

**MASTER LAND USE PERMIT APPLICATION**  
**LOS ANGELES CITY PLANNING DEPARTMENT**

*Planning Staff Use Only*

ENV No. <u>2015-2311 CE</u>	Existing Zone <u>CR-1L</u>	District Map <u>16BB137</u>
APC <u>SOUTH VALLEY</u>	Community Plan <u>240 ENCINO-TARZANA</u>	Council District <u>5</u>
Census Tract <u>1397.01</u>	APN <u>226009044</u>	Case Filed With [DSC Staff] <u>DEINI SORRELL</u>
		Date <u>6/17/15</u>

CASE NO. **ZA 2010-1208** **WB W PAI**

APPLICATION TYPE Plan Approval Application for the continued off-site sale of alcoholic beverages.

*(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)*

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 16461 Ventura Blvd., Encino, CA Zip Code 91436

Legal Description: Lot FR 5 Block 23 Tract 2955

Lot Dimensions Irregular Lot Area (sq. ft.) Approx. 64,047 sf Total Project Size (sq. ft.) Approx. 18,420 sf

**2. PROJECT DESCRIPTION**

Describe what is to be done: A Plan Approval Application to renew an existing conditional use permit for the off-site sale of a full line of alcoholic beverages in conjunction with a pharmacy drug store with approved operating hours of 6 a.m. to 2 a.m., daily, and a request to extend the life of the grant.

Present Use: CVS Pharmacy #2958 Proposed Use: CVS Pharmacy #2958

Plan Check No. (if available) \_\_\_\_\_ Date Filed: \_\_\_\_\_

Check all that apply:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code
Additions to the building:	<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height
			<input type="checkbox"/> Side Yard

No. of residential units: Existing 0 To be demolished 0 Adding 0 Total 0

**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  
A Plan Approval Application to renew and existing conditional use permit for the off-site sale of a full line of alcoholic beverages in conjunction with a pharmacy drug store with approved operating hours of 6 a.m. to 2 a.m., daily, and a request to extend the life of the grant.

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

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List related or pending case numbers relating to this site:  
ZA-2010-1208(CUB)(CU)

**7A 2010-1208**

**4. OWNER/APPLICANT INFORMATION**

Applicant's name Garfield Beach CVS, LLC Company Garfield Beach CVS, LLC  
 Address: 1 CVS Drive, Maildrop #23062A Telephone: ( 401 ) 770-5119 Fax: ( 401 ) 652-0290  
Woonsocket, RI Zip: 02895 E-mail: linda.cimbron@cvscaremark.com

Property owner's name (if different from applicant) Encino Marketplace, LLC  
 Address: 101 The Grove Drive Telephone: ( 323 ) 900-8100 Fax: ( ) N/A  
Los Angeles, CA Zip: 90036 E-mail: N/A

Contact person for project information R. Bruce Evans Company Solomon, Saltsman & Jamieson  
 Address: 426 Culver Blvd. Telephone: ( 310 ) 822-9848 Fax: ( 310 ) 822-3512  
Playa del Rey, CA Zip: 90293 E-mail: bevans@ssjlaw.com

**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:  CFO Print: David Liston

**ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_  
 (Insert Name of Notary Public and Title)

personally appeared \_\_\_\_\_, 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.

\_\_\_\_\_  
 Signature (Seal)

**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 <u>\$ 5835</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>0201231142</u>	Deemed Complete by [Project Planner]	Date

CP-7771 (09/09/2011) 6/17/15

**ZA 2010-1208**

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 Address: 1 CVS Drive, Maildrop #23062A Telephone: ( 401 ) 770-5119 Fax: ( 401 ) 652-0290  
Woonsocket, RI Zip: 02895 E-mail: linda.cimbron@cvscaremark.com

Property owner's name (if different from applicant) USA Investments, Inc.  
 Address: 100 South The Grove Drive Telephone: ( 323 ) 900-8100 Fax: ( ) N/A  
Los Angeles, CA Zip: 90036 E-mail: N/A

Contact person for project information R. Bruce Evans Company Solomon, Saltsman & Jamieson  
 Address: 426 Culver Blvd. Telephone: ( 310 ) 822-9848 Fax: ( 310 ) 822-3512  
Playa del Rey, CA Zip: 90293 E-mail: bevans@ssjlaw.com

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- 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.

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: Linda M. Cimbron

Print: Linda M. Cimbron  
Assistant Secretary

**ALL-PURPOSE ACKNOWLEDGMENT**

State of Rhode Island  
~~California~~

County of Providence

On 4-24-2015 before me, CATHY TARDIE  
 (Insert Name of Notary Public and Title)

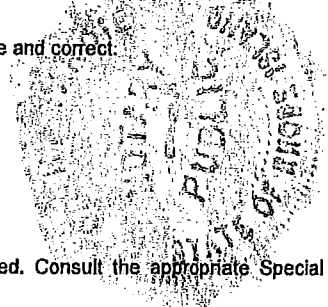
personally appeared Linda M. Cimbron, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

Cathy Tardie (Seal)  
 Signature

Cathy Tardie Notary Public  
 State of Rhode Island  
 My Commission  
 Expires 07/06/2015



**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 <u>\$5835</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>0201231142</u>	Deemed Complete by [Project Planner]	Date

CP-7771 (09/09/2011) 6/17/15

**ZA 2010-1208**

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

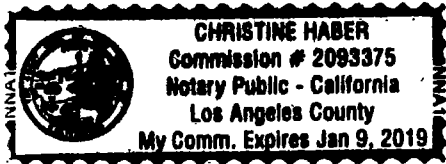
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )  
On June 15, 2015 before me, Christine Haber, Notary Public  
*Date Here Insert Name and Title of the Officer*  
personally appeared DAVID LISTON  
*Name(s) of Signer(s)*

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

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

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

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**ZA 2010-1208**

Office: Van Nuys  
**Applicant Copy**  
 Application Invoice No: 24247

City of Los Angeles  
 Department of City Planning



Scan this QR Code® with a barcode reading app on your Smartphone. Bookmark page for future reference.

### City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant: GARFIELD BEACH CVS LLC - CIMBRON, LINDA ( B:401-7705119 )
Representative: SOLOMON, SALTSMAN & JAMIESON - EVANS, R. BRUCE ( B:401-7705119 )
Project Address: 16461 W VENTURA BLVD, 91436

**NOTES:** Plan Approval for ZA 2010-1208 CUB CU of Condition # 7, to allow the sale and dispensing of a full-line of alcoholic beverages for off-site consumption

ZA-2010-1208-CUB-CU-PA1			
Item	Fee	%	Charged Fee
Modification or Review by ZA (Plan Approval Applications: e.g., nonconforming oil wells; landscaping nonconforming in the A and R Zones; shared parking; and parking near transit) - Existing CUP/Variance *	\$5,754.00	100%	\$5,754.00
<b>Case Total</b>			<b>\$5,754.00</b>

Item	Charged Fee
*Fees Subject to Surcharges	\$5,754.00
Fees Not Subject to Surcharges	\$0.00
<b>Plan &amp; Land Use Fees Total</b>	<b>\$5,754.00</b>
<b>Expediting Fee</b>	<b>\$0.00</b>
<b>OSS Surcharge (2%)</b>	<b>\$115.08</b>
<b>Development Surcharge (6%)</b>	<b>\$345.24</b>
<b>Operating Surcharge (7%)</b>	<b>\$402.78</b>
<b>General Plan Maintenance Surcharge (5%)</b>	<b>\$287.70</b>
<b>Grand Total</b>	<b>\$6,904.80</b>
<b>Total Invoice</b>	<b>\$6,904.80</b>
<b>Total Overpayment Amount</b>	<b>\$0.00</b>
<b>Total Paid</b> (this amount must equal the sum of all checks)	<b>\$6,904.80</b>

LA Department of Building and Safety  
 VN 0030 201060090 5/17/2015 12:36:55 PM

PLAN & LAND USE \$6,904.80  
 Sub Total: \$6,904.80

Receipt #: 0201231142

Council District: 5  
 Plan Area: Encino - Tarzana  
 Processed by CHEW, DENNIS on 06/17/2015  
 Signature:   
 Check # 1510/1222

Office: Van Nuys  
**Applicant Copy**  
 Application Invoice No: 24248

City of Los Angeles  
 Department of City Planning



Scan this QR Code® with a barcode reading app on your Smartphone. Bookmark page for future reference.

### City Planning Request

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Applicant: GARFIELD BEACH CVS LLC - CIMBRON, LINDA ( B:401-7705119 )
Representative: SOLOMON, SALTSMAN & JAMIESON - EVANS, R. BRUCE ( B:310-8229848 )
Project Address: 16461 W VENTURA BLVD, 91436

**NOTES:** Plan Approval for ZA 2010-1208 CUB CU of Condition # 7, to allow the sale and dispensing of a full-line of alcoholic beverages for off-site consumption

ENV-2015-2311-CE			
Item	Fee	%	Charged Fee
Categorical Exemption (each) *	\$81.00	100%	\$81.00
<b>Case Total</b>			<b>\$81.00</b>

Item	Charged Fee
*Fees Subject to Surcharges	\$81.00
Fees Not Subject to Surcharges	\$0.00
<b>Plan &amp; Land Use Fees Total</b>	<b>\$81.00</b>
<b>Expediting Fee</b>	<b>\$0.00</b>
<b>OSS Surcharge (2%)</b>	<b>\$1.62</b>
<b>Development Surcharge (6%)</b>	<b>\$4.86</b>
<b>Operating Surcharge (7%)</b>	<b>\$5.67</b>
<b>General Plan Maintenance Surcharge (5%)</b>	<b>\$4.05</b>
<b>Grand Total</b>	<b>\$97.20</b>
<b>Total Invoice</b>	<b>\$97.20</b>
<b>Total Overpayment Amount</b>	<b>\$0.00</b>
<b>Total Paid</b> (this amount must equal the sum of all checks)	<b>\$97.20</b>

LA Department of Building and Safety  
 VN 0030 201060090 6/17/2015 12:36:23 PM

PLAN & LAND USE \$97.20

Sub Total: \$97.20

Receipt #: 0201231141

Council District: 5  
 Plan Area: Enchillo - Tarzana  
 Processed by CHEW, DENNIS on 06/17/2015  
 Signature: *[Handwritten Signature]*

*CHECK # 1510 / 1222*

## PLAN APPROVAL (PA/PAD/PAB) FOR ALCOHOL & ADULT ENTERTAINMENT ESTABLISHMENTS – LAMC 12.24 M

City of Los Angeles – Department of City Planning

The Plan Approval Findings/Justification is a required attachment to the *MASTER LAND USE APPLICATION INSTRUCTIONS (CP-7810)*. This form is to be utilized only when filing a Plan Approval pursuant to LAMC section 12.24 M for alcohol establishments that are subject to 12.24 W1 or 12.24 X2, or for adult entertainment establishments subject to 12.24 W18.

**Public Noticing Requirements:** This entitlement requires notification to extend to the abutting property owners of the subject property. Please note that the original Conditional Use Permit may specify, as a condition, a different noticing requirement that may be greater.

**Continuing Term-Limited Conditional Uses (ZA Memo 122):** This form is to be completed when utilizing the provisions established in ZA Memorandum No. 122. The memorandum allows for applicants to continue any **still valid** approval that has been term-limited, through the Plan Approval procedure. Applicants are advised that the Plan Approval must take effect **before** the original approval expires in order for it to remain valid – there can be no lapse in time. For example, if the original approval dated 1/1/2010 was approved for a term-limit of 5 years (expiring on 1/1/2015), and if the average case processing time is 1 year, the applicant would be advised to file **latest** on 1/1/2014. Therefore, filing **well before** the expiration date is strongly recommended.

### ADDITIONAL INFORMATION/FINDINGS FOR APPROVAL OF A PLAN APPROVAL:

*In order to grant your request, the following additional information and findings must be provided on this form and/or on a separate sheet:*

#### 1. Original Approval

- Provide a copy of the original entitlement, together with any appeals.
- If there is no original entitlement, and the Plan Approval is being filed on a Deemed-to-be-Approved Conditional Use establishment (PAD), provide a copy of the Building Permit, Certificate of Occupancy, or other documentation that originally permitted the use.

#### 2. Condition Compliance *(on a separate sheet)*

- Provide supplemental information that verifies compliance with all current conditions of approval. List the condition number, the text of the condition, and an explanation or documented proof of how the condition has been met.
- *For example:* Condition 22 – No dancing or dance floor is permitted.  
**Proof:** The attached floor plan and accompanying photos show fixed seats and tables throughout the venue with no room for a dance floor or dancing.

#### 3. Findings *(on a separate sheet)*

##### a. General Conditional Use

- i. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.
- ii. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

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

**b. Additional Findings**

- i. Explain how the approval of the application will not result in, or contribute to an undue concentration of such establishments.
- ii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

**4. Questions Regarding the Physical Development of the Site**

- a. What is the total square footage of the building or center the establishment is located in? Approx. 64,047 sf
- b. What is the total square footage of the space the establishment will occupy? Approx. 18,420 sf
- c. What is the total occupancy load of the space as determined by the Fire Department? No change - Same as previously determined by the Fire Department
- d. What is the total number of seats that will be provided indoors? N/A Outdoors? N/A
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? N/A
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? N/A
- g. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? N/A
- h. Are you adding floor area? No If yes, how much is enclosed? N/A Outdoors? N/A

**i. Parking**

- i. How many parking spaces are available on the site? 345 parking spaces on site
- ii. Are they shared or designated for the subject use? Shared
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? N/A
- iv. Have any arrangements been made to provide parking off-site? No
  - 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? N/A
    - **Note:** *Required* parking must be secured via a covenant pursuant to LAMC 12.26 E 5. A private lease is only permitted by a Zone Variance.
  - 2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.
  - 3. Will valet service be available? No. Will the service be for a charge? N/A
- j. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? See Attached
- k. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17? N/A



5. **Questions Regarding the Operation of the Establishment**

a. Has the use been discontinued for more than a year? No.

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

ii. If no, the applicant may be required to prove that the discontinuance of the use did not occur – see LAMC section 12.23 B9 or 12.24 Q.

b. 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	6 a.m. - 2 a.m.	6 a.m. - 2 a.m.	6 a.m. - 2 a.m.	6 a.m. - 2 a.m.	6 a.m. - 2 a.m.	6 a.m. - 2 a.m.	6 a.m. - 2 a.m.
Proposed Hours of Alcohol Sale	6 a.m. - 2 a.m.	6 a.m. - 2 a.m.	6 a.m. - 2 a.m.	6 a.m. - 2 a.m.	6 a.m. - 2 a.m.	6 a.m. - 2 a.m.	6 a.m. - 2 a.m.

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

▪ **Note:** An establishment that allows for dancing needs a conditional use pursuant to 12.24 W18.

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

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

f. **Security**

i. How many employees will you have on the site at any given time? 2-10 Employees

ii. Will security guards be provided on-site? Yes.

1. If yes, how many and when? Yes. One (1) security guard from dusk till dawn.

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

g. **Alcohol**

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

ii. Will "fortified" wine (greater than 16% alcohol) be sold? No, except for dessert type wines.

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

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

v. **Food**

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

2. Will alcohol be sold without a food order? N/A

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

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

vi. **On-Site**

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? N/A
  - If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.
2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? N/A
  - If yes, a request for off-site sales of alcohol is required as well.
3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? N/A

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? No. Cups are sold in large packages, but not for the purpose of on site use.
  2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? Currently, beer or wine coolers are not sold in single cans and wine is currently not sold in containers less than 750 ml.
- viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- <http://www.abc.ca.gov/>.

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

- a. Is this application a request for on-site or off-site sales of alcoholic beverages? Off-site
  - i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? No
    1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:
      - 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.
- b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience or necessity**.
  - Please note that this is **in addition** to obtaining the Conditional Use Permit or Plan Approval.

**SITE: 16461 VENTURA BLVD ENTIRE PROJECT SITE =16461 THRU 16325 VENTURA BL  
600' LAND USES AND 600'/1000' ALCOHOL ESTABLISHMENTS**

**PROJECT SITE UNDER CONSIDERATION: TR 2955 BLK 23 LOTS 2,3,4,5**

**USES WITHIN 600' OF ENTIRE PROJECT SITE:**

1. RESIDENTIAL USES: MULTIFAMILY RESIDENTIAL- APARTMENTS- AND SINGLE FAMILY
2. CHURCHES: 4915 HAYVENHURST AVE
3. SCHOOLS: NONE
4. PARKS, PUBLIC PLAYGROUNDS OR RECREATIONAL AREAS: NONE
5. HOSPITALS: ENCINO HOSPITAL @ 16237 VENTURA BLVD
6. ALCOHOLIC ESTABLISHMENTS:

OFF SITE FULL LINE            CVS @ 16461 VENTURA BL  
   RALPHS GROCERY @ 16325 VENTURA BL  
   RUBIO'S GROCERY AND LIQUOR and 4 ON 6 @  
   16573 VENTURA BLVD  
   GELSONS MARKET @ 16434 VENTURA BL  
OFF SITE BEER AND WINE        NONE

ON SITE FULL LINE            TONY ROMAS @ 16575 VENTURA BL  
   BENIHANA @ 16226 VENTURA BL  
   A & I RESTAURANT @ 16358 VENTURA BL  
   FARFALLA/ROSTI @ 16403 VENTURA BL #D  
   SADAF RESTAURANT @16240 VE

ON SITE BEER AND WINE        KATSUYA @ 16542 VENTURA BL  
   ROSTI TUSCAN KITCHEN @ 16350 VENTURA BL  
   POQUITO MAS @ 16545 VENTURA BL  
   SASSI BAR/VEGGIE GRILL @ 16542 VENTURA BL

**ALCOHOL USES BETWEEN 600 -1000' OF ENTIRE PROJECT SITE;**

OFF SITE BEER AND WINE        NONE

OFF SITE FULL LINE            NONE

ON SITE BEER AND WINE        JERRY'S FAMOUS DELI @ 16650 VENTURA BL  
   MARIA'S ITALIAN KITCHEN @ 16606-08 VENTURA BL  
   ELEPHANT HUT @ 16616 VENTURA BL  
   TOMO SUSHI @ 16161 VENTURA BL

ON SITE FULL LINE            DU PARS @16120 VENTURA BL  
   BOCCA STEAK HOUSE @ 16610 VENTURA BL

Prepared on: 5/2015 using data from both inspection of 1000' of site and Dept of Alcoholic Beverage Control retail licenses query reports system.

## PLAN APPROVAL – FINDINGS

### a. General Conditional Use

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

This Plan Approval application is to renew the prior CUB authorizing the sale of alcoholic beverages at an existing CVS Pharmacy Drug Store. This is simply a Plan Approval Application for a previously granted use. The prior CUB authorizing the sale of alcoholic beverages at this existing CVS Pharmacy Drug Store was granted in September of 2010. Since September of 2010, this CVS Pharmacy Drug Store has been operating without any change in the nature of the use.

The subject business has co-existed in this location for several years. The continuation of the operation, with strict adherence to the imposed conditions and under proper management and supervision, will continue to provide an essential benefit to the community. CVS Pharmacy offers a “one-stop” shopping experience in which local residents can purchase grocery items, medicine, beverages, and/or other necessary retail items. The incidental sale and dispensing of alcoholic beverages are typical of a full-service drug store. CVS Pharmacy Drug Store has operated over the years without negative impacts to the surrounding area. CVS has operated with self-imposed conditions similar to those typically placed on discretionary actions prepared by the Office of Zoning Administration. CVS has operated this site for several years without any disciplinary actions or problems related to their ABC License as a result of CVS’ adherence to the conditions of approval and also to its corporate policies regarding responsible retailing of alcoholic beverages. As conditioned, the approval would not have an adverse impact on the surrounding area and therefore, provides a benefit to the community.

In addition, CVS will continue to adhere to the below listed polices at the subject location in order to ensure the surrounding community receives a beneficial service.

- All CVS associates complete training segments on customer service, personnel management, facility maintenance and operations, responsible retailing of age restricted products and workplace safety.
- CVS utilizes multiple digital surveillance cameras at the subject location. Footage is maintained for a minimum of 30 days and the system can be monitored in real time by CVS Management.
- CVS cash registers have “hard stops” that require associates to check identification and validate customers are of sufficient legal age to purchase alcohol before completing the sale.
- One security guard is provided daily from dusk until dawn.

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

This Plan Approval application is to renew an existing conditional use permit authorizing the sale of alcoholic beverages approved in 2010 by Case No. ZA 2010-1208(CUB)(CU). The location, size, height, and operations were approved in 2010 and remain compatible with adjacent properties and the surrounding neighborhood. There is no construction, alterations or change in the use proposed as part of this application and thus, the prior approved location, size, height, and operations remain compatible with the adjacent properties and surrounding uses. Therefore, the continuation of the use will remain compatible with neighboring uses.

In fact, according to the findings made in Case ZA 2010-1208(CUB)(CU), “[t]he location of the proposed CVS pharmacy is desirable to the public convenience or welfare because the use is similar to what has historically been associated with the property (retail use) and is consistent with those uses permitted in the C2-1L Zone. The subject site contains a shopping center located at the corner of two Major Highways (Class II), which has adequate access and parking. In general, the CVS pharmacy would provide opportunities to the local community for various consumer needs, including access to pharmacological products, household items and alcoholic beverages. The project is subject to numerous conditions pertaining to the selling of alcoholic beverages and prohibitions relative to on-site consumption, conditions to prevent and deter loitering. Therefore, the proposed location will be desirable to the public convenience or welfare.” (pg. 11-12) These findings remain true today and thus, the CVS is compatible with the surrounding neighborhood and uses.

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

The subject site is located in the Encino-Tarzana Community Plan and has a Regional Center Commercial land use designation. The property is within the area of the Ventura/Cahuenga Boulevard Corridor Specific Plan and the Encino Streetscape Plan. Adjoining properties to the north consist of one and two-story single family dwellings in the R1-1 Zone.<sup>1</sup> A restaurant, Jamba Juice, Chase Bank, FedEx Office, Planet Beauty, Ameritrade, and Ralph's Grocery Store to the east in the C4-1L Zone. Commercial buildings to the south across Ventura Boulevard include Gelson's Supermarket, offices, and a pilates location in the C4-1L and P-1 Zones, and a commercial office building to the west across Hayvenhurst Avenue in the C4-1L Zone. Adjoining to the south of the property is Ventura Boulevard, which is designated as a Major Class Highway II with a variable width of 102 feet to 110 feet and improved with curb, gutter, and sidewalk. Finally, adjoining to the west of the property is Hayvenhurst Avenue, which is designated as a Major Highway Class II with a 100-foot width and improved with curb, gutter, and sidewalk.

The subject site is located in the Encino-Tarzana Community Plan and has a Regional Center Commercial land use designation. The property is within the area of the Ventura/Cahuenga Boulevard Corridor Specific Plan and the Encino Streetscape Plan.

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<sup>1</sup> Where the CVS location borders residents, there is an approximately eight (8) foot high masonry wall that separates the parking lot of the CVS location and shopping center from its residential neighbors.

According to the findings made in Case ZA 2010-1208(CUB)(CU), “[t]he proposed project is in conformance with the spirit and intent of the General Plan and other City policies which aim to promote the subject property and its immediate area with healthy and viable commercial activity.” (pg. 13) These findings remain true today.

**b. Additional Findings**

**i. Explain how the approval of the application will not result in, or contribute to an undue concentration of such establishments.**

The applicant has an existing Type 21 ABC License (License No. 512236) so granting the Plan Approval will not add an additional alcohol license to the census tract. CVS Pharmacy adds a desirable atmosphere. The request does not involve the introduction of a new liquor outlet into the census tract or an increase in the theoretical liquor license count. This use has been operating in this location in the exact same manner for several years and it will continue to operate in a responsible manner. There is therefore no reason to expect any adverse change.

**ii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.**

As the findings in Case ZA 2010-1208(CUB)(CU) indicate, “[t]he proposed CVS pharmacy would serve the local community and provide consumer goods in a manner consistent with the laws, regulations and conditions of approval pertaining to the sales of alcohol and pharmacological products. CVS is a responsible retailer, and does not have a reputation for violations with the Alcoholic Beverage Control.” (pg. 12) In addition, as the findings in Case ZA 2010-1208(CUB)(CU) indicate, “[t]he shopping center is adjacent to single-family properties. The LAMC limits the hours of operation of commercial uses that are adjacent to residential uses to allow for compatibility between the two.” (pg. 15) Moreover, where the CVS location borders residents, there is an approximately eight (8) foot high masonry wall that separates the parking lot of the CVS location and the shopping center from its residential neighbors. The residential uses, as well as other establishments, have not been adversely affected in the years that the applicant has owned and operated the establishment. The use will not detrimentally affect nearby residentially zoned properties. The use will not conflict with the adjacent uses and it will operate in such a manner so as not to detrimentally affect nearby residentially zoned property. 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 continued sales will serve the needs of local business people, shoppers, and residents. The surrounding community is attracting more persons to the area and consequently generating an expanded local work force. This population seeks a diversity of services, one that CVS provides. The subject store and the continued sales will continue to serve this population and the availability of alcoholic beverages will continue to provide a desired amenity.

**Applicant's Statement of Condition Compliance and Supporting Documents**

**ZA-2010-1208(CUB)(CU) dated September 15, 2010**

**Letter of Correction dated October 26, 2010**

**Condition 1** – All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

**Proof:** The Applicant is in compliance with this condition.

**Condition 2** – The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.

**Proof:** The Applicant is in compliance with this condition. See the attached floor plans as **Exhibit A**.

**Condition 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, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

**Proof:** The Applicant is in compliance with this condition. There have been no complaints to suggest that the Applicant is not in compliance with this condition.

**Condition 4** – All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

**Proof:** The Applicant is in compliance with this condition. All graffiti is removed within 24 hours of its occurrence.

**Condition 5** – A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.

**Proof:** Counsel for Applicant was unable to locate the record of this document in the City's Zoning Administrative file.

**Condition 6** – Indemnification. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

**Proof:** The Applicant is in compliance with this condition.

**Condition 7** – Approved herein is the sale and dispensing of a full-line of alcoholic beverages for off-site consumption in conjunction with the operation of an 18,420 square-foot pharmacy with hours of operation of 6:00 a.m. to 2:00 a.m., daily.

**Proof:** The Applicant is in compliance with this condition.

**Condition 8** – This grant shall have a life of five years after which the applicant shall file for and win approval of a new grant from the Office of Zoning Administration in order to continue the sale of a full-line of alcoholic beverages for off-site consumption.

**Proof:** The Applicant is in compliance with this condition with the filing of this Plan Approval Application.

**Condition 9** – Deliveries to CVS are only permitted between the hours of 8:00 a.m. to 6:00 p.m., Monday thru Friday, and 10:00 a.m. to 4:00 p.m., Saturday and Sunday.

**Proof:** The Applicant is in compliance with this condition.

**Condition 10** – Between the hours of 10:00 p.m. and 6:00 a.m., daily, the parking spaces adjacent to the single-family residences to the north shall be blocked. No parking will be permitted in those spaces between those hours.

**Proof:** The Applicant is in compliance with this condition. See the attached photographs of the blocked parking spaces as **Exhibit B**.

**Condition 11** – A 24-hour “hot line” phone number shall, be provided for the receipt of complaints from the community regarding the subject facility shall be:

- a) Posted at the entry.
- b) Posted at the Customer Service desk.
- c) Provided to the immediate neighbors, schools, and local neighborhood council groups.

**Proof:** The Applicant is in compliance with this condition. See the attached photograph of the posted 24 hour hot line number as **Exhibit C**.

**Condition 12** – The applicant shall keep a log of complaints received, the date and time received and the disposition of the response.

**Proof:** The Applicant is in compliance with this condition. See the attached sample complaint form as **Exhibit D**.

**Condition 13** – The Conditional Use Permit (CUP) approval shall be subject to a required plan approval, within 12 months of the issuance of the Certificate of Occupancy. The Applicant shall provide the Zoning Administrator a copy within five business days of any violations issued by any City departments or other public jurisdictions relating to such operation’s alcohol service. Further, if documented evidence is submitted showing continued violation(s) of any of the following: CUP condition(s) of approval, undue disruption of or interference with the peaceful enjoyment of adjacent neighboring properties and/or alcohol-related enforcement actions from other public jurisdictions, the Zoning Administrator reserves the discretion to hold a public hearing. Such public hearing, held in conjunction with the Plan approval and payment of associated fees, shall be publicly noticed for the purpose of conducting a public review of the Petitioner’s compliance with and the effectiveness of the CUP conditions for approval and related enforcement actions. The Petitioner shall, prior to the public hearing, submit detailed documentation as to how compliance with each condition of the grant and related enforcement action has or will be attained. The Zoning Administrator can consider extending the hours of operation to 24-hours, daily if the conditions are warranted.

**Proof:** The Applicant is filing this Plan Approval Application to be in compliance with this condition.

**Condition 14** – If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator will have the right to require The Petitioner(s) to file for a plan approval application together with the



associated fees, to hold a public hearing to review The Petitioner(s) compliance with and the effectiveness of the conditions of the grant. The Petitioner(s) shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained.

**Proof:** The Applicant is in compliance with this condition.

**Condition 15** – The applicant shall confirm that the two requested signs conform to the requirements of the Ventura-Cahuenga Boulevard Corridor Specific Plan.

**Proof:** The Applicant is in compliance with this condition. There have been no complaints to suggest that the Applicant is not in compliance.

**Condition 16** – The applicant shall work with LAPD regarding issues of design and camera placement.

**Proof:** The Applicant is in compliance with this condition. See the attached photographs as **Exhibit E**.

**Condition 17** – Sales of alcoholic beverages shall not exceed more than 5% of the floor space (Applicant Volunteered).

**Proof:** The Applicant is in compliance with this condition. See the attached floor plan as **Exhibit F**.

**Condition 18** – Alcoholic beverages shall not be sold by single containers and must be sold in manufacturer pre-packaged multi-unit quantities. Beer shall not be sold in units of less than a six-pack (Applicant Volunteered).

**Proof:** The Applicant is in compliance with this condition. Alcoholic beverages are not sold in single containers and are only sold in pre-packaged multi-unit quantities. Beer is not sold in units of less than a six pack.

**Condition 19** – No wine shall be sold with a alcohol content greater than 15% by volume (Applicant Volunteered).

**Proof:** The Applicant is in compliance with this condition. No wine is sold with alcohol content greater than 15% by volume.

**Condition 20** – There shall be no sales of loose ice or individual cups or similar containers (Applicant Volunteered).

**Proof:** The Applicant is in compliance with this condition. There are no sales of loose ice or individual cups or similar containers. There are cups sold in the store, but in large quantities, which is not intended for on-site alcohol consumption.

**Condition 21** – Security cameras shall be installed and situated in the interior of the store. Video tapes should be retained for at least 30 days.

**Proof:** The Applicant is in compliance with this condition. See the attached photographs of the security cameras as **Exhibit G**.

**Condition 22** – LAPD shall have access to the security cameras and recorded videos.

**Proof:** The Applicant is in compliance with this condition.

**Condition 23** – Petitioner(s) shall place signage accordingly that states ABC prohibits sale of alcoholic beverages to minor.

**Proof:** The Applicant is in compliance with this condition. See the attached photographs of the required signage as **Exhibit H**.

**Condition 24 – Deleted** by the Letter of Correction dated October 26, 2010.

**Condition 25** – Within 14 days of employment (and once every 24 months), all personnel selling alcohol, including anyone acting in the capacity of a manager of the premises shall attend CVS's comprehensive training program approved by the ABC before they are permitted to operate the registers.

**Proof:** The Applicant is in compliance with this Condition. The Applicant requires that every new employee take its in house ABC recognized Responsible Beverage Service Training prior to selling alcoholic beverages. In addition, the Applicant requires that every employee re-certify under the ABC recognized training. Please see the California Department of Alcoholic Beverage Control's list of Responsible Beverage Service Training Providers attached as **Exhibit I**.

**Condition 26** – A state-licensed uniformed security guard, who is not the business operator, nor who has any dealing with the operator, shall be on premises from dusk until dawn which will be one and the same as the security for the overall project, will be provided by the landlord.

**Proof:** The Applicant is in compliance with this condition. There is one security guard provided daily from dusk until dawn.

**Condition 27** – Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages or tobacco products shall be installed on the premise at each point-of-sale location. These device(s) shall require an override from a manager to sell alcohol without an ID or to sell to someone with an ID from out of state. Also, the device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverage or tobacco products.

**Proof:** The Applicant is in compliance with this condition. See the attached photographs showing the electronic age verification devices as **Exhibit J**.

**Condition 28** – Cash registers with ID card readers that would require an override from a manager to sell alcohol without an ID or to sell to someone with an ID from out of state shall be installed.

**Proof:** The Applicant is in compliance with this condition. See also **Exhibit J**.

**Condition 29** – This approval is tied to ENV-2010-1209-MND (Exhibit "B"). The applicant shall print all mitigation measures required therein on the building plans.

**Proof:** The Applicant is in compliance with this condition.

**Condition 30** – Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City planning, Expedited Processing Section.

**Proof:** The Applicant is in compliance with this condition.

**Condition 31** – Prior to issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement for CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. This agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the subject case file.

**Proof:** The Applicant is in compliance with this condition. See **Exhibit K**.

Exhibit A

**TARLOS**  
AND ASSOCIATES ARCHITECTS

THE ARCHITECT HAS BEEN DESIGNATED AS THE ARCHITECT OF RECORD FOR THIS PROJECT.

CONSULTANT:

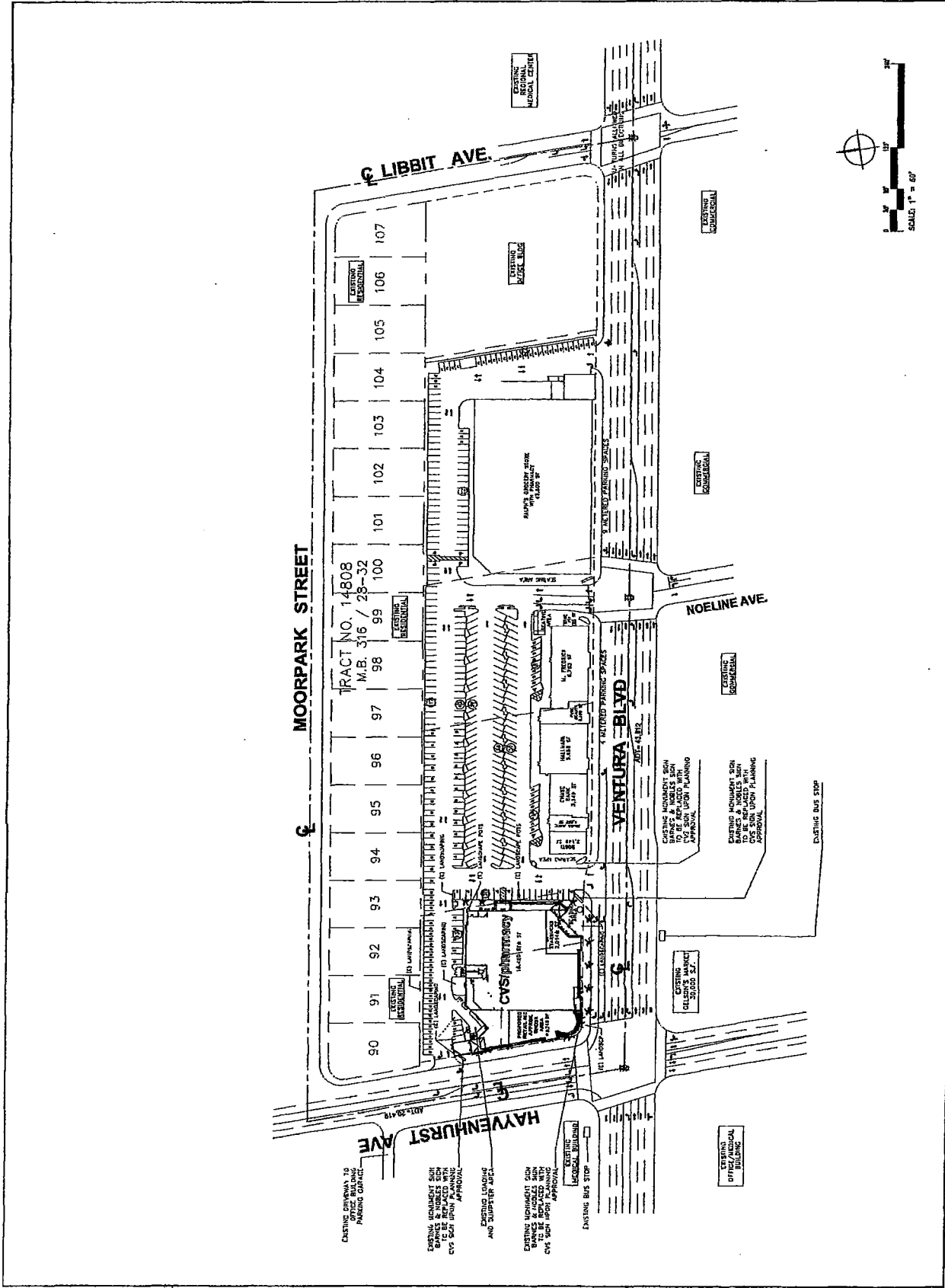
CVS/ pharmacy  
\*\*\*\*\* (CMJ)  
STORE NUMBER 0289 NEW  
8000 VENTURA BLVD.  
DEAL THE NEW/OLD

DEVELOPER: 350 GUNDA AVE. AND  
8000 VENTURA BLVD. CL. 937  
DUBLIN, CA 94568  
(916) 963-4000

**L AND MARK**  
RETAIL GP  
A MEMBER FIRM!

REVISIONS:  
LAYOUT CORRS:  
PLANNING ASK:  
DRAWING BY:  
DATE: 03-15-10  
JOB NUMBER: 08107A  
TITLE:

SITE PLAN  
SHEET NUMBER: SP-1  
COMMENTS: NOT RELEASED FOR CONSTRUCTION



1  
60  
1  
2A-2010-1208-CUB-ZA 2010-1208  
CV

**TARLOS**  
ARCHITECTS

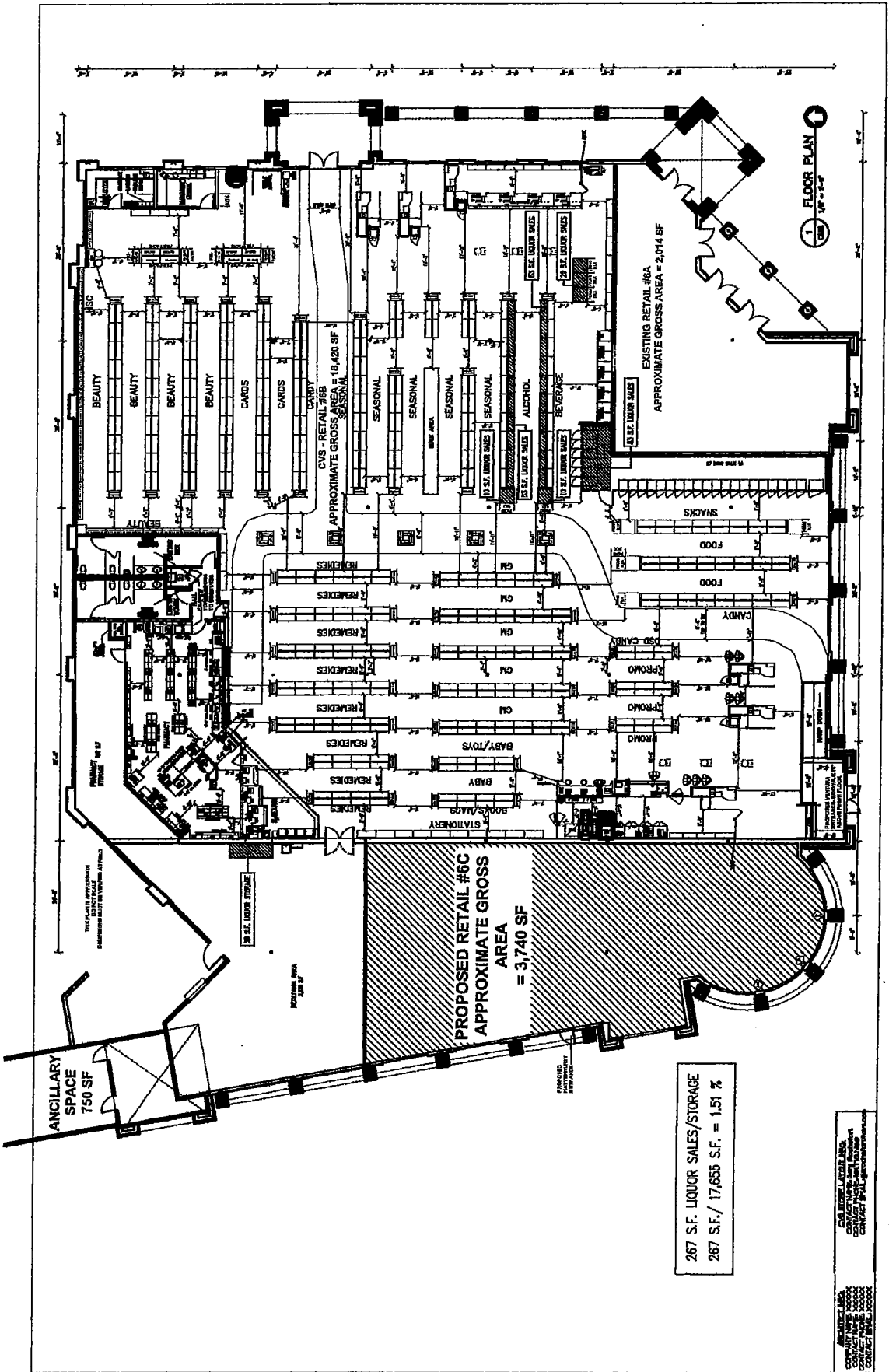
CONSULTANT  
SCALE

**CVS**  
Pharmacy  
VENTURA / HANFORD

LAND MARK  
RETAIL GROUP  
A Worldmark Company

**CUB FLOOR PLAN**  
SHEET NUMBER: CUB

DATE: 03-15-10  
JOB NUMBER: 081074  
TITLE: CUB FLOOR PLAN



267 S.F. LIQUOR SALES/STORAGE  
267 S.F. / 17,655 S.F. = 1.51 %

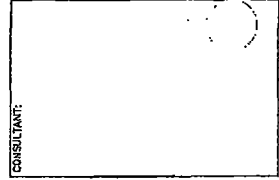
CVS STORE LAYOUT AREA  
CONTACT: TERRY W. TAYLOR  
CONTACT: PHILIPPO P. PAVAN  
CONTACT: PHILIPPO PAVAN

Z 6  
2A-2010-1708

**TARLOS**  
AND ASSOCIATES ARCHITECTS INC.

1000 MARK VIE P.O. BOX 88-0076  
1155 METCAL AVENUE, PUEBLO, CO 81001

CONSULTANT:



CONSULTANT:

**CVS/**  
**pharmacy**

\*\*\*\*\* (CMU)

STORE NUMBER 0285 NEW

8001 KOTNER BLVD.  
DOL. TRL. NEWFIELD

DEVELOPER 800 CHERRY AVE. 100  
KOTNER HILL CL. BLDG.  
1001 5th St. NEWFIELD

**LAND MARK**  
RETAIL G  
A Newmark Group

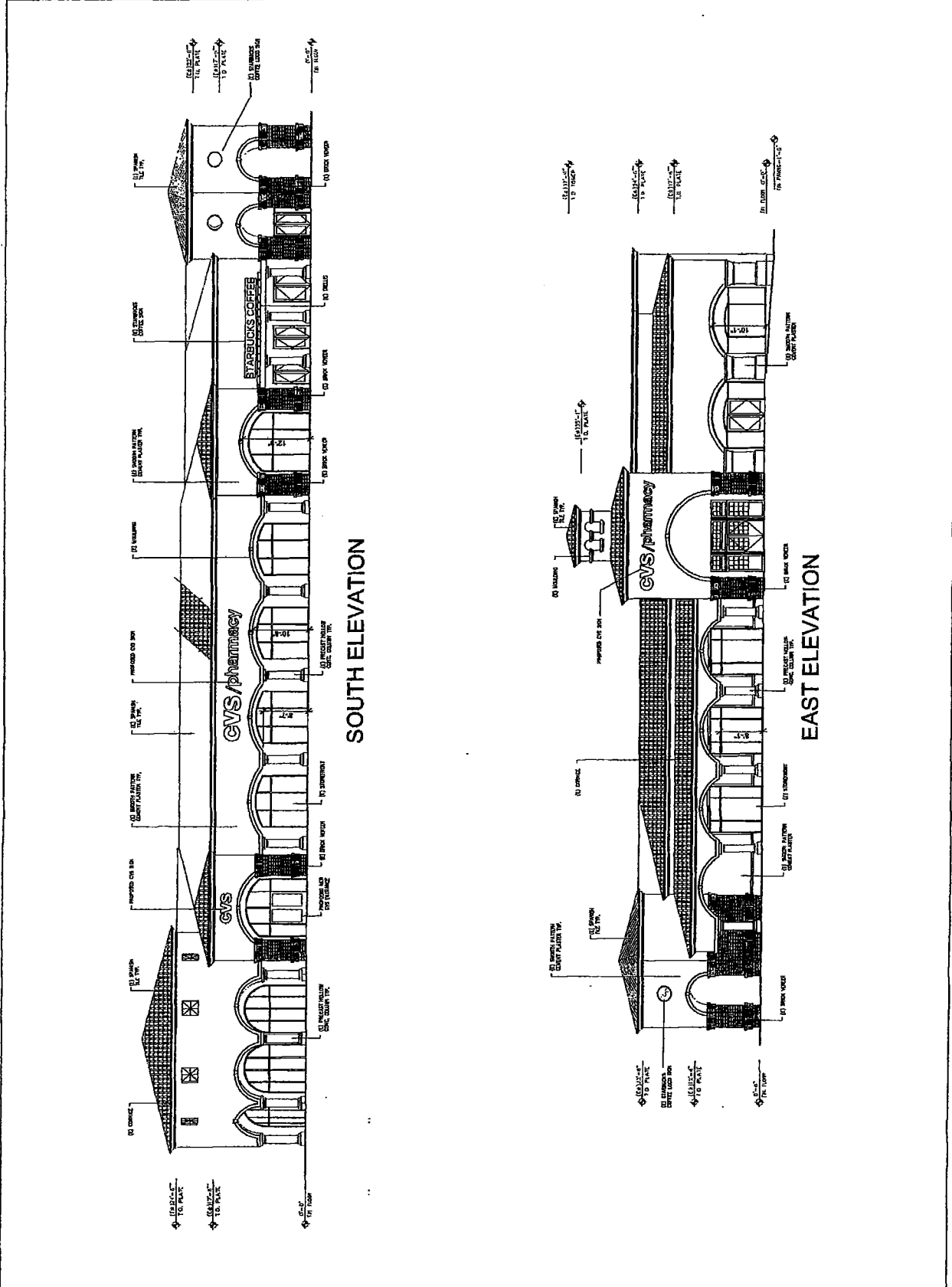
REVISIONS:

LAYOUT CODES:  
PLANNING AND  
DRAWING BY  
DATE: 03-15-10  
JOB NUMBER: 888-074  
TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:  
**A-4.0**

COMMENTS:  
NOT RELEASED FOR CONSTRUCTION

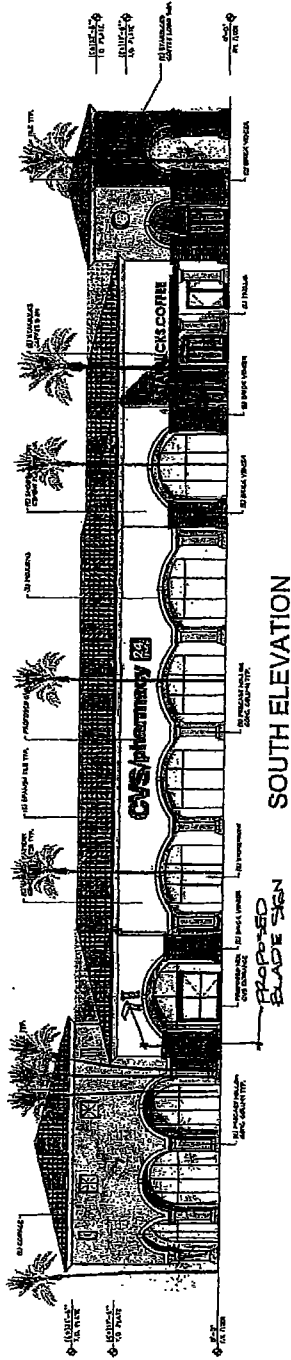


3 80  
2A-2010-1708

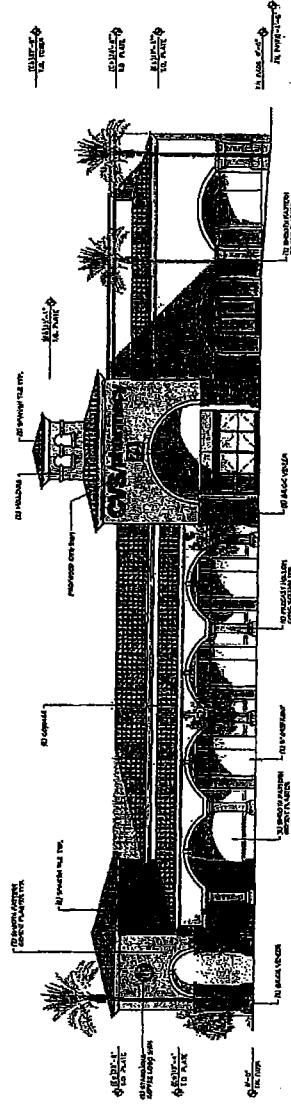








SOUTH ELEVATION



EAST ELEVATION

4  
2A-2010-1208-W

**KK&A**  
architects  
9 Mills Place  
Third Floor  
Pasadena, CA 91103  
T: 626.776.8785

**LANDMARK**  
RETAIL GROUP  
A Retail Group Company  
4000 CANAL AVE., SUITE 400  
IRVING, CA 92614

ELEVATIONS

10101 ENCINO BLVD  
ENCINO, CALIFORNIA

MAY 27, 2010  
CONTRACT NO. 2010  
NOTE: THE INFORMATION IS CONSIDERED TO BE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT OR FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY ANY PARTY AT ANY TIME.

Exhibit B

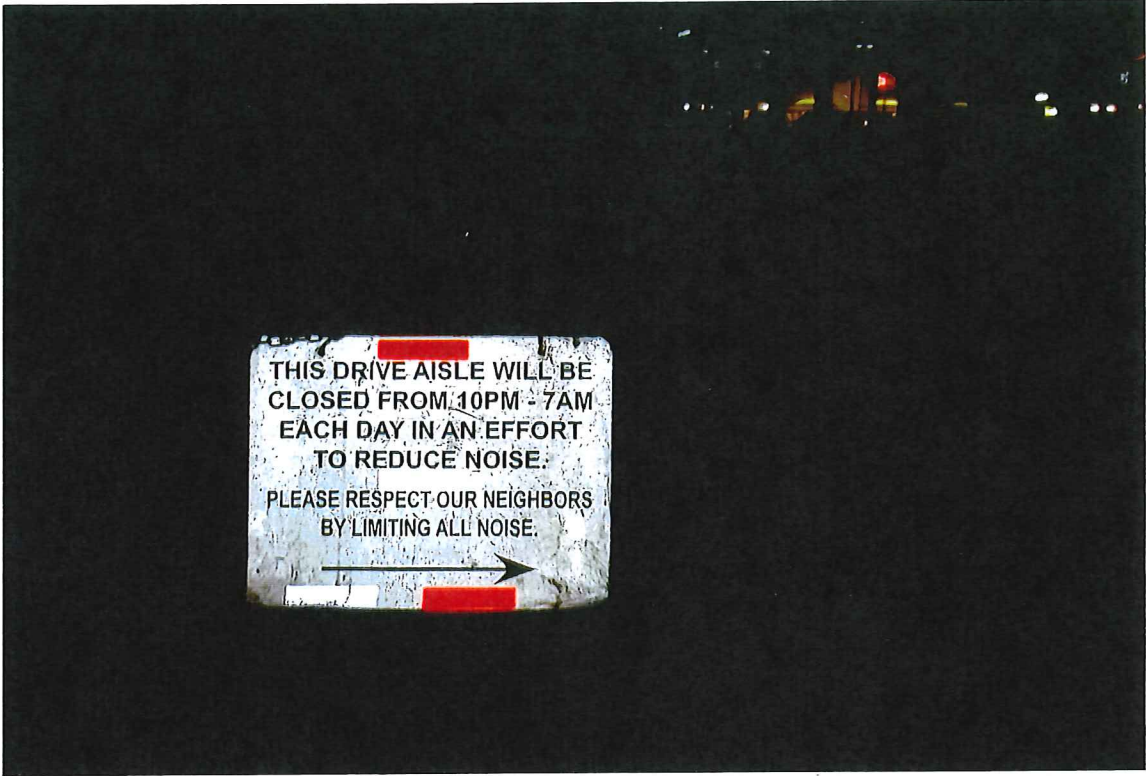




Exhibit C

## CUSTOMER SERVICE

For customer service issues, please use the following contact information to get the most immediate response:

<p><b>CVS/pharmacy Store Service</b></p> <p>For CVS/pharmacy customer support, please call us:</p> <p>1-800-SHOP-CVS <u>1-800-746-7287</u></p> <p>Or visit <a href="http://CVS.com">CVS.com</a> for more detailed CVS/pharmacy customer support.</p> <p>To find a CVS/pharmacy near you, please visit:</p> <p><a href="#">CVS/pharmacy Store Locator</a></p>	<p><b>CVS.com Service</b></p> <p>For CVS.com customer service matters, please call us at:</p> <p><u>1-888-607-4287</u></p> <p>Email us at <a href="mailto:customercare@cvs.com">customercare@cvs.com</a></p> <p>Or visit <a href="http://CVS.com">CVS.com</a> for more detailed CVS/pharmacy customer support.</p>
<p><b>Caremark Services</b></p> <p>For best service, Caremark PBM customers should call the customer service number on the back of their membership card.</p> <p><a href="#">Caremark.com Contact page</a></p>	<p><b>MinuteClinic</b></p> <p>For MinuteClinic customer support, please visit:</p> <p><a href="#">CVS.com/minuteclinic Contact page</a></p> <p>To find a MinuteClinic near you, please visit:</p> <p><a href="#">CVS.com/minuteclinic Clinic Locator</a></p>

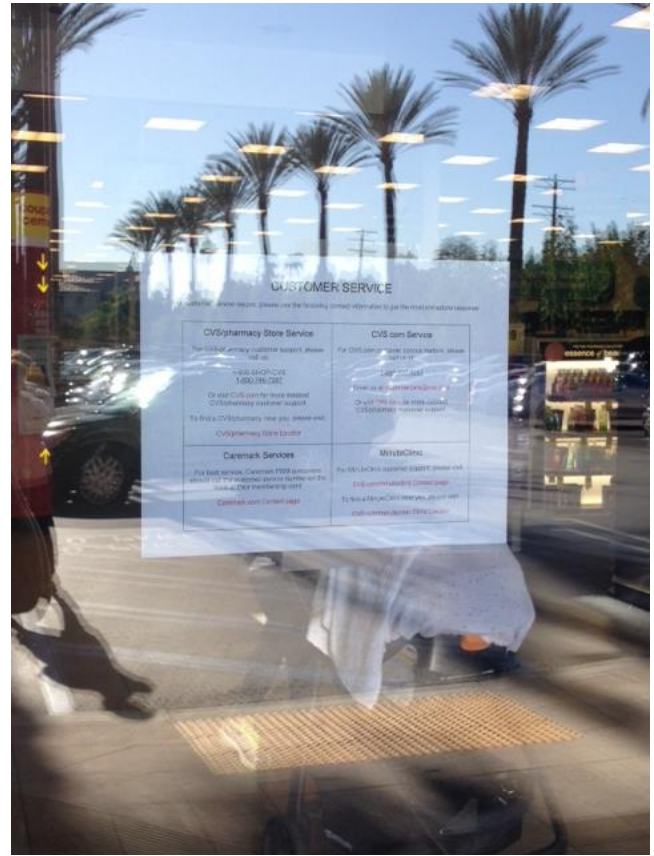


Exhibit D





Exhibit E

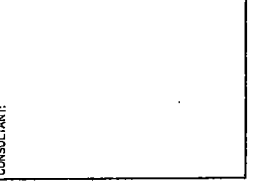




Exhibit F

**CDI**  
 Circa Domini International, LLC  
 Architects - Planning - Architecture  
 Architects - Engineering  
 Suite 111, 1705 Street  
 Torrance, CA 90780  
 O Phone: (888) 354-0002 Fax: (888) 555-0002

CONSULTANT:



**CVS/**  
**pharmacy**  
 \*\*\*\*\* (TI)  
 STORE NUMBER: 002958 NEW  
 1664 VENTURA BLVD.  
 ENGINO, CA

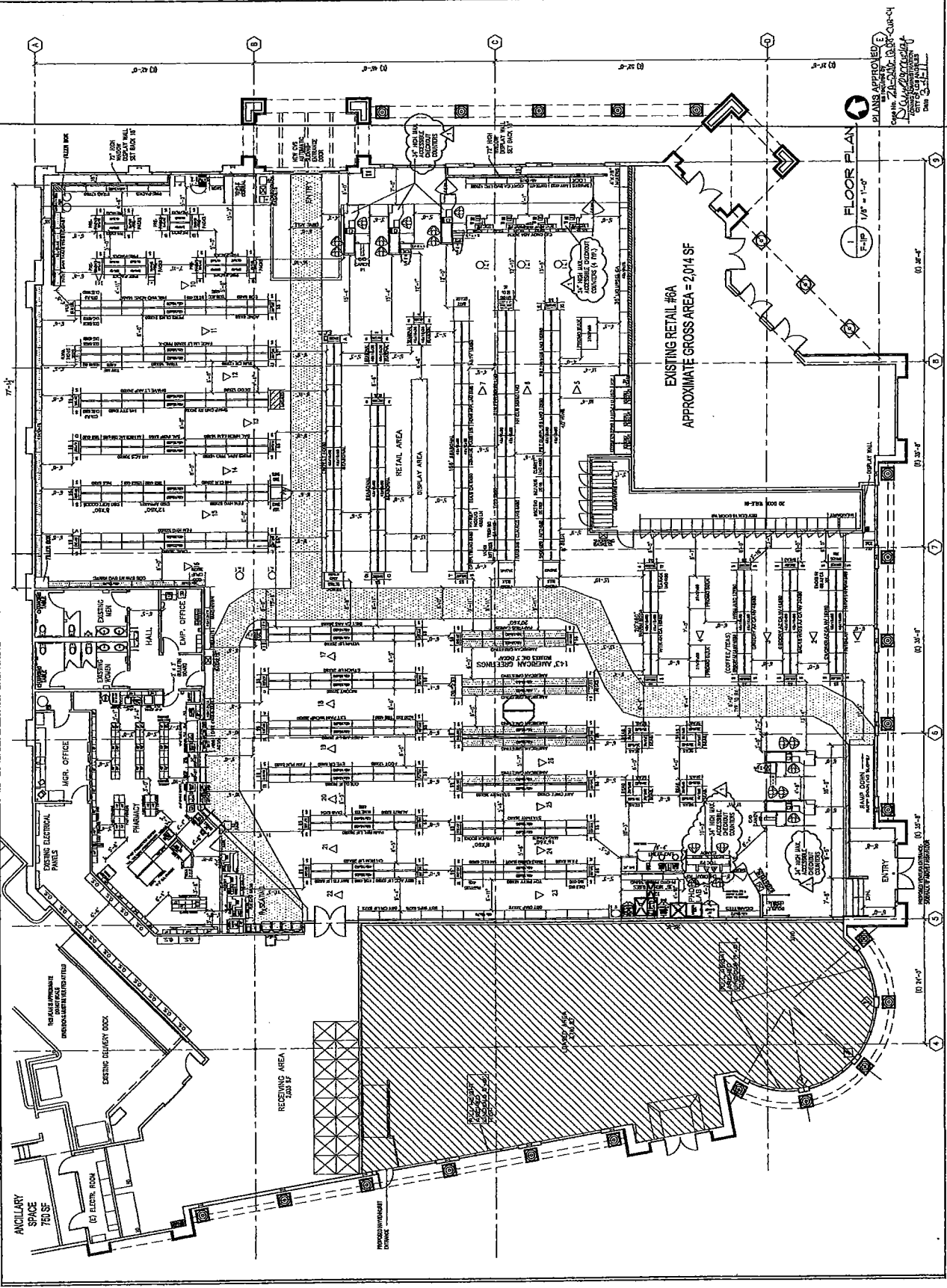
**LANDMARK**  
**RETAIL GROUP**  
 A Newmark World Company  
 REVISIONS:  
 PLAN CHECK: 12-2-11

DEVELOPER: 5900 CAROLINA AVE., #202  
 WOODLAND HILLS, CA 91367  
 (818) 348-8800

DRAWING BY:  
 DATE: 09/20/10  
 JOB NUMBER: 088074  
 TITLE:

FIXTURE PLAN  
 SHEET NUMBER: F-1

COMMENTS:  
 NOT RELEASED FOR CONSTRUCTION



PLANS APPROVED  
 BY: [Signature]  
 DATE: 09/20/10

1 FLOOR PLAN  
 1/8" = 1'-0"

EXISTING RETAIL #6A  
 APPROXIMATE GROSS AREA = 2,014 SF

RECEIVING AREA  
 2000 SF

ANGULARY SPACE  
 750 SF

EXISTING DELIVERY DOCK

PHARMACY

RETAIL AREA

EXISTING RETAIL #6A  
 APPROXIMATE GROSS AREA = 2,014 SF

Exhibit G







Exhibit H



Exhibit I

# Department of Alcoholic Beverage Control

## RBS TRAINING PROVIDERS

The following list of RBS training providers have agreed to incorporate some or all of the recommended best practices into their RBS training programs. The training providers on this list are not employees of the Department. Neither the Director nor the Department has evaluated or approved any of the training programs or the program details. Inclusion in this list is at the request of the RBS training provider and does not constitute any approval, endorsement, or recommendation by the Director, the Department, or any employee of the Department.

ABC, Livescan, Traffic & Training School  
1120 3<sup>rd</sup> Avenue, #5  
Chula Vista, CA 91911  
Alex Cruz/Julie Martinez  
(619) 934-7300 24/7  
English and Spanish  
[www.trafficandtraining.com](http://www.trafficandtraining.com)

A&A RBS Training  
Attn: Renee Lavezzo  
(650) 520-3145  
[rlrbs@yahoo.com](mailto:rlrbs@yahoo.com)

Above Training.com  
Attn: Vernon Stout,  
[vstout@protonc.com](mailto:vstout@protonc.com)  
507 East Technology Ave Building C  
Orem, Utah 84097

Adrian Estrada Jr.  
Program Director  
1024 N Maclay Ave, M-13  
San Fernando, CA 91340  
(818) 837-2272  
[www.pvs.org](http://www.pvs.org)

AEGIS Security & Investigations Inc  
Attn: Jeff Zisner  
[jzisner@aegis.com](mailto:jzisner@aegis.com)  
10866 Washington Blvd. #309  
Culver City, CA 90232  
[www.aegis.com](http://www.aegis.com)  
Affordable Alcohol Training  
Attn: Edward McLean, [contact@affordablealcoholtraining.com](mailto:contact@affordablealcoholtraining.com)  
2201 S. Lakeline Blvd. #3303  
Cedar Park, TX 78613

# Department of Alcoholic Beverage Control

County of San Bernardino, Public Health  
Attn: Amelia Lopez [asanchezlopez@dph.sbcounty.gov](mailto:asanchezlopez@dph.sbcounty.gov)  
315 N. Mt. View Ave.  
San Bernardino, CA 92415

Daniel Gonzales-Owner  
D.A.D. Protection Services  
PPO# 16990  
(805) 625-3925

Edward D. McLean  
*Liquor Exam.com*  
Attn: Edward D. McLean, [edwardmclean@outlook.com](mailto:edwardmclean@outlook.com)  
(512)796-3842  
P.O. Box 80734, Austin, Texas 78708

Edward D. McLean  
*California ServeSMART*  
Attn: Edward D. McLean, [www.calservesmart.com](http://www.calservesmart.com)  
(949) 752-6100  
P.O. Box 15513, Newport Beach, CA. 92659

Fontana Police Department  
Attn: Wendy Felshaw, [wfelshaw@fontana.org](mailto:wfelshaw@fontana.org)  
17005 Upland Av.  
Fontana, CA 92335

Food and Beverage Association of San Diego  
*Responsible Alcohol Beverage Service*  
[fbasd@foodnbeverage.org](mailto:fbasd@foodnbeverage.org)  
(619) 228-2291  
3110 Camino Del Rio South, 315  
San Diego, CA 92108  
[www.foodnbeverage.org](http://www.foodnbeverage.org)  
North County Office  
145 Vallecitos De Oro  
Suite 205  
San Marcos, CA 92069  
(760) 798-2969

Garfield Beach CVS, LLC  
CVS Caremark New Colleague Orientation and Bi-Annual Training Compliance  
Attn: Linda Cimbron  
1 CVS Drive Malldrop #23062A, Woonsocket, RI 02895  
(401) 770-5119

# Department of Alcoholic Beverage Control

**Target Corporation**  
**Target Alcohol Sales Training**  
**Attn: Aya Chladek, [aya.chaldek@target.com](mailto:aya.chaldek@target.com)**  
**1000 Nicollet Mall, TPN-1210**  
**Minneapolis, MN 55403**

**Tarzana Treatment Centers**  
**Jermaine Lewis: [jlewis@tarzanatc.org](mailto:jlewis@tarzanatc.org)**  
**(800) 996-1051 Ext. 4141**  
**Janice Boafo: [jboafo@tarzanatc.org](mailto:jboafo@tarzanatc.org)**  
**18646 Oxnard St.**  
**Tarzana, CA 91356**  
**(888) 777-85651 Ext. 2112**

**Tarzana Treatment Centers**  
**Jennifer Areyan**  
**Health Educator**  
**44443 10<sup>th</sup> St W**  
**Lancaster, CA 93535**  
**(661) 726-2630 ex 4168**  
**[jareyan@tazanatc.org](mailto:jareyan@tazanatc.org)**

**360 training**  
***Learn to Serve California Beverage Service Training***  
**Attn: Dini Nash, [dini.nash@360training.com](mailto:dini.nash@360training.com)**  
**13801 N. Mo-Pac, Suite 100**  
**Austin, Texas 78727**

**If you have any questions, please contact RBS Coordinator at:**  
**[truc.vo@abc.ca.gov](mailto:truc.vo@abc.ca.gov) or (714) 558-4101.**

Exhibit J





Exhibit K

This page is part of your document - DO NOT DISCARD

20110296088



Pages:  
0029

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

02/24/11 AT 01:35PM

FEEES :	99.00
TAXES :	0.00
OTHER :	0.00
PAID :	99.00



LEADSHEET



201102240030151

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003180283

SEQ:  
01

DAR - Counter (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

NAME CITY OF LOS ANGELES  
MAILING 200 NORTH SPRING ST.  
ROOM 701  
CITY, STATE ZIP CODE LOS ANGELES  
CA 90012

02/24/2011



\*20110296088\*

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

✓ MASTER COVENANT AND AGREEMENT

Recording requested by and mail to:

Name: CITY OF LOS ANGELES

Address: 200 N. SPRING ST.

Room 701

LOS ANGELES CA 90012

\*\*\*\*\*Space Above This Line For Recorder's Use\*\*\*\*\*

**MASTER COVENANT AND AGREEMENT**

The undersigned hereby certifies I am (we are) the owner(s) of the hereinafter legally described real property located in the City of Los Angeles, County of Los Angeles, State of California (please give the legal description):

USA Investments, Inc, 100 South The Grove Drive, Los Angeles, CA 90036

Site Address 16347 West Ventura Boulevard & 4820 North Hayvenhurst Avenue, Encino, CA. FR of Lot 5, TR 2955

That in consideration of the approval of Case No. ZA:2010-1208 (CUB)(CU) by the City Planning Department, I (we) do hereby promise, covenant and agree to and with the City of Los Angeles and the City Planning Department of said City that to the extent of our interest, I (we) acknowledge and will comply with Condition Nos. 1 through 29 (see attached).

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrancers, their successors, heirs or assigns and shall continue in effect until the City Planning Department of the City of Los Angeles approves its termination.

Rick Caruso, USA Investments, Inc.  
(Print Name of Property Owner)

\_\_\_\_\_  
(Print Name of Property Owner)

[Signature]  
(Signature of Property Owner)

\_\_\_\_\_  
(Signature of Property Owner)

Dated this 7<sup>th</sup> day of October 2010.

\*\*\*\*\*Space Below This Line For Notary's Use\*\*\*\*\*

**ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Los Angeles

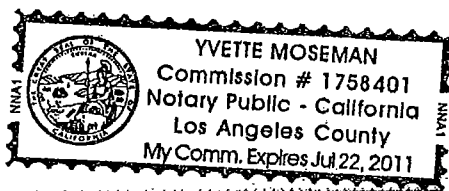
On October 7, 2010 before me, YVETTE MOSEMAN, NOTARY PUBLIC  
(Insert Name of Notary Public and Title)

personally appeared RICK J. CARUSO, 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.

Yvette Moseman (Seal)  
Signature



Case No. ZA-2010-1208-CUB-CU  
Condition No(s). 1-31 + the letter of correction  
Approved for recording by Maya C. Zautzowsky Date: 1/25/2011  
(Department of City Planning)

LINN K. WYATT  
ACTING CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

R. NICOLAS BROWN  
SUE CHANG  
LOURDES GREEN  
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

DEPARTMENT OF  
CITY PLANNING

MICHAEL J. LOGRANDE  
DIRECTOR

OFFICE OF  
ZONING ADMINISTRATION

200 N. SPRING STREET, 7<sup>TH</sup> FLOOR  
LOS ANGELES, CA 90012

(213) 978-1318  
FAX: (213) 978-1334

www.planning.lacity.org

October 26, 2010

Dan Schultz (A)(R)  
Landmark Retail Group  
Milestone Management  
1422 South Allec Street, Suite C  
Anaheim, CA 92805

USA Investments, Inc (O)  
100 South The Grove Drive  
Los Angeles, CA 90036

CASE NO ZA 2010-1208(CUB)(CU)  
LETTER OF CORRECTION  
16437-16461 West Ventura Boulevard,  
& 4820 North Hayvenhurst Avenue  
Encino-Tarzana Planning Area  
Zone : C2-1L  
D.M. : 168B137  
C.D. : 5  
CEQA : ENV-2010-1209-MND  
Legal Description: FR of Lot 5, TR 2955

On September 15, 2010, in accordance with Los Angeles Municipal Code Section 12.24-w,1, the Zoning Administrator approved a request for a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with the operation of 18,420 square-foot drug store/pharmacy in the C2-1L Zone. Upon the completion of the Letter of Decision, the applicant requested deletion of Condition No. 24:

24. ~~Alcoholic beverages offered for sale at the licensed premises shall be displayed and located in a secure area where it is not accessible to minors.~~

CVS Pharmacy does not secure the alcohol section in any of its stores. In addition to Conditions Nos. 25 through 28, other safeguard measures include specific cameras focused on the alcohol section of the store, visual monitoring form designated cash registers, security tabs on the bottles, and alcohol and display area are only five percent of the store layout.

All other terms and Conditions of Case No. ZA 2010-1208(CUB)(CU) shall remain as originally approved.

*Maya E. Zaitzovsky*

MAYA E. ZAITZEVSKY  
Associate Zoning Administrator  
Direct Telephone No. (213) 978-1416

MEZ:SH:jjq

cc: Councilmember Paul Koretz  
Fifth District

LYNN K. WYATT  
ACTING CHIEF ZONING ADMINISTRATOR  
ASSOCIATE ZONING ADMINISTRATORS  
R. NICOLAS BROWN  
SUE CHANG  
LOURDES GREEN  
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

DEPARTMENT OF  
CITY PLANNING

MICHAEL J. LOGRANDE  
DIRECTOR

OFFICE OF  
ZONING ADMINISTRATION  
200 N. SPRING STREET, 7<sup>TH</sup> FLOOR  
LOS ANGELES, CA 90012  
(213) 978-1318  
FAX: (213) 978-1334  
www.planning.lacity.org

September 15, 2010

Dan Schultz (A)(R)  
Landmark Retail Group  
Milestone Management  
1422 South Allec Street, Suite C  
Anaheim, CA 92805

USA Investments, Inc (O)  
100 South The Grove Drive  
Los Angeles, CA 90036

CASE NO ZA 2010-1208(CUB)(CU)  
CONDITIONAL USE  
16437-16461 West Ventura Boulevard,  
& 4820 North Hayvenhurst Avenue  
Encino-Tarzana Planning Area  
Zone : C2-1L  
D.M. : 168B137  
C.D. : 5  
CEQA : ENV-2010-1209-MND  
Legal Description: FR of Lot 5, TR 2955

Pursuant to Los Angeles Municipal Code Section 12.24-W,1, I hereby APPROVE:

a conditional use permit to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with the operation of 18,420 square-foot drug store/pharmacy in the C2-1L Zone,

Pursuant to Los Angeles Municipal Code Section 12.24-W,27, I hereby APPROVE:

a conditional use to allow hours of operation of 6:00 a.m. to 2:00 a.m. daily, in lieu of the Commercial Corner requirements limiting hours of operation from 7:00 a.m. to 11:00 p.m.,

to permit two projecting on-site signs, one on Ventura Boulevard and one on Hayvenhurst Avenue,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied 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 submitted with the application and marked Exhibit "A", 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, in the Administrator's opinion, 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 to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.
6. Indemnification. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
7. Approved herein is the sale and dispensing of a full-line of alcoholic beverages for off-site consumption in conjunction with the operation of an 18,420 square-foot pharmacy with hours of operation of 6:00 a.m. to 2:00 a.m., daily.
8. This grant shall have a life of five years after which the applicant shall file for and win approval of a new grant from the Office of Zoning Administration in order to continue the sale of a full-line of alcoholic beverages for off-site consumption.
9. Deliveries to CVS are only permitted between the hours of 8:00 a.m. to 6:00 p.m., Monday thru Friday, and 10:00 a.m. to 4:00 p.m., Saturday and Sunday.
10. Between the hours of 10:00 p.m. and 6:00 a.m., daily, the parking spaces adjacent to the single-family residences to the north shall be blocked. No parking will be permitted in those spaces between those hours.
11. A 24-hour "hot line" phone number shall, be provided for the receipt of complaints from the community regarding the subject facility and shall be:
  - a. Posted at the entry.



- b. Posted at the Customer Service desk.
  - c. Provided to the immediate neighbors, schools, and local neighborhood council groups.
12. The applicant shall keep a log of complaints received, the date and time received and the disposition of the response.
13. The Conditional Use Permit (CUP) approval shall be subject to a required plan approval, within 12 months of the issuance of the Certificate of Occupancy. The Applicant shall provide the Zoning Administrator a copy within five business days of any violations issued by any City departments or other public jurisdictions relating to such operation's alcohol service. Further, if documented evidence is submitted showing continued violation(s) of any of the following: CUP condition(s) of approval, undue disruption of or interference with the peaceful enjoyment of adjacent neighboring properties and/or alcohol-related enforcement actions from other public jurisdictions, the Zoning Administrator reserves the discretion to hold a public hearing. Such public hearing, held in conjunction with the Plan Approval and payment of associated fees, shall be publicly noticed for the purpose of conducting a public review of the Petitioner's compliance with and the effectiveness of the CUP conditions for approval and related enforcement actions. The Petitioner shall, prior to the public hearing, submit detailed documentation as to how compliance with each condition of the grant and related enforcement action has or will be attained. The Zoning Administrator can consider extending the hours of operation to 24-hours, daily if the conditions are warranted.
14. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator will have the right to require The Petitioner(s) to file for a plan approval application together with the associated fees, to hold a public hearing to review The Petitioner(s) compliance with and the effectiveness of the conditions of the grant. The Petitioner(s) shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained.
15. The applicant shall confirm that the two requested signs conform to the requirements of the Ventura-Cahuenga Boulevard Corridor Specific Plan.
16. The applicant shall work with LAPD regarding issues of design and camera placement.
17. Sales of alcoholic beverages shall not exceed more than 5% of the floor space (Applicant Volunteered).
18. Alcoholic beverages shall not be sold by single containers and must be sold in manufacturer pre-packaged multi-unit quantities. Beer shall not be sold in units of less than a six-pack (Applicant Volunteered).

19. No wine shall be sold with a alcohol content greater than 15% by volume (Applicant Volunteered).
20. There shall be no sales of loose ice or individual cups or similar containers (Applicant Volunteered).
21. Security cameras shall be installed and situated in the interior of the store. Video tapes should be retained for at least 30 days.
22. LAPD shall have access to the security cameras and recorded videos.
23. Petitioner(s) shall place signage accordingly that states ABC prohibits sale of alcoholic beverages to minor.
24. Alcoholic beverages offered for sale at the licensed premises shall be displayed and located in a secure area where it is not accessible to minors.
25. Within 14 days of employment (and once every 24 months), all personnel selling alcohol, including anyone acting in the capacity of a manager of the premises shall attend CVS's comprehensive training program approved by the ABC before they are permitted to operate the registers.
26. A state-licensed uniformed security guard, who is not the business operator, nor who has any dealing with the operator, shall be on the premises from dusk until dawn which will be one and the same as the security for the overall project, will be provided by the landlord.
27. Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages or tobacco products shall be installed on the premise at each point-of-sale location. These device(s) shall require an override from a manager to sell alcohol without an ID or to sell to someone with an ID from out of state. Also, the device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverage or tobacco products.
28. Cash registers with ID card readers that would require an override from a manager to sell alcohol without an ID or to sell to someone with an ID from out of state shall be installed.
29. This approval is tied ENV-2010-1209-MND (Exhibit "B"). The applicant shall print all mitigation measures required therein on the building plans.
30. Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City planning, Expedited Processing Section.
31. Prior to issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant

and agreement for CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. This agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the subject case file.

### **OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES - TIME EXTENSION**

All terms and Conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within two years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void. A Zoning Administrator may extend the termination date for one additional period not to exceed one year, if a written request on appropriate forms, accompanied by the applicable fee is filed therefore with a public Office of the Department of City Planning setting forth the reasons for said request and a Zoning Administrator determines that good and reasonable cause exists therefore.

### **TRANSFERABILITY**

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant.

### **VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR**

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

### **APPEAL PERIOD - EFFECTIVE DATE**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after September 30, 2010, unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are also available on-line at <http://cityplanning.lacity.org>.** Public offices are located at:

Figueroa Plaza  
201 North Figueroa Street,  
4th Floor  
Los Angeles, CA 90012  
(213) 482-7077

Marvin Braude San Fernando  
Valley Constituent Service Center  
6262 Van Nuys Boulevard, Room 251  
Van Nuys, CA 91401  
(818) 374-5050

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits, which also affect your ability to seek judicial review.

#### NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the Zoning Administrator who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

#### FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report by the Department of City Planning Staff thereon, and the statements made at the public hearing on August 17, 2010, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-W have been established by the following facts:

**BACKGROUND**

The subject property is a level, rectangular-shaped, corner, record lot, having a frontage of approximately 1,043 feet on the north side of Ventura Boulevard and an approximate depth of 270 feet on Hayvenhurst Avenue. The subject site is developed with a shopping center which includes three detached buildings and multiple tenant spaces. There is a grocery store, book store, restaurants, retail, and a bank located in the shopping center. There are 345 on-site parking spaces.

The applicant is proposing to convert the existing Barnes & Noble Booksellers into an 18,420 square-foot CVS Pharmacy on the southwest corner of the shopping center. The Starbucks coffee shop will remain. There will also be a 3,740 square-foot retail space. No additional floor area will be added.

Pursuant to the Los Angeles Municipal Code Section 12.24-W,01, the applicant is requesting a conditional use permit to allow the sale of a full line of alcohol for off-site consumption, and a Conditional Use of Commercial Corner Development pursuant to LAMC Section 12.24-W,27, for 24-hour daily operation (in lieu of 7:00 a.m. to 11:00 p.m.) and to allow for one projecting sign on the building elevation facing Ventura Boulevard and one projecting sign facing Hayvenhurst Avenue in conjunction with a CVS retail drugstore and pharmacy. Alcohol sales are requested to be from 6:00 a.m. and 2:00 a.m., daily.

For transit dependant customers/patrons/residents, the site is adequately served by public transit. The MTA operates bus route numbers 150 and 240 and Rapid Bus No. 750 along Ventura Boulevard.

Surrounding properties are within the C4, C2, and R1 Zones and are characterized by level topography, and improved streets. The surrounding properties are developed with single-family dwellings and commercial buildings with associated parking.

Adjoining properties to the north consist of one- and two-story single-family dwellings in the R1-1 Zone, a medical office abutting on the east including a bank and café in the C4-1L Zone, one- and three-story commercial buildings to the south across Ventura Boulevard include a market, offices, new construction, restaurants, and services in the C4-1L, C2-1L, and P-1 Zones, and seven-story commercial office building to the west across Hayvenhurst Avenue in the C4-1L Zone.

**Previous Cases, Affidavits, Permits, and Orders on the Applicant's Property:**

**Case No. ZA 93-0895(CUB)(CCR):** On November 24, 1993, the Zoning Administrator approved a conditional use and commercial corner review to permit the construction, use and maintenance of a commercial development containing approximately 93,250 square feet of leasable floor area on a corner lot in the C4-1L Zone whose lot line adjoins single-family residential uses, pursuant to Los Angeles Municipal Code Section 12.27-1,8; and to permit the sale and dispensing of alcoholic beverages for off-site consumption in

conjunction with an approximately 40,000 square-foot market and a second retail facility, located at 16325-16461 Ventura Boulevard.

Previous Cases, Affidavits, Permits, and Orders on Surrounding Properties:

Case No. ZA 2009-2933(CUB): On February 5, 2010, the Zoning Administrator approved a conditional use permit to allow the sale and dispensing of beer and wine for off-site consumption in a convenience market in the C4-1L Zone, at 16422-16424 Ventura Boulevard (Units A & B).

Case No. ZA 2009-3629(CUB): On February 11, 2010, the Zoning Administrator approved a conditional use permit to allow the sale and dispensing of beer and wine for on-site consumption in a restaurant in the C4-1L Zone, at 16350 Ventura Boulevard.

Case No. ZA 2004-5616(CUB): On December 17, 2004, the Zoning Administrator approved a conditional use permit authorizing the sale and dispensing of beer and wine only for off-site consumption, in the C4-1L Zone, at 16571 Ventura Boulevard.

Case No. ZA 2002-4883(CUE): On December 19, 2002, the Zoning Administrator approved the sale and dispensing of beer and wine only for on-site consumption in conjunction with an existing restaurant at 16542 West Ventura Boulevard.

Case No. ZA 2001-5778(CUB): On April 4, 2002 the Zoning Administrator approved the sale and dispensing of beer and wine only for on-site consumption, in conjunction with an existing 6,300 square-foot restaurant at 16624 Ventura Boulevard.

Case No. ZA 96-0838(CUB): On January 14, 1997, the Zoning Administrator approved a conditional use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant, in the C4-1L Zone, at 16575 Ventura Boulevard.

Case No. ZA 95-0001(CUB): On March 6, 1995, the Zoning Administrator the sale and dispensing of beer and wine for on-site consumption, in conjunction with a proposed restaurant accommodating approximately 79 persons in the Encino Marketplace, located at 16403 Ventura Boulevard.

The Encino-Tarzana Community Plan designates the property for Regional Center Commercial land use with the corresponding zones of C4, C2, and RAS3 and Height District No. 1. The development is further limited to a maximum Floor Area Ratio of 3:1. The property is located within the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance Nos. 166,560, 171,240 and 174,052) and the Encino Streetscape Plan. It is also in the Encino designated Pedestrian Oriented Area (POA) of the Specific Plan. The property is not currently within the area of any interim control ordinances.

Ventura Boulevard is a Major Highway Class II with a variable width of 102 feet to 110 feet.

Hayvenhurst Avenue is a Major Highway Class II with a 100-foot width.

Public Correspondence:

Letters of opposition were received before and after the public hearing. One resident was concerned that the proposed signage and pedestrian entrances are unnecessary and may cause greater congestion and accidents. Other residents expressed concern regarding traffic, inadequate parking, noise, security threats and the enforcement of agreements made with CVS. Also, it was noted that there are already several pharmacies with 24 hour operation in the neighborhood. There were also concerns regarding allowing CVS to sell alcohol until 2AM.

Public Hearing

The public hearing was held on August 17, 2010 at City Hall. The applicant's representative and members of the public attended. Ira Handelman, the applicant's representative, made the following comments in support of the request:

- Applicant has met with the Neighborhood Council, Council District 5, and LAPD
- Applicant has volunteered conditions
- Applicant agrees to limit deliveries to between 8:00 a.m. - 6:00 p.m. Monday – Friday and 10:00 a.m. – 4:00 p.m. Saturday and Sunday

Keith Kaufman, of the applicant Landmark Retail Group, made the following comments:

- Site is currently a Barnes and Noble
- Part of a larger shopping center
- New entrance will be added at Ventura and Hayvenhurst
- There will be some façade improvements
- 24 hour operation
- Sales of alcohol
- Applicant has read letters from neighbors
- Pharmacies generate fewer trips than book stores
- People spend longer lengths of time at Barnes and Noble than a pharmacy
- Regarding noise at night, the applicant suggests prohibiting parking in spaces abutting single-family dwellings between 10:00 PM and 6:00 AM daily
- Operational issues will be addressed

The following comments were made in support of the request:

- CVS will adhere to strict delivery hours
- CVS does not store any goods behind the store
- CVS trains associates for alcohol sales

- Glad to see that the large space has been quickly rented
- Security guards will be on site
- 24-hour pharmacy will serve seniors in the neighborhood
- Responsible developer
- Don't want the property to remain vacant or to have a less desirable tenant
- Caruso Affiliates have worked with the community
- Barnes and Noble is vacating in February of next year, CVS would start construction in March
- Caruso Affiliates will increase security
- Caruso Affiliates will block off access to the parking spaces by the homes in the evening
- If Ralph's is not adhering to their conditions, they will deal with that
- Applicant has met with the community
- Applicant has spoken with LAPD
- Convenient for the community
- Will work with the community, LAPD and DOT on homeless issue
- Council District 5 and Caruso Affiliated will work on improving existing conditions
- More pedestrian-oriented
- Ralph's sells alcohol from 6:00 a.m. to 2:00 a.m.

The following comments were made in opposition to the request:

- Don't like 24-hour operation
- Parking restriction at night seems hard to enforce
- Cut through traffic in neighborhood
- Opposed to the sale of alcohol until 2:00 a.m.
- There is already a CVS nearby
- Trucks loading will be hard to get in
- Barnes and Noble and Starbucks are community meeting places
- The neighborhood's relationship with the shopping center's management has not been cordial
- We agreed on layout – changed by developer (lights, delivery enclosure/wall height all were not done as they requested)
- Very noisy
- Homeless living in the corner by the loading area
- Security has been better lately
- Trucks running loud engines are on the premises 4-5 times per week
- Shopping center is not well-managed
- Inadequate security
- Lots of traffic in the area
- Traffic data needed
- Security can't deal with the homeless currently
- What assurances do they have to ensure their security?
- Quality of life issue regarding replacing a community gathering place



- There are over 20 pharmacies nearby, including 24 hour pharmacies
- Concern regarding what will happen to the Starbucks
- Residents did not know about Neighborhood Council meeting

The case was taken under advisement to allow the Zoning Administrator to review the administrative record.

### **BASIS FOR CONDITIONAL USE PERMITS**

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24 of the Los Angeles Municipal Code. In order for the sale of a full line of alcoholic beverages for off-site consumption and commercial corner deviations to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the four standard findings for most other conditional use categories.

### **MANDATED FINDINGS**

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

1. **The proposed location will be desirable to the public convenience or welfare.**

The subject property is a level, approximately 1.47 acre corner lot located at the intersection of Ventura Boulevard and Hayvenhurst Avenue. The subject site is developed with a shopping center which includes three detached buildings and multiple tenant spaces. There is a grocery store, book store, restaurants, retail, and a bank located in the shopping center.

The applicant is requesting a conditional use permit to allow: the sale of a full line of alcoholic beverages for off-site consumption in the CVS pharmacy; to permit 24-hour operations in lieu of 7:00 a.m. to 11:00 p.m. otherwise permitted; and to allow one projecting sign on the building elevation facing Ventura Boulevard and one projecting sign facing Hayvenhurst Avenue. Alcohol sales are requested to be from 6:00 a.m. and 2:00 a.m., daily. The applicant has gotten the support of the Encino Neighborhood Council, the Council Office, and there were no objections raised by the Police Department.

The location of the proposed CVS pharmacy is desirable to the public convenience or welfare because the use is similar to what has historically been associated with the property (retail use) and is consistent with those uses permitted in the C2-1L Zone. The subject site contains a shopping center located at the corner of two Major Highways (Class II), which has adequate access and parking. In general, the CVS pharmacy would provide opportunities to the local community for various consumer

needs, including access to pharmacological products, household items and alcoholic beverages. The project is subject to numerous conditions pertaining to the selling of alcoholic beverages and prohibitions relative to on-site consumption, conditions to prevent and deter loitering. Therefore, the proposed location will be desirable to the public convenience or welfare.

**2. The location is proper in relation to adjacent uses or the development of the community.**

Adjoining properties to the north consist of one- and two-story single-family dwellings in the R1-1 Zone, a medical office abutting on the east including a bank and café in the C4-1L Zone, one- and three-story commercial buildings to the south across Ventura Boulevard include a market, offices, new construction, restaurants, and services in the C4-1L, C2-1L, and P-1 Zones, and seven-story commercial office building to the west across Hayvenhurst Avenue in the C4-1L Zone.

There were a number of people who spoke in opposition to the store. Some people stated they did not want to see the Barnes & Noble close. Others felt that the shopping center was not properly managed and as such not an appropriate location for a 24-hour store pharmacy. They stated that the management company does not comply with the existing conditions of approval regarding deliveries, and the security people on-site are not responsive to the neighbor's complaints about things such as noise. It is understandable that the neighbors are sad to see the bookstore leave, but the Zoning Administrator has no authority to make them stay or say that CVS can't occupy the retail space. CVS is allowed by-right in the commercial zone. The entitlements before the Zoning Administrator were: the sale of alcohol; the hours of operation; and the two signs.

There is a benefit to having a pharmacy which operates 24-hours a day especially when the commercial location is proximate to residential uses who would use it. However, due to the existing operational issues of the shopping center, as well as the proximity to the single-family residences, the applicant is not being granted the 24-hour operations. The applicant may file for a plan approval after they have been operating for one year, and if there are no complaints an extension of hours can be considered at that time.

**3. The use will not be materially detrimental to the character of the development in the immediate neighborhood.**

The proposed CVS pharmacy would serve the local community and provide consumer goods in a manner consistent with the laws, regulations and conditions of approval pertaining to the sales of alcohol and pharmacological products. CVS is a responsible retailer, and does not have a reputation for violations with the Alcoholic Beverage Control. The store will be located in an attractive shopping center and does not involve any expansion of the building. The applicant submitted a trip generation comparison from RK Engineering Group dated June 2, 2010 which

states that based on the Institute of Transportation Engineers Trip Generation Manual( 8<sup>th</sup> Edition, 2008), the proposed drug store is projected to produce fewer trips than the existing book store. The applicant and the shopping center operator have volunteered conditions to reduce the impact of the project. Therefore, the use will not be detrimental to the character of the development in the immediate neighborhood.

4. **The proposed location will be in harmony with the various elements and objectives of the General Plan.**

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code. The Land Use Element of the City's General Plan divides the city into 35 Community Plans.

The Encino-Tarzana Community Plan designates the property for Regional Center Commercial land use with the corresponding zones of C4, C2, and RAS3 and Height District No. 1. The property is located within the Ventura-Cahuenga Boulevard Corridor Specific Plan and the Encino Streetscape Plan. It is also in the Encino designated Pedestrian Oriented Area of the Specific Plan. The property is not currently within the area of any interim control ordinances. The Plan text is silent with regards to alcohol sales. In such cases, the Zoning Administrator must interpret the intent of the Plan. With conditions and limitations imposed by the Zoning Administrator, the surrounding properties should be protected from predictable impacts of the proposed use. The proposed project is in conformance with the spirit and intent of the General Plan and other City polices which aim to promote the subject property and its immediate area with healthy and viable commercial activity.

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

As conditioned, the approval of the conditional use request will not adversely affect the welfare of the community. The subject property is zoned for commercial uses and will be utilized as such with the proposed sale of alcoholic beverages in conjunction with a CVS Pharmacy. The use will not adversely affect the economic welfare of the community because the pharmacy will positively impact the financial health of the property and improve the economic vitality of the area via increases in taxable revenue and local employment. The project will provide economic revitalization to the community. The approval of the conditional use will not adversely affect the welfare of the community.

6. **The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

According to the California State Department of Alcoholic Beverage Control licensing criteria (January 1, 2005), there are four on-site and three off-site allocated within the subject Census Tract No. 1397.01, which has a population of 4,571. There are 24 on-site and four off-site licenses in the tract. The CVS Company has alcohol licenses for various locations in the southland. Over-concentration can be undue when the addition of a license will negatively impact a neighborhood. Over-concentration is not undue when the approval of a license does not negatively impact an area, but rather such license benefits the public welfare and convenience. Although the census tract is numerically over-concentrated, the project will not adversely affect community welfare because store is a desirable use in an area designated for such.

Statistics from the Los Angeles Police Department's West Valley Division Vice Unit reveal that in Crime Reporting District No. 1078, which has jurisdiction over the subject property, a total of 149 crimes were reported in 2009, compared to the citywide average of 168 crimes and the high crime reporting district average of 201 crimes for the same period. In the Crime Reporting District 25 arrests were made by the LAPD during 2009, four of which were for being drunk in public. The applicant has volunteered numerous conditions, in coordination with the Neighborhood Council and LAPD, related to the service of alcohol that will further reduce any potential crime issues. The site is not located in a high crime area. Testimony was given that there are homeless people in the area in addition to reports of criminal activity, but these incidents are typical of urban areas and not a reason to deny the retailer the right to sell alcohol. The location is proper in relation to adjacent uses and the development of the community.

7. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The following sensitive uses are located within a 1,000-foot radius of the project site:

- Chabad of the Valley (religious use) – 4915 Hayvenhurst Avenue,
- Encino Hospital Medical Center– 16325 Ventura Boulevard,
- Single- and multiple-family uses.

The shopping center is adjacent to single-family properties. The LAMC limits hours of operation of commercial uses that are adjacent to residential uses to allow for compatibility between the two. The hours of operation have been restricted from the 24-hours proposed to 6:00 a.m. to 2:00 a.m. to ensure that the proposed pharmacy will be compatible. The operator of the shopping center has agreed to restrict the use of the parking spaces that are adjacent to the single-family residents between the hours of 10:00 p.m. and 6:00 a.m. and have security patrol the parking lot to ensure the restriction is complied with. The operator has also agreed to numerous other operational conditions that should improve relations with the adjacent property owners. After one-year the applicant may file for a plan approval to review compliance of these conditions and at that time the Zoning Administrator may consider increasing the hours of operation, or if the conditions have not been complied with add corrective conditions.

#### **ADDITIONAL REQUIRED FINDINGS**

8. **The Commercial Corner Development use is consistent with the public welfare and safety.**

Findings 1, 2, 3, 5 and 6 of this determination establish that the development would not adversely impact the public welfare and development of the community. The development should not adversely affect neighboring properties and would be subject to a number of conditions intended to mitigate and deter public nuisances and other adverse affects that may be indirectly or directly associated with the sales of alcohol. The hours of operation have been reduced based on comments by neighbors. With the reduction of hours and the required conditions of approval, the project will be consistent with public welfare. The project's design is proper in accommodating vehicular and pedestrian access in a safe manner and adequate emergency access is provided. Visibility of the site from the public right-of-way is consistent commercial corner development standards. Therefore, the Commercial Corner Development use is consistent with the public welfare and safety.

9. **Access, ingress and egress to the Commercial Corner Development will not constitute a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets, based on data provided by the City Department of Transportation or by a licensed traffic engineer.**

Access and circulation requirements will be met by a condition of this grant, which requires DOT review and approval of a driveway and parking area plan prior to issuance of any permits that may be required to utilize this grant. No changes are

proposed to the access or parking at the shopping center. No evidence was brought forth in the public hearing or through written comments conveying concern with regards to the existing and similarly proposed access and circulation scheme. Therefore, access, ingress and egress are not expected to create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.

10. **There is not a detrimental concentration of Commercial Corner Developments in the vicinity of the proposed Commercial Corner Development.**

Ventura Boulevard and Hayvenhurst Avenue are both Major Highways Class II. The subject site has been developed with a Commercial Corner Development since 1994. The proposed tenant improvements will not result in the construction of a new Commercial Corner Development or lead to a detrimental concentration of such developments.

11. **The Commercial Corner Development is not located in an identified pedestrian oriented, commercial and artcraft, community design overlay, historic preservation overlay, or transit-oriented district, area or zone, or, if the lot or lots are located in the identified district, area, or zone, that the Commercial Corner Development would be consistent with the district, area, or zone.**

The subject property is not located in any of the above mentioned district, area, or zones, however, it is located in the Ventura-Cahuenga Boulevard Corridor Specific Plan Pedestrian Oriented Area. The shopping center was constructed before many of the current regulations were in place. The request for the two blade signs were done to allow for the benefit of pedestrians walking along the street frontage. The shopping center conforms to many of the goals of the Plan in that the parking is oriented in the rear of the structure away from Ventura Boulevard, the street frontage is pedestrian-friendly, and there is landscaping. The development can be considered consistent with the requirements of the Zone.

#### **ADDITIONAL MANDATORY FINDINGS**

12. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.
13. On July 7, 2010, the Department of City Planning issued Mitigated Negative Declaration No. ENV-2010-1209-MND. This Mitigated Negative Declaration reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts are mitigated to a less than significant level. I hereby adopt that action. The custodian of the documents or other material which constitute the record of proceedings upon which the decision is based are located with the City of Los

Angeles, Planning Department located at 200 North Spring Street, Room 750, Los Angeles, California 90012.

*Maya E. Zaitzevsky*

MAYA E. ZAITZEVSKY  
Associate Zoning Administrator  
Direct Telephone No. (213) 978-1416

MEZ:jjq

cc: Councilmember Paul Koretz  
Fifth District  
Adjacent Property Owners

**TARLOS**  
AND ASSOCIATES ARCHITECTS

THE FIRM HAS BEEN DESIGNATED AS THE ARCHITECT FOR THE PROJECT BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOAQUIN.

CONSULTANT:

PROJECT NUMBER: **SP-1**

COMMENTS: NOT RELEASED FOR CONSTRUCTION

DATE: 03-14-10

JOB NUMBER: 08259

TITLE: SITE PLAN

**CVS/**  
**pharmacy**  
\*\*\*\*\* (CMU)  
STORE NUMBER: 08259 NEW  
1545 VENTURA BLVD.  
DOWNSIDE, CA  
DOWNTOWN DOWNTOWN

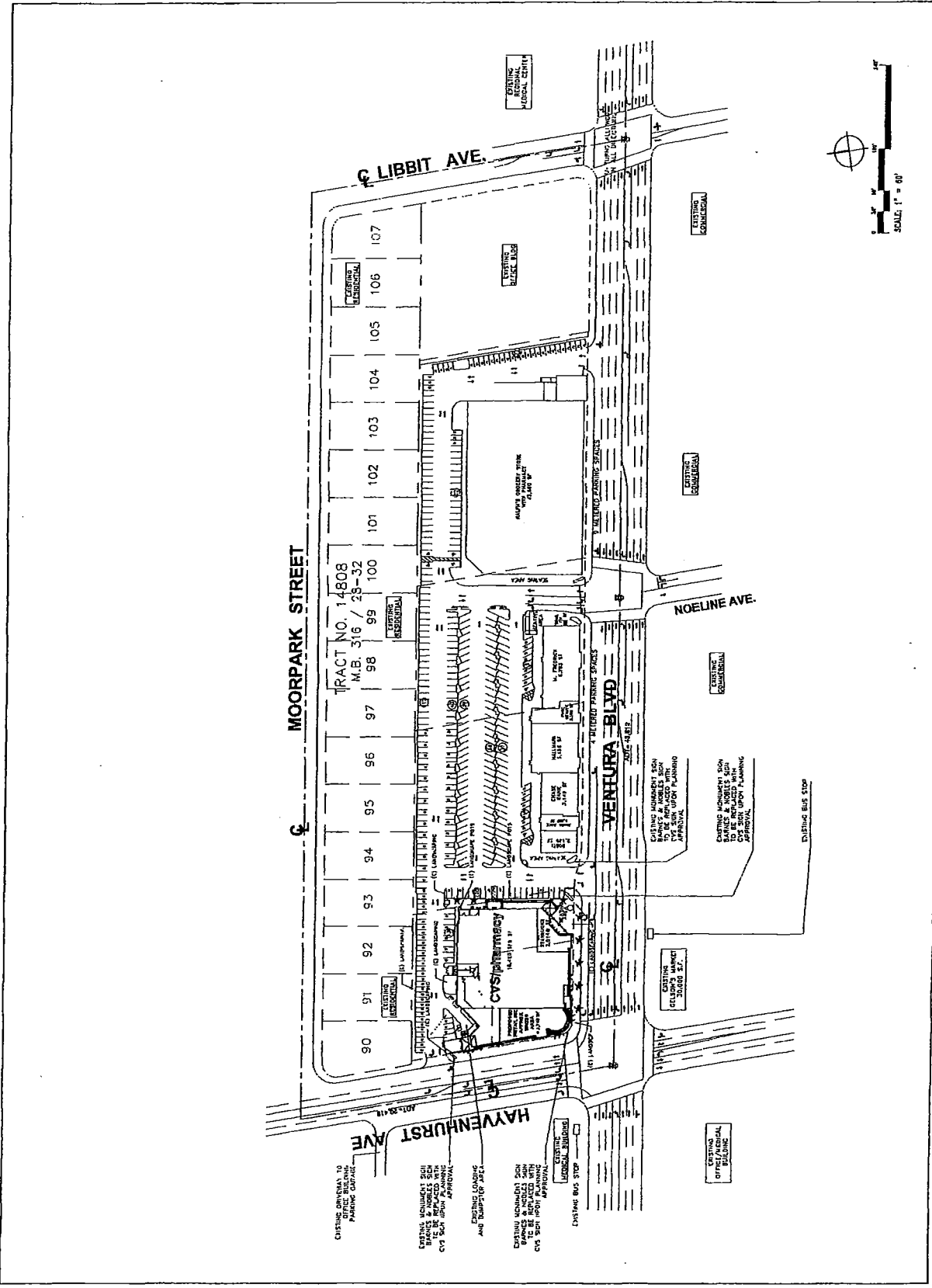
DEVELOPER: LAND MARK RETAIL GP  
A NewMark Group

RESPONSE: [Signature]

LAYOUT CODE:  
PLANNING USE:  
DRAWING BY:  
DATE:  
JOB NUMBER:  
TILE:

SHEET NUMBER: **SP-1**

COMMENTS: NOT RELEASED FOR CONSTRUCTION



1  
60  
ZA-2010-1208-C-09-ZA 2010-1208  
CV



**TARLOS**  
 ARCHITECTS  
 1000 W. 10th Street, Suite 100  
 Oklahoma City, Oklahoma 73106  
 Phone: (405) 233-1111  
 Fax: (405) 233-1112  
 Website: www.tarlos.com

CONSULTANT  
 SCALE

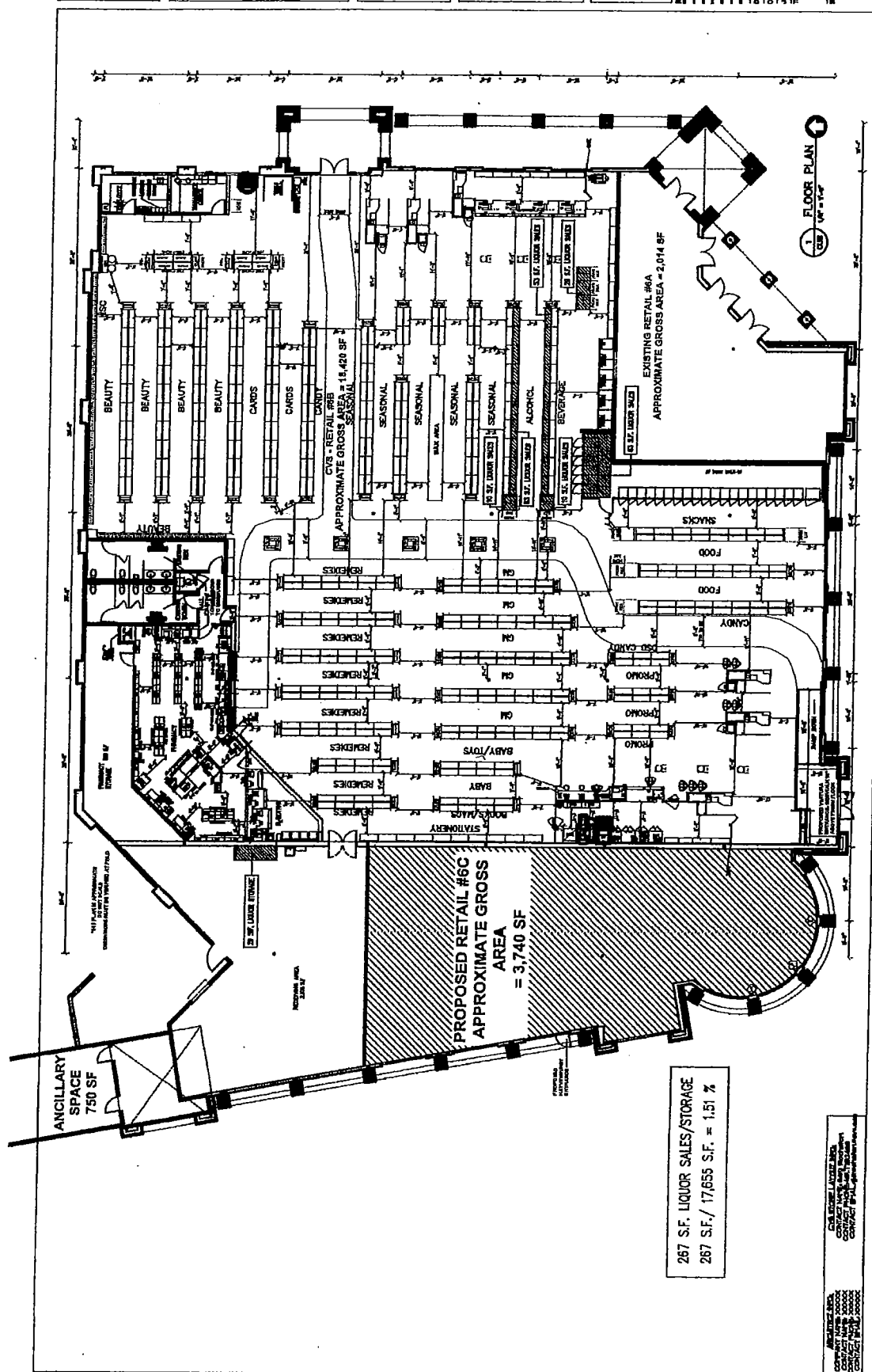
**CVS**  
**pharmacy**  
 WORTHINGTON / HAYWARD

LAND MARK  
 RETAIL GROUP  
 A Market Leader

DATE: 03-18-10  
 JOB NUMBER: 00000724  
 TITLE: CUB FLOOR PLAN

PROJECT NUMBER:  
**CUB**

COMMENTS:  
 SEE DRAWING FOR CONSTRUCTION



2  
 ZA-2010-1708

CVS PHARMACY  
 CONTRACT NO. 00000724  
 CONTRACT DATE 03-18-10  
 CONTRACT TITLE CUB FLOOR PLAN

267 S.F. LIQUOR SALES/STORAGE  
 267 S.F. / 17,655 S.F. = 1.51 %

**TARLOS**  
AND ASSOCIATES ARCHITECTURAL FIRM

2700 BAY PARKWAY  
1000 INTERNATIONAL HIGHWAY  
IRVINE, CA 92614

CONSULTANT:



**CVS/**  
**pharmacy**  
\*\*\*\*\* (CMU)

STORE NUMBER: 02581 NEW  
10000 S. TAYLOR BLVD.  
DOWD, CA 92621  
BUIL. TYPE: RETAIL/PH

DEVELOPER: **LANDMARK**  
RETAIL OF  
A HEALTH MART

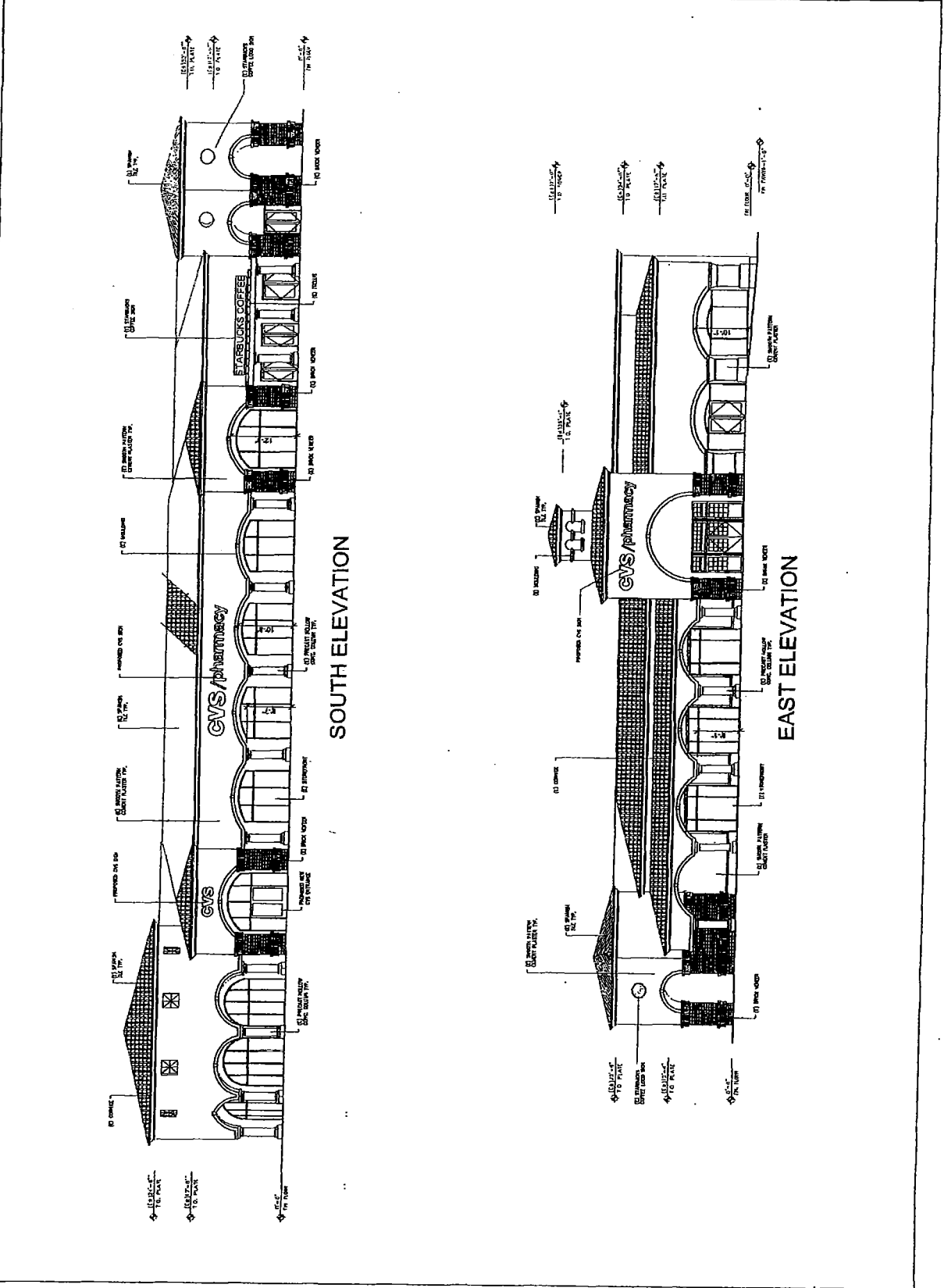
REVISIONS:  
A

LAYOUT SOURCE:  
PLANNING MFR.  
DRAWING BY:  
DATE:  
JOB NUMBER: 03-15-10  
SHEET # 02E074

TITLE:  
EXTERIOR ELEVATIONS

SHEET NUMBER:  
**A-4.0**

COMMENTS:  
NOT RELEASED FOR CONSTRUCTION



3 80  
ZA-2010-1208

**TARLOS**  
AND ASSOCIATES ARCHITECTURAL FIRM

1111 N. 25th Street, Suite 1000  
Phoenix, AZ 85016  
Tel: (602) 998-1111  
Fax: (602) 998-1112

CONSULTANT:

**CVS/**  
**pharmacy**  
\*\*\*\*\* (CMU)

STORE NUMBER: 0288 NEW  
8401 WILLOW BLVD.  
SCOTTSDALE, AZ 85260  
SAL. TYPE: RD/RELD

DEVELOPER: LANDMARK RETAIL CENTER  
1000 WILLOW BLVD. SUITE 100  
SCOTTSDALE, AZ 85260  
(480) 998-1111

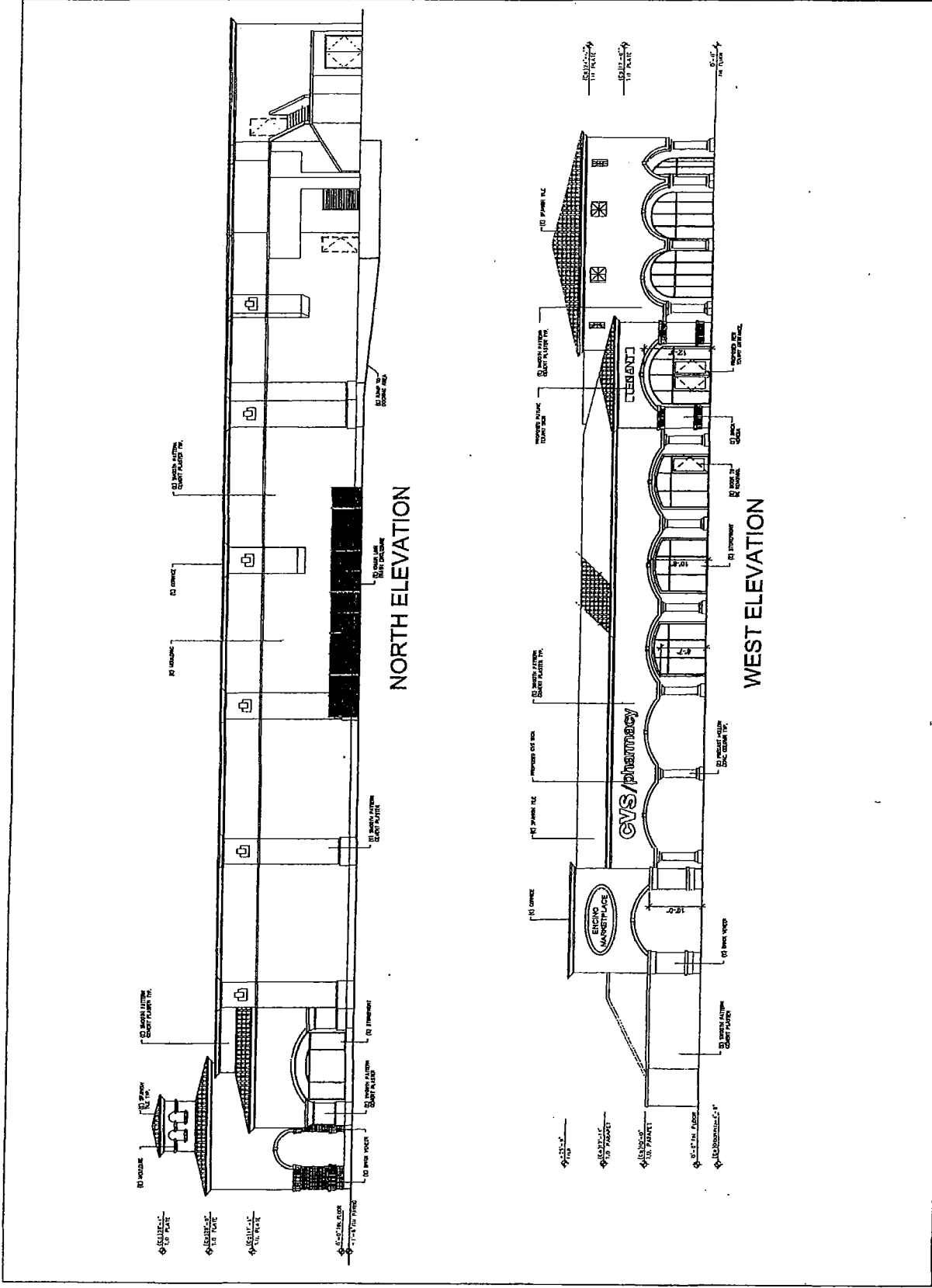
REVISIONS:

LAYOUT CORRECT  
PLANNING IMP.  
DRAINING BY:  
DATE: 02-13-10  
JOB NUMBER: 68607  
TITLE:

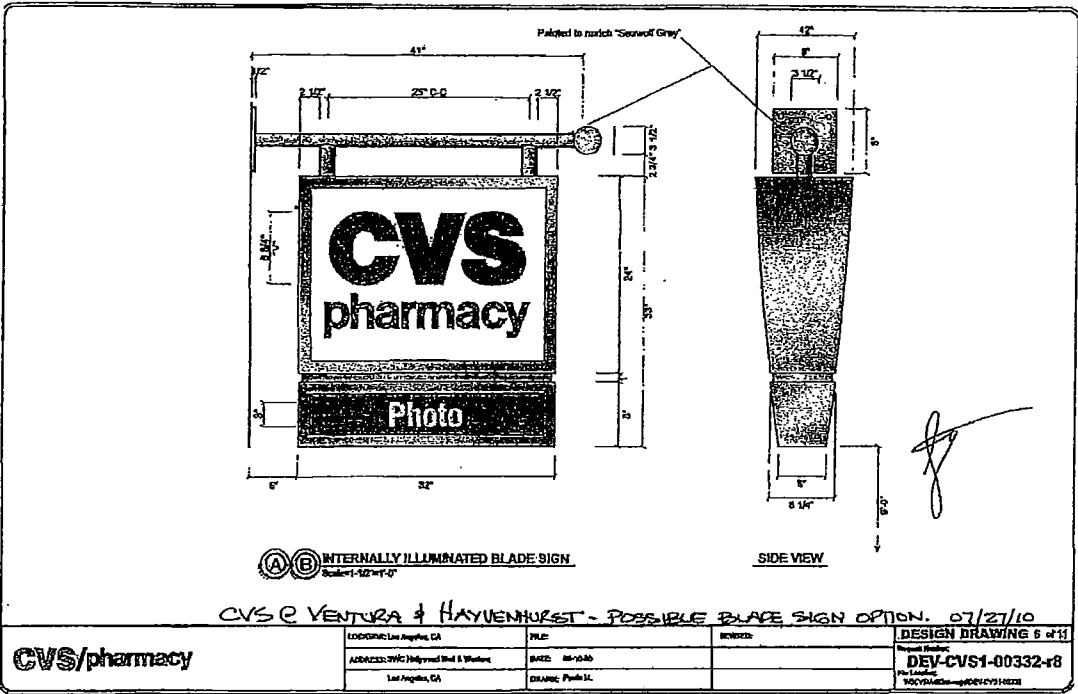
EXTERIOR ELEVATIONS

SHEET NUMBER: **A-4.1**

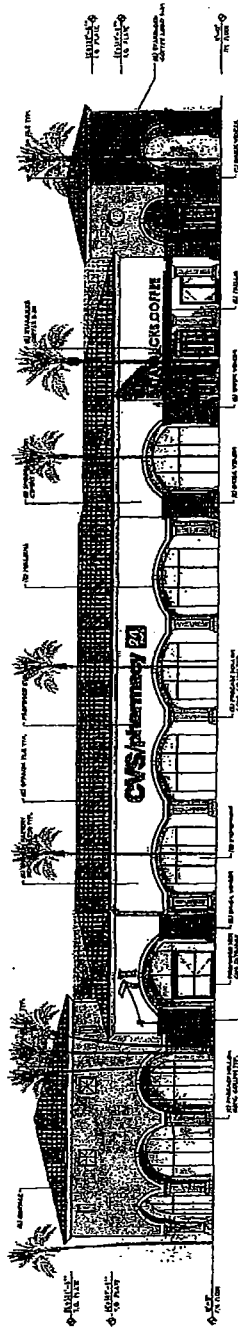
COMMENTS: NOT RELEASED FOR CONSTRUCTION



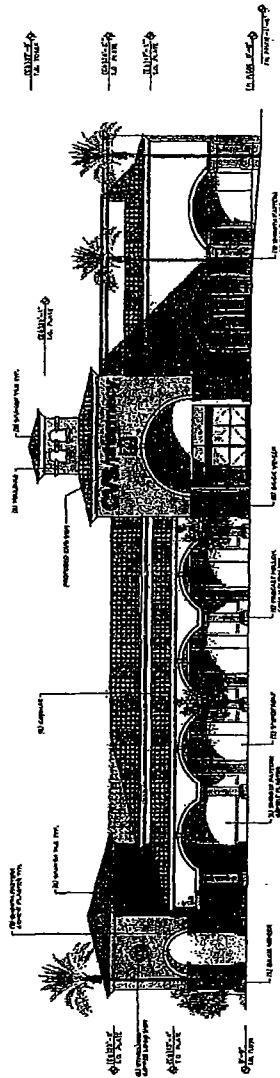
4  
2A-2010-1208



5  
6  
2A-2010-1208-00



SOUTH ELEVATION



EAST ELEVATION

4  
2A-2010-1208-W

**KK&A** architects  
 9 Millia Place  
 Third Floor  
 Pasadena, CA 91108  
 T: 626-796-6350  
 F: 626-796-6355

**LAND MARK**  
**RETAIL GROUP**  
 A Truist Rent Company  
 1800 JAMES AVE., SUITE  
 1000 WILMINGTON, DE 19801

ELEVATIONS



MAY 27, 2010

ENCINO, CALIFORNIA

CONTRACTOR & CITY  
 SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ENCINO AND THE CALIFORNIA DEPARTMENT OF PUBLIC WORKS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS.

MITIGATED NEGATIVE DECLARATION  
ENV-2010-1209-MND

**I-90. Aesthetics (Vandalism)**

- Environmental impacts may result from project implementation due to graffiti and accumulation of rubbish and debris along the wall(s) adjacent to public rights-of-way. However, this potential impact will be mitigated to a less than significant level by the following measures:
- The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.

**I-100. Aesthetics (Signage)**

- Environmental impacts may result from project implementation due to on-site signage in excess of that allowed under the Los Angeles Municipal Code Section 91.6205. However, the potential impact will be mitigated to a less than significant level by the following measures:
- On-site signs shall be limited to the maximum allowable under the Municipal Code.
- Multiple temporary signs in store windows and along building walls are not permitted.

**VII-10. Green House Gas Emissions**

- The project will result in impacts resulting in increased green house gas emissions. However, the impact can be reduced to a less than significant level through compliance with the following measure(s):
- Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

**X-60. Land Use/Planning**

- The project will result in land use and/or planning impact(s). However, the impact(s) can be reduced to a less than significant level through compliance with the following measure(s):
- Prior to the issuance of the building permit, a copy of Case No. ZA 2010-1208(CUB)(CU) shall be submitted to the satisfaction of the Zoning Administrator. In the event that ZA 2010-1208(CUB)(CU) is not approved the project will not be permitted those entitlements sought.

**XIV-10. Public Services (Fire)**

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

**XIV-30. Public Services (Police)**

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal police services. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design Out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213)485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.

**XVII-30. Utilities (Local Water Supplies - New Commercial or Industrial)**

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- All restroom faucets shall be of a self-closing design.

**XVII-90. Utilities (Solid Waste Recycling)**

- Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a less than significant level by the following measure:

- **(Operational)** Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.

This is a true and certified copy of the record  
if it bears the seal, imprinted in purple ink,  
of the Registrar-Recorder/County Clerk

FEB 24 2011

*Debra E. Lagan* REGISTRAR-RECORDER/COUNTY CLERK  
LOS ANGELES COUNTY, CALIFORNIA





**ADDITIONAL INFORMATION/FINDINGS FOR ZA CASES  
ALCOHOLIC BEVERAGES**

- a. Describe briefly how the proposed project will be proper in relation to adjacent uses or the development of the community.**

This Plan Approval application is to renew the prior CUB authorizing the sale of alcoholic beverages at an existing CVS Pharmacy Drug Store. This is simply a Plan Approval Application for a previously granted use. This store has been open and operating for several years without any change in the nature of the use.

Adjoining properties to the north consist of one and two-story single family dwellings in the R1-1 Zone.<sup>1</sup> A restaurant, Jamba Juice, Chase Bank, FedEx Office, Planet Beauty, Ameritrade, and Ralph's Grocery Store to the east in the C4-1L Zone. Commercial buildings to the south across Ventura Boulevard include Gelson's Supermarket, offices, and pilates location in the C4-1L and P-1 Zones, and a commercial office building to the west across Hayvenhurst Avenue in the C4-1L Zone. Therefore, the continued existence of CVS in this shopping center continues to provide a commercial retail business for nearby residents and workers.

The subject business has co-existed in this location for several years. The continuation of the operation, with strict adherence to the imposed conditions and under proper management and supervision, will continue to remain proper in relation to adjacent uses and the development of the community. CVS Pharmacy offers a beneficial "one-stop" shopping experience for nearby residents within the community. The residents have come to expect and rely upon such experience. The incidental sale and dispensing of alcoholic beverages are typical of a full-service drug store. CVS has operated over the years without negative impacts to the surrounding area. CVS has operated with self-imposed conditions similar to those typically placed on discretionary actions prepared by the Office of Zoning Administration. CVS has operated this site for several years without any disciplinary actions or problems related to their ABC License as a result of CVS' adherence to the conditions of approval and also to its corporate policies regarding responsible retailing of alcoholic beverages. As conditioned, the approval would not have an adverse impact on the surrounding area and therefore, is proper in relation to adjacent uses and development.

In order to ensure the use remains proper, CVS corporate policies also include but, are not limited to, the following:

- All CVS associates complete training segments on customer service, personnel management, facility maintenance and operations, responsible retailing of age restricted products and workplace safety.
- CVS utilizes multiple digital surveillance cameras at the subject location. Footage is maintained for a minimum of 30 days and the system can be monitored in real time by CVS Management.

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<sup>1</sup> Where the CVS location borders residents, there is an approximately eight (8) foot high masonry wall that separates the parking lot of the CVS location and shopping center from its residential neighbors.

- CVS cash registers have “hard stops” that require associates to check identification and validate customers are of sufficient legal age to purchase alcohol before completing the sale.
- One security guard is provided daily from dusk until dawn.

**b. Why does the applicant believe the location of the project will be desirable to the public convenience and welfare?**

CVS has operated on this site for several years without adverse impacts upon the surrounding community, as a result of CVS’s adherence to its corporate policies regarding responsible retailing of alcoholic beverages. The existing use complements other commercial activities, promotes the exchange of goods and services, and provides tax revenue. This business purchases supplies and requires services from outside vendors which contribute to the economic base of the community. These products also serve the day to day needs of the surrounding area including some food products and beverages. The selling of alcoholic beverages for off-site consumption will continue to be incidental to the goods and services provided by the existing store. Over the years, patrons have come to expect the one-stop shopping convenience of the store and its providing of alcoholic beverages.

In fact, according to the findings made in Case ZA 2010-1208(CUB)(CU), “[t]he location of the proposed CVS pharmacy is desirable to the public convenience or welfare because the use is similar to what has historically been associated with the property (retail use) and is consistent with those uses permitted in the C2-1L Zone. The subject site contains a shopping center located at the corner of two Major Highways (Class II), which has adequate access and parking. In general, the CVS pharmacy would provide opportunities to the local community for various consumer needs, including access to pharmacological products, household items and alcoholic beverages. The project is subject to numerous conditions pertaining to the selling of alcoholic beverages and prohibitions relative to on-site consumption, conditions to prevent and deter loitering. Therefore, the proposed location will be desirable to the public convenience or welfare.” (pg. 11-12) These findings remain true today as CVS continues to be desirable to the public convenience and welfare.

**c. Describe how the proposed project will not be detrimental to the character of development in the immediate neighborhood and will be in harmony with the various elements and objectives of the General Plan.**

The subject site is located in the Encino-Tarzana Community Plan and has a Regional Center Commercial land use designation. The property is within the area of the Ventura/Cahuenga Boulevard Corridor Specific Plan and the Encino Streetscape Plan.

According to the findings made in Case ZA 2010-1208(CUB)(CU), “[t]he proposed project is in conformance with the spirit and intent of the General Plan and other City policies which aim to promote the subject property and its immediate area with healthy and viable commercial activity.” (pg. 13) These findings remain true today.

**d. Will the approval of the Conditional Use at this location adversely affect the economic welfare of the community? Why?**

The subject store and the selling of alcoholic beverages will not be detrimental to the character of the immediate area and will have a positive impact on the economic welfare of the community. CVS has operated on this site for several years without adverse impacts upon the surrounding community as a result of the imposed Conditions and as a result of CVS's adherence to its corporate policies regarding responsible retailing of alcoholic beverages. The subject store and the continued sale of alcoholic beverages is part of a well-known Los Angeles chain of established drugstores. 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.

Further, according to the findings made in Case ZA 2010-1208(CUB)(CU), "[t]he subject property is zoned for commercial uses and will be utilized as such with the proposed sale of alcoholic beverages in conjunction with a CVS Pharmacy. The use will not adversely affect the economic welfare of the community because the pharmacy will positively impact the financial health of the property and improve the economic vitality of the area via increases in taxable revenue and local employment. The project will provide economic revitalization to the community. The approval of the conditional use will not adversely affect the welfare of the community." (pg. 13) These findings remain true today and thus, the CVS Pharmacy benefits the economic welfare of the community.

**e. Will the approval of the Conditional Use result in or contribute to an undue concentration of such establishments? Why?**

The applicant has an existing Type 21 ABC License (License No. 512236) so granting the Plan Approval will not add an additional alcohol license to the census tract. CVS Pharmacy adds a desirable atmosphere. The request does not involve the introduction of a new liquor outlet into the census tract or an increase in the theoretical liquor license count. This use has been operating in this location in the exact same manner for several years and it will continue to operate in a responsible manner. There is therefore no reason to expect any adverse change.

**f. Will the approval of the Conditional Use detrimentally affect nearby residentially zoned properties? Why?**

As the findings in Case ZA 2010-1208(CUB)(CU) indicate, "[t]he proposed CVS pharmacy would serve the local community and provide consumer goods in a manner consistent with the laws, regulations and conditions of approval pertaining to the sales of alcohol and pharmacological products. CVS is a responsible retailer, and does not have a reputation for violations with the Alcoholic Beverage Control." (pg. 12) In addition, as the findings in Case ZA 2010-1208(CUB)(CU) indicate, "[t]he shopping center is adjacent to single-family properties. The LAMC limits the hours of operation of commercial uses that are adjacent to residential uses to allow for compatibility between the two." (pg. 15) Moreover, where the CVS location borders residents, there is an approximately eight (8) foot high masonry wall that separates the parking lot of the CVS location and the shopping center from its residential neighbors. The residential uses, as well as other establishments, have not been adversely

affected in the years that the applicant has owned and operated the establishment. The use will not detrimentally affect nearby residentially zoned properties. The use will not conflict with the adjacent uses and it will operate in such a manner so as not to detrimentally affect nearby residentially zoned property. 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 continued sales will serve the needs of local business people, shoppers, and residents. The surrounding community is attracting more persons to the area and consequently generating an expanded local work force. This population seeks a diversity of services, one that CVS provides. The subject store and the continued sales will continue to serve this population and the availability of alcoholic beverages will continue to provide a desired amenity.

**g. What are the proposed hours of operation and which days of the week will the establishment be open? What are the proposed hours of alcohol sales?**

The current hours and days are exactly the same as the hours and days that have existed for several years. To wit:

Current hours of operation : 6:00 a.m. – 2:00 a.m., daily

Current hours of alcohol sales: 6:00 a.m. – 2:00 a.m., daily

**h. What is the occupancy load as determined by the Fire Department (number of patrons)? What is the proposed seating in all areas?**

Occupancy load : Same as was previously set by the Fire Department  
Seating capacity : N/A

**i. Is parking available on the site? If so, how many spaces? If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? Where? How many off-site spaces?**

There is on-site parking available at the location. The shopping center and the CVS location have on-site shared parking in which approximately 345 parking spaces exist.

**j. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.? Specify. (On-site only).**

N/A.

**k. Is a full line of alcoholic beverages to be served or just beer and wine?**

Yes, the applicant has an active Type 21 alcoholic beverage license, and will be selling a full line of alcoholic beverages.

- l. Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? (Off-site only)**

Yes, cups may be sold in the store, but the consumption of alcoholic beverages on-site is strictly prohibited.

- m. If a cocktail lounge is to be maintained incidental to a restaurant, the required floor plan must show details of the cocktail lounge and the separation between the dining and lounge facilities. (On-site only)**

N/A

- n. Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and if so, for what reasons?**

The lessee of the subject premise has never been suspended from the sale of alcoholic beverages on the subject property or fined by the Department of Alcoholic Beverage Control.

- o. Will video game machines be available for use on the subject property and if so, how many such machines will be in use?**

No.

- p. Will you have signs visible on the outside which advertise the availability of alcohol?**

No.

- q. Will alcohol be sold without a food order? Will there be a kitchen on the site as defined in the Los Angeles Municipal Code?**

N/A

- r. Will beer or wine coolers be sold in single cans or wine in containers less than 1 liter?**

Wine is not currently sold in packages smaller than 750 ml. Wine coolers, beer coolers, and pre-mixed distilled spirit cocktails currently must be sold in manufactured pre-packaged multi-unit quantities. Beer and Malt beverage containers of 16 oz. or less currently must be sold in manufactured pre-packaged multi-unit quantities. Currently, no single cans are sold. Beer is not currently sold in bottles or containers smaller than 750 ml.

s. **Will “fortified” wine (greater than 16% alcohol) be sold?**

Currently no wine will be sold with an alcoholic content of more than 16%, except “dessert wines” and/or wines that have been aged two years or more and maintained in cork bottles.

t. **Will off-site sales of alcohol as a secondary use to on-site sales occur (i.e. take out)?**

N/A

u. **Will discount alcoholic drinks or a “Happy Hour” be offered at any time?**

No.

v. **Will security guards be provided and if so, when and how many?**

Yes. One security guard will be provided daily from dusk until dawn.

w. **Will alcohol be allowed to be consumed on any adjacent property under control of the applicant?**

No.

x. **Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis?**

No.

y. **Provide a copy of the proposed menu if food is to be served.**

N/A

z. **How many employees will you have on the site at any given time?**

There will be 2-10 employees working at any given time.

aa. **What security measures will be taken including:**

- (1) Posting of Rules and Regulations on the premises.**
- (2) To prevent such problems as gambling, loitering, theft, vandalism and truancy.**
- (3) Will security guards be provided and if so, when and how many?**
- (4) Other measures.**

There are video surveillance systems and locks on the doors. CVS Corporate Policies also include, but are not limited to, the following:

- All CVS associates complete training segments on customer service, personnel management, facility maintenance and operations, responsible retailing of age restricted products and workplace safety.

- CVS utilizes multiple digital surveillance cameras at the subject location. Footage is maintained for a minimum of 30 days and the system can be monitored in real time by CVS Management.
- CVS cash registers have “hard stops” that require associates to check identification and validate customers are of sufficient legal age to purchase alcohol before completing the sale.
- One security guard will be provided daily from dusk until dawn.

**bb. Will there be minimum age requirements for patrons? If so, how will this be enforced?**

There is no minimum age requirement but, no person under 21 years of age is allowed to purchase alcoholic beverages. Identification will be checked to verify patrons meet minimum age requirements.

**cc. Are there any schools (public or private and including nursery schools) churches or parks within 1,000 feet of your proposed business? Where?**

See attached list of sensitive uses.

**dd. For massage parlor or sexual encounter establishment applicants: Are there any other adult entertainment business within 1,000 feet of your proposed Establishment i.e. adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater or adult theater?**

N/A

**ee. For off-site sales, where will the alcohol be stored and displayed (indicated on floor plan)?**

See attached floor plan.

**SITE: 16461 VENTURA BLVD ENTIRE PROJECT SITE =16461 THRU 16325 VENTURA BL**

**600' LAND USES AND 600'/1000' ALCOHOL ESTABLISHMENTS**

**PROJECT SITE UNDER CONSIDERATION: TR 2955 BLK 23 LOTS 2,3,4,5**

**USES WITHIN 600' OF ENTIRE PROJECT SITE:**

1. RESIDENTIAL USES: MULTIFAMILY RESIDENTIAL- APARTMENTS- AND SINGLE FAMILY
2. CHURCHES: 4915 HAYVENHURST AVE
3. SCHOOLS: NONE
4. PARKS, PUBLIC PLAYGROUNDS OR RECREATIONAL AREAS: NONE
5. HOSPITALS: ENCINO HOSPITAL @ 16237 VENTURA BLVD
6. ALCOHOLIC ESTABLISHMENTS:

OFF SITE FULL LINE	CVS @ 16461 VENTURA BL RALPHS GROCERY @ 16325 VENTURA BL RUBIO'S GROCERY AND LIQUOR and 4 ON 6 @ 16573 VENTURA BLVD GELSONS MARKET @ 16434 VENTURA BL
OFF SITE BEER AND WINE	NONE

ON SITE FULL LINE	TONY ROMAS @ 16575 VENTURA BL BENIHANA @ 16226 VENTURA BL A & I RESTAURANT @ 16358 VENTURA BL FARFALLA/ROSTI @ 16403 VENTURA BL #D SADAF RESTAURANT @ 16240 VE
-------------------	--

ON SITE BEER AND WINE	KATSUYA @ 16542 VENTURA BL ROSTI TUSCAN KITCHEN @ 16350 VENTURA BL POQUITO MAS @ 16545 VENTURA BL SASSI BAR/VEGGIE GRILL @ 16542 VENTURA BL
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**ALCOHOL USES BETWEEN 600 -1000' OF ENTIRE PROJECT SITE;**

OFF SITE BEER AND WINE	NONE
------------------------	------

OFF SITE FULL LINE	NONE
--------------------	------

ON SITE BEER AND WINE	JERRY'S FAMOUS DELI @ 16650 VENTURA BL MARIA'S ITALIAN KITCHEN @ 16606-08 VENTURA BL ELEPHANT HUT @ 16616 VENTURA BL TOMO SUSHI @ 16161 VENTURA BL
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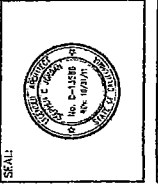
ON SITE FULL LINE	DU PARS @ 16120 VENTURA BL BOCCA STEAK HOUSE @ 16610 VENTURA BL
-------------------	--

Prepared on: 5/2015 using data from both inspection of 1000' of site and Dept of Alcoholic Beverage Control retail licenses query reports system.



**CDI**  
 Circo Domini International, LLC  
 Programming - Planning - Architecture  
 17847 East 7th Street  
 Suite 100  
 Greenwood Village, CO 80120  
 Phone: (303) 555-0022 Fax: (303) 555-0022

CONSULTANT:



**CVS/**  
**pharmacy**  
 \*\*\*\*\* (TI)  
 STORE NUMBER 40268 NEW  
 1641 VORONA BLVD.  
 BIRMGD, CA

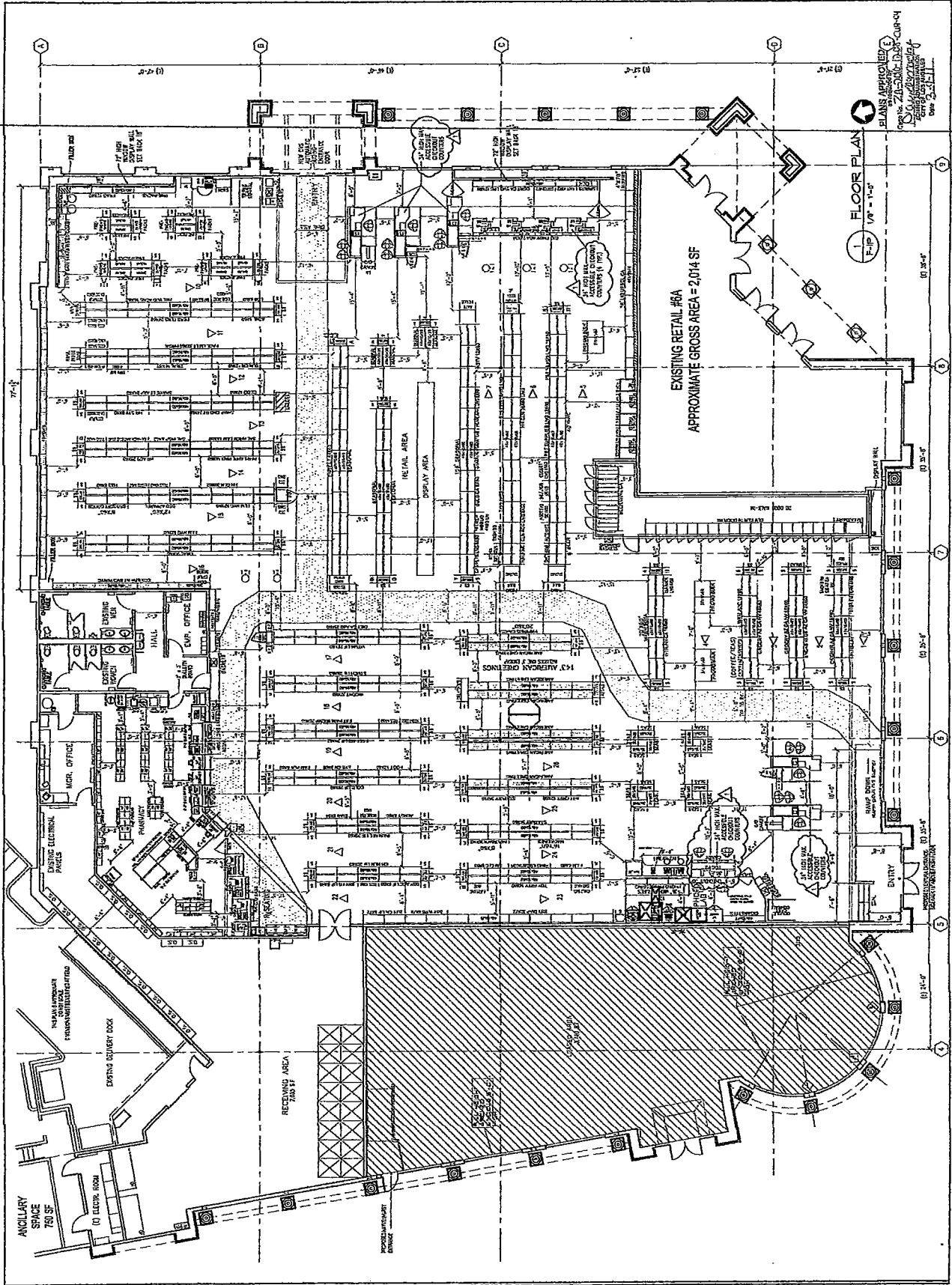
DEVELOPER  
 1400 AVENUE 146  
 WOODLAND HILLS, CA 91367  
 (818) 885-4100

**LAND MARK**  
**RETAIL GROUP**  
 A Home Depot Company

REVISIONS  
 PLAN CHECK 1-7-11

DRAWING BY: 09/20/10  
 DATE: 09/20/10  
 JOB NUMBER: 660.024  
 TITLE: FIXTURE PLAN  
 SHEET NUMBER: F-1

COMMENTS:  
 NOT RELEASED FOR CONSTRUCTION



PLANS APPROVED BY:  
 DATE: 10/20/10  
 TITLE: FIXTURE PLAN  
 SHEET NUMBER: F-1

NOT RELEASED FOR CONSTRUCTION



1. 16461 Ventura Blvd: looking west at the east side entrance of the subject property.



2. 16461 Ventura Blvd: facing east from the west corner parking lot of the subject property.



3. 16461 Ventura Blvd: facing south east from the west corner parking lot of the subject property.



4. 16461 Ventura Blvd: facing south from the west corner parking lot of the subject property.



5. 16461 Ventura Blvd: facing south from the west corner parking lot of the subject property.



6. 16461 Ventura Blvd: facing west from the west corner parking lot of the subject property.



7. 16461 Ventura Blvd: facing north west from the west corner parking lot of the subject property.



8. 16461 Ventura Blvd: looking south west at the east side entrance.



9. 16461 Ventura Blvd: facing south from the west side parking lot of the subject facility.



10. 16461 Ventura Blvd: facing north east from the west corner parking lot of the subject property.



11. 16461 Ventura Blvd: facing south east from the south east corner of the subject property.



12. 16461 Ventura Blvd: facing south west from the south east entrance of the subject property.



13. 16461 Ventura Blvd: facing north west from the south east corner of the subject property.



14. 16461 Ventura Blvd: facing west from the south east corner of the subject property.





15. 16461 Ventura Blvd: facing north from the south east entrance of the subject property.



16. 16461 Ventura Blvd: facing north west from the south east entrance of the subject property.



17. 16461 Ventura Blvd: facing west from the south east corner of the subject property.



18. 16461 Ventura Blvd: facing south east from the south east corner of the subject property.



19. 16461 Ventura Blvd: facing west from the south side of the subject property.



20. 16461 Ventura Blvd: facing north west at the south side of the subject property.



21. 16461 Ventura Blvd: facing east from the south west corner of the subject property.



22. 16461 Ventura Blvd: facing north from the west side of the subject property.



23. 16461 Ventura Blvd: facing east from the south west corner of the subject property.



24. 16461 Ventura Blvd: facing west from the south west corner of the subject property.



25. 16461 Ventura Blvd: facing south from the south west corner of the subject property.



26. 16461 Ventura Blvd: facing west from the west side of the subject property.



27. 16461 Ventura Blvd: facing north from the west side of the subject property.



28. 16461 Ventura Blvd: facing south from the north west entrance of the subject property.



29. 16461 Ventura Blvd: facing south from the north west entrance of the subject property.



30. 16461 Ventura Blvd: facing east from the north west corner entrance of the subject property.





31. 16461 Ventura Blvd: facing west on the north west corner of the subject property.



32. 16461 Ventura Blvd: facing south west on the north west corner of the subject property.



33. 16461 Ventura Blvd: looking south at the north side of the building.



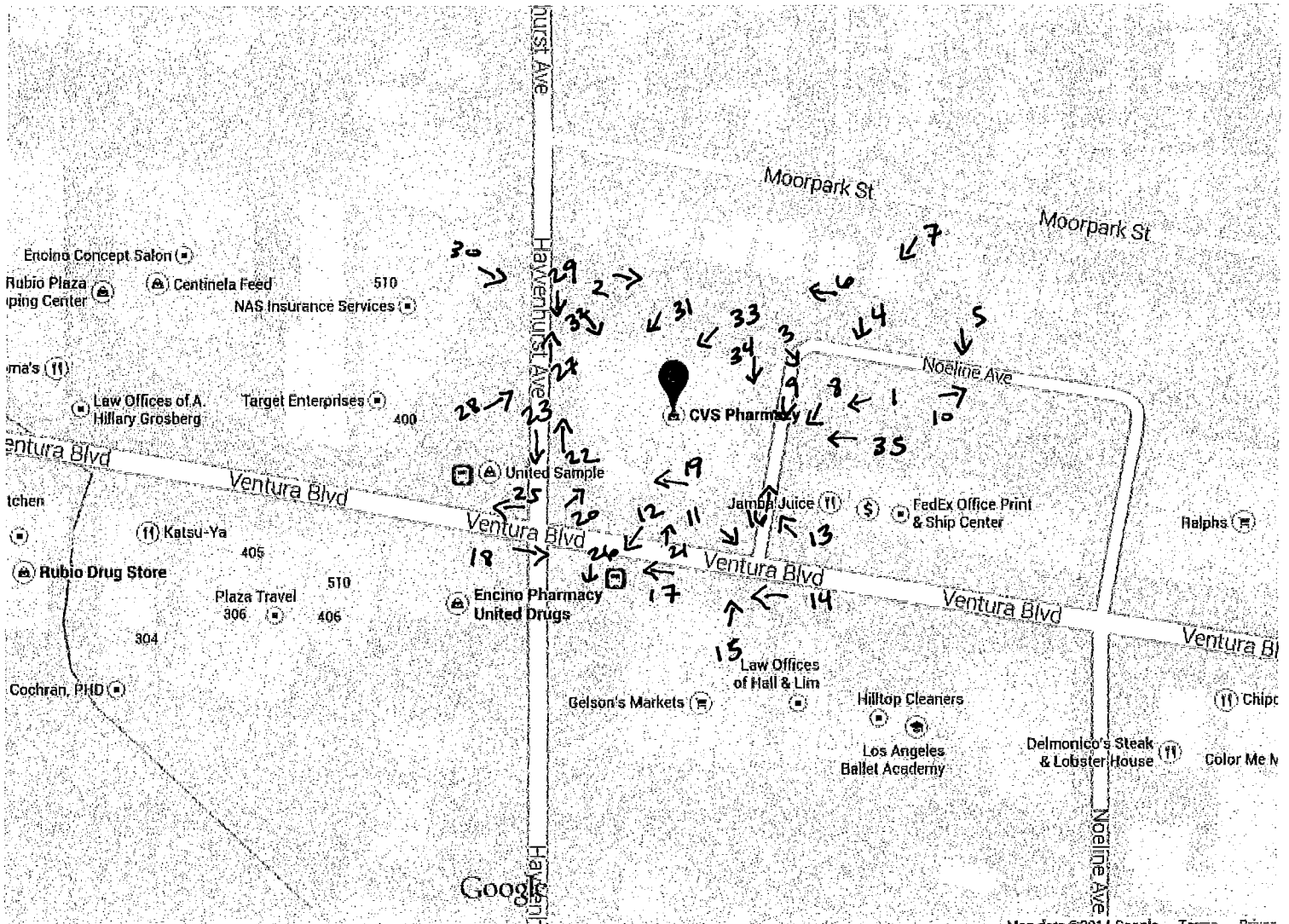
34. 16461 Ventura Blvd: facing south on the north east corner of the subject property.



35. 16461 Ventura Blvd: facing west at the west entrance of the subject property.

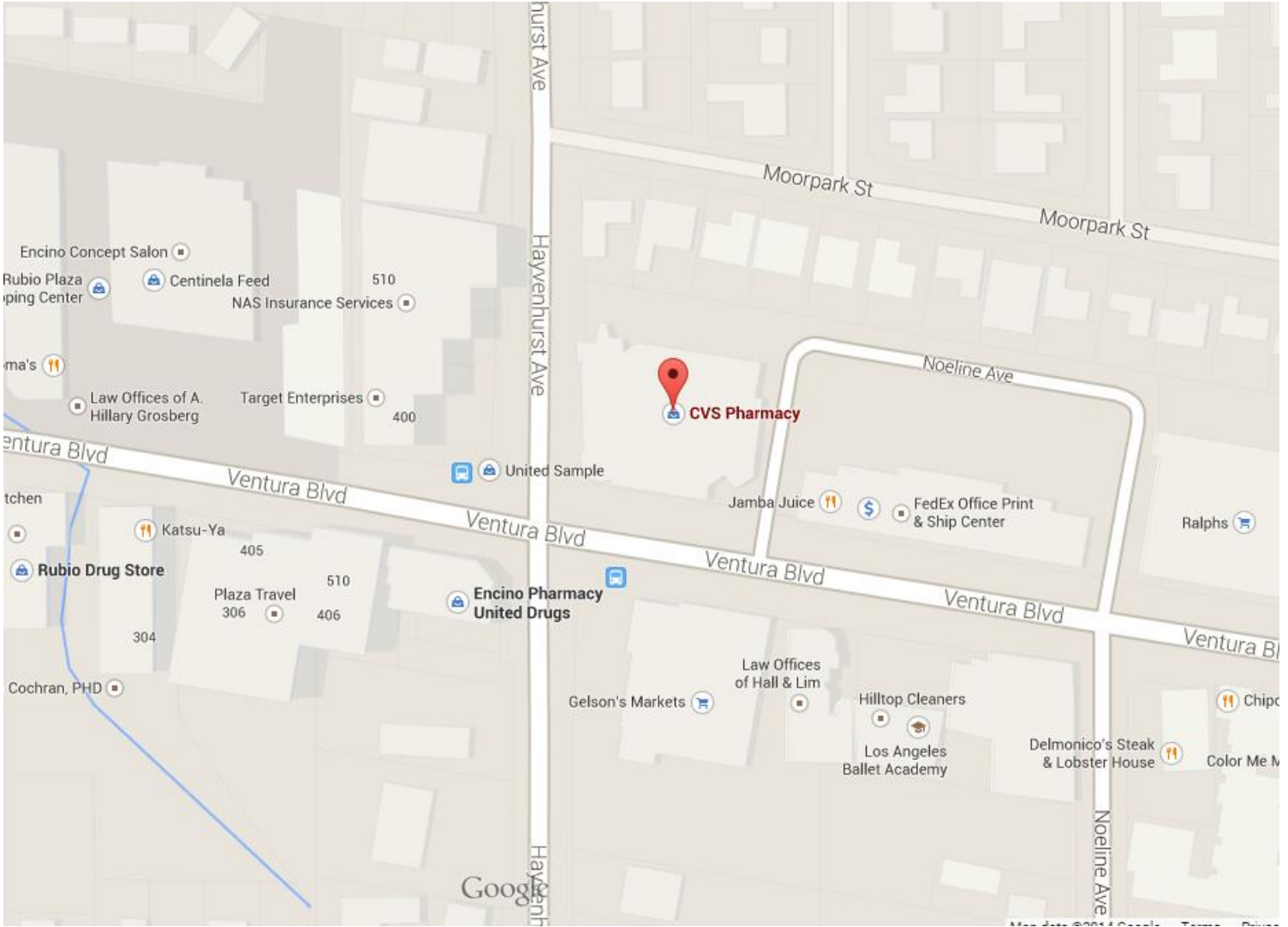
# Picture Index Map

16461 Ventura Blvd.  
Encino, CA 91436



# Vicinity Map

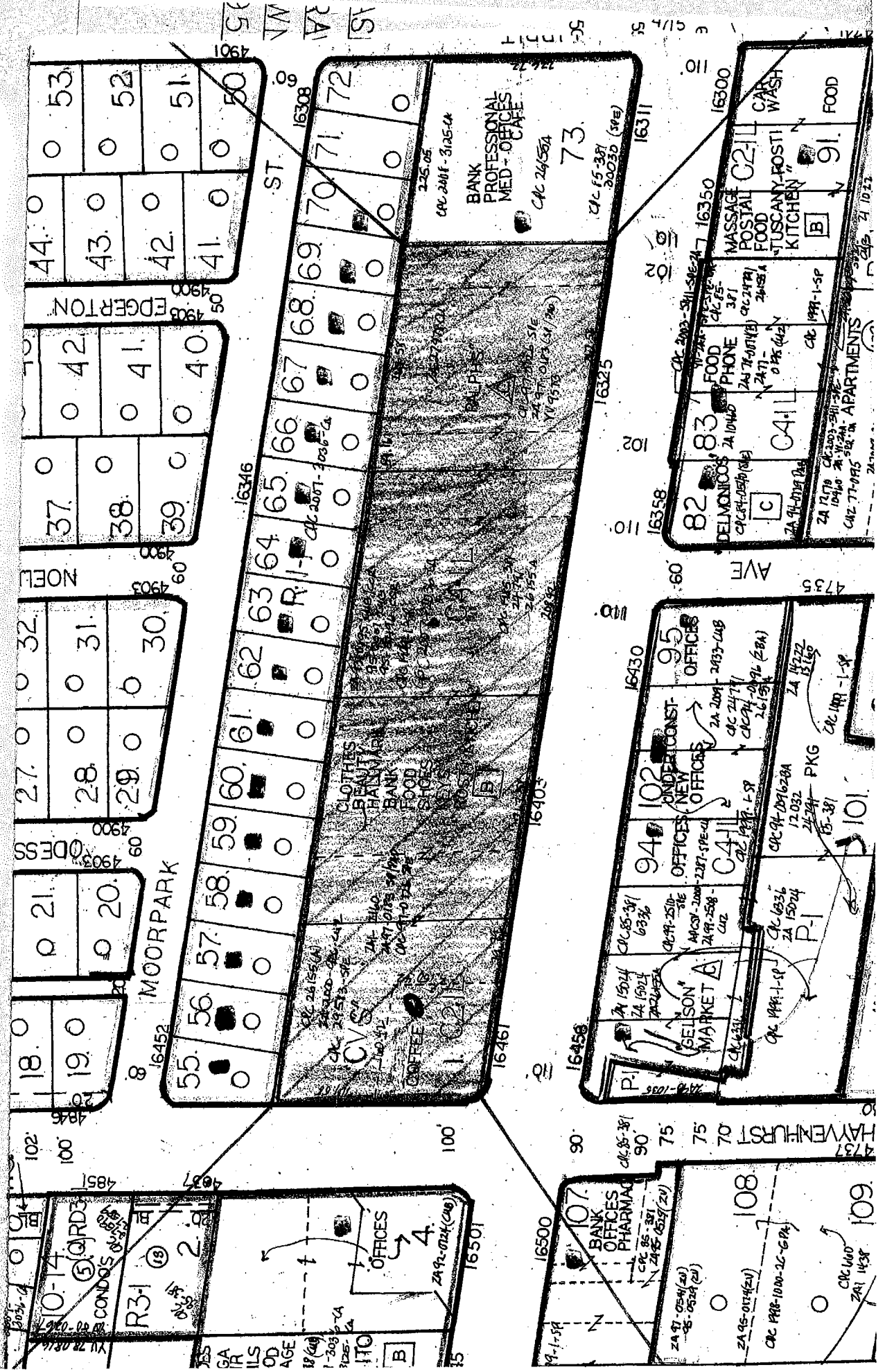
**16461 Ventura Blvd.  
Encino, CA 91436**

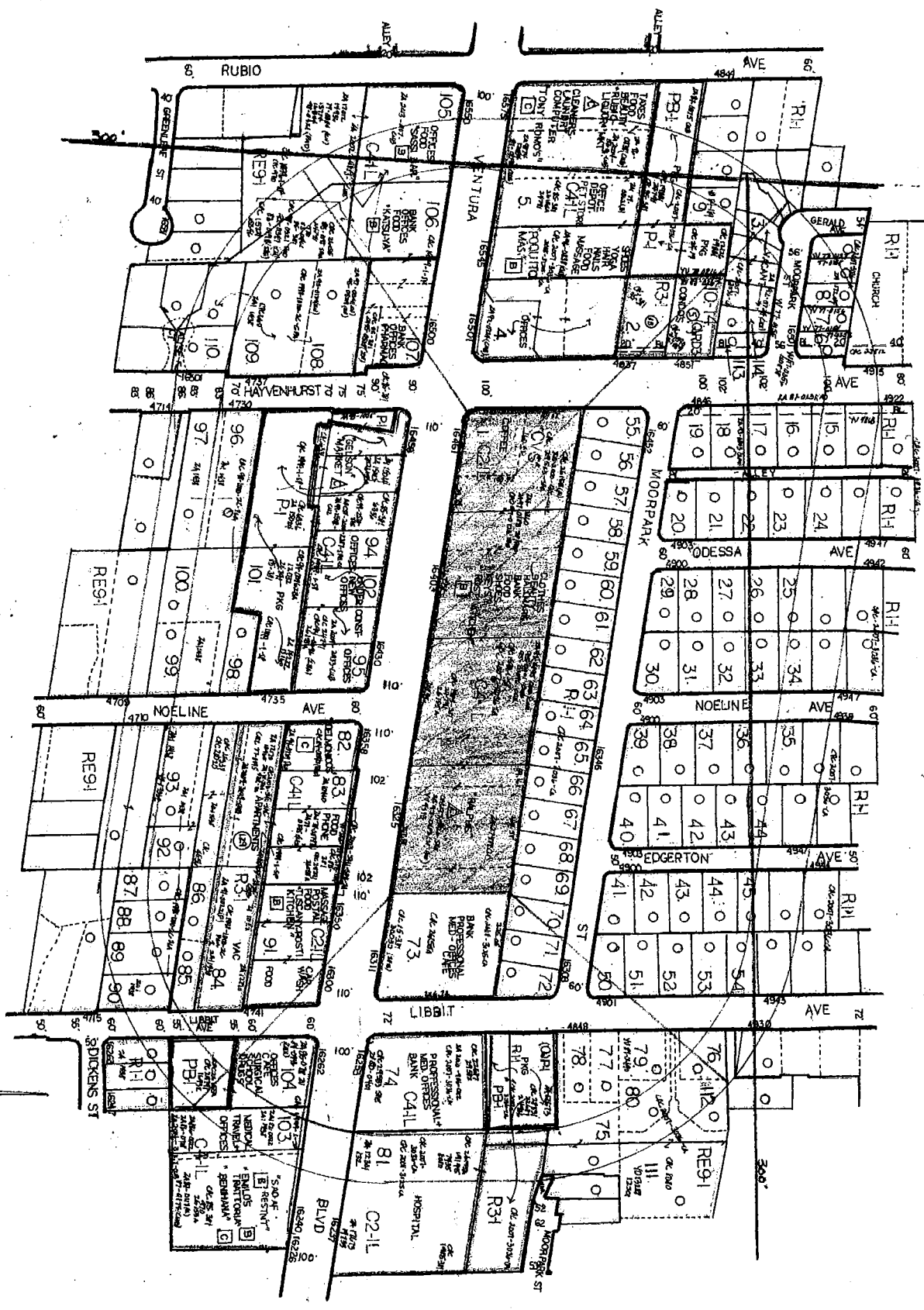


ABUTTING

DM 168 B137

SITE: 16461 VENTURA BLVD





ALCOHOL LEGEND

- ▲ OFF-SITE-FULL
- △ OFF-SITE-P&W
- ON-SITE-FULL
- ON-SITE-P&W

CONDITIONAL USE: OFF-SITE ALCOHOLIC BEVERAGES  
AND PLAN APPROVAL

CD 5 PAUL KORETZ DM 168 B137  
CT 139701 SCALE 1/100  
PA ENGINO-TARZANA USES-FIELD  
TB PAGE 561 GRID E4 DATE 5-27-2015  
LEGAL: TRACT 2955 BLK 23 PORS 2345

CASE NO. DRAWN BY: CATHY McDERMOTT  
OWNERSHIP LISTING SERVICE  
951.6998064

5.69 NT AC

**PENALTY OF PERJURY STATEMENT**

I hereby certify that to the best of my knowledge the attached radius map correctly depicts the required data obtained from the records of the City Engineer, City Clerk, and/or the Los Angeles Department of City Planning and, where appropriate, the State Division of Highways.

I further hereby certify that to the best of my knowledge, and under the penalty of perjury, the attached ownership list correctly shows the latest names and addresses on the City Engineer's land records as of the following date: 5/27/2015. In certain circumstances, such as in annexation proceedings, where there may be no City Engineer records, the records of the County Assessor's Office may be accepted by the City Planning Commission.

CATHY McDERMOTT  
(Print or type)

Cathy McDermott  
(Signature)

I hereby certify that to the best of my knowledge and under the penalty of perjury, the attached occupants list correctly indicates addresses of the required occupants that fall within the radius as of the following date: 5/27/2015.

CATHY McDERMOTT  
(Print or type)

Cathy McDermott  
(Signature)

In certain instances I may have been unable to verify all occupants, therefore the following indicates which occupants I was not able to identify. I understand that the Department of City Planning will determine if reasonable attempts were made to secure these addresses from the information provided below.

Ownership #	Reason unable to verify	Attempts made to verify	Additional Information

- \* (1) Secured Building
- (2) Gated Yard
- (3) Refused Access
- (4) Other: Specify

- \*\* (1) Returned to building on three separate occasions
- (2) Efforts to contact owner or manager without success
- (3) Contact made with owner or manager, who refused to provide the information
- (4) Other: Specify

**REMINDER TO APPLICANT AND PROJECT TEAM:** The Department of City Planning will not accept the application maps and ownership list which bear a date of more than 90 days prior to the date the application is accepted for process. Furthermore, the applicant may be required to update the radius map and/or ownership list before the Department will schedule the public hearing for any discretionary application.





**LOS ANGELES**  
 201 N. LOS ANGELES ST., STE. 13A  
 LOS ANGELES, CA 90012  
 TEL: (213)617-9600, FAX: (213)617-9643

**VAN NUYS**  
 14540 SYLVAN ST.  
 VAN NUYS, CA 91411  
 TEL: (818) 779-8866, FAX: (818) 779-8870

**CASE NUMBER:**

**BTCID: LA15-515**

**REFERENCE:**

**DATE: 6/15/2015**

**SITE ADDRESS: 16461 VENTURA BLVD.**

**AUTHORIZED BY: WINSTON**

**DESCRIPTION OF SERVICES AND FEES:**

Labels and Mailing Preparation - Number	0	x \$1.77	
Mailing Only - Number	29	x \$1.42	\$41.18
Appeals - Number		x \$1.52	
Posting of Site - Number of signs	1	x \$75.00 (1 <sup>st</sup> )	\$195.00
	2	x \$60.00 (addtl.)	
Research/Add'l N.C. and Council Notification			\$12.20
All Weather Posting (optional)		\$20.00	
Removal of Signs (optional)	0	\$50.00	

**TOTAL DUE: \$248.38**

A COPY OF THIS FORM MUST BE PRESENTED TO THE PLANNING DEPARTMENT AT THE TIME OF FILING TO HAVE YOUR APPLICATION DEEMED "COMPLETE"

Note: If applicant/map maker is retaining labels for addition of case number, labels must be returned to BTC within 7 days from the date of this invoice, or BTC will be forced to produce labels and charge the applicant/map maker. If bill is not paid, further processing of your other cases will stop. For cases requiring immediate mailing, labels must be submitted on the day of payment or BTC will produce labels and charge applicant/map maker.

x JS

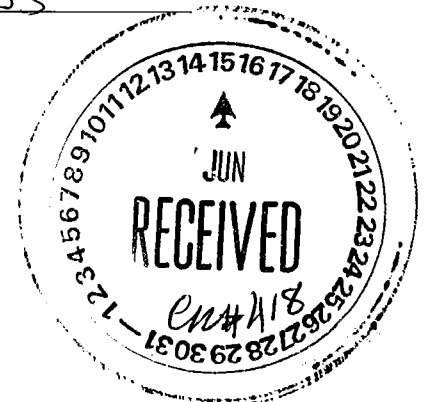
The City of LA usually generates a determination letter comprising of one(1) to three(3) pages which requires 1st Class postage. If your project requires a determination letter that exceeds three pages, you will be billed for excess postage and material costs that are due on receipt of bill. A \$ 50.00 fee will be charged if you want a copy of the BTC file(s).

x JS

Refunds and Credits only valid one year from the original filing date. Cancellations and changes are subject to a 20% or \$50.00 handling fee, whichever is greater. Returned checks subject to a \$200.00 fee. If the check is fraudulent, the City will be notified that the invoice is null and void. A fee of 10% will be charged to re-activate all null and void invoices. If case goes to appeal, processing & mailing costs of \$1.52/label will be paid.

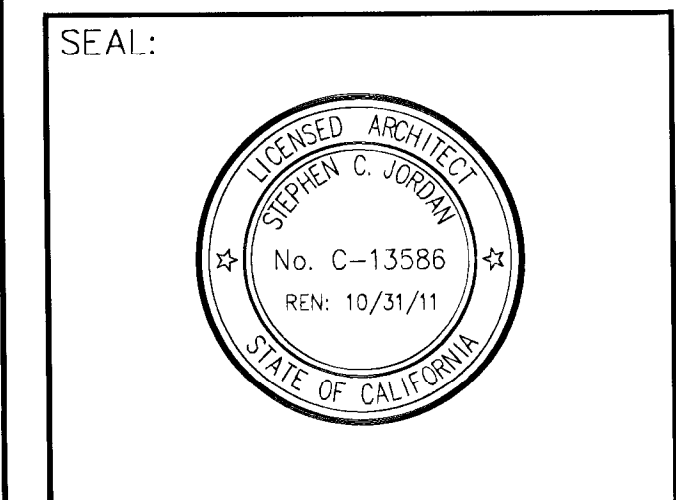
x JS

Signature: *Jenna Switz*  
 Telephone: (310) 822-9848  
 Print Name: GARFIELD BEACH CVS, LLC./BRUCE EVANS



Refunds and Credits only valid one year from the original filing date.

CONSULTANT:



**CVS/**  
**pharmacy**  
 \*\*\*\*\* (T.I.)  
 STORE NUMBER: #02958 NEW  
 16461 VENTURA BLVD.  
 ENCINO, CA

DEVELOPER: 5850 CANOGA AVE., #650  
 WOODLAND HILLS, CA 91367  
 (818) 880-4400

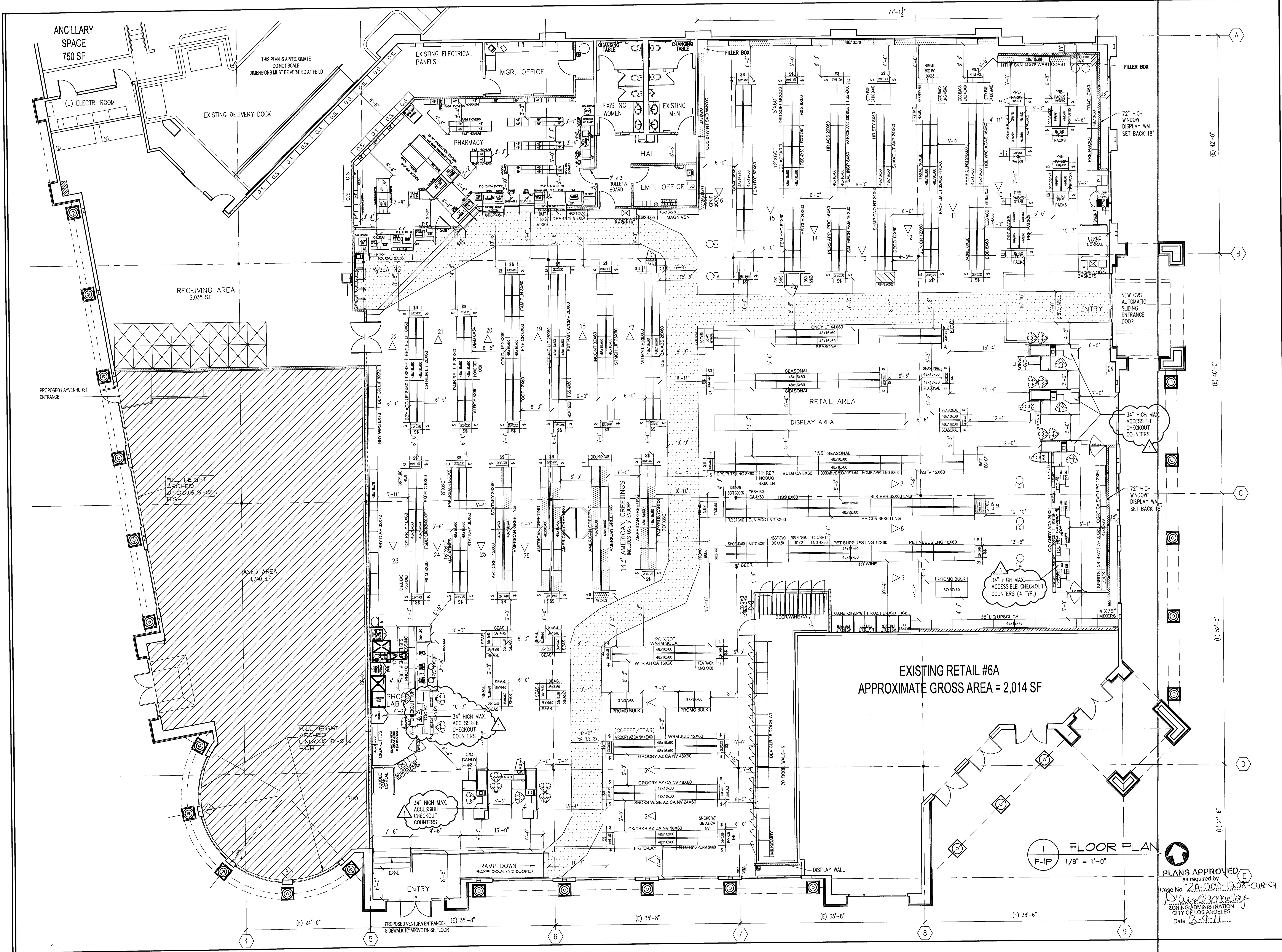
**LAND MARK**  
**RETAIL GROUP**  
 A NewMark Merrill Company

REVISIONS:  
 PLAN CHECK 1-7-11

DRAWING BY:  
 DATE: 09/30/10  
 JOB NUMBER: 668.074  
 TITLE:  
 FIXTURE PLAN  
 SHEET NUMBER:

COMMENTS:  
 NOT RELEASED FOR CONSTRUCTION

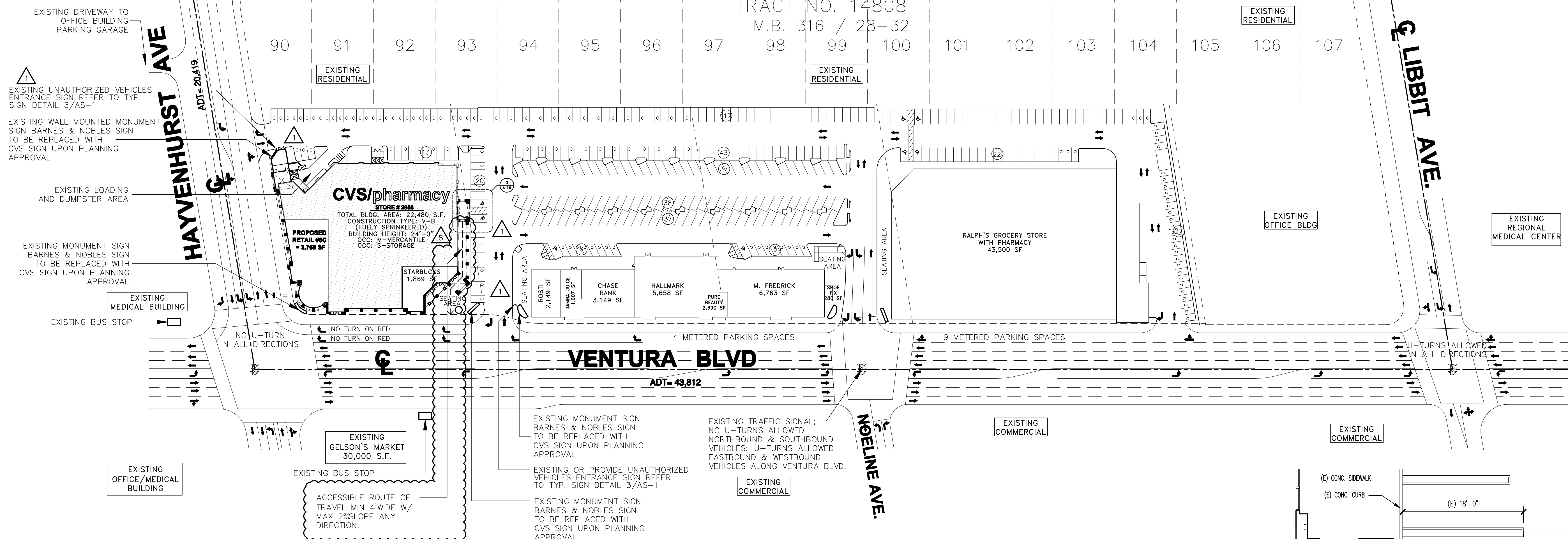
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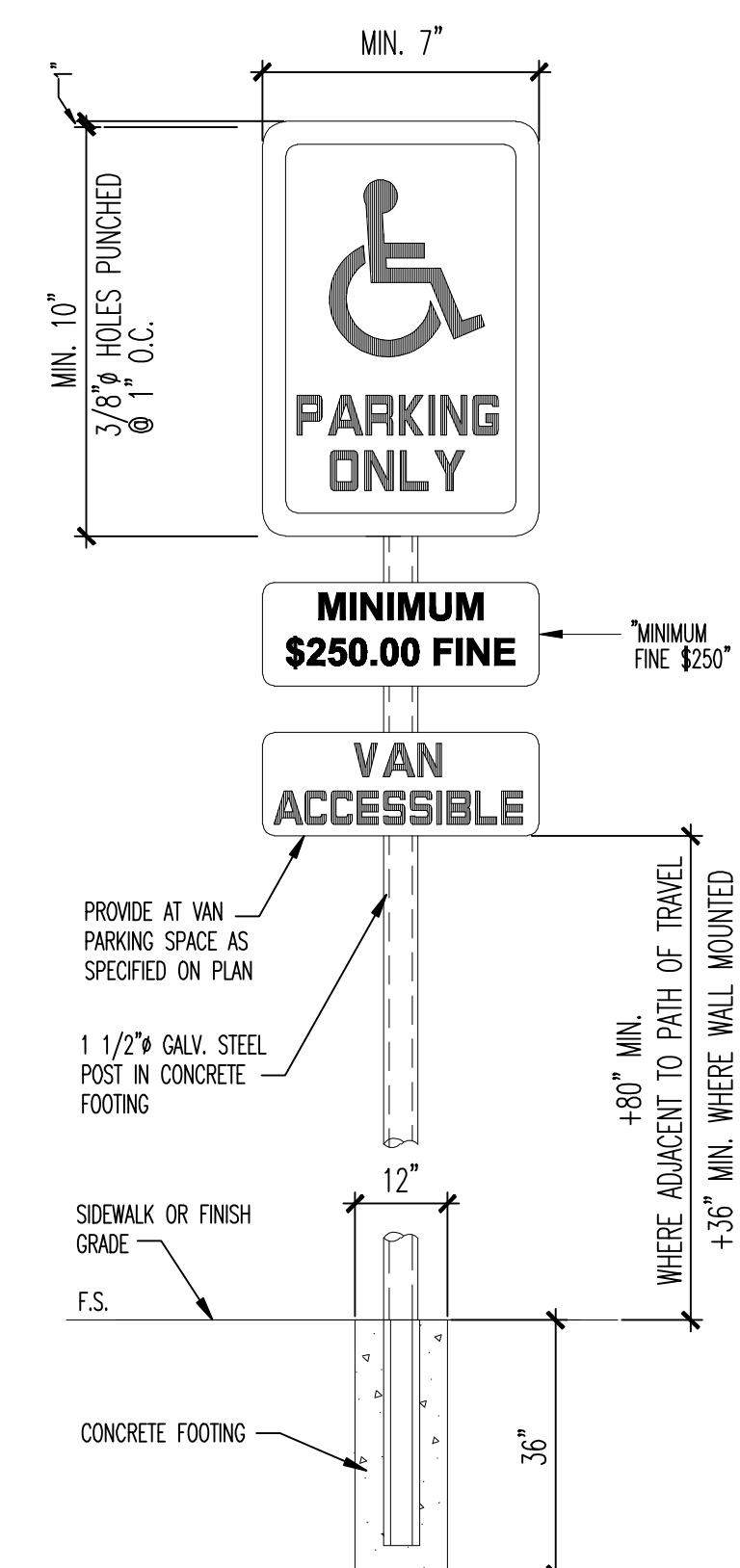
**PLANS APPROVED**  
 as required by  
 Case No. 2A-200-1208-CUR-CY  
 [Signature]  
 ZONING ADMINISTRATION  
 CITY OF LOS ANGELES  
 Date 3.1.11

**MOORPARK STREET**

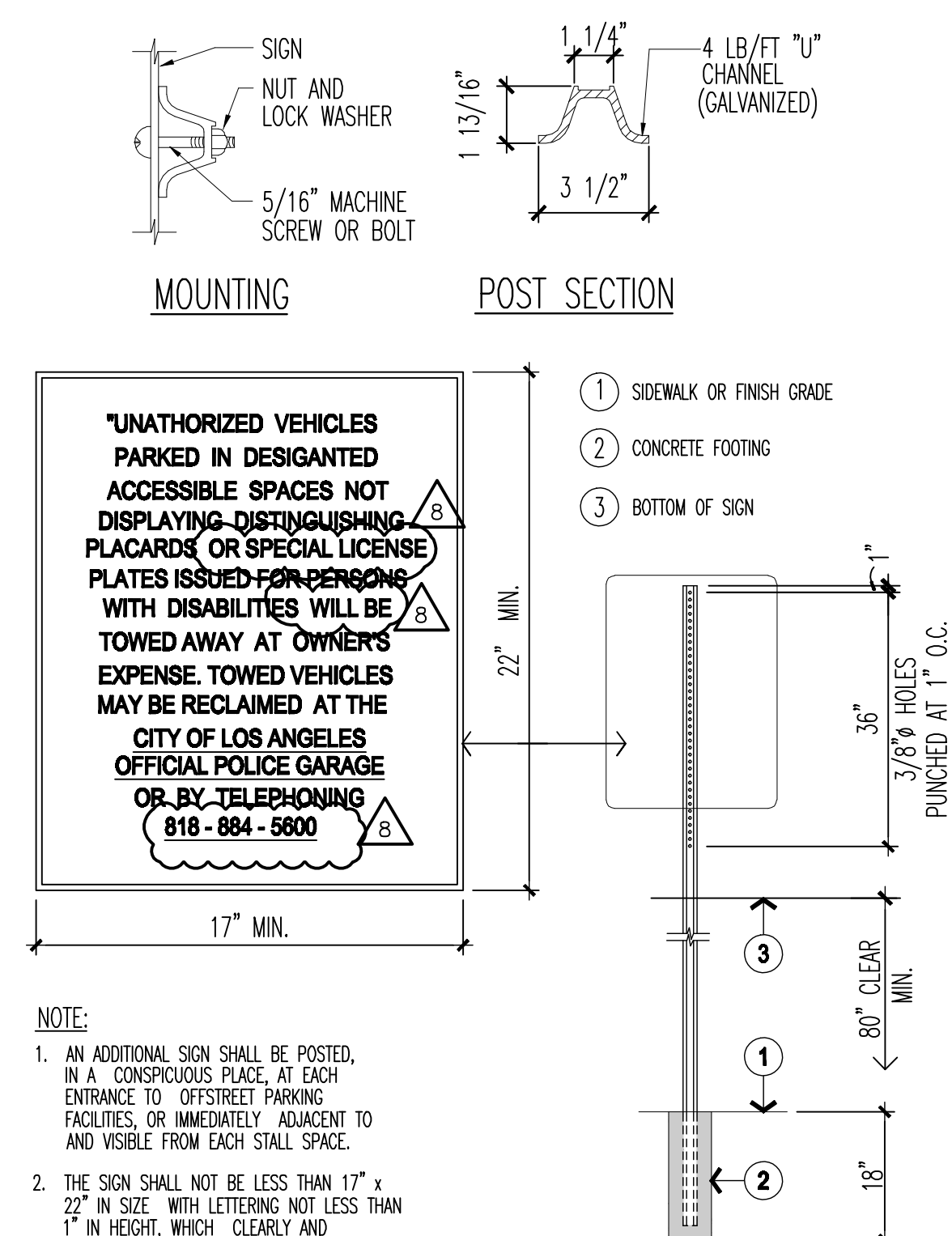
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M.B. 316 / 28-32



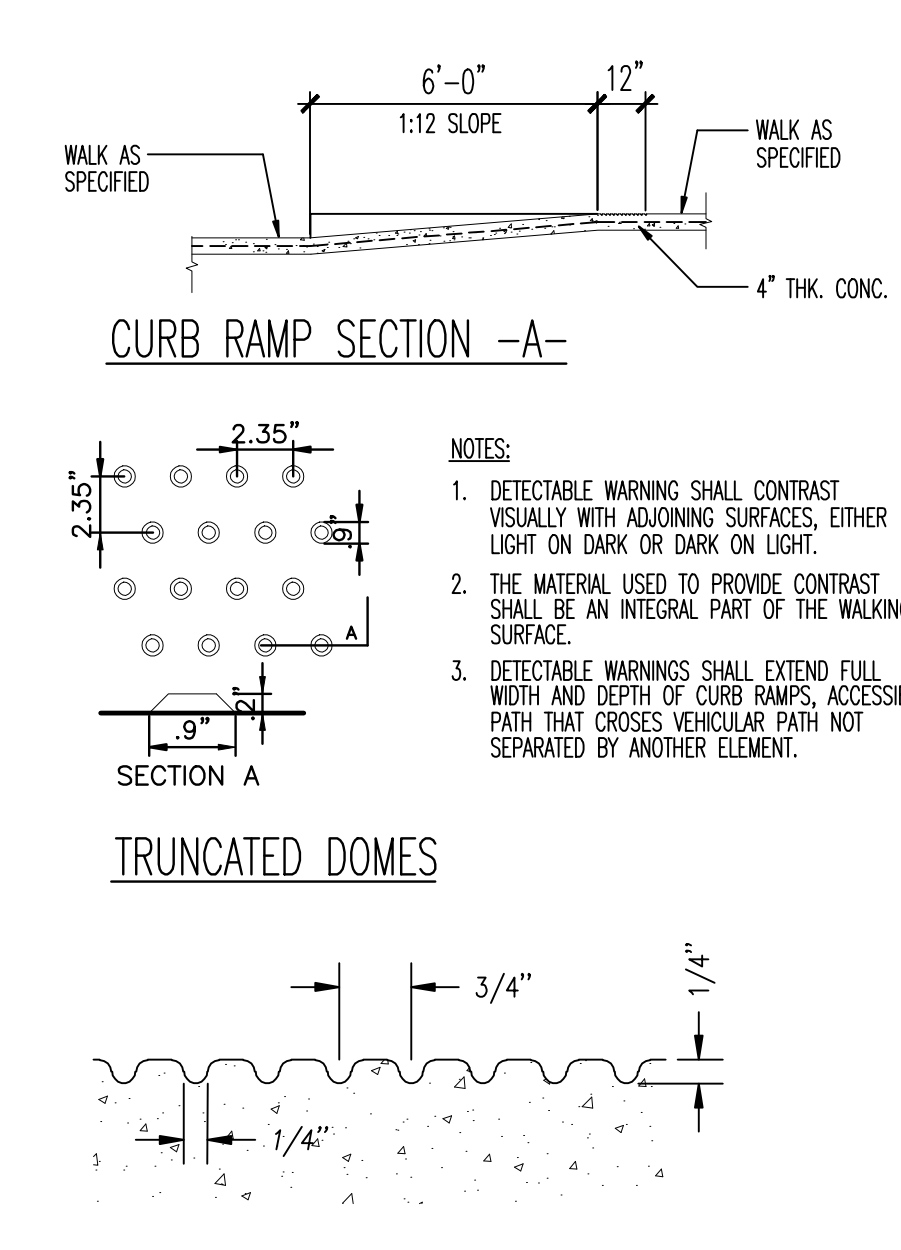
1 OVERALL SITE PLAN  
AS-1 SCALE: 1" = 60'-0"



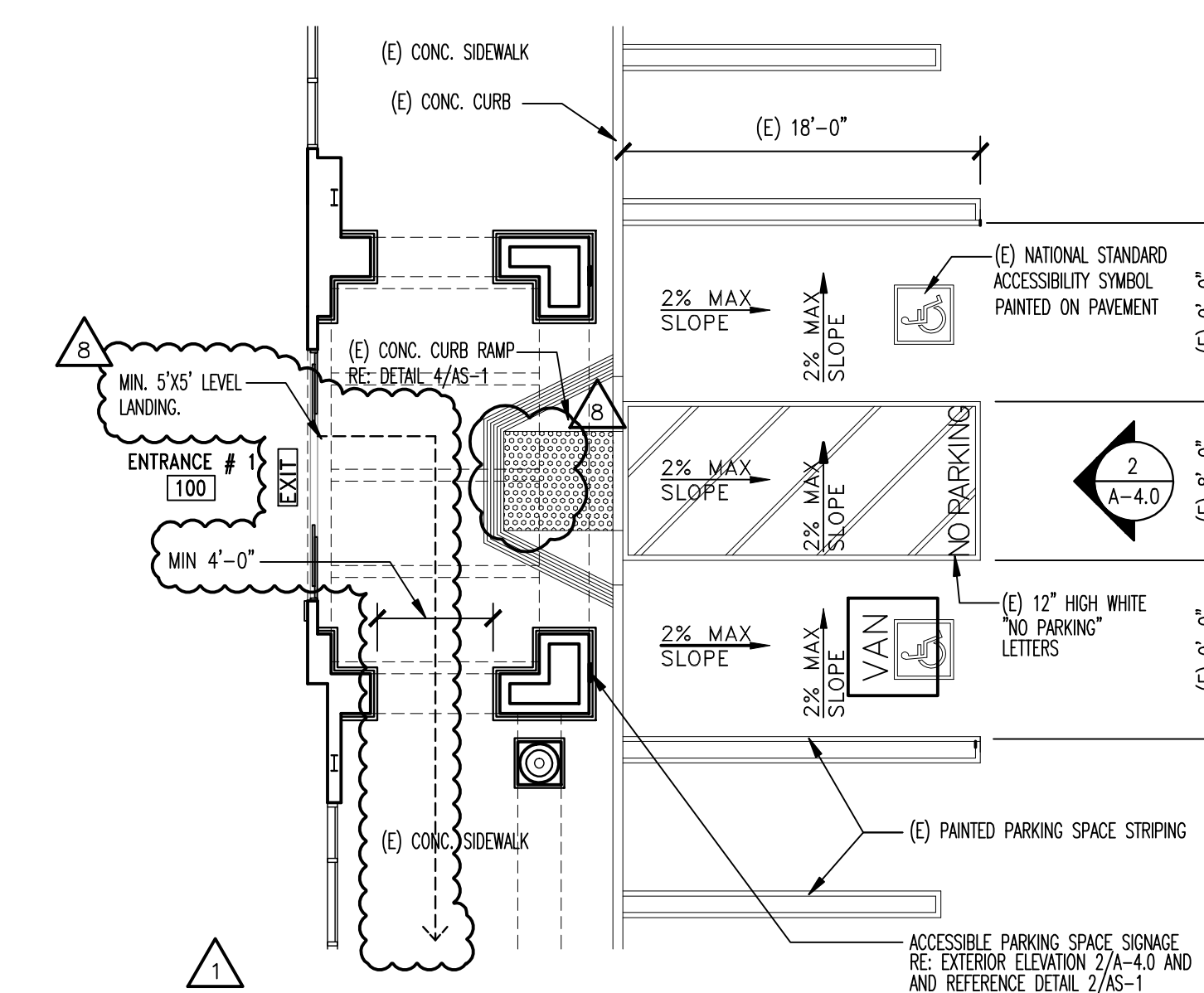
2 ACCESSIBLE PARKING SIGN  
AS-1 SCALE: NONE



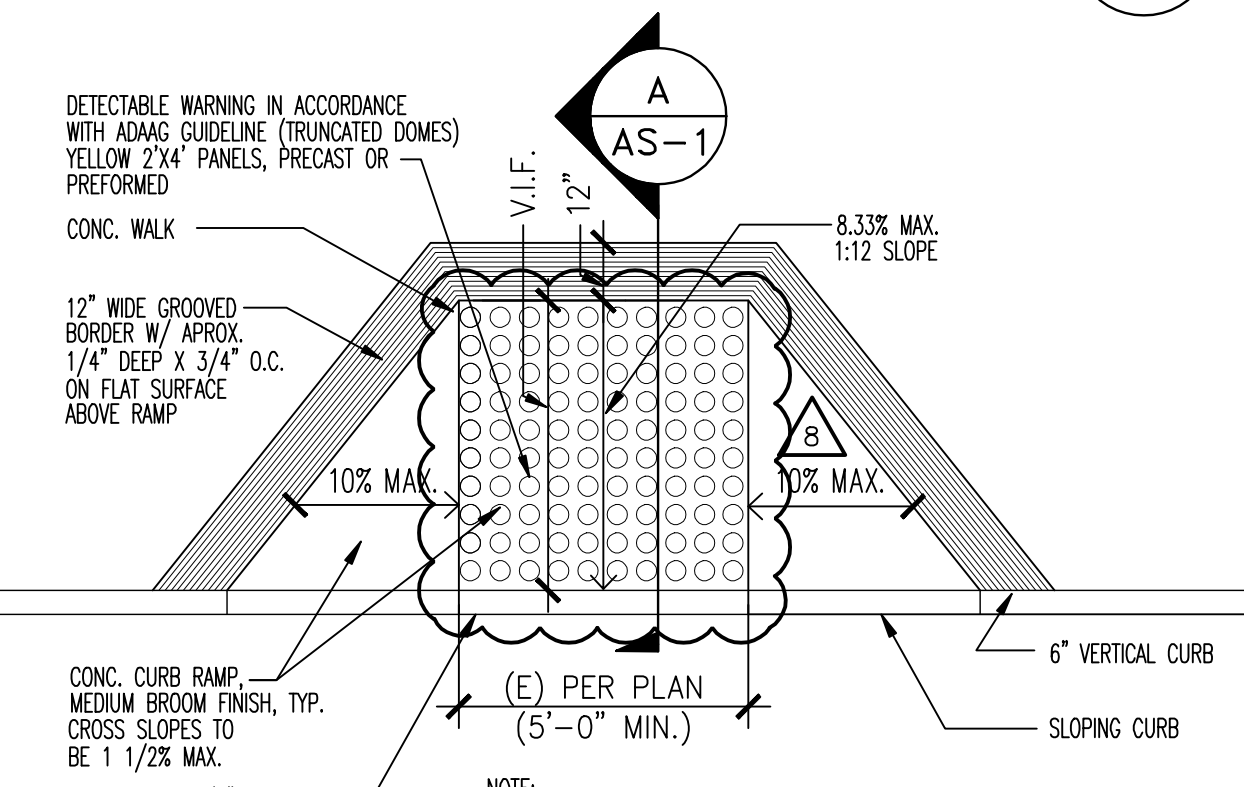
3 (E) PROPERTY ENTRY SIGN  
AS-1 SCALE: NONE



4 PEDESTRAIN CURB RAMP  
AS-1 SCALE: NONE



1 (E) ACCESSIBLE PARKING SPACES  
AS-1 SCALE: 1/8" = 1'-0"



5 INTERNATIONAL ACCESSIBILITY SYMBOL  
AS-1 SCALE: NTS

**CDI**  
Circa Domini International, LLC  
Programming - Planning - Architecture  
Interiors - Engineering  
17852 East 17th Street  
Suite 111  
Tustin, CA 92780  
Phone: (888) 505-0052 Fax: (888) 505-0052

CONSULTANT:  
FINAL F-1 5-25-11  
SHELVING PLAN CHECK 5-17-11

SEAL:  
STEPHEN C. JORDAN  
No. C-13586  
REN: 10/31/11  
STATE OF CALIFORNIA

**CVS/pharmacy**  
\*\*\*\*\* (T.I.)  
STORE NUMBER: #02958 NEW  
16461 VENTURA BLVD.  
ENCINO, CA

DEVELOPER: 5850 CANOGA AVE., #650  
WOODLAND HILLS, CA 91367  
(818) 880-4400  
**LANDMARK RETAIL GROUP**  
A NewMark Merrill Company

REVISIONS:  
DRAWING BY: -  
DATE: 06/08/15  
JOB NUMBER: 668.074  
TITLE: EXISTING SITE PLAN  
SHEET NUMBER: AS-1  
COMMENTS:

COUNTY CLERK'S USE

CITY CLERK'S USE

CITY OF LOS ANGELES  
OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 360  
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

# NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY  
**City of Los Angeles Department of City Planning** **2A 2010-1208** COUNCIL DISTRICT  
CD 5

PROJECT TITLE  
\* **Garfield Beach CVS, LLC - CVS Pharmacy #2958** **CVS CPAI** LOG REFERENCE  
ENV **2015-2311**

PROJECT LOCATION  
\* **16461 Ventura Blvd., Encino, CA 91436**

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:  
\* **A Plan Approval Application for the continued off-site sale of alcoholic beverages.**

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:  
\* **Garfield Beach CVS, LLC**

CONTACT PERSON  
\* **Linda M. Cimbron** AREA CODE | TELEPHONE NUMBER | EXT.  
\* **401** \* **770-5119**

EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 1 Category 22 (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: Granting or renewal of a variance or conditional use for a nonsignificant change of use in an existing facility.

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

SIGNATURE TITLE DATE

FEE: 01 RECEIPT NO. 0201060090 REC'D. BY BDS CASHIERS DATE 6/17/15

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record  
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:  
\* Jenna Spivey  
NAME (PRINTED)  
on behalf of the Applicant  
\* 6/17/15  
DATE

\* Jenna Spivey  
SIGNATURE