:10



fresh & easy
Neighborhood Marke

15630 VENTURA BLVD
ENCINO, CA 91463
SWC - VENTURA BLVD
& HASKELL AVE.

REVISIONS

PROTOTYPE

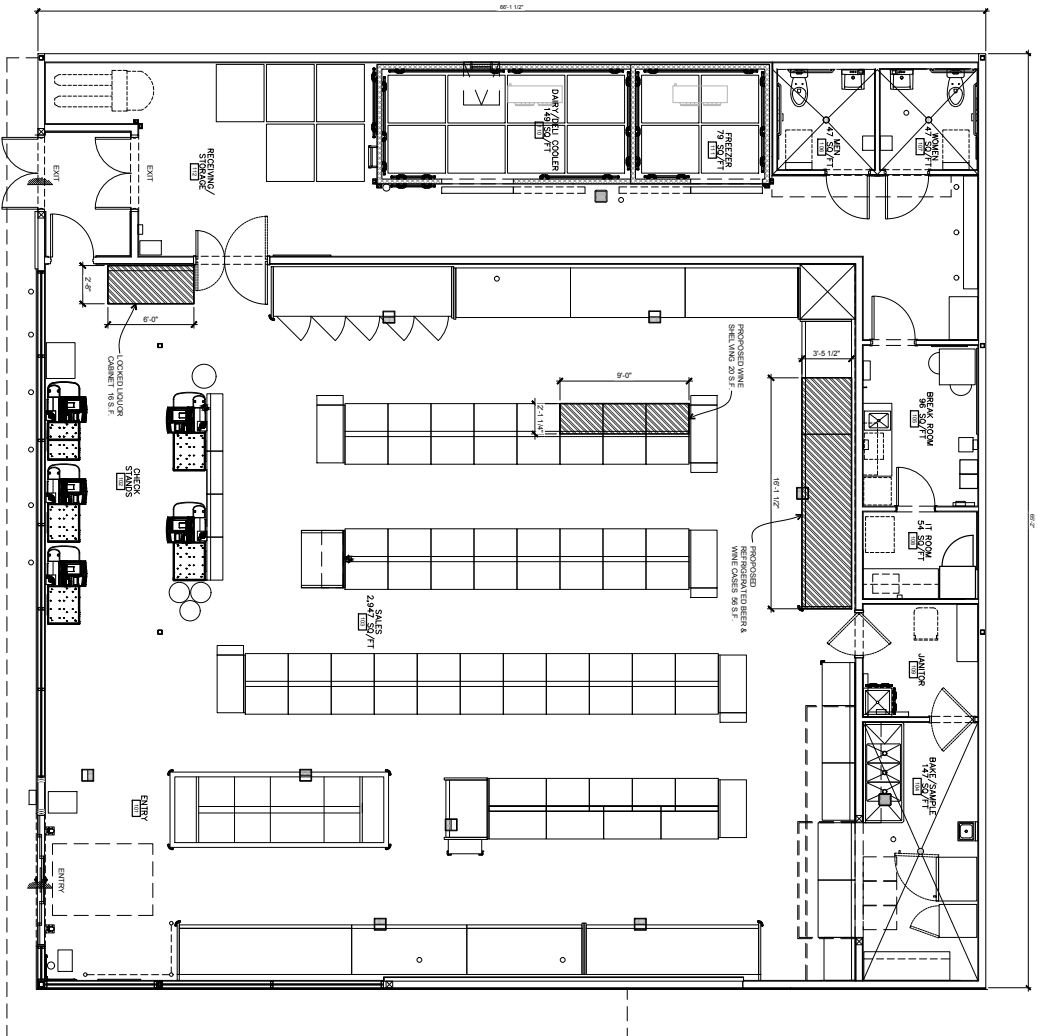
STONE NUMBER

PROJECT NUMBER

PL.1

PLOT PLAN

FIG. 15.0 - STORE SIGNAGE SPECIFICATIONS AND DETAILS. PREPARED BY ARCHITECTURAL RECORDS ASSOCIATES, INC. (ARA) FOR FRESH & EASY INC. 01/15/2014



LIQUOR FLOOR PLAN
SCALE: 1/4" = 1'-0"



LIQ.1
LIQUOR FLOOR PLAN

15630 VENTURA BLVD
ENCINO, CA 91463
SWC - VENTURA BLVD
& HASSELL AVE.



- REVISIONS
- PROTOTYPE
- STORE NUMBER
- PROJECT NUMBER

File: 01_20180508_15630 VENTURA BLVD SWC - VENTURA BLVD & HASSELL AVE.dwg, Project: 15630 VENTURA BLVD SWC - VENTURA BLVD & HASSELL AVE, Date: 05/08/2018, Time: 11:00:00 AM, User: [Name], Plot: [Name]