



APPLICATION FOR DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY (PCN)

PURSUANT TO CALIFORNIA BUSINESS AND PROFESSIONS CODE SECTIONS 23958 AND 23858.4

There is no Filing Fee for this application

INSTRUCTIONS

- ALL APPLICATIONS MUST INCLUDE THE FOLLOWING ITEMS:
- 1. COMPLETE THE FORM BELOW
 - 2. ATTACH THE FOLLOWING:
 - A. COPY OF THE CUB APPLICATION PACKAGE SUBMITTED TO THE DEPARTMENT OF CITY PLANNING
 - B. LETTER OF DETERMINATION APPROVING A CONDITIONAL USE PERMIT FOR ALCOHOL SALES
 - C. MAILING LIST OF ABUTTING PROPERTY OWNERS
 - MUST INCLUDE IN LIST – APPLICANT, REPRESENTATIVE, AND PROPERTY OWNER, IF APPLICABLE
 - MUST USE EXCEL TEMPLATE PROVIDED

[Click here to download the Excel Template](#)

ALL FIELDS ARE REQUIRED

PROJECT NAME	TRADER JOE'S
PROJECT ADDRESS	14140 WEST RIVERSIDE DRIVE, UNIT A110
COUNCIL DISTRICT	4

APPLICANT

NAME	TRADER JOE'S COMPANY
ADDRESS	317 EAST CARSON STREET, UNIT 333, PITTSBURGH, PA 15219
PHONE	412-535-5110
EMAIL	MARGARET@APEX-LA.COM

PROPERTY OWNER

☐ Check if the Property Owner is the same as Applicant

NAME	IMT CAPITAL II SHERMAN OAKS LLC C/O ADAM THOMAS
ADDRESS	15303 VENTURA BLVD STE 200, SHERMAN OAKS, CA 91403
PHONE	818-922-1616

REPRESENTATIVE

☐ Check if the Representative is the same as Applicant

NAME	DAN KRAMER - DAN KRAMER LAW GROUP
ADDRESS	350 SANSOME STREET, UNIT 400, SAN FRANCISCO, CA 94104
PHONE	415-795-2327
EMAIL	DAN@DJKLAWGROUP.COM

TYPE OF BUSINESS	GROCERY STORE
CITY PLANNING CASE NUMBER	ZA-2024-1023-MPA
TYPE OF ALCOHOL SALES (Select one option)	Off-Site

AGENT, CA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL

CONTACT INFORMATION REQUIRED. APPLICATION MAY BE REJECTED IF CONTACT INFORMATION IS NOT PROVIDED.

NAME	LONNITA WILSON
EMAIL	LONNITA.WILSON@ABC.CA.GOV

MAILING LIST OF ABUTTING PROPERTY OWNERS (MUST USE EXCEL TEMPLATE PROVIDED)

Detach [MailingList.xlsx](#)

COPY OF THE CUB APPLICATION PACKAGE SUBMITTED TO THE DEPARTMENT OF CITY PLANNING

Detach [CUB Filing Packag](#)

LETTER OF DETERMINATION APPROVING CONDITIONAL USE PERMIT FOR ALCOHOL SALES

Detach [ZA-2024-1023-MPA](#)

Note: Attachment maximum size is 90 MB

Retype the characters from the picture (case sensitive). Click on the picture to load new characters if needed.

jwpWVNi