

**APPLICATIONS:****DEPARTMENT OF CITY PLANNING APPLICATION***THIS BOX FOR CITY PLANNING STAFF USE ONLY*

Case Number \_\_\_\_\_

Env. Case Number \_\_\_\_\_

Application Type \_\_\_\_\_

Case Filed With (Print Name) \_\_\_\_\_ Date Filed \_\_\_\_\_

Application includes letter requesting:

☐ Waived hearing ☐ Concurrent hearing ☐ Hearing not be scheduled on a specific date (e.g., vacation hold)

Related Case Number(s): \_\_\_\_\_

***Provide all information requested. Missing, incomplete or inconsistent information will cause delays.****All terms in this document are applicable to the singular as well as the plural forms of such terms.**Refer to the Department of City Planning Application Filing Instructions ([CP-7810](#)) for more information.***1. PROJECT LOCATION**Street Address<sup>1</sup> 9224 W. Reseda Blvd., Northridge, CA 91324 Unit/Space Number \_\_\_\_\_Legal Description<sup>2</sup> (Lot, Block, Tract) Please see Legal Description attachedAssessor Parcel Number 2764-012-004,011,012 Total Lot Area 108,748.8 sf**2. PROJECT DESCRIPTION**Present Use RestaurantProposed Use Specialty retail marketProject Name (if applicable) TBDDescribe in detail the characteristics, scope and/or operation of the proposed project CUB to allow the sale of a full line of alcohol for off-site consumption in conjunction with a new 12,500 sf specialty retail market located in the [Q]C4-1VL zone. Hours of operation 7am to 10pm daily.Additional information attached ☒ YES ☐ NO

Complete and check all that apply:

**Existing Site Conditions**☐ Site is undeveloped or unimproved (i.e., vacant)  
☒ Site has existing buildings (provide copies of building permits)☐ Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial)☐ Site is located within 500 feet of a freeway or railroad  
☒ Site is located within 500 feet of a sensitive use (e.g., school, park)☐ Site has special designation (e.g., National Historic Register, Survey LA)<sup>1</sup> Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)<sup>2</sup> Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

### **Proposed Project Information**

(Check all that apply or could apply)

- ☐ Demolition of existing buildings/structures
- ☐ Relocation of existing buildings/structures
- ☐ Removal of any on-site tree
- ☐ Removal of any street tree
- ☐ Removal of protected trees onsite / public right-of-way
- ☐ Grading
- ☐ Haul Route

- ☐ New construction: \_\_\_\_\_ square feet
- ☒ Additions to existing buildings
- ☒ Interior tenant improvement
- ☒ Exterior renovation or alteration
- ☒ Change of use and/or hours of operation
- ☐ Uses or structures in public right-of-way
- ☐ Phased project

### **Housing Component Information**

Number of Residential Units: Existing 0 – Demolish(ed)<sup>3</sup> 0 + Adding 0 = Total 0

Number of Affordable Units<sup>4</sup> Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0

Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0

Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

### **Public Right-of-Way Information**

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

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

If so, what is/are your dedication requirement(s)? N/A ft.

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

### **3. ACTION(S) REQUESTED**

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

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

Authorizing Code Section 12.24-W,1

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

Action Requested, Narrative: CUB to allow the sale of a full line of alcohol for off-site consumption in conjunction with a new 12,500 sf specialty retail market. Hours of operation 7am to 10pm daily.

Authorizing Code Section \_\_\_\_\_

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

Action Requested, Narrative: \_\_\_\_\_

Additional Requests Attached ☐ YES ☒ NO

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

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

If YES, list all case number(s) ZA 1990-966 CUB; ZA 1989-48 CUB; ZA 1984-798 CUB

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

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



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

Case No. N/A

Ordinance No.: N/A

☐ Condition Compliance Review

☐ Modification of Conditions

☐ Revision of Approved Plans

☐ Renewal of Entitlement

☐ Plan Approval subsequent to Main Conditional Use

☐ Clarification of Q (Qualified) Condition

☐ Clarification of D (Development) Limitation

☐ Amendment to T (Tentative) Classification

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project?

☐ YES ☒ NO

Have you filed, or is there intent to file, a Subdivision with this project?

☐ YES ☒ NO

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

## 5. RELATED DOCUMENTS / REFERRALS

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

Specialized Requirement Form N/A

Geographic Project Planning Referral N/A

Case Consultation Referral Form N/A

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

HPOZ Authorization Form N/A

Affordable Housing Referral Form N/A

Transit Oriented Communities Referral Form N/A

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

Housing Development Project determination (PZA Sec. II) N/A

Optional HCA Vesting Preliminary Application N/A

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

Mello Form N/A

Citywide Design Guidelines Compliance Review Form N/A

GPA Initiation Request Form N/A

Expedite Fee Agreement Included with application at filing

Department of Transportation (DOT) Referral Form N/A

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

Hillside Referral Form (BOE) N/A

Building Permits and Certificates of Occupancy To be submitted as TI proceeds

Order to Comply N/A

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

Replacement Unit Determination (LAHD) N/A

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

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

**Applicant<sup>5</sup> name** Mitch Nadler  
**Company/Firm** Trader Joe's Co c/o  
**Address:** 317 E. Carson Street **Unit/Space Number** 333  
**City** Pittsburgh **State** PA **Zip Code:** 95219  
**Telephone** 818-398-2740 **E-mail:** Margaret@Apex-la.com  
**Are you in escrow to purchase the subject property?** ☐ YES ☒ NO

**Property Owner of Record** ☐ Same as applicant ☐ Different from applicant  
**Name (if different from applicant)** Wing Ming Properties LTD  
**Address** 1350 Via Del Rey **Unit/Space Number** \_\_\_\_\_  
**City** South Pasadena **State** CA **Zip Code:** 91030  
**Telephone** 209-480-3040 **E-mail:** jamesykyip@gmail.com

**Agent/Representative name** Dan Kramer  
**Company/Firm** Dan Kramer Law Group  
**Address:** 350 Sansome Street **Unit/Space Number** 400  
**City** San Francisco **State** CA **Zip:** 94104  
**Telephone** 415-795-2327 **E-mail:** dan@djklawgroup.com

**Other** (Specify Architect, Engineer, CEQA Consultant etc.) N/A  
**Name** \_\_\_\_\_  
**Company/Firm** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Unit/Space Number** \_\_\_\_\_  
**City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_  
**Telephone** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Primary Contact for Project Information** ☐ Owner ☐ Applicant  
(select only one) ☒ Agent/Representative ☐ Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

<sup>5</sup> An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).