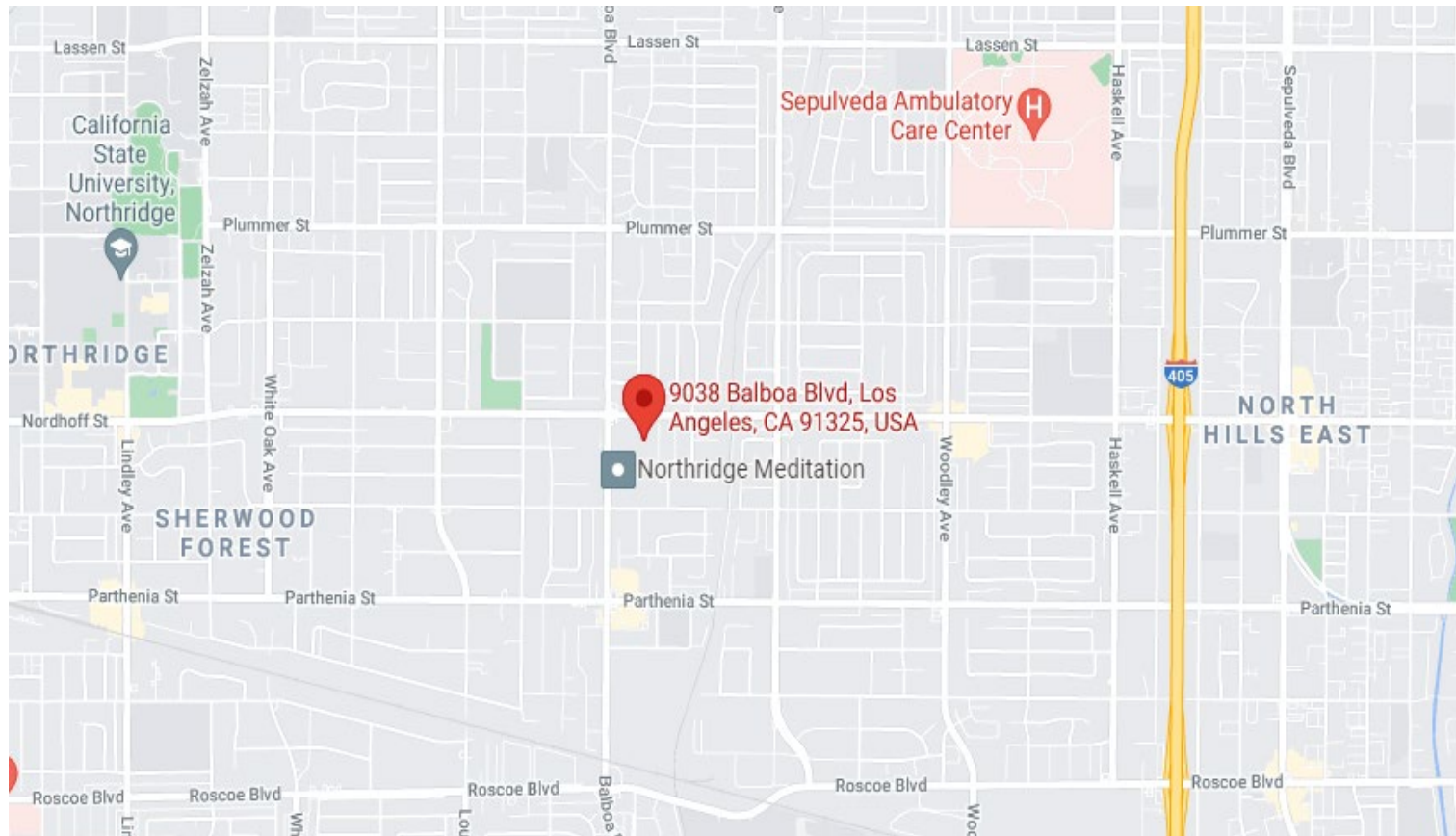




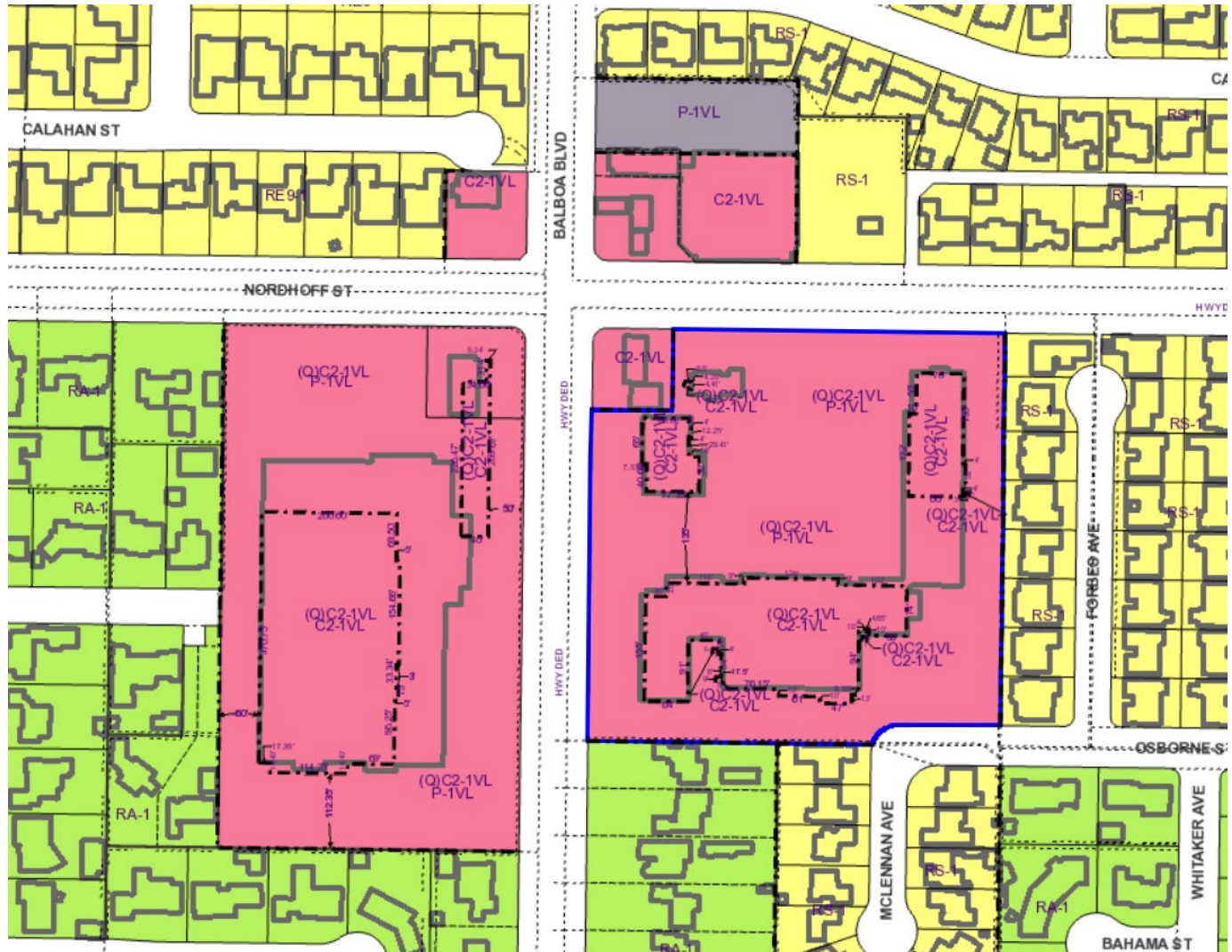
**9038 Balboa Boulevard  
ZA-2021-7061-CUB  
Public Hearing  
December 15, 2021**

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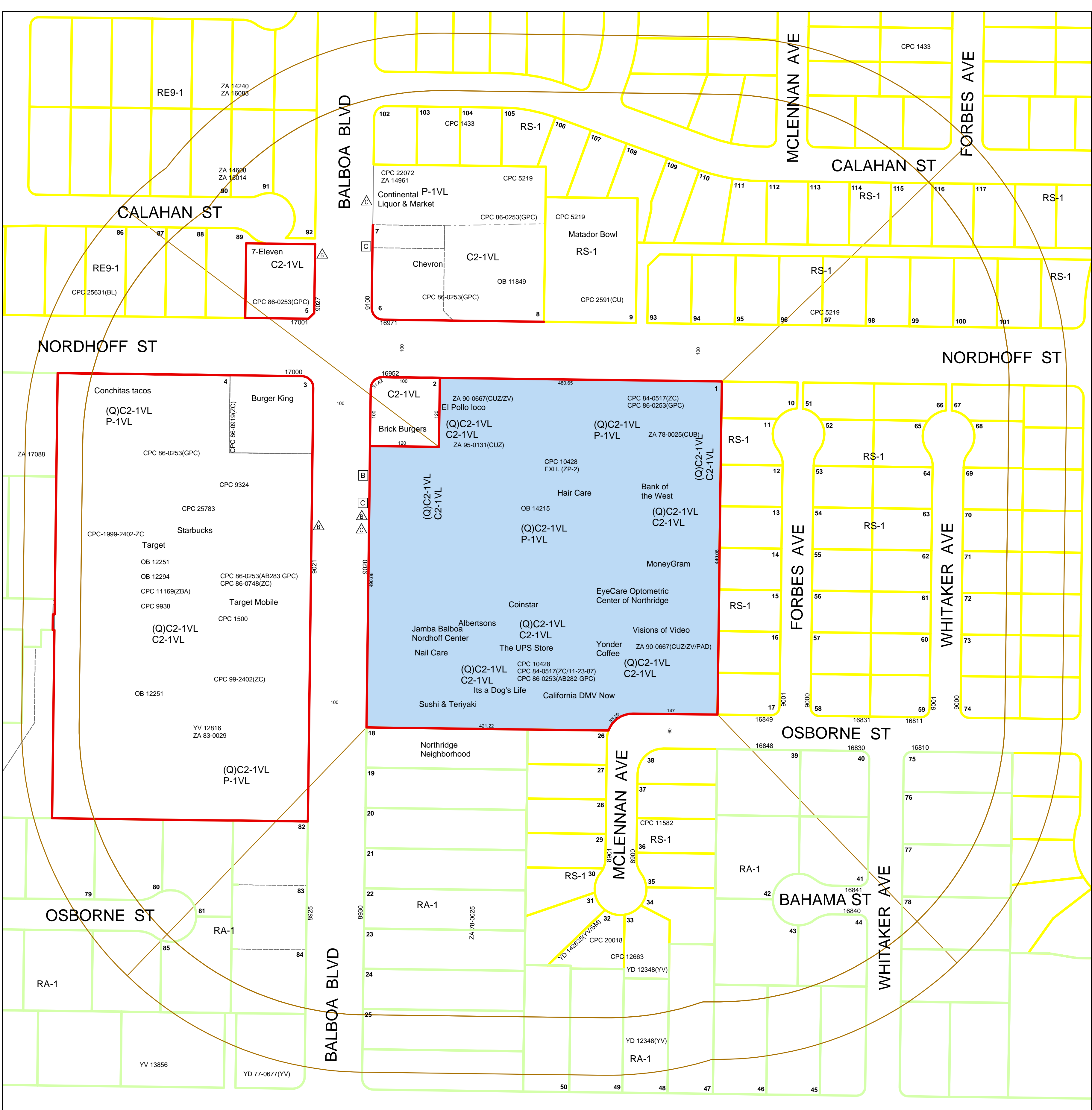
## Vicinity Map



# Zoning Map







CONDITIONAL USE PERMIT FOR ALCOHOLIC BEVERAGES

Map Prepared by:  
APEX LA  
11301 W Olympic Blvd #700  
Los Angeles CA 90064  
213-330-0335  
mike@apex-la.com

Date: 8/3/2021  
Update

Case #  
Uses

Legal Desc	Tract TR 26711, Lot FR 1	500 FEET
APN	2688025012	
Address	9038 Balboa Blvd	
Thomas Brothers Grid	PAGE 501 - GRID7	
Community Plan Area	Northridge	
Area Planning Commission	North Valley	
Nrighborhood Council	Northridge South	
Council District	CD 12 - John Lee	
Census Tract #	1173.02	

N

1 inch = 100 feet



## Aerial View



## Project

Relocation of an existing approximately 8,000 CVS Health drug store tenant to a larger 12,912 square-foot tenant space formerly occupied by restaurant and bank tenants in an existing 93,152 square-foot shopping center and adding a pharmacy drive-through lane. Upgrade from beer and wine to a full line of alcoholic beverages for off-site consumption. No change to total shopping center floor area.

### **Conditional Use Permit Request:**

As permitted under Section 12.24 W 1 of the LAMC, a Conditional Use Permit to allow to the sale and distribution of a full line of alcoholic beverages for off-site consumption with 24-hour operation, daily.

**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  
Related Case Number \_\_\_\_\_☐ Hearing not be scheduled on a specific date (e.g. vacation hold)***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.**Detailed filing instructions are found on form CP-7810***1. PROJECT LOCATION** [\*9010-9042 N. Balboa Blvd. and 16900-16950 W. Nordhoff St., inclusive]Street Address<sup>1</sup> 9040 N. Balboa Blvd\* Unit/Space Number \_\_\_\_\_Legal Description<sup>2</sup> (Lot, Block, Tract) Lot FR 1, Tract TR 26711Assessor Parcel Number 2688-025-012 Total Lot Area 352,702.1 (sq ft)**2. PROJECT DESCRIPTION**Present Use Shopping Center including old CVS tenant space location, bank, restaurant in proposed CVS locationProposed Use CVS Drug Store relocated to new tenant space in existing shopping centerProject Name (if applicable) CVS HealthDescribe in detail the characteristics, scope and/or operation of the proposed project See attachedAdditional 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 use 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
- ☒ Interior tenant improvement
- ☐ Additions to existing buildings
- ☐ Grading
- ☐ Removal of any on-site tree
- ☐ Removal of any street tree

- ☐ Removal of protected trees on site or in the public right of way
- ☐ New construction: \_\_\_\_\_ square feet
- ☐ Accessory use (fence, sign, wireless, carport, etc.)
- ☐ Exterior renovation or alteration
- ☒ Change of use and/or hours of operation
- ☐ Haul Route
- ☐ 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 ☒ NOIs your project required to dedicate land to the public right-of-way? ☐ YES ☒ NOIf 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 ☒ NOAuthorizing Code Section See attachedCode Section from which relief is requested (if any): N/AAction Requested, Narrative: See attachedAuthorizing Code Section N/ACode Section from which relief is requested (if any): N/AAction Requested, Narrative: N/AAdditional Requests Attached ☒ YES ☐ NO<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



**Project Name:** CVS Health  
**Site Address:** 9038 N. Balboa Boulevard

## **2. Project Description:**

Relocation of an existing approximately 8,000 CVS Health drug store tenant to a larger 12,912 square-foot tenant space formerly occupied by restaurant and bank tenants in an existing approximately 93,152 square-foot shopping center and adding a pharmacy drive-through lane. Upgrade from beer and wine to a full line of alcoholic beverages for off-site consumption. No change requested or required from existing 421 on-site parking spaces on the surface parking lot and no change to total shopping center floor area. Hours of operation: 24 hours, daily.

## **3. Actions Requested:**

Pursuant to Los Angeles Municipal Code Section 12.24-W, 1:  
A Conditional Use Permit to allow the relocation of the ability alcoholic beverages for off-site consumption from an existing approximately 8,000 square-foot CVS Health drug store tenant space to a new 12,912 square-foot CVS Health drug store tenant space including a new drive through pharmacy aisle in the same shopping center. Upgrade from beer and wine to a full line of alcoholic beverages. Hours of operation: 24 hours, daily.

#### 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-1995-131-CUZ, ZA-1990-667 CUZ, ZA 1978-25, CPC 84-517 ZC / ORD 162,876  
establishing Q conditions

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.: \_\_\_\_\_

☐ Condition compliance review

☐ Clarification of Q (Qualified) classification

☐ Modification of conditions

☐ Clarification of D (Development Limitations) classification

☐ Revision of approved plans

☐ Amendment to T (Tentative) classification

☐ Renewal of entitlement

☐ Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☒ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☐ YES ☒ NO

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

N/A

#### 5. RELATED DOCUMENTS / REFERRALS

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

a. Specialized Requirement Form Supplemental Alcohol Questionnaire

b. Geographic Project Planning Referral N/A

c. Citywide Design Guidelines Compliance Review Form N/A

d. Affordable Housing Referral Form N/A

e. Mello Form N/A

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

g. HPOZ Authorization Form N/A

h. Management Team Authorization N/A

i. Expedite Fee Agreement N/A

j. Department of Transportation (DOT) Referral Form N/A

k. Preliminary Zoning Assessment Referral Form N/A

l. SB330 Preliminary Application N/A

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

n. Order to Comply N/A

o. Building Permits and Certificates of Occupancy Provided

p. Hillside Referral Form (BOE) N/A

q. Low Impact Development (LID) Referral Form (Storm water Mitigation) N/A

r. SB330 Determination Letter from Housing and Community Investment Department N/A

s. 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** L. Herbert Lundin

Company/Firm Balboa Nordhoff Center, GP

Address: 16400 Pacific Coast Highway Unit/Space Number 207

City Huntington Beach State CA Zip Code: 92649

Telephone (562) 307-7281 E-mail: Herb@Luko.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) \_\_\_\_\_

Address \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

**Agent/Representative name** Margaret Taylor

Company/Firm Apex LA

Address: 11301 W Olympic Blvd Unit/Space Number 700

City Los Angeles State CA Zip: 90064

Telephone (818) 398-2740 E-mail: margaret@apex-la.com

**Other** (Specify Architect, Engineer, CEQA Consultant etc.) N/A

Name N/A

Company/Firm N/A

Address: \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

**Primary Contact for Project Information**  
(select *only one*)

☐ Owner

☐ Applicant

☒ Agent/Representative

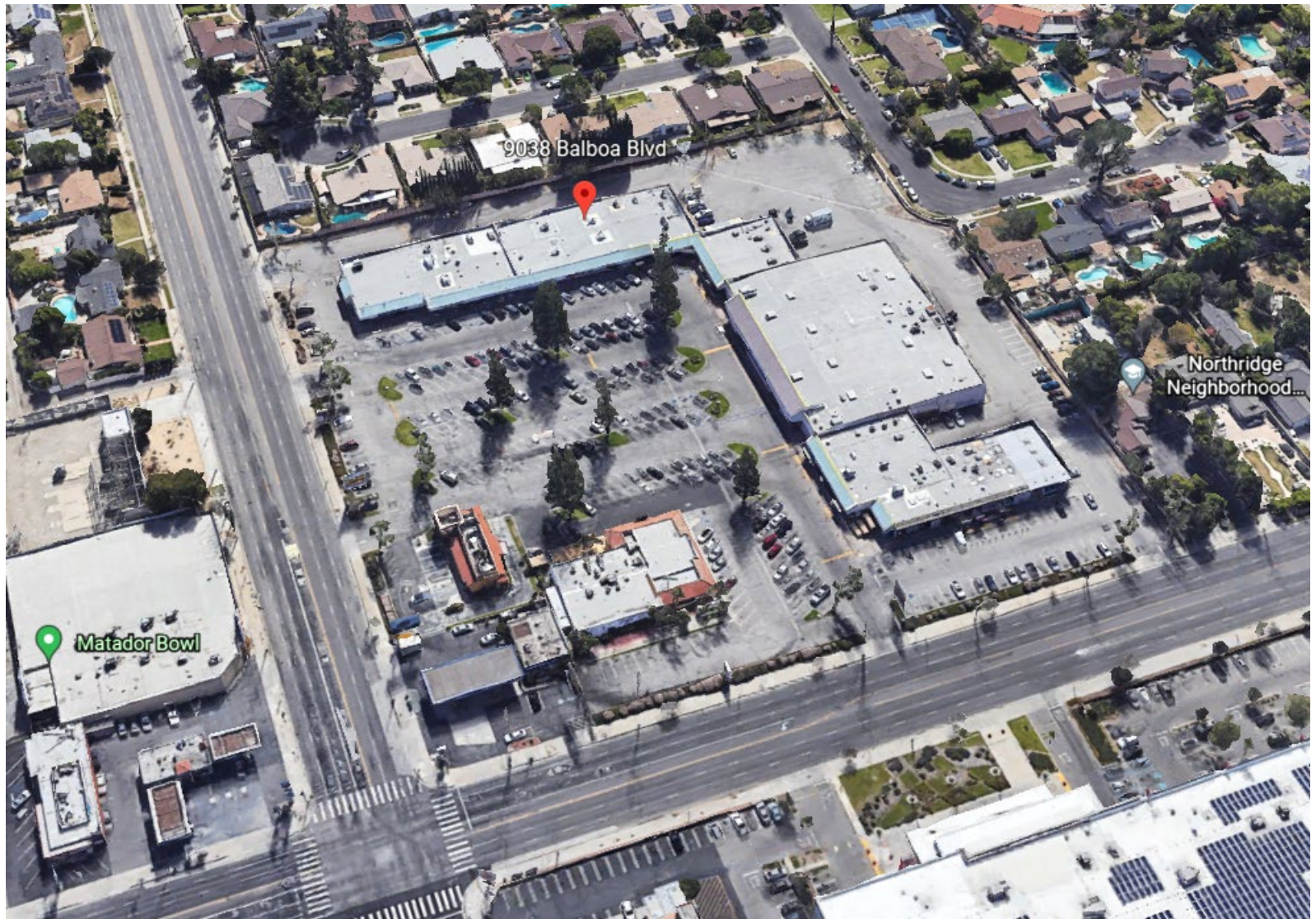
☐ Other

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

<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).



## Aerial View





## Current CVS location



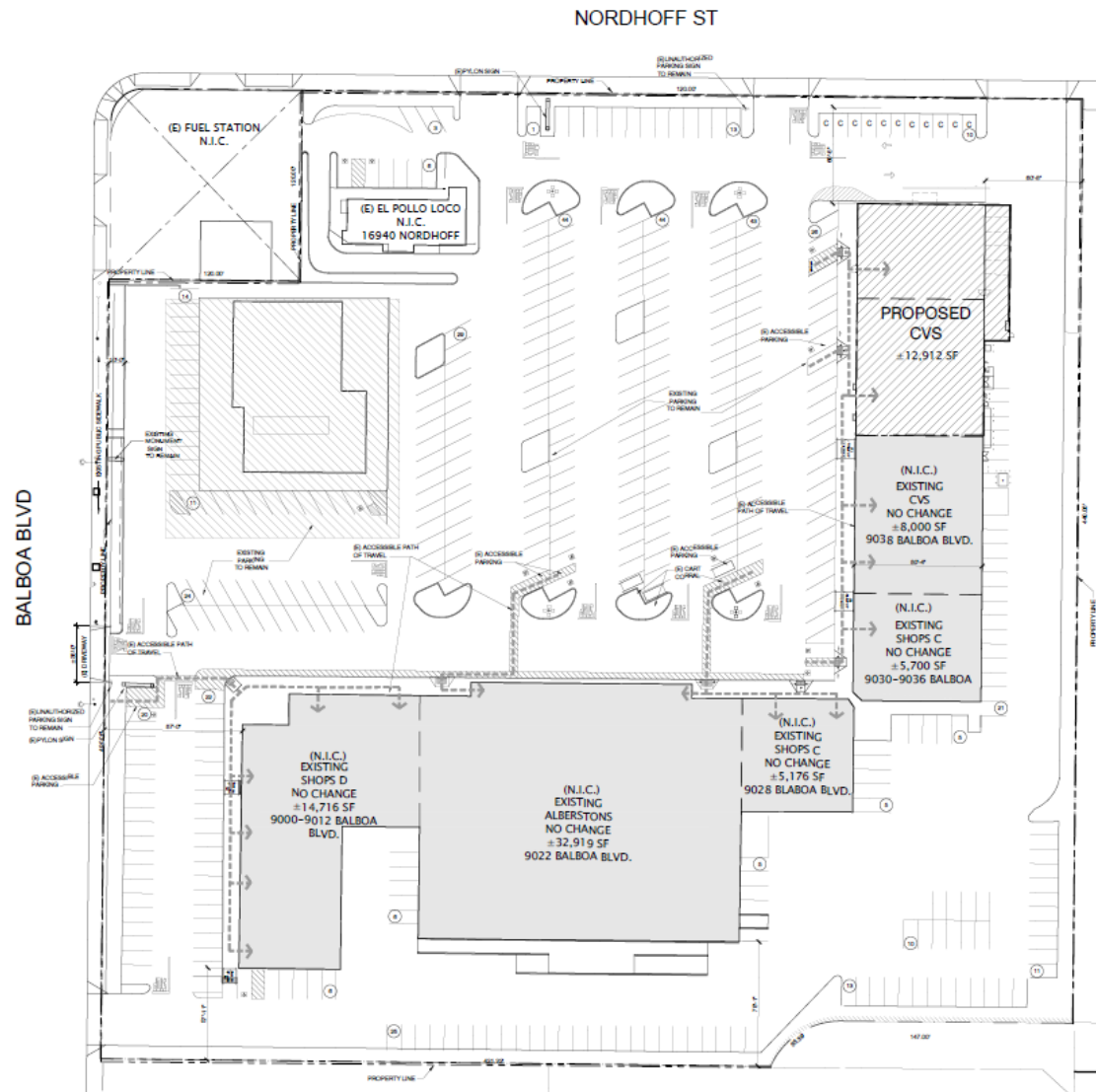
## New tenant space – former bank and restaurant



## Photo Exhibit

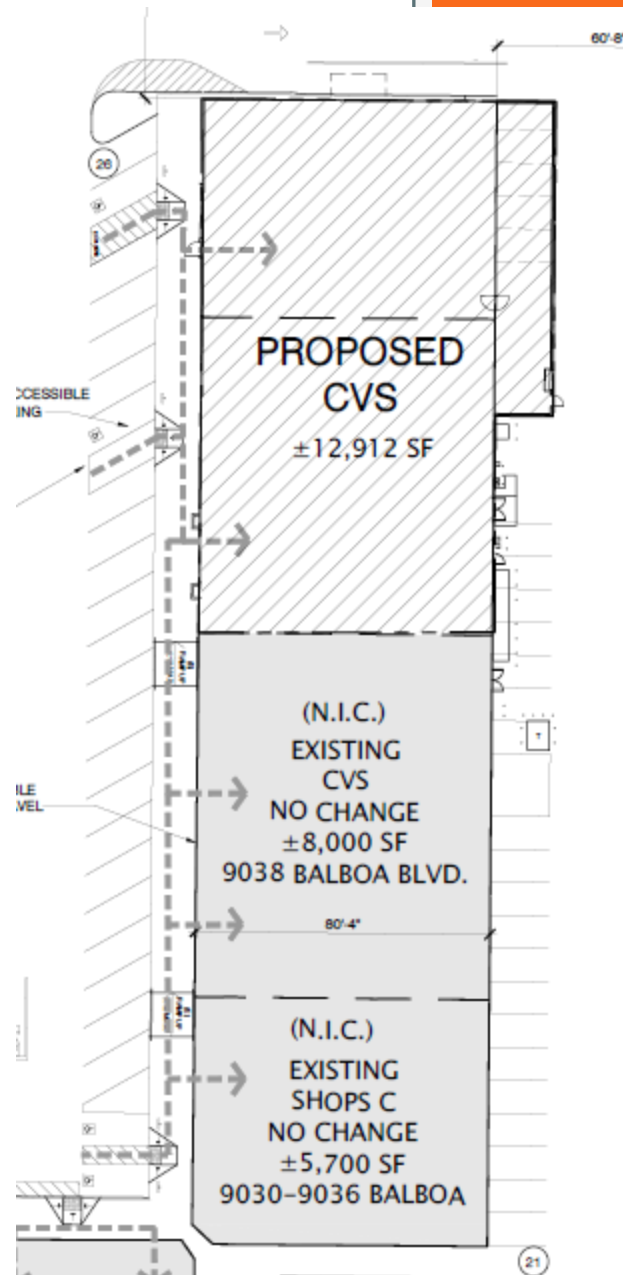


# Site Plan

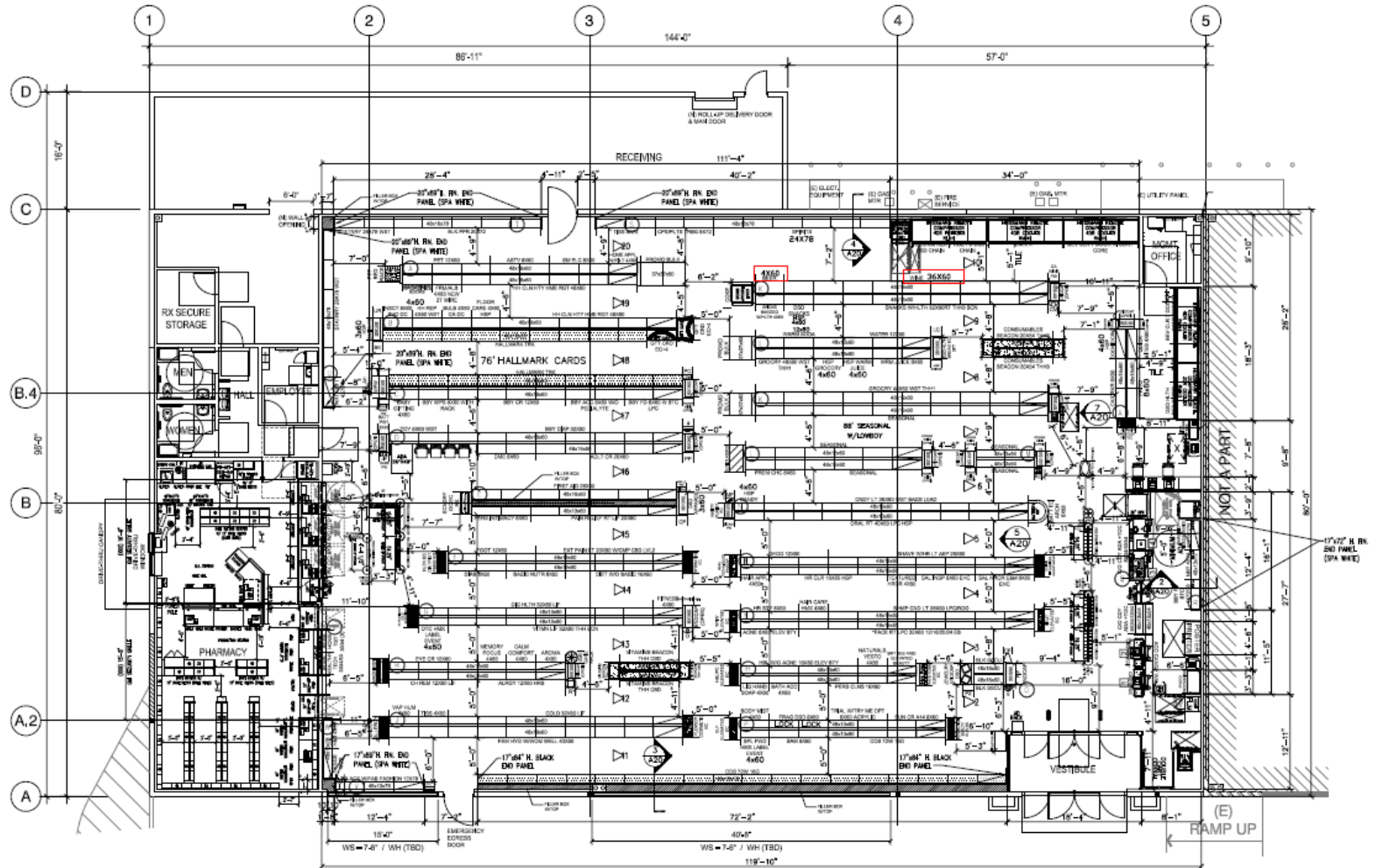




# Site Plan



# Floor Plan





## **Operations Information**

Alcohol Sales Hours – Will be different from Open Hours  
ABC standard – 6 am to 2 am daily maximum

CVS has no tobacco products

CVS has their own alarm company with  
visibility into the space

CVS is now CVS Health – Impacts every part of their business



# **General Information**

Patient Care Programs - Medication Use and Management

Free delivery

Store Manager – In-Training Internships

Pharmacy Technical Training School Accredited

“One Choice Changes Everything”

Free School/Community Presentations

Be Healthy. Stay Healthy.





## **LAPD:**

Devonshire Division submitted a letter of non-opposition

- Applicant is in agreement with recommended conditions

---

## **Northridge South Neighborhood Council:**

Approved unanimously November 18, 2021

- Letter pending

# LOS ANGELES POLICE DEPARTMENT

**MICHEL R. MOORE**  
Chief of Police



**ERIC GARCETTI**  
Mayor

P.O. Box 30158  
Los Angeles, CA 90030  
Telephone: (213) 486-0150  
TTY: (877) 275-5273  
Ref #: 7.1

October 29, 2021

Los Angeles City Planning Department  
Office of Zoning Administration  
Phillip Bazan  
200 North Spring Street, Suite 763  
Los Angeles, California 90012

Regarding: Conditional Use Permit, Case No. ZA-2021-7061-CUB

Alcoholic Beverage Control License No. "Pending"  
Herbert Lundin (CVS Health)  
9010 N Balboa Boulevard  
Northridge, California 91325

The Los Angeles Police Department, Devonshire Area Vice Unit, received a correspondence from the Office of Zoning Administration that the applicant, Herbert Lundin, is requesting a Conditional Use Permit (CUP). The CUP is intended for use at 9010 N Balboa Blvd, Northridge, CA 91325.

Devonshire Area Vice is **not** opposed if these specific conditions attached to the CUP are adhered to, in addition to the self-imposed conditions, to help mitigate possible future nuisances and crime:

## EMPLOYEES

1. Obey all laws.
2. Every employee involved in the service and sales of alcohol will attend Standardized Training for Alcohol Retailers (STAR) training sponsored by the Los Angeles Police Department or Licensee Education on Alcohol and Drugs (LEAD) provided by Alcoholic Beverage Control within 90 days of employment. The owner/operator shall maintain proof of each employee's attendance and have it available for inspection by the Los Angeles Police Department and Alcoholic Beverage Control. All employees who serve alcoholic beverages shall attend follow-up STAR or LEAD classes every 24 months.

3. All employees working at the location shall be attired in distinctive, matching uniforms during hours of employment and wear name tags identifying them as employees of the location.
4. A file containing all employees' names, current address and a photocopy of valid identification shall be maintained and accessible.
5. All employees shall have valid identification and shall possess them on the premise when working.
6. A thorough background/criminal check shall be conducted on all new senior management personnel employed at the location and shall be in accordance with State Labor Code section 432.7
7. 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 for the purpose of off-site consumption in conjunction with ABC license type 86 and 21. 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.

## **BUSINESS**

The business conditions set forth by Alcohol Beverage Control shall be imposed as stated in their correspondence.

8. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
9. Cashiers selling beer and wine shall be over 18 years of age.
10. Loitering is prohibited on or around these premises or this area under the control of the licensee(s) as delineated on the ABC-257 and ABC-253.
11. The possession of alcoholic beverages in open containers and the consumption of alcoholic beverages is prohibited on or around these premises as depicted on ABC-253.
12. Signs shall be posted in English and Spanish stating that California state law prohibits the sale of alcoholic beverages to people who are under 21 years of age.
13. A copy of these conditions shall be retained on the premises at all times and be immediately produced upon request by any law enforcement official. All employees shall be made familiar with the conditions and implement them as necessary.

14. Sales and service of alcoholic beverages shall be permitted only between the hours of 6:00 am to 2:00 am each day of the week.
15. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be removed or painted over within 72 hours of being applied.
16. Strict adherence to Department of Alcohol and Beverage Control laws and conditions, specifically 25612.5 B & P (retail operating standards).
17. The Petitioner(s) shall be responsible for maintaining the area adjacent to the premises over which they have control and keep it free of litter.
18. The Petitioner(s) shall post a notice that contains and describes, in concise terms, a warning notice that drinking distilled spirits, Beer, Coolers, Wine and Other Alcoholic Beverages May Increase Cancer Risk, and, During Pregnancy, Can cause Birth Defects in a location visible to the public in any area in which Alcoholic Beverages are displayed.

## **SECURITY**

19. All windows shall be maintained free of signs and other material which inhibit views into the facility.
20. The property owner shall be responsible for discouraging loitering on and around the subject property.
21. The petitioner(s) shall post a prominent, permanent sign stating, "NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES" in a place that is clearly visible to patrons of the licensed premises. The sign shall be at least two feet squared with at least two-inch block lettering and include "VIOLATORS ARE SUBJECT TO ARREST". The signage shall be posted in English and Spanish.
22. The petitioner(s) shall post a prominent, permanent sign stating, "NO ALCOHOLIC BEVERAGE CONTAINERS ARE ALLOWED ON THESE PREMISES" in a place that is clearly visible to patrons of the licensed premises. The sign shall be at least two feet squared with at least two-inch block lettering and include "VIOLATORS ARE SUBJECT TO ARREST". The signage shall be posted in English and Spanish.
23. The business operator shall install video surveillance cameras. Video surveillance cameras are to be installed, at a minimum, to view the area where alcohol is being displayed, the common open areas including the inside of the premise, sidewalk, and main entry/exit of the establishment.

The cameras installed will be digital, capable of high resolution images stored on a digital



video recorder (DVR) that can store a minimum of 30 days of video. The business operator shall maintain these recordings for at least 30 days and make them available to the police department upon request. The cameras for the entry/exit shall be capable of providing a video image that can be used for identification purposes. Evidence of compliance shall be submitted by the business operator to the zoning administrator.

Captain III Kathleen J. Burns, Commanding Officer, Devonshire Community Police Station, and Sergeant Jeff Cortina, Officer-In-Charge, Devonshire Area Vice Unit, Devonshire Community Police Station, both concurred with the above findings and are in agreement with the above requested conditions.

If you have any questions, please feel free to contact Sergeant Jeff Cortina, Officer-In-Charge, Devonshire Area Vice Unit, at (818) 832-0811.

Respectfully,

MICHEL R. MOORE  
Chief of Police



KATHLEEN J. BURNS, Captain  
Area Commanding Officer  
Devonshire Community Police Station

CITY OF LOS ANGELES  
CALIFORNIA

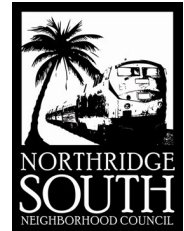


**NORTHRIDGE SOUTH  
NEIGHBORHOOD COUNCIL  
BOARD OF DIRECTORS**

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Ann Dorsey, Vice President  
Steve Slutzah, Treasurer  
Jennifer Elliott, Secretary  
Tiffany Caldwell, Planning & Land Use Chair  
Brittany Carr  
Kevin Kratzner  
Jack Fitzpatrick  
Marilynn Meyer  
Jose Portillo  
Scott Wright  
Jimmy Stewart

**NORTHRIDGE SOUTH  
NEIGHBORHOOD COUNCIL**

E-mail: [northridgesouth@gmail.com](mailto:northridgesouth@gmail.com)  
Website: <http://www.northridgesouth.org>



December 13, 2021

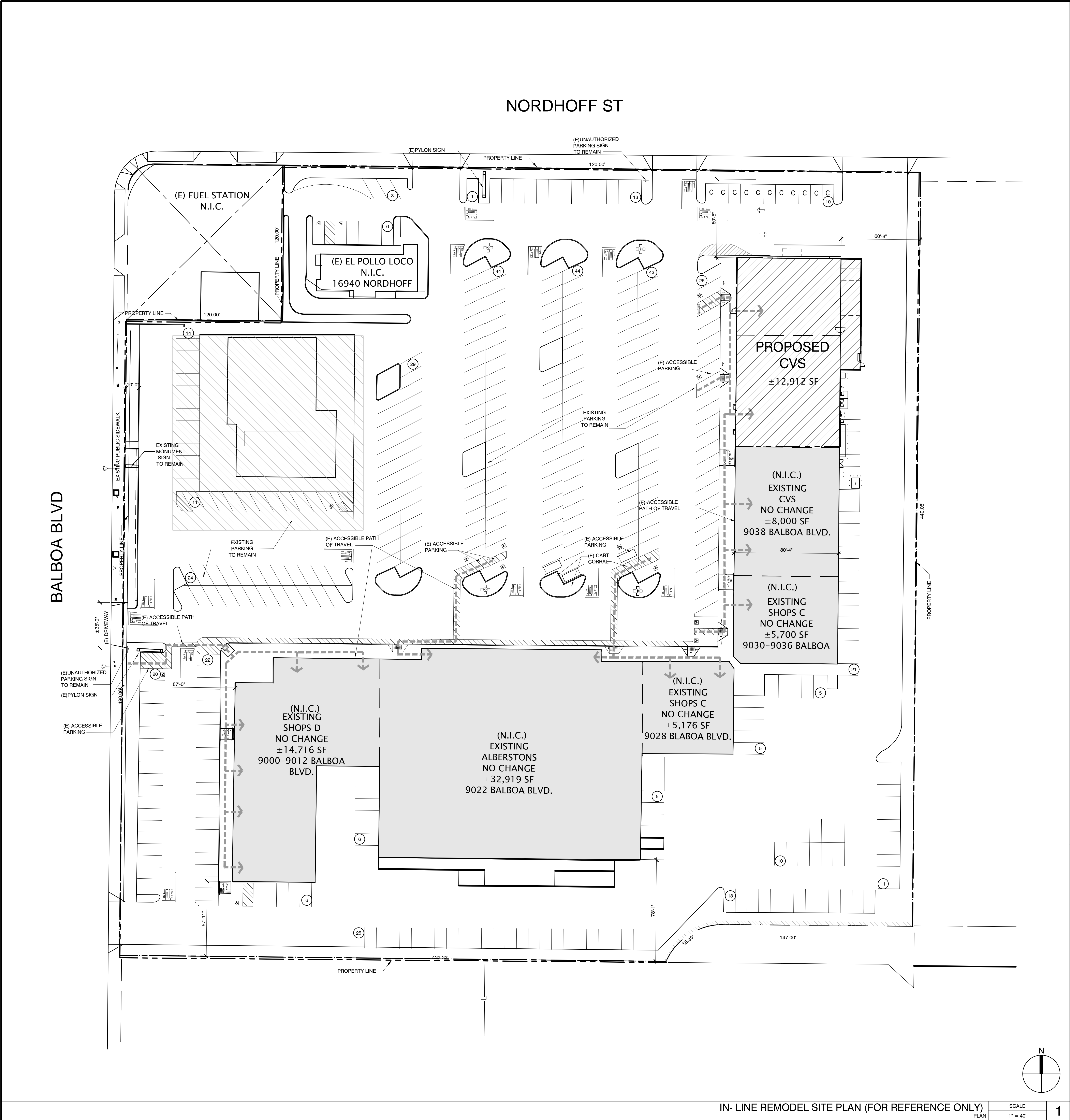
RE: ZA-2021-7061-CUB  
9038 N BALBOA BLVD 91325

Dear Eric Claros:

On November 18, 2021, the Board of Northridge South Neighborhood Council voted with seven (7) yes votes to support a Conditional Use Permit ("CUP") To allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption, available for sale 24 hours.

Yours truly,

Tiffany Caldwell  
Northridge South Neighborhood Council  
Planning and Land Use Chair

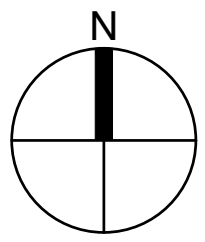


SITE SUMMARY		
LAND:	±8.09 AC	±352,702.1 S.F.
BUILDING AREA SUMMARY:		
EXISTING BUILDING (INLINE MAJOR & SHOPS)		±82,717 S.F.
EXISTING POLLO LOCO		±2,452 S.F.
EXISTING LAS HADAS		±7,983 S.F.
TOTAL EXISTING BUILDING		±93,152 S.F.

PARKING SUMMARY:	
EXISTING PARKING	421 STALLS
PROPOSED PARKING	421 STALLS
PARKING RATIO:	4.5/1000
LEGAL JURISDICTION: CITY OF LOS ANGELES	
ZONING:	(Q) C2-1VL
APN:	2688025012
OCCUPANCY GROUP:	M / B (D/T)
CONSTRUCTION TYPE:	V-B
SPRINKLERS:	YES
STORIES:	1
EXISTING MAX. HEIGHT	18' ±
NEW MAX. HEIGHT	30' ±

SITE SUMMARY	SCALE	B
--------------	-------	---

	(PHASE 1) SCOPE OF WORK
	(PHASE 2) NOT PART OF THIS PERMIT
	EXISTING IN-LINE BUILDINGS
	ACCESSIBLE PATH -OF TRAVEL
	PROPERTY LINE







STORE NUMBER: 9706  
SEC Balboa Blvd. & Nordhoff St.  
NORTHridge, CA  
PROJECT TYPE: New Store  
DEAL TYPE: RELOCATION TURNKEY  
CS # 139039

LITTLE  
DIVERSIFIED ARCHITECTURAL CONSULTING

1300 DOVE STREET, SUITE 100  
NEWPORT BEACH, CA 92660  
TEL. 949.698.1400 FAX: 949.698.1433

www.littleonline.com

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CONSULTANT:

BOOS  
DEVELOPMENT WEST  
1 MACARTHUR PLACE, SUITE 260  
SANTA ANA, CA 92707  
TEL 714.953.0004

SEAL

REVISIONS

DRAWING BY: LD

DATE: July 19, 2021

JOB NUMBER: 622.13458.00

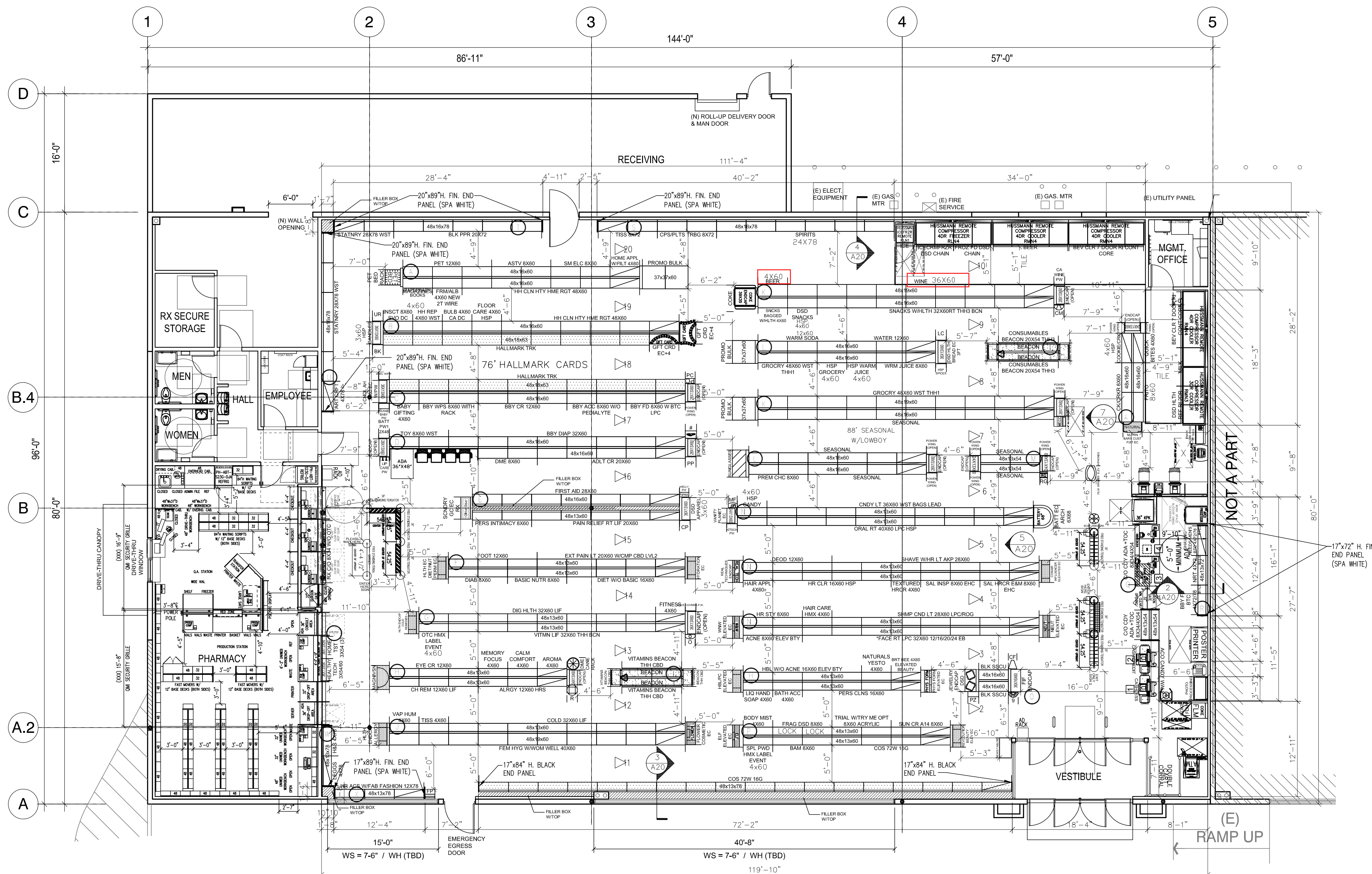
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MERCHANDISE PLAN

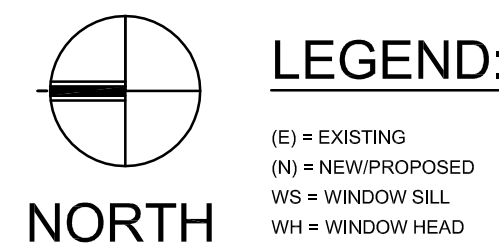
SHEET NUMBER:

F-1P

COMMENTS:



1  
F-1P  
MERCHANDISE PLAN  
SCALE: 1/8" = 1'-0"



LEGEND:

(E) = EXISTING  
(N) = NEW/PROPOSED  
WS = WINDOW SILL  
WH = WINDOW HEAD