

**Application for Determination of PCN - 12500 Sherman Way, North Hollywood, 91605 / Case No. ZA-2017-2319-CU-CUB**

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Jenna Spivey <jspivey@ssjlaw.com>

Tue, Nov 2, 2021 at 11:29 AM

To: Diana Carbajal <diana.carbajal@lacity.org>, Daniel Luna <Clerk.PCN@lacity.org>

Cc: Stephen Jamieson <sjamieson@ssjlaw.com>, Jessica Bispels <jbispels@ssjlaw.com>, Janet Jin <jjin@ssjlaw.com>

Good morning, All!

As requested, we submitted the updated documents to the City Clerk's website link provided in your previous email. Please also find a scanned copy of the complete PCN Application to this email, as the City website did not allow for all the attachments to be uploaded.

Please let me know if you have any questions or if there is any additional information or documents you need from us. Otherwise, thank you very much and we look forward to hearing from you soon!

Sincerely,

Jenna Spivey  
Land Use Specialist

 1. Updated PCN Application with Attachments to ...

[Quoted text hidden]



**SOLOMON SALTSMAN & JAMIESON**

A Partnership of Professional Corporations  
426 Culver Boulevard | Playa Del Rey, CA 90293  
Telephone: 310.822.9848 | Facsimile: 310.822.3512  
Toll Free: 800.405.4222  
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**Stephen Allen Jamieson**

Partner  
email: [sjamieson@ssjlw.com](mailto:sjamieson@ssjlw.com)

October 28, 2021

**Via U.S. Mail and Email:** [Clerk.PCN@LACity.Org](mailto:Clerk.PCN@LACity.Org)

City Council

c/o City Clerk's Office

City of Los Angeles

200 N. Spring Street, Rm. 360

Los Angeles, CA 90012

**RE: Application for Determination of Public Convenience or Necessity Pursuant to Business & Professions Code Section 23958.4 for a Type 20 Beer and Wine License 12500 Sherman Way, North Hollywood, 91605 / Case No. ZA-2017-2319-CU-CUB**

Dear Honorable City Council:

My office represents the Applicant for the Determination of Public Convenience or Necessity. The Applicant has owned and operated this site for several years and now, plans to renovate and remodel the food mart. The Applicant is a responsible retailer of alcoholic beverages as Mr. Pouldar owns and operates numerous locations with Alcoholic Beverage Control ("ABC") licenses. Now, the Applicant would simply like to offer his customers the added benefit of beer and wine at this food mart in order to truly exist as a "one-stop" shopping experience.

Prior to seeking a Conditional Use Permit ("CUP") and/or an ABC license, the Applicant conducted outreach within the community in an effort to address any potential concerns related to the sale of beer and wine at this food mart.

Specifically, we met with the North Hollywood West Neighborhood Council, the North Hollywood Division of the Los Angeles Police Department ("LAPD"), and members of the Toluca Lake Little League Baseball Committee. Each of these stakeholders has thoroughly vetted this Applicant and expressed support for this Application, or in the case of the LAPD has issued its supportive letter of non-opposition. Many more in the community have signed petitions and letters of support for the Application. As a result, the Zoning Administrator has issued a Conditional Use Permit approving the request for the beer and wine. Copies of the documents reflecting this support are attached hereto. To wit:

The North Hollywood West Neighborhood Council is supportive of the request for off-sale beer and wine at the location as both the Land Use Committee and full Board voted in favor of the application. Specifically, at its August 2, 2017, Land Use Committee meeting, the Committee

California | Oregon | Washington | Wisconsin | Michigan

**Litigation | Personal Injury | Gaming | Employment Law | Land Use | Indian Law | Alcohol Licensing**

voted in favor of the application and then, on June 26, 2018, at the Neighborhood Council’s Board meeting, the entire Board voted to support the application. The letter of support from the North Hollywood West Neighborhood Council is enclosed herein for your reference.

Additionally, on November 30, 2018, the LAPD issued its Letter of Non-Opposition, which is also enclosed herein for your reference. Moreover, the Applicant received approximately 70 letters in support of the application and approximately 35 signatures in support of the application from individuals who live and/or work near the location. For reference, a copy of these letter and signed petitions are attached hereto.

Thus, on May 2, 2019, the Zoning Administrator (“ZA”) issued his Letter of Determination approving the sale and dispensing of beer and wine only for off-site consumption at this location. A copy of the ZA’s Letter of Determination is enclosed herein for your reference. Thus, there has been a great deal of support for this food mart to obtain a beer and wine license and the project has been fully vetted.

Now, a determination from the City of Los Angeles, pursuant to Business and Professions Code section 23958.4, that the public convenience or necessity will be served by issuance of a Type 20 beer and wine license at the subject site is required. Business and Professions Code section 23958.4 is sometimes misconstrued as permitting only a certain number of ABC licenses in a particular area, but such a construction ignores the fact that a condition of undue concentration may exist, as in this case, because of good planning and zoning, not in spite of it, i.e. this type of use should be located in a commercial zone. The term “undue concentration” does not mean that this particular census tract necessarily has too many licenses for the needs or convenience of the community. It just means look at it carefully, which the community stakeholders, and the LAPD, and the Zoning Administrator have done, and have concluded that beer and wine at this location is a desired addition to this food mart at this location for this community. It is respectfully submitted that is exactly why this application for a determination that this license will serve this community’s public convenience or necessity should be granted.

**I. GENERAL PROJECT DESCRIPTION**

The Applicant has owned and operated this business in a responsible manner for decades and will continue to operate in harmony with the surrounding community; the remodeled food mart, with the off-site sale of beer and wine, will provide a public convenience or necessity to the surrounding area. The location currently provides an incomplete shopping experience, enabling customers to purchase everyday essential grocery items, and is now requesting approval for the sale of beer and wine to make it a “one stop food mart” and thus further the convenience provided to the surrounding community. The Applicant will offer a range of grocery and household items with an ancillary amount of beer and wine, and which falls within the common type of goods that customers want and expect from a full-service food mart.

In order to provide all of the items that its customers want, and to keep them coming back, it is necessary to provide a full complement of items, including beer and wine, rather than a limited selection. Offering an ancillary, and modest and complementary, range of beer and wine, along

with other basic grocery items, provides for the convenience of the Applicant’s customers, so that the customers can find all of their shopping needs in one local food mart.

Only a small portion of the premises will be devoted to beer and wine sales as a complement to all of the other products and services offered at this food mart. While the percentage is low, it is necessary to the success of the business because the Applicant needs to offer a full array of products in order to position this food mart as a “one-stop” market.

Additionally, patrons wishing to buy beer and wine may prefer to shop at a food mart like this location rather than a liquor store, large chain grocery store, or big box retailer and this location serves that niche.

Additionally, pursuant to Business and Professions Code section 25658.4, all employees are required to sign the Clerk’s Affidavit informing employees of the laws related to selling alcoholic beverages. The Applicant also requires that employees request an identification from any person who appears 30 years or younger if that person is attempting to purchase an alcoholic beverage. Further, the cash registers are programmed to identify age-restricted products, like beer and wine, and require the employee to check identification and confirm the purchaser is of legal age to purchase the item. Management also trains its employees to monitor the exterior of the premise to ensure noninterference with the store’s neighbors. As part of this policy and training, employees are expected to conduct regular site checks and inspections of the premises throughout the day in order to clean up any trash or debris as well as promptly deter any loitering, panhandling, or other objectionable activity. Further, the premises is equipped with digital surveillance cameras that monitor both the interior and exterior of the building.

Lastly, while the food mart is located near a residentially zoned area, it is properly located within a commercial zone and permitted to sell beer and wine pursuant to a CUP. Moreover, while residences are located nearby, all commercial activity is directed toward the intersection of Sherman Way and Whitsett Avenue and thus, away from any residential properties. There is adequate separation from the food mart and any nearby residences.

**II. THE STAKEHOLDERS, LAPD, AND THE ZONING ADMINISTRATOR IN HIS CONDITIONAL USE PERMIT, NICELY EXPLAIN HOW THE PUBLIC CONVENIENCE OR NECESSITY WILL BE SERVED BY ISSUANCE OF A BEER AND WINE LICENSE AT THIS LOCATION**

The business model of this food mart is designed to provide convenience. The store’s product offering does and will include grocery items from milk to magazines, cheeses to chips, along with beer, wine, and soft drinks. Furthermore, the location does and will offer prepared foods, fruits, and a coffee bar. This food mart provides goods in a more convenient method and manner than a big bulk store or a liquor store in the area. A liquor store or a bulk store serves a different clientele with different needs.

Additionally, the Applicant is not naïve about the potential impacts that can result from the sale of alcoholic beverages and it takes the concerns of the City of Los Angeles, the LAPD, and the North Hollywood West Neighborhood Council seriously. To that end, the Applicant appeared

before the North Hollywood West Neighborhood Council (both the Land Use Committee as well as the full Board) and the Neighborhood Council was supportive of the project. In addition, the Applicant worked extensively with the North Hollywood Division of the LAPD and as a result the LAPD submitted an extensive letter to the Los Angeles Department of City Planning, dated November 30, 2018, confirming how diligently the Applicant worked with LAPD Officers, and thus indicating it is not opposed to the off-site sale of beer and wine at this location. Lastly, the CUP application was heard before Zoning Administrator (“ZA”) David Weintraub on March 18, 2019, and the ZA issued his determination letter, dated, May 2, 2019, approving this CUP for beer and wine at this food mart.

Further, the Zoning Administrator, in his May 2, 2019 approval, made the following notable findings:

- “The availability of beer and wine in conjunction with a new upgraded 24-hour convenience store ... will support the surrounding North Hollywood Community by continuing to provide a service that is beneficial to visitors and local residents.”
- “The ... convenience store [has] operated without any adverse impact to the surrounding neighborhood. A letter was received from LAPD’s North Hollywood Vice Unit with 21 suggested conditions of approval. Some of the conditions have been incorporated into the conditions of approval. Conditions such as requirements for STAR training and security cameras will be imposed to ensure that the project will not adversely affect or degrade adjacent properties. Therefore, the project’s location, 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.”
- “The approval of the conditional use request will not adversely affect the welfare of the community. The property is zoned C2-1VL which allows for commercial uses and the property will continue to be utilized as such with the subject ... convenience store. The project is requesting a Type 20 license from the California Department of Alcoholic Beverage Control (ABC), which regulates alcohol sales. As stated by the LAPD, ‘the applicant has shown to be a responsible ABC Retailer in his established Off-Sale ABC licensed locations throughout the City of Los Angeles.’ The applicant states that the amount of space devoted to the sale of beer and wine will be less than 10% of the convenience store’s retail space. And, ‘there will be ancillary benefits for the community in the form of increased commerce through the purchase of supplies and services, ease of shopping for consumers and reduction of the need for multiple stops in a single shopping trip...’. The grant authorized herein incorporated a number of conditions to ensure that the project will be compatible with the character of the immediate neighborhood including safety measures such as the installation of a surveillance system and deterrence of graffiti. In addition, the grant requires the installation of age verification device

at the point of sale to deter underage drinking. Employees must also undergo training provided by the Los Angeles Police Department STAR (Standardized Training for Alcohol Retailers) Program. The conditions of approval are intended to protect the public health, welfare and safety of the community. Therefore, it is expected that the off-site sale of beer and wine at an existing ... convenience store will not adversely affect the welfare of the North Hollywood community.”

- “The project will not adversely affect community welfare because the continued use of a convenience store ... is a desirable use in an area designated for commercial uses. In this case, the proposed project will continue to provide a convenience to workers, visitors, and residents in the immediate neighborhood and as conditions, will not negatively impact the area. The Zoning Administrator has incorporated numerous operational conditions to the grant that address noise, safety and security to ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity.”

(ZA Case No. ZA-2017-2319-CU-CUB (attached hereto)). The Applicant is dedicated to serving the needs of the community without causing negative impacts.

### III. THE ACTION SOUGHT

Based on the foregoing reasons, it is respectfully requested that the City of Los Angeles make a finding that issuance of a Type 20 off-site beer and wine license to the Applicant at this site will serve the Public Convenience or Necessity pursuant to Business and Professions Code section 23958.4.

Very truly yours,

SOLOMON SALTSMAN & JAMIESON

*Stephen Jamieson /js*

STEPHEN ALLEN JAMIESON

Licensed in California and Wisconsin

cc: Client (via email)  
Jenna Spivey (via email)  
Jessica Bispels (via email)

Encls.: Los Angeles City Clerk's Application for Determination of PCN Form and Required Enclosures  
Neighborhood Council Letter of Support  
LAPD Letter of Non-Opposition  
Petitions and Letter of Support  
ZA Determination



# 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](#)

SUBMIT THE COMPLETED PCN APPLICATION VIE EMAIL TO:  
OFFICE OF THE CITY CLERK, CITY OF LOS ANGELES  
[CLERK.PCN@LACITY.ORG](mailto:CLERK.PCN@LACITY.ORG)

**ALL FIELDS ARE REQUIRED – COMPLETE ALL ITEMS BELOW OR USE “N/A”**

PROJECT NAME  
PROJECT ADDRESS  
COUNCIL DISTRICT

## APPLICANT

*Check if the Property Owner is the same as the Applicant*

NAME  
ADDRESS  
PHONE  
EMAIL

## PROPERTY OWNER

NAME  
ADDRESS  
PHONE

## REPRESENTATIVE

*Check if the Representative is the same as the Applicant*

NAME  
ADDRESS  
PHONE  
EMAIL

TYPE OF BUSINESS  
CITY PLANNING CASE NO.  
TYPE OF ALCOHOL SALES  
(Select one option)

## AGENT, CA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL

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

NAME  
EMAIL

**Note: Attachment maximum size is 25 MB**



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

ZA-2017-2319-CU-CUB

Env. Case Number

ENV-2017-2320-EAF

Application Type

Conditional Use - Conditional Use Beverage-Alcohol

Case Filed With (Print Name)

Tracy Williams

Date Filed

6/12/2017

Application includes letter requesting:

Waived hearing

Concurrent hearing

Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number

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.

1. PROJECT LOCATION

Street Address<sup>1</sup> 12500 Sherman Way, North Hollywood, CA 91605 Unit/Space Number

Legal Description<sup>2</sup> (Lot, Block, Tract) Portion Lt 8 ARB 6; Lot None; Tract 1081

Assessor Parcel Number 2324-034-018 Total Lot Area 18,664 SF

2. PROJECT DESCRIPTION

Present Use Service Station with accessory uses

Proposed Use Service Station with accessory uses

Project Name (if applicable) Sherman Way Oil

Describe in detail the characteristics, scope and/or operation of the proposed project See attached project description - marked Exhibit A.

Additional information attached  YES  NO

Complete and check all that apply:

Existing Site Conditions

Site is undeveloped or unimproved (i.e. vacant)

Site is located within 500 feet of a freeway or railroad

Site has existing buildings (provide copies of building permits)

Site is located within 500 feet of a sensitive use (e.g. school, park)

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 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**

- 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
- New construction: 2,400 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: 0 square feet

**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 section 12.24.W.27 Section from which relief is requested (if any): \_\_\_\_\_

Request: Conditional Use Permit to allow the operation of a service station and convenience store (operating 24-7-365) as a commercial corner development (across the alley from residential).

Authorizing section 12.24.W.1 Section from which relief is requested (if any): \_\_\_\_\_

Request: Conditional Use Permit to allow the sale of alcoholic beverages (beer and wine only) for off-site consumption from the hours of 6:00 A.M. to 2:00 A.M. (per state law).

Authorizing section 12.24.W.27 Section from which relief is requested (if any): \_\_\_\_\_

Request: Conditional Use Permit to allow the operation of a service station and convenience store 24 hours a day, 7 days a week, 365 days a year and to have less than 50% windows on the building facade facing Whitsett Ave.

Additional 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

**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) N/A

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

- |   |  |
|---|--|
| <input type="checkbox"/> Condition compliance review                        | <input type="checkbox"/> Clarification of Q (Qualified) classification               |
| <input type="checkbox"/> Modification of conditions                         | <input type="checkbox"/> Clarification of D (Development Limitations) classification |
| <input type="checkbox"/> Revision of approved plans                         | <input type="checkbox"/> Amendment to T (Tentative) classification                   |
| <input type="checkbox"/> Renewal of entitlement                             |  |
| <input type="checkbox"/> 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. OTHER AGENCY REFERRALS/REFERENCE**

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property?  YES (provide copy)  NO

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

Development Services Case Management Number \_\_\_\_\_

Building and Safety Plan Check Number \_\_\_\_\_

Bureau of Engineering Planning Referral (PCRF) 201700109

Bureau of Engineering Hillside Referral \_\_\_\_\_

Housing and Community Investment Department Application Number \_\_\_\_\_

Bureau of Engineering Revocable Permit Number \_\_\_\_\_

Other—specify \_\_\_\_\_

**ZA-2017-2319**

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

**Applicant<sup>5</sup> name** Bijan (Ben) Pouldar

Company/Firm Sherman Way Oil, Inc.

Address: 12500 Sherman Way Unit/Space Number \_\_\_\_\_

City North Hollywood State CA Zip Code: 91605

Telephone (310) 962-2955 E-mail: \_\_\_\_\_

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 12500 Sherman Way Unit/Space Number \_\_\_\_\_

City North Hollywood State CA Zip Code: 91605

Telephone (310) 962-2955 E-mail: SherChevron@aol.com

**Agent/Representative name** Ben Steckler

Company/Firm Fiedler Group

Address: 299 N. Euclid Ave. Unit/Space Number 550

City Pasadena State CA Zip: 91101

Telephone (213) 381-3243 E-mail: ben.steckler@fiedlergroup.com

**Other** (Specify Architect, Engineer, CEQA Consultant etc.) Attorney

Name Stephen Jamieson

Company/Firm SSJ Law

Address: 426 Culver Boulevard Unit/Space Number \_\_\_\_\_

City Los Angeles State CA Zip Code: 90293

Telephone (310) 822-9848 E-mail: sjamieson@ssjlaw.com

**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).

**PROPERTY OWNER**

9. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- A. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- B. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- C. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- D. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.  
The City requires an original signature from the property owner with the "wet" notary stamp.  
A Notary Acknowledgement is available for your convenience on following page.*

Signature 

Date 5-30-2017

Print Name Bijan (Ben) Pouldar

Signature \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_

**ZA-2017-2319**

Space Below For Notary's Use

California All-Purpose Acknowledgement

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 May, 30<sup>th</sup>, 2017 before me, Allen Boghuzian, a Notary Public  
(Insert Name of Notary Public and Title)

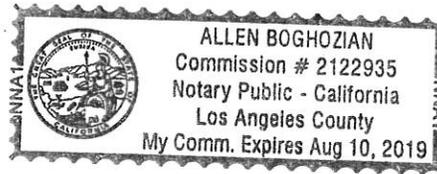
personally appeared Bijan Pouldar, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that 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]  
Signature

(Seal)



ZA-2017-2319

**APPLICANT**

- 10. APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- A. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
  - B. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
  - C. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
  - D. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
  - E. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
  - F. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
  - G. I understand that if this application is denied, there is no refund of fees paid.
  - H. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
  - I. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

*The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.*

Signature: 

Date: 5-30-2017

Print Name: Bijan (Ben) Pouldar

Special Instructions for:

**CONDITIONAL USE PERMIT (CUZ)  
COMMERCIAL CORNER DEVELOPMENTS and MINI SHOPPING CENTER**

The **MASTER LAND USE APPLICATION INSTRUCTION SHEET-500' RADIUS** should also be followed.

**ZONING CODE SECTIONS:** Development standards in 12.22 A 23 and Conditional Use in 12.24 W 27

1. The **MASTER LAND USE APPLICATION FORM CP-7771** must be filled out completely, typed or printed in black ink, with full answers to every statement and question. The application must be signed by the property owner or owners, lessee (only if the entire site is leased), authorized agent of the owner with power of attorney, or officers of a corporation (submit proof). A single application can be used for most projects that have multiple requests.
  
2. **ADDITIONAL INFORMATION/FINDINGS:** In order to grant your request the following findings/questions must be addressed by the Zoning Administrator. Please try to explain as best as possible how your request conforms to the following requirements:
  - a. 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.
  - b. 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.
  - c. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.
  - d. That based on data provided by the City Department of Transportation or by a licensed traffic engineer, that ingress to and egress from the project will not create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets
  - e. That project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.
  - f. Are you going to develop any or all of the following Yes/No

1)	A drive-thru fast food establishment?	_____
2)	A business open any time between 11 p.m. and 7 a.m.?	_____
3)	A multi-residential use?	_____
4)	An amusement enterprise as enumerated in Sec. 12.14 A of the Los Angeles Municipal Code?	_____
5)	An automobile laundry or washrack?	_____
6)	A commercial swimming pool	_____
  - g. How many parking spaces are being provided? \_\_\_\_\_ Standard? \_\_\_\_\_ Compact? \_\_\_\_\_
  - h. What is the Height \_\_\_\_\_ and number of stories \_\_\_\_\_ of the Project?

- i. List all the uses to be included in the development their hours of operation, square footage and the percentage of the total development to be occupied by each:

<u>Use</u>	<u>Hours of Operation</u>	<u>Square Ft.</u>	<u>Percentage</u>
1) _____			
2) _____			
3) _____			
4) _____			
5) _____			
6) _____			
7) _____			
8) _____			

- j. Describe any security measures that will be taken to prevent loitering, theft, vandalism, etc.  
Security lighting and security cameras.
- k. For drive-through fast food establishments submit plans showing points of ingress and egress, the location of speakers, driveways and queuing lanes.  
N/A - project is not a drive-through restaurant.
  - a. For drive-through fast food establishments submit plans showing points of ingress and egress, the location of speakers, driveways and queuing lanes.
  - b. For all applications the following items shall be delineated on plans in accordance with the applicable Zoning Code Section:
    - 1) Exterior walls.
    - 2) Lighting plans.
    - 3) Landscaped and irrigated areas in the parking area.
    - 4) Location of trash storage area(s).
    - 5) Location of other storage area(s).
    - 6) Parking layout indicating striping, landscaping, and driveways.

- 3. In addition, specify each and every requirement of Section 12.22 A 23 LAMC that you cannot or do not comply with, and explain (attach form CP-7755).
  - Hours of operation(12.22A23(b)(3)
  - % of windows facing Whitsett is 14 % (12.22A23(a)(3)





**GENERAL NOTES:**

1. ALL GLAZING TO BE TEMPERED

**BEVERAGE RATIO :**

 TOTAL BEER AND WINE SQUARE FEET  
EQUALS 26.29 SQ. FT.

TOTAL GROSS BUILDING SQ. FT. = 2,408

PERCENTAGE OF ALCOHOLIC BEVERAGE =  
26.29/2,408 = 1 PERCENT



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2	02/06/2019	GENERAL REVISION

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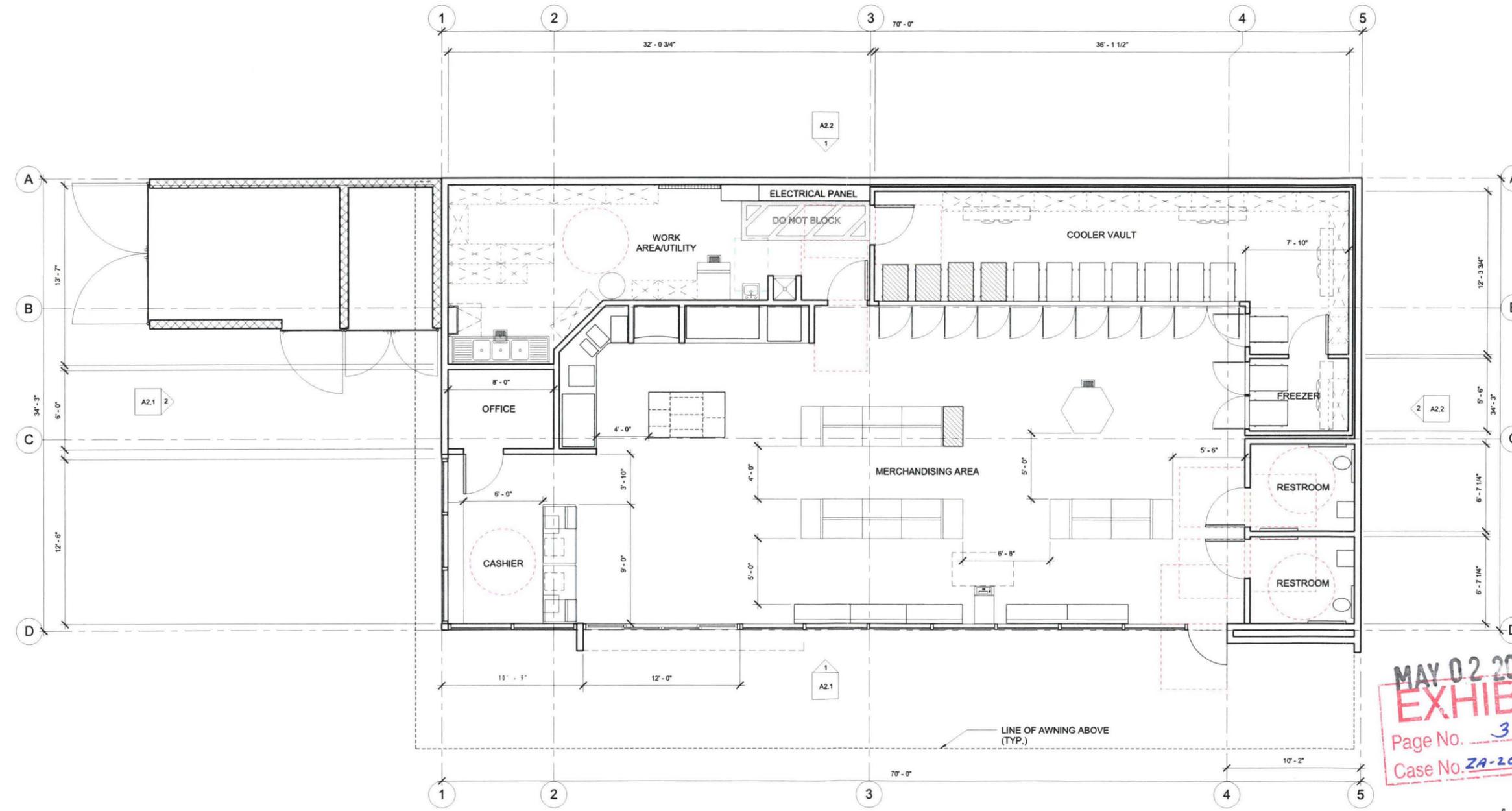
**DEVELOPMENT INFORMATION:**  
NEW DEVELOPMENT  
2,400 S.F. C-STORE  
6 M.P.D. CANOPY  
U.G. STORAGE TANKS

**SITE ADDRESS:**  
12500 SHERMAN WAY  
@ WHITSETT AVE.  
N. HOLLYWOOD, CA 91605

DESIGNED BY: PSG  
CHECKED BY: PSG  
DRAWN BY: PSG  
DATE: 08/01/2017  
PROJECT NO.: 15872

**FLOOR PLAN**

SHEET NO.:  
**A1.1**

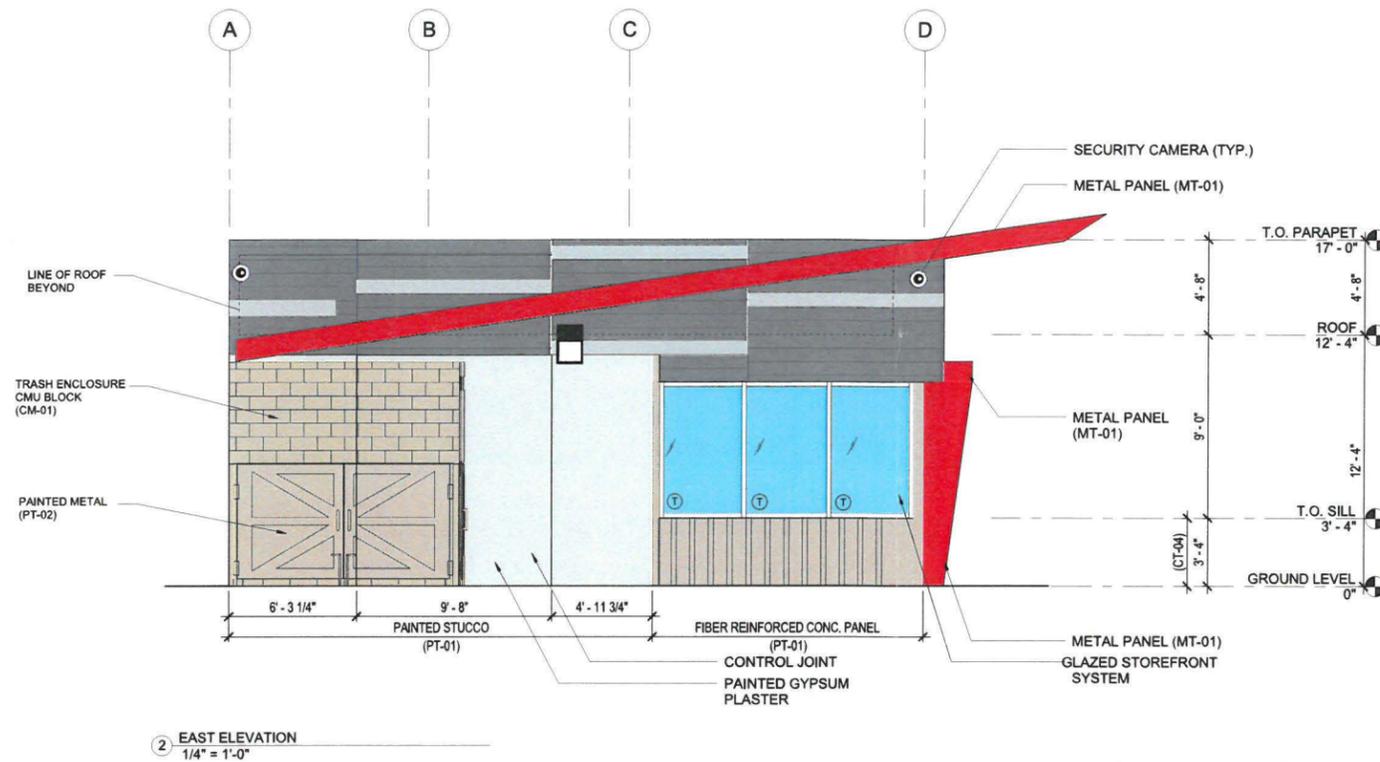


**MAY 02 2019**  
**EXHIBIT "A"**  
Page No. 3 of 8  
Case No. 2A-2017-2319-CU



1 FLOOR PLAN  
1/4" = 1'-0"

I:\projects\15872\Design\1000 Permit & Construction Documents\Architectural\Floorplan\_12500 Sherman Way N. Hollywood (FG15872) - Schematic plan options - FG15872.rvt



2 EAST ELEVATION  
1/4" = 1'-0"

**GENERAL NOTES:**

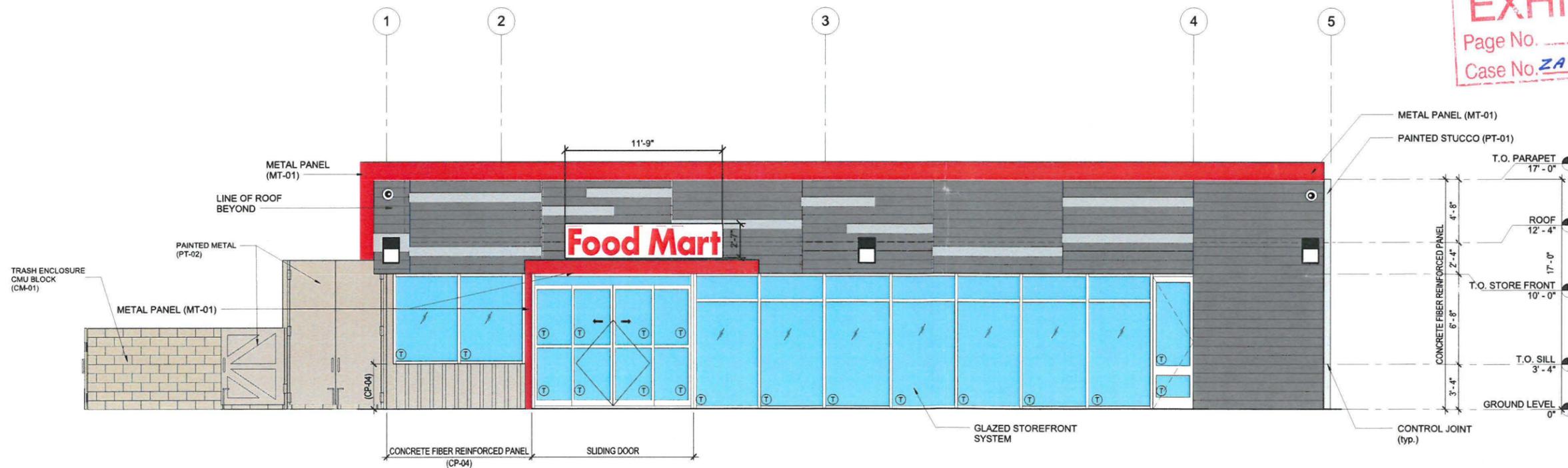
1. ALL GLAZING TO BE TEMPERED

**COLOR LEGEND:**

- FIBER REINFORCE CONCRETE PANEL  
MANF.: RIEDER - OKO SKIN  
COLOR: CHROMED  
FINISHED: MA MATT
- FIBER REINFORCE CONCRETE PANEL  
MANF.: RIEDER - OKO SKIN  
COLOR: OFF WHITE  
FINISHED: MA MATT
- FIBER REINFORCE CONCRETE PANEL: CP-04  
MANF.: RIEDER - OKO SKIN  
COLOR: STANDSTONE  
FINISHED: MA MATT
- METAL PANEL: MT-01  
MANF.: APOLIC MATERIALS  
COLOR: ACI RED
- PAINT: PT-01  
MANF.: SHERWIN WILLIAMS  
COLOR: OLYMPIC WHITE SW 6253
- PAINT: PT-02  
MANF.: SHERWIN WILLIAMS  
COLOR: MATCH SANDSTONE COLOR CP-04
- CMU BLOCK: CM-01  
MANF.: ANGELUS OR EQV.  
COLOR: SANDSTONE OR EQV.

MAY 02 2019

**EXHIBIT "A"**  
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Case No. ZA-2017-2319-CU



1 NORTH ELEVATION  
1/4" = 1'-0"



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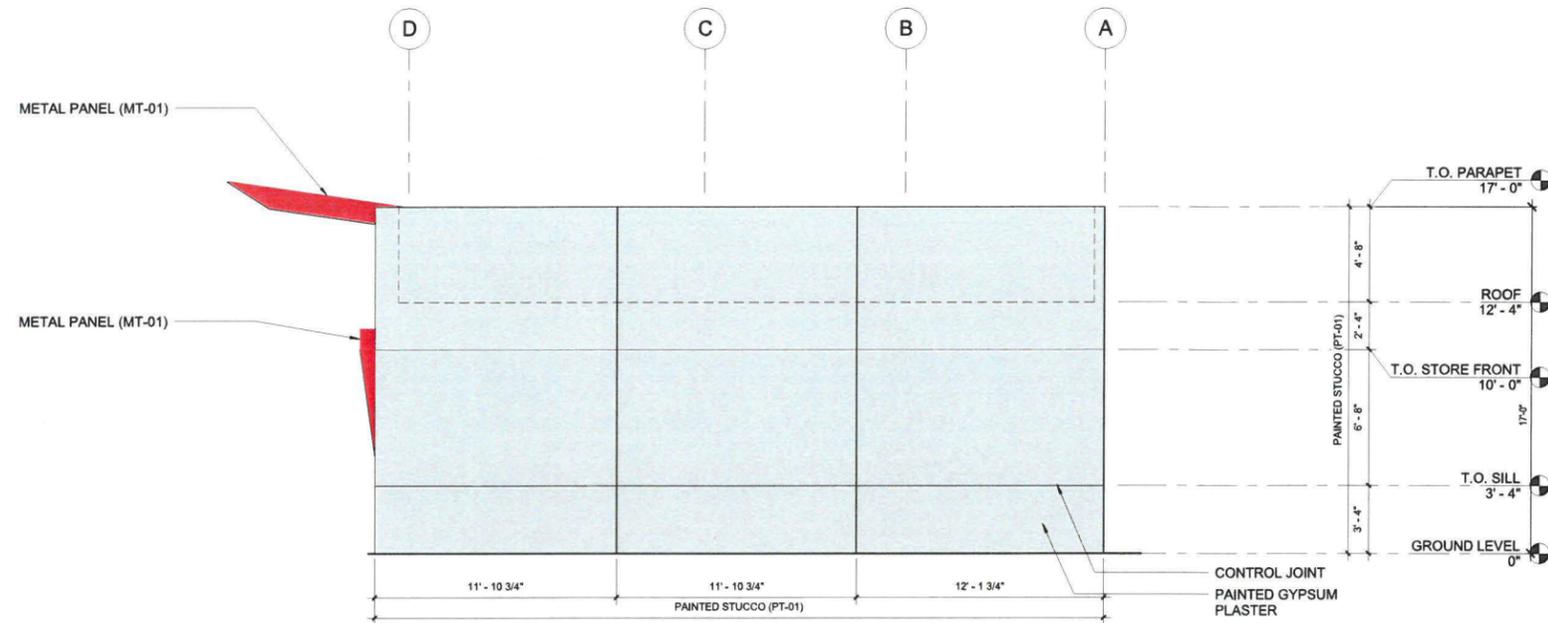
**DEVELOPMENT INFORMATION:**  
**NEW DEVELOPMENT**  
2,400 S.F. C-STORE  
6 M.P.D. CANOPY  
U.G. STORAGE TANKS

**SITE ADDRESS:**  
12500 SHERMAN WAY  
@ WHITSETT AVE.  
N. HOLLYWOOD, CA 91605

DESIGNED BY: PSG  
CHECKED BY: PSG  
DRAWN BY: PSG  
DATE: 08/01/2017  
PROJECT NO.: 15872

**EXTERIOR ELEVATIONS**

SHEET NO.:  
**A2.1**



2 WEST ELEVATION  
1/4" = 1'-0"

**COLOR LEGEND:**

- FIBER REINFORCE CONCRETE PANEL  
MANF.: RIEDER - OKO SKIN  
COLOR: CHROMED  
FINISHED: MA MATT
- FIBER REINFORCE CONCRETE PANEL  
MANF.: RIEDER - OKO SKIN  
COLOR: OFF WHITE  
FINISHED: MA MATT
- FIBER REINFORCE CONCRETE PANEL: CP-04  
MANF.: RIEDER - OKO SKIN  
COLOR: STANDSTONE  
FINISHED: MA MATT
- METAL PANEL: MT-01  
MANF.: APOLIC MATERIALS  
COLOR: ACI RED
- PAINT: PT-01  
MANF.: SHERWIN WILLIAMS  
COLOR: OLYMPIC WHITE SW 6253
- PAINT: PT-02  
MANF.: SHERWIN WILLIAMS  
COLOR: MATCH SANDSTONE COLOR CP-04
- CMU BLOCK: CM-01  
MANF.: ANGELUS OR EQV.  
COLOR: SANDSTONE OR EQV.



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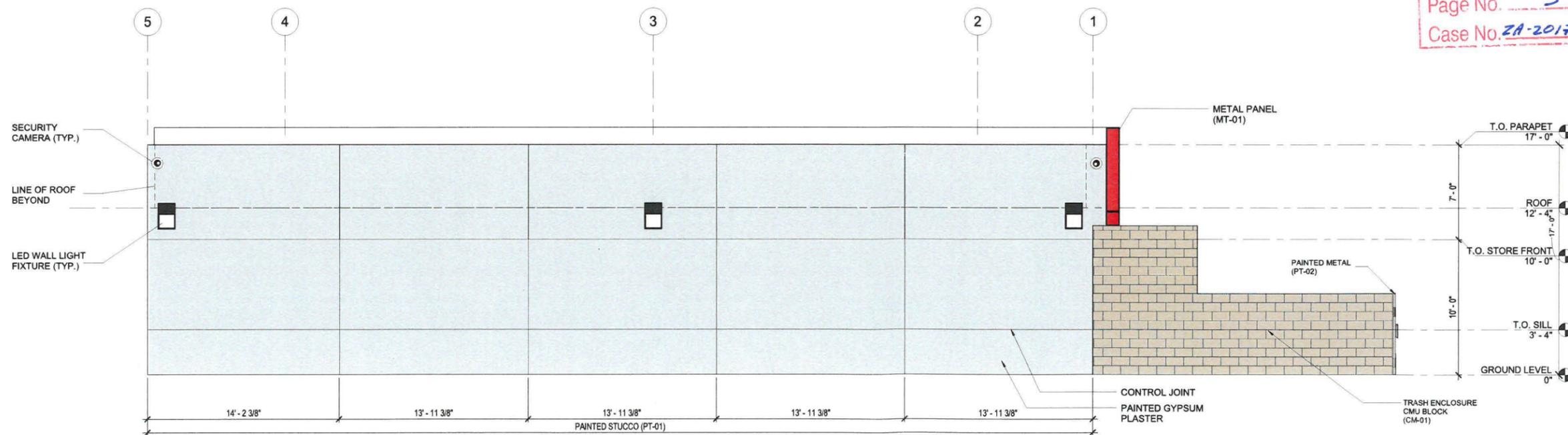
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MAY 02 2019

**EXHIBIT "A"**  
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Case No. ZA-2017-2319-CU



1 SOUTH ELEVATION  
1/4" = 1'-0"

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**DEVELOPMENT INFORMATION:**  
**NEW DEVELOPMENT**  
2,400 S.F. C-STORE  
6 M.P.D. CANOPY  
U.G. STORAGE TANKS

**SITE ADDRESS:**  
12500 SHERMAN WAY  
@ WHITSETT AVE.  
N. HOLLYWOOD, CA 91605

DESIGNED BY: PSG	FG PR:
CHECKED BY: PSG	MEP PR:
DRAWN BY: PSG	CONSULTANT PR:
DATE: 08/01/2017	PROJECT NO. 15872

**EXTERIOR ELEVATIONS**

SHEET NO.:  
**A2.2**



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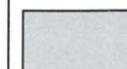
### COLOR LEGEND:



PAINT: PT - 02  
MANF.: JONES BLAIR 45027-99951  
COLOR: EGG SHELL WHITE  
FINISH: ACRYLITHANE HS2 SEMI-GLOSS



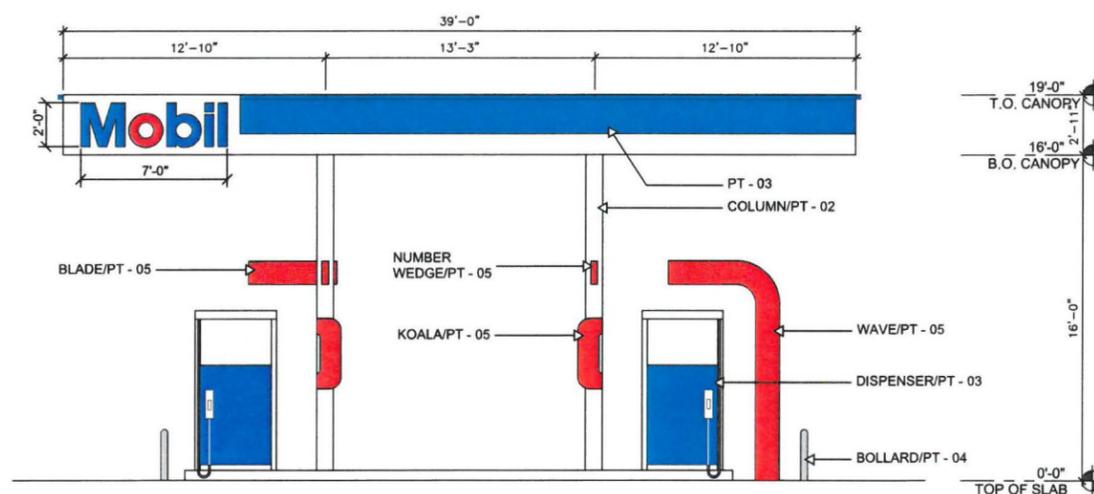
PAINT: PT - 03 / PANTONE 293c  
MANF.: JONES BLAIR A2N5018/99951  
COLOR: EXXONMOBIL BLUE  
FINISH: ACRYLITHANE HS2 SEMI-GLOSS



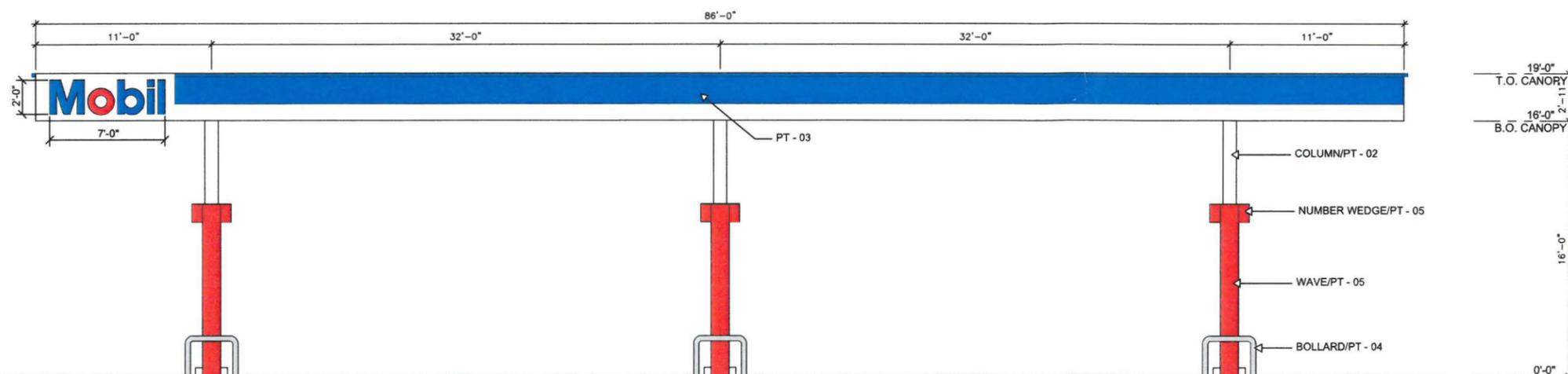
PAINT: PT - 04  
MANF.: JONES BLAIR 45604/99951  
COLOR: GRAY  
FINISH: ACRYLITHANE HS2 SEMI-GLOSS



PAINT: PT - 05  
MANF.: JONES BLAIR  
COLOR: SYNERGY RED (EXISTING EXXONMOBIL RED)  
FINISH: ACRYLITHANE HS2 SEMI-GLOSS



2 EAST ELEVATION  
1/4" = 1'-0"



1 NORTH ELEVATION  
1/4" = 1'-0"

MAY 02 2019

**EXHIBIT "A"**  
Page No. 8 of 8  
Case No. 2A-2017-2319-CU

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#### DEVELOPMENT INFORMATION:

**NEW DEVELOPMENT**  
2,400 S.F. C-STORE  
6 M.P.D. CANOPY  
U.G. STORAGE TANKS

#### SITE ADDRESS:

12500 SHERMAN WAY  
@ WHITSETT AVE.  
N. HOLLYWOOD, CA 91605

#### DESIGNED BY:

PSG

#### CHECKED BY:

PSG

#### DRAWN BY:

PSG

#### DATE:

08/01/2017

#### PROJECT NO.:

15872

#### DRAWING TITLE:

CANOPY ELEVATIONS

#### SHEET NO.:

CA2.1

# **SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ADULT ENTERTAINMENT ESTABLISHMENTS (CUX) – LAMC 12.24 W.1 & 12.24 W.18**

City of Los Angeles – Department of City Planning

The Special Instructions for Alcohol (CUB) & Adult Entertainment Establishments is a required attachment to the *MASTER LAND USE APPLICATION INSTRUCTIONS* (CP-7810). Only utilize this form when filing for a conditional use permit pursuant to LAMC Section 12.24 W.1 for alcohol establishments or pursuant to 12.24 W.18 for adult entertainment establishments.

## **ADDITIONAL REQUIREMENTS/FINDINGS FOR APPROVAL OF A CUB or CUX:**

*For a CUB or CUX request to be considered, the following additional information and findings must be provided.*

### **1. RADIUS MAP REQUIREMENTS.** In addition to the Public Noticing requirements detailed in the Master Land Use Application Instructions (CP-7810):

- Radius Maps for alcohol uses must show land use to a 600-foot radius.
- A **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site is required. Include in the list the type of license and address.
- A **LIST OF THE FOLLOWING USES** within 600 feet is also required:
  - (1) residential uses and type (single-family, apartment, hotel, etc.);
  - (2) churches;
  - (3) schools, including nursery schools and child-care facilities;
  - (4) hospitals;
  - (5) parks, public playgrounds and recreational areas; and
  - (6) establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.

### **2. 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 proposed use will not adversely affect the welfare of the pertinent community.
- ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.
- iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

**3. 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? 24,850 sq. ft. = Parcel Area  
Proposed Convenience Store = 2,400 sq. ft.
- b. What is the total square footage of the space the establishment will occupy? 18,664 sq. ft.  
Proposed Convenience Store = 2,400 sq. ft.
- c. What is the total occupancy load of the space as determined by the Fire Department? TBD
- 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
  - i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? N/A
- g. Are you adding floor area? Yes If yes, how much is enclosed? 2,400 sq. ft Outdoors? No

**h. Parking**

- i. How many parking spaces are available on the site? 10 Parking Spaces (Only 4.8 Spaces Required)
- ii. Are they shared or designated for the subject use? Designated for the Subject Use
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? 4.8 Parking Spaces (10 Parking Spaces Provided)
- 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? N/A Will the service be for a charge? N/A
  - i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? Yes
  - j. 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

**4. QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT**

- a. What are the proposed hours of operation and which days of the week will the establishment be open?

	<b>M</b>	<b>Tu</b>	<b>W</b>	<b>Th</b>	<b>F</b>	<b>Sa</b>	<b>Su</b>
Proposed Hours of Operation	24 hours	24 hours	24 hours	24 hours	24 hours	24 hours	24 hours
Proposed Hours of Alcohol Sale	6am-2am	6am-2am	6am-2am	6am-2am	6am-2am	6am-2am	6am-2am

b. 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 W.18.

c. 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

d. Will there be any accessory retail uses on the site? Yes What will be sold? Gas/Convenience Items

e. **Security**

i. How many employees will you have on the site at any given time? 1-3 Employees

ii. Will security guards be provided on-site? No

1. If yes, how many and when? N/A

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

f. **Alcohol**

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

ii. Will "fortified" wine (greater than 16% alcohol) be sold? No

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? N/A

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

vi. **On-Site**

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? N/A

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

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 or glasses may be sold but not for on-site consumption.
  2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? No single beer will be sold unless it is at least 20 ounces and at least \$2.99 in order to allow "craft beers". No bottle of wine under 750 ml will be sold.
- viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- <http://www.abc.ca.gov/>.

5. **CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)**

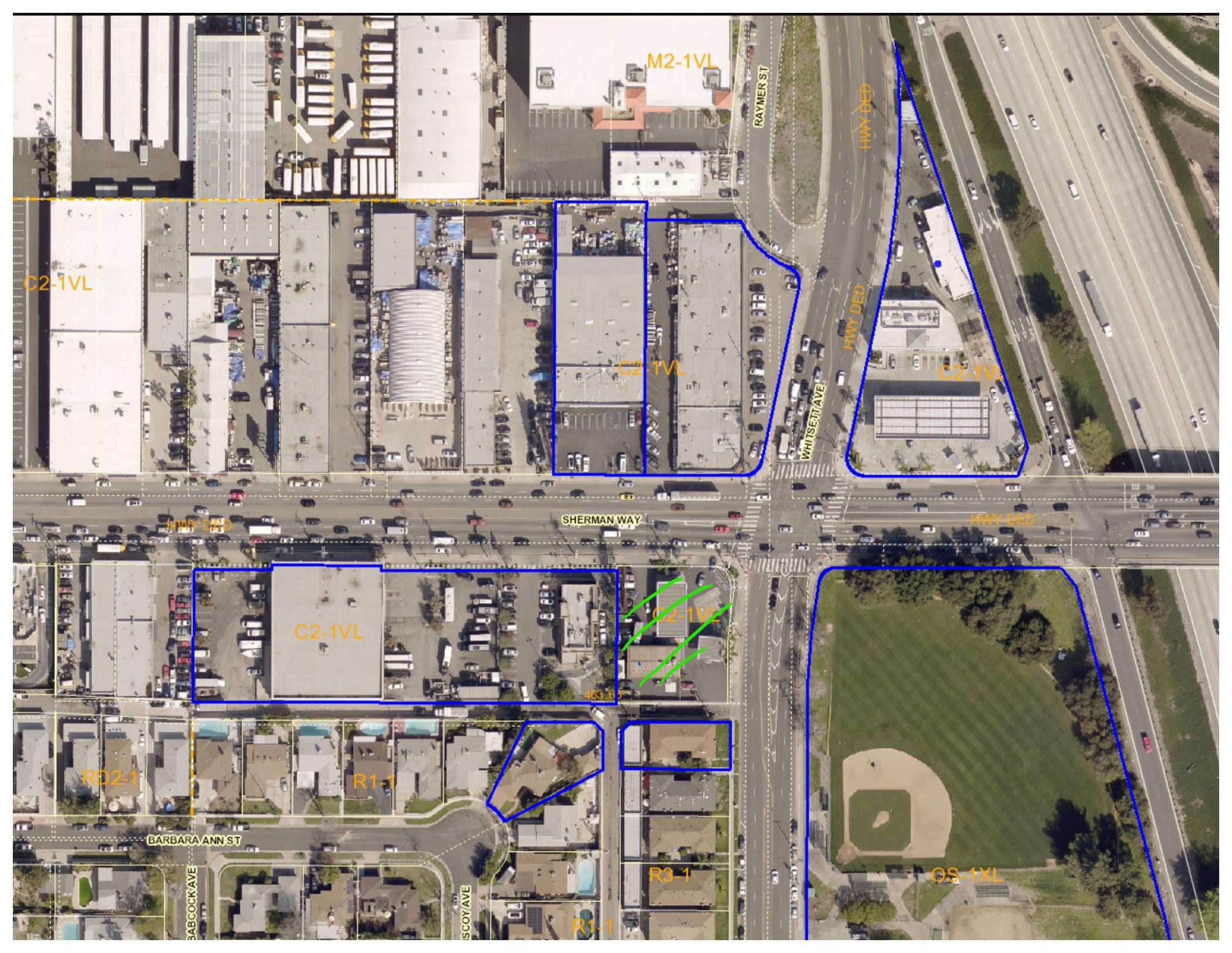
- a. Is this application a request for on-site or off-site sales of alcoholic beverages? Off-Site
- i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? No
  1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:
    - a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
    - b. 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**.

6. **ADDITIONAL REQUIREMENTS FOR MASTER CUBs/CUXs.** In addition to all requirements detailed in the Master Land Use Application Instructions (CP-7810), applications for Master CUBs/CUXs shall include:

- A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating: the type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; the identifying address or suite/unit number corresponding to each CUB/CUX request; and (if known) the tenant-operator of each alcohol or adult entertainment establishment.
- All CUB or CUX requests on the subject site clearly identified and labeled on the plot plan and applicable floor plans, indicating: each type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; and the identifying address or suite/unit number corresponding to each CUB/CUX request.

**NOTE:** *Please consider submitting documents beyond the requirements outlined in this form. If there are other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute the **primary opportunity** to clarify and define the project.*





M2-1VL

C2-1VL

C2-1VL

C2-1VL

C2-1VL

C2-1VL

RD2-1

R1-1

R3-1

R1-1

OS-1XL

RAYMER ST

HWY DED

HWY DED

WHITSETT AVE

SHERMAN WAY

HWY DED

HWY DED

BARBARA ANN ST

BABCOCK AVE

SCOY AVE

463.6

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG  
HENRY CHU  
THEODORE L. IRVING  
FRANKLIN N. QUON  
CHARLES J. RAUSCH JR.  
FERNANDO TOVAR  
DAVID S. WEINTRAUB  
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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<http://planning.lacity.org>

May 2, 2019

Bijan (Ben) Pouldar (A)(O)  
Sherman Way Oil, Inc.  
12500 Sherman Way  
North Hollywood, CA 91605

Ben Steckler (R)  
Fielder Group  
299 N. Euclid Avenue, Suite 550  
Pasadena, CA 91101

CASE NO. ZA 2017-2319-CU-CUB  
CONDITIONAL USE  
12500 West Sherman Way  
North Hollywood- Valley Village  
Community Plan  
Zone : C2-1VL  
D. M. : 183B165  
C. D. : 2  
CEQA : ENV-2017-2320-CE  
Legal Description: Pt Lot 1, Tract 1081,  
Lot 37 and Pt Lot 38, Tract 5240

Pursuant to CEQA Guidelines Section 15061, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15302, Class 2, and Section 15332 Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Guidelines, Section 15300.2 applies.

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24W.27, I hereby APPROVE:

a conditional use authorizing the remodel of an existing fueling station/ convenience store operating as a commercial corner development including deviations from 12.22A.23 to allow the continued 24-hour operation and having less than fifty percent transparent windows fronting the adjacent street, all adjacent to an R Zone;

Pursuant to LAMC Section 12.24W.1, I hereby APPROVE:

a conditional use authorizing the sale and dispensing of beer and wine for off-site consumption in conjunction with the operation of a service station and convenience store in the C2-1VL Zone.

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 Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
6. Within 30 days of the effective date of this grant, 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 form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for attachment to the subject case file.
7. Approved herein is the construction, use and maintenance of a remodeled service station with one canopy and 12 fueling positions and a 2,400 square-foot convenience store with less than 50 percent transparent windows facing the adjacent street, 24-hour daily operations, and the sale of beer and wine for off-site consumption.
  - a. East elevation – a minimum of 14 percent of the east elevation shall be glazed with transparent windows
  - b. North elevation – a minimum of 43 percent of the north elevation shall be glazed with transparent windows
8. **MViP- Monitoring verification and Inspection Program.** Prior to the effectuation of this grant, fees required per LAMC Section 19.01E3. for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct

a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file. The owner/operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.

9. Loitering is prohibited on or around these premises or the area under control of the applicants. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
10. The applicant shall be responsible for maintaining the premises and adjoining sidewalk free of debris and litter.
11. Trash storage bins shall be located within a gated, covered enclosure constructed of materials to match the exterior wall materials of the building. Trash/recycling containers shall be locked when not in use. Trash/recycling containers shall not be placed in or block access to required parking.
12. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
13. Noise from activities on the property shall not exceed the limitations of the City Noise Ordinance.
14. The use of any public address system or paging system is prohibited.
15. Site cleaning, sweeping, trash collection, and deliveries to the business shall be limited to the following hours: Monday through Friday 7 a.m. to 7 p.m. and Saturday and Sunday 8 a.m. to 5 p.m.
16. Two employees shall be on duty during the time alcoholic beverages are sold.
17. The following signs are prohibited: pennants, banners, ribbons, streamers, spinners, balloons and supergraphics. Any such signs installed without a building permit shall be removed within 30 days of the effective date of this determination.
18. A 24-hour "hot line" telephone number shall be provided for the receipt of complaints or inquiries from the community regarding the subject facility. The phone number shall be posted on the site so that is readily visible to any interested party. The hot line shall be: posted at the entry and the cashier or customer service desk; provided to the immediate neighbors, schools, and Neighborhood Council; and responded to within 24-hours of any complaints/inquiries received on this hot line. The applicant shall document and maintain a log of complaints received, the date and time received and the disposition of the response. The log shall be made available for review by the Los Angeles Police Department and the Zoning

Administrator upon request.

19. **Within six months of the effective date of this determination**, all employees involved with the sale of alcoholic beverages shall enroll in the Los Angeles Police Department “Standardized Training for Alcohol Retailers” (STAR). Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter referencing Case No. ZA-2017-2319-CU-CUB, from the Police Department to the Development Services Center as evidence of compliance. In the event there is change in the licensee, within six months of such change, this training program shall be required for all new staff. The STAR training shall be conducted for all new hires within two months of their employment
20. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be shielded, and directed onto the site without being disruptive to persons on adjacent properties.
21. A camera surveillance system shall be maintained/ installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
22. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination has been provided to the prospective owner/operator, including the conditions required herewith, shall be submitted to the Development Services Center in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Development Services Center within 30 days of the beginning day of his/her new operation of the establishment along with the dimensioned floor plan.
23. The Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or if at any time during the period of validity of this grant, documented evidence is submitted showing continued violation of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, and a 500-foot notification radius, shall be submitted to the Department of City Planning within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted,

reserves the right to conduct a public hearing, that may also be conducted for nuisance abatement/revocation purposes.

24. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City. The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the

defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

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

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 three 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.

### **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 upon you to 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 \$2,500 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 **May 17, 2019** unless an appeal therefrom 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 available on-line at <http://planning.lacity.org>.** Public offices are located at:

**Figueroa Plaza**  
201 North Figueroa Street,  
4<sup>th</sup> Floor  
Los Angeles, CA 90012  
(213) 482-7077

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

**West Los Angeles  
Development Services Center**  
1828 Sawtelle Blvd., 2<sup>nd</sup> Floor  
West Los Angeles, CA 90025  
(310) 231-2912

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 statements made at the public hearing on March 18, 2019, 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 12.24W have been established by the following facts:

### **BACKGROUND**

The subject property is a flat, rectangular, 28,850 gross square-foot (18,417 net square-foot), corner lot zoned C2-1VL. The property has approximately 120 feet of frontage along Sherman Way and 150 feet of frontage along Whitsett Avenue. The property is developed with a service station with three auto repair bays and a convenience store within 1,934 square-foot building and two fueling canopies with a total of five fuel dispensers serving ten fueling positions. The property is located within a Methane Buffer Zone, an Urban Agriculture Incentive Area, the Valley Revitalization Zone, a Los Angeles State Enterprise Zone and is within 4.2 kilometers from the Verdugo Fault.

The surrounding properties are zoned C2-1VL, R1-1, R3-1 and OS-1XL and are developed with commercial uses, single-family and multi-family dwelling and a park. The property to the north across Sherman Way is developed with a tile store, to the northeast is a service station with a carwash and convenience store, and to the east is Valley Plaza Park. To the south across the alley are multi-family residential uses and adjoining the property to the west is a Starbucks with a drive-through.

Sherman Way is a Boulevard II dedicated to a variable width between 100 and 102 feet and improved with an asphalt roadway and concrete curb, gutter and sidewalk.

Whitsett Avenue is an Avenue II dedicated to a variable width between 84 and 90 feet and improved with asphalt roadway and concrete curb, gutter and sidewalk.

Previous Cases in the surrounding area:

#### Surrounding Properties

ZA-2018-2133-CUB- an application was filed for a conditional use to allow the continued sale for off-site consumption of beer and wine in conjunction with an existing service station and car wash at 7214 Whitsett Avenue.

ZA-2014-3731-CU-ZV-SPR- on November 3, 2015 the Zoning Administrator approved a conditional use to permit the expansion of a self-storage facility within 500 feet of an R Zone or use and a variance to permit 14 parking spaces in lieu of the 37 required and a site plan review for two new three-story self-storage buildings for household goods totaling 63,578 square feet in conjunction with an existing 35,374 square-foot self-storage facility at 12532-12552 Sherman Way.

ZA-2006-7020-CUB-CU- On November 5, 2008, the Zoning Administrator approved a conditional use to permit the sale and dispensing of beer and wine only for off-site consumption, in conjunction with the operation of a service station at 7214 Whitsett Avenue.

ZA-2002-6871-CU- On January 30, 2007 the Zoning Administrator approved plans for a coffee shop style fast-food restaurant with drive-through and revised hours of operation at 12520 Sherman Way.

ZA-1999-412-CUB- On October 20, 1999 the Zoning Administrator approved a conditional use to permit the sale and dispensing of beer and wine for off-site consumption in conjunction with an existing market 12643 Sherman Way.

## **Public Hearing**

The public hearing was held on March 18, 2019 at the Braude Building in Van Nuys.

### Ben Steckler, Representative

- Existing service station has operated on site for 63 years
- Last renovation in 1970
- Has been permitted since 1956
- 1,700 square-foot minimart and auto repair
- Demolish the canopies and convenience store
- Service canopy 3,357 sf for 6 multi-product dispensers/ pumps
- Convenience store 2,400 sf
- Existing tanks are going to be removed and new tanks installed further south
- Maintaining landscaping
- Sherman Way/ Whitsett Avenue and corner landscaping will remain
- Trees to remain (palms), groundcover will be replanted
- Landscaping added to the west
- 1% of the site will be dedicated to sales of beer and wine
- Blank wall on alley and to the west
- Glazing on Whitsett Avenue will be less than 50%
- Security cameras on building on the alley side, facing Sherman Way (north) and Whitsett Avenue (east)
- Will serve sandwiches, coffee bean coffee and fresh produce
- Convenience store will be open 24 hours /day to customers
- 25 security cameras

### Jennifer Oden, Representative

- The applicant has 21 gas stations
- Worked with the community
- No Ho West Neighborhood Council/ PLUM committee and board- unanimous support (one abstention)
- LAPD- non opposition, 21 recommended conditions; Training, security, 6 a.m.- 2 a.m. locked, 2 employees during the hours that alcohol is sold
- The little league baseball- no opposition
- Spent one year on outreach
- Council Office (CD 2, Karo Torossian) was included in the outreach
- Under advisement until March 24, 2019, 5:00 pm.

Correspondence:

A petition was received with approximately 66 signatures in support of the application for the remodel of the convenience store with the off-site sale of beer and wine.

An email dated March 6, 2019 was received from a member of the public in opposition to the request for alcohol sales. She states that the property is within 500 feet of residential buildings. There is a park across the street with crime and homelessness and there are plenty of liquor stores in the area.

A letter of non-opposition dated November 30, 2018 was received from the North Hollywood Area Vice Office of the Los Angeles Police Department. The LAPD proposed 21 conditions of approval agreed upon by the applicant and the LAPD.

A letter dated July 6, 2018 was received from the North Hollywood West Neighborhood Council stating that a meeting was held on June 26, 2018 and heard the subject case. The Neighborhood Council recommended approval of the application with a vote of ten in favor, one abstention and one absence.

**CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES**

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

The following conditions are submitted for consideration:

- No malt liquor or fortified wine products shall be sold.
- No beer or malt beverages may be sold in single containers.
- There shall be exterior advertising or signs of any kind or type places in the exterior windows or doors of the premises promoting or indicating the availability of alcoholic beverages.
- Sale of wine shall not be in containers less than 375 ml.
- No display of alcohol shall be made from an ice tub, barrel or similar container.

- Cooler doors for alcoholic beverage products will be locked during hours alcoholic beverages may not be sold.
- No fortified wine (greater than 16 percent) shall be sold.
- No single cups, glasses or other similar containers shall be sold. Such items may be available in packages consistent with the standards of a full-service market.

### **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 LAMC Section 12.24W. In order for the 24-hour service station/ convenience store use to be authorized with the sale and dispensing of beer and wine for off-site consumption to be authorized, certain designated findings have to be made. In these cases, there are additional findings in addition to the 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 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.**

The subject property is a flat, rectangular, 28,850 gross square-foot (18,417 net square-foot), corner lot zoned C2-1VL. The property has approximately 120 feet of frontage along Sherman Way and 150 feet of frontage along Whitsett Avenue. The property is developed with a service station with three auto repair bays and a convenience store within 1,934 square-foot building and two fueling canopies with a total of five fuel dispensers serving ten fueling positions located on the southwest corner of Sherman Way and Whitsett Avenue. The current service station and convenience store operate 24 hours per day daily.

The proposed project includes the demolition of the service station including the service bays and two fueling canopies to be replaced with a new 2,400 square-foot convenience store and one 3,354 square-foot fueling canopy with continued 24-hour operation. The applicant is also requesting a conditional use for the off-site sale of beer and wine and to provide less than 50% windows on the building façade facing Whitsett Avenue. The east elevation will have a minimum of 14 percent of the elevation glazed with transparent windows, and the north elevation will have a minimum of 43 percent of the elevation glazed with transparent windows.

The service station has existed at this location for over 63 years (built in 1956 and remodeled in 1070) and will continue to serve the needs of the community. The applicant is proposing to eliminate the three old auto repair service bays and upgrade the service station by adding a new larger convenience store. The

convenience store will be setback further from Sherman Way and located closer to the alley, while the new fueling canopy will be located in front of the store facing Sherman Way with 12 fueling stations. A loading area will be relocated adjacent to Whitsett Avenue away from the residential uses to the south across the alley. The convenience store will act as a buffer between the fueling use and the residential uses.

The applicant states, “the purpose of this project is to modernize the facility both aesthetically and functionally as well as to expand the food, beverage, and convenience retail services provided by the business... the business will continue to offer the same fueling and 24-7 retail service to the community that it has always done, but with a modern aesthetic, up-to-date facilities, and a much wider range of fresh food and beverage options for hungry consumers.” The applicant is proposing the off-site sale of beer and wine as an incidental use. The applicant also states, “the convenience of purchasing beer and wine with other quick-stop purchases will decrease the number of vehicle trips customers will take to other locations.”

The convenience store and service station are located at a major intersection along Sherman Way a major commercial corridor with on- and off-ramps to the 170 Hollywood Freeway within 400 feet of the site. The availability of beer and wine in conjunction with a new upgraded 24-hour convenience store and service station will support the surrounding North Hollywood Community by continuing to provide a service that is beneficial to visitors and local residents.

2. **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.**

The subject property is a 28,850 gross square-foot (18,417 net square-foot), corner lot on the corner of Sherman Way and Whitsett Avenue. The property is developed with a service station with three auto repair bays and a convenience store within 1,934 square-foot building and two fueling canopies. The applicant is requesting to continue 24-hour operations of the service station and convenience store with a deviation from 12.22A.23(a)(3) to provide less than 50% transparent windows on the Whitsett Avenue frontage. The east elevation will have a minimum of 14 percent of the elevation glazed with transparent windows, and the north elevation will have a minimum of 43 percent of the elevation glazed with transparent windows. The property is located within a Methane Buffer Zone, an Urban Agriculture Incentive Area, the Valley Revitalization Zone, a Los Angeles State Enterprise Zone and is within 4.2 kilometers from the Verdugo Fault.

The surrounding properties are zoned C2-1VL, R1-1, R3-1 and OS-1XL and are developed with commercial uses, single-family and multi-family dwelling and a park. The property to the north across Sherman Way is developed with a tile store, to the northeast is a service station with a carwash and convenience store, and to the east is Valley Plaza Park. To the south across the alley is a two-story-multi-

family residential use and adjoining the property to the west is a Starbucks with a drive-through.

As stated, the 24-hour service station convenience store use has been operating on the site for over 63 years. The convenience store will continue to be a one-story structure with a height of 12 feet four inches to the roof and a maximum height of 18 feet three inches to the top of the awning. The building will be constructed along the alley toward the southern portion of the property acting as a buffer between the residential uses and the on-site commercial use facing Sherman Way. Adjacent to the convenience store is a healy tank enclosure at a maximum height of 11 feet and a trash enclosure with a height of six feet. All of these structures act as barriers between the fueling use and the residential uses along the alley. Two existing gas canopies, one facing Sherman Way and the other facing Whitsett Avenue, will be demolished and will be replaced with one larger 3,354 square-foot canopy facing the Sherman Way frontage. The new canopy will cover six fuel dispensers with 12 fueling stations. The canopy will have a maximum height of 19 feet which will be compatible in size with the new convenience store, the adjacent commercial use and the two-story residential uses across the alley.

The applicant is providing less than 50% windows on the Whitsett Avenue side of the convenience store. This is due to the fact that the healy enclosure and trash enclosure will block almost half of the approximately 34-foot easterly side of the building. The applicant states that the design of the canopy and layout of the site was designed "to provide the safest and quickest access to all portions of the site services from the two adjacent roadways" using the four existing driveways.

The subject gas station and convenience store have operated without any adverse impact to the surrounding neighborhood. A letter was received from LAPD's North Hollywood Area Vice Unit with 21 suggested conditions of approval. Some of the conditions have been incorporated into the conditions of approval. Conditions such as requirements for STAR training and security cameras will be imposed to ensure that the project will not adversely affect or degrade adjacent properties. Therefore, the project's location, 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.

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

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs 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 implemented in the form of LAMC requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan. The approval of the conditional use authorizing a new service station and convenience store to continue to operate as a 24-hour use, with less than 50% windows on the easterly frontage with the

off-site sale of beer and wine only located on a commercially zoned property in proximity to residential uses is consistent with the following objectives: Objective 3.14 encourages providing “land and supporting services for the retention of existing and attraction of new industries”, Objective 7.3 of the Framework Element sets a goal to “maintain and enhance the existing businesses in the City”.

The Land Use Element of the General Plan divides the City into 35 Community Plan areas. The North Hollywood-Valley Village Community Plan designates the property for Highway Oriented Commercial land uses with corresponding zones of C1, C1.5, C2, C4, RAS3, RAS4, and P Zones and Height District No. 1VL. The site is zoned C2-1VL which is consistent with its land use designation. The proposed project complies with the citywide urban design guideline requirements and will meet the following objectives, policies and opportunities in the North Hollywood-Valley Village Community Plan. The plan seeks to improve the “function design and economic vitality of the commercial corridors with appropriate transitions between commercial and residential uses” and “improve the visual environment of the community”. The project will replace an old service station, service bays and a convenience store with a new modern convenience store and one fueling canopy.

The North Hollywood- Valley Village Community Plan does not specifically address the requested conditional use for the sale of beer and wine for off-site consumption, although the LAMC allows the Zoning Administrator to grant the use under 12.24W if the findings of fact can be made in the affirmative. As conditioned, the approval to permit the continued off-site sale of beer and wine as an ancillary use within a service station convenience store located within an established commercial district is consistent with the intent and provisions of the General Plan and the North Hollywood-Valley Village Community Plan.

4. **That based on data provided by the City Department of Transportation or by a licensed traffic engineer, that ingress to and egress from the project will not create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.**

The Department of Transportation reviewed the project on August 24, 2017 and indicated that a traffic study will not be required. The project will eliminate the auto-repair use and expand the existing convenience store on-site. The project will replace two fueling canopies (five dispensers/ ten fueling stations) with one fueling canopy (six dispensers/ 12 fueling stations). The net increase of daily trips is 163 with eight new AM peak hour trips and 12 new PM peak hour trips. Ingress and egress from the project will not create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.

5. **The project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.**

The project involves the demolition of a service station with auto repair bays and a convenience store and the construction of a new service station and convenience

store. The project is located at the intersection of Sherman Way and Whitsett Avenue in North Hollywood. Sherman Way contains many commercial corner developments due to commercially zoned properties adjacent to residential zones. The approval of the project will not create nor add to the detrimental concentration of commercial corner developments in the vicinity.

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

The approval of the conditional use request will not adversely affect the welfare of the community. The property is zoned C2-1VL which allows for commercial uses and the property will continue to be utilized as such with the subject service station and convenience store. The project is requesting a Type 20 license from the California Department of Alcoholic Beverage Control (ABC), which regulates alcohol sales. As stated by LAPD “the applicant has shown to be a responsible ABC Retailer in his established Off-Sale ABC licensed locations throughout the City of Los Angeles.” The applicant states that the amount of space devoted to the sale of beer and wine will be less than 10% of the convenience store’s retail space. And “there will be ancillary benefits for the community in the form of increased commerce through the purchase of supplies and services, ease of shopping for consumers and reduction of the need for multiple stops in a single shopping trip...”

The grant authorized herein incorporates a number of conditions to ensure that the project will be compatible with the character of the immediate neighborhood including security measures such as the installation of a surveillance system and deterrence of graffiti. In addition, the grant requires the installation of age verification device at the point of sale to deter underage drinking. Employees must also undergo training provided by the Los Angeles Police Department STAR (Standardized Training for Alcohol Retailers) Program. The conditions of approval are intended to protect the public health, welfare and safety of the community. Therefore, it is expected that the off-site sale of beer and wine at an existing service station convenience store will not adversely affect the welfare of the North Hollywood community.

**7. 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.**

The project site is located within Census Tract No. 1233.04. According to the California Department of Beverage Control (ABC), there are four on-site licenses

and two off-site licenses allocated to Census Tract No. 1233.04. There are two existing on-site licenses and five off-site licenses within this census tract.

The following alcohol establishments are located within 1,000 feet of the site:

- Chevron Gas Station, 7214 Whitsett Avenue, Off-site beer and wine
- Blackjack Market, 12643 Sherman Way, Off-site beer and wine
- A&D Liquor Mart, 12650 Sherman Way, Off-site full line of alcohol
- Mariscos El Puerto, 12650 Sherman Way, On-site beer and wine

The applicant is requesting a Type 20 ABC License for off-site sale of beer and wine only. The subject location is along a developed commercial corridor which has a variety of commercial uses resulting in the off-site licenses to exceed the number allocated to the census tract. The census tract also includes several other commercial corridors which add to the number of off-site licenses. Concentration can be undue when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license benefits the public welfare and convenience. The LAPD's North Hollywood Area Vice Unit submitted a letter of "non-opposition" dated November 30, 2018 with 21 suggested conditions of approval. Some of the conditions have been incorporated into the grant to ensure that the project will not adversely affect or degrade adjacent properties. Conditions such as requirements for STAR training and security cameras will be imposed to ensure that the project will not adversely affect or degrade adjacent properties.

In active commercial areas where the demand for alcohol licenses is in excess of the allocated number and where an over-concentration of licenses is suggested, the ABC has recognized that high activity retail, entertainment, commercial centers and designated points within a community are supported by population that may benefit from convenience and therefore an increase in the approved licenses for the census tract may occur. Additionally the ABC has the discretion to approve or deny an application based on evidence of the effect of normal operations on the public welfare and quiet enjoyment of property by residents.

According to statistics provided by the Los Angeles Police Department's North Hollywood Valley Vice Unit, within Crime Reporting District No. 1513, which has jurisdiction over the subject property, a total of 151 Part I crimes were reported in 2018 compared to the citywide average of 185 Part I crimes for the same reporting period. There were a total of 99 Part II arrests. Alcohol related Part II arrests reported include Narcotics (10), Liquor Laws (4), Public Drunkenness (2), Disturbing the Peace (0), Disorderly Conduct (0), Gambling (0), DUI related (21) and other offenses (9). These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years. The statistics show that the crime rate in the reporting district is well below the City average. No evidence or communications were received indicating that the existing service station convenience store has been the subject of criminal or nuisance activity. Additionally, there were no revocation or nuisance proceedings initiated for any use within close proximity of the subject site.

The project will not adversely affect community welfare because the continued use of a convenience store/ service station is a desirable use in an area designated for commercial uses. In this case, the proposed project will continue to provide a convenience to workers, visitors, and residents in the immediate neighborhood and as conditioned, will not negatively impact the area. The Zoning Administrator has incorporated numerous operational conditions to the grant that address noise, safety and security to ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity.

8. **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 surrounding properties are within the C2-1VL, OS-1XL and R3-1 and R1-1 zones and are developed with commercial, light industrial uses, a park and multi-family and single-family uses.

The following sensitive uses are located within 1,000 feet of the subject property:

- Single-family and multi-family dwellings adjacent and to the south
- Valley Plaza Park located across Whitsett Avenue at 12240 Archwood Street.

While the service station and convenience store are located across the alley from multi-family and single-family uses the project is located at a major intersection of Whitsett Avenue and Sherman Way and the property is designated for highway oriented commercial uses. The Route 170 on-ramp is located across Whitsett Avenue and adjacent to the park. There is another service station located across the intersection along with a tile company, flooring company and auto repair. Adjacent to the east is a Starbucks drive-through and a self-storage facility. The closest residential uses are located across the alley to the south of the subject site. They will be substantially buffered by the convenience store (12 feet four inches in height with an awning up to 18 feet three inches), healy tank enclosure (11 feet in height) and trash enclosure (six feet in height). The structures will create a barrier between the residential uses and the service station/ convenience store which will open toward Sherman Way. The auto repair will be eliminated and fuel pumps will be moved closer to the Sherman Way frontage away from the residential uses. The use has operated on the site for over 47 years and beer and wine sales will be incidental to the convenience store. The grant includes a number of conditions including the hours of operation, noise and loitering to reduce potential impacts to the surrounding community. Therefore as conditioned, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

**Flood Hazard**

9. 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 outside of the Flood Zone.

Inquiries regarding this matter should be directed to Undine Petrulis at (818) 374-5042.



DAVID S. WEINTRAUB  
Associate Zoning Administrator

DSW:UP:mh

cc: Councilmember Paul Krekorian  
Second District  
Adjoining Property Owners

ESTINEH MAILIAN  
INTERIM CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG  
HENRY CHU  
THEODORE L. IRVING  
FRANKLIN N. QUON  
CHARLES J. RAUSCH JR.  
FERNANDO TOVAR  
DAVID S. WEINTRAUB  
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
CITY PLANNING

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DEPUTY DIRECTOR  
(213) 978-1274

<http://planning.lacity.org>

June 12, 2019

Bijan (Ben) Pouldar (A)(O)  
Sherman Way Oil, Inc.  
12500 Sherman Way  
North Hollywood, CA 91605

Ben Steckler (R)  
Fielder Group  
299 N. Euclid Avenue, Suite 550  
Pasadena, CA 91101

CASE NO. ZA 2017-2319-CU-CUB  
**LETTER OF CORRECTION TO THE  
LEGAL DESCRIPTION**

12500 West Sherman Way  
North Hollywood- Valley Village  
Community Plan

Zone : C2-1VL  
D. M. : 183B165  
C. D. : 2

CEQA : ENV-2017-2320-CE

Legal Description: A Portion of Lot 4 **8**,  
Tract 1081; and Portions of Lots 37  
and Lot 38, Tract 5240

On May 1, 2019, the Office of Zoning Administration issued a Letter of Determination for the following:

a conditional use authorizing the remodel of an existing fueling station/ convenience store operating as a commercial corner development including deviations from 12.22A.23 to allow the continued 24-hour operation and having less than fifty percent transparent windows fronting the adjacent street, all adjacent to an R Zone; and

a conditional use authorizing the sale and dispensing of beer and wine for off-site consumption in conjunction with the operation of a service station and convenience store in the C2-1VL Zone.

On June 10, 2019, the zoning administrator was made aware that there was a typographical error to the legal description shown on page 1 of the Letter of Determination. The Legal Description currently listed on the Letter of Determination is: Pt Lot 1, Tract 1081, Lot 37 and Pt Lot 38, Tract 5240.

The reference to the legal description shown on page 1 is hereby corrected to read: A Portion of Lot 4 **8**, Tract 1081; and Portions of Lots 37 and Lot 38, Tract 5240.

All terms and conditions of Case No. ZA-2017-2319-CU-CUB shall remain as originally written.

Inquiries regarding this matter should be directed to Undine Petrulis at (818) 374-5042.



DAVID S. WEINTRAUB  
Associate Zoning Administrator

DSW:UP:mh

cc: Councilmember Paul Krekorian  
Second District  
Adjoining Property Owners



# North Hollywood West Neighborhood Council

NoHoWest@gmail.com



## Request for Action

July 6, 2018

Department of City Planning – City Of Los Angeles  
Attn: Courtney Schoenwald

Dear Courtney,

On June 26, 2018 a Brown Act noticed public meeting was held with a quorum of 12 board members present and that by a vote of 11 yes, 0 no, and 1 abstain, the North Hollywood West Neighborhood Council adopted the following Request for Action concerning Agenda item 1o Recommend approval of Application for Conditional use permit #za-2017-2319 Cub for: Mobil station 12500 W. Sherman Way North Hollywood West Ca.91605

**Conditions stated by the owner:**

- a. The sale of beer and wine.
- b. Operating hours 24/7/365 ( store and gas pumps)
- c. Less than 50% windows will face Whitsett.

The North Hollywood West NC Land Use Committee voted to recommend approval of changes 3-0 at meeting on August 2 2017.

Respectfully,

North Hollywood West Neighborhood Council

Signature of President *Carol Ann Rose*

Signature of Board Officer

Print Name: Carol Ann Rose

Print Name: James Kompare

Date: 07/06/2018

Date: 07-06-2018

cc: Office of Councilmember Paul Krekorian, Lorraine Diaz Field Representative

Department of Neighborhood Empowerment (DONE), Kathleen Quin @lacity.org

# LOS ANGELES POLICE DEPARTMENT



**MICHEL MOORE**  
Chief of Police

**ERIC GARCETTI**  
Mayor

P. O. Box 30158  
Los Angeles, Calif. 90030  
Telephone: (818) 754-8315  
TDD: (877) 275-5273  
Ref #: 7.3

November 30, 2018

Valley Project Planning – Mulholland Scenic Parkway and Southwest Valley  
6262 Van Nuys Boulevard – Room 430  
Van Nuys, California 91401

Attention: Courtney Schoenwald, City Planner

Reference: Mobil Station  
12500 Sherman Way  
ZA-2017-2319-CU-CUB

Ms. Schoenwald:

The above-referenced Applicant is in the process of requesting approvals for the incidental sale of beer and wine at 12500 Sherman Way, to include an on-site gas station and market. The Los Angeles Police Department is taking a position of "Non-Opposition" to the issuance of the beer and wine approvals based on the following:

There is no opposition by the Planning Land Use Management Committee of the North Hollywood West Neighborhood Council; Applicant and representative of Solomon, Saltsman & Jamieson met with Toluca Lake Little League Baseball committee member to address concerns and possible issues at Whitsett Park; and, Applicant and representative of Solomon, Saltsman & Jamieson met with North Hollywood Area Senior Lead Officer to address security concerns and potential criminal and traffic issues. The Applicant has shown to be a responsible ABC Retailer in his established Off-Sale ABC licensed locations, throughout the City of Los Angeles.

During the last several months, the following Proposed Conditions were agreed upon by Applicant and the Los Angeles Police Department:

1. No malt liquor or fortified wine products shall be sold.
2. No beer or malt beverages may be sold in single containers.
3. There shall be no exterior advertising or signs or any kind or type placed in the exterior windows or door of the premises promoting or indicating the availability of alcoholic beverages.
4. The licensee shall regularly police the area under its control to prevent the loitering of persons about the premises.
5. The licensee shall regularly police the area under its control to prevent littering. The licensee shall maintain the area within its control free of debris and litter.
6. The licensee shall post signs in the area under its control with regards to prohibitions of open containers and loitering at the location; no loitering or panhandling will be tolerated.

7. There shall be no coin-operated video or arcade games and no adult magazines or videos shall be sold.
8. Sale of wine shall not be in containers less than 375 ml.
9. The sales floor space allocated to alcoholic beverages shall not exceed 10% of the total sales floor area and no more than three (3) cooler doors may be allocated to the sale of alcoholic beverages.
10. 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.
11. No display of alcohol shall be made from an ice tub, barrel or similar container.
12. Digital security cameras shall be installed to monitor the interior and exterior of the premises. Footage shall be maintained in digital format for not less than thirty (30) days. Footage will be shared with law enforcement upon request.
13. Cooler doors for alcoholic beverage products will be locked during hours alcoholic beverages may not be sold.
14. The operators, managers, and all employees selling alcohol to patrons shall enroll in and completed a certified training program for the responsible selling of alcohol, which is recognized by the State Department of Alcoholic Beverage Control or LAPD. This training shall be completed by all new employees selling alcohol within four (4) weeks of employment and shall be completed by all employees once every 24 months for those who sell alcohol. Verification of compliance shall be recorded and maintained by the grantee and submitted to the City Planning Department upon request.
15. Complaint Response/Community Relations
  - a. Monitoring of complaints: The property owner/operator shall coordinate with the LAPD North Hollywood Area regarding appropriate monitoring or community complaints concerning activities associated with the subject facility.
  - b. Complaint monitoring: 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:
    - i. Posted at the entry;
    - ii. Posted at the Customer Service Counter;
    - iii. Provided to the immediate neighbors (residential and business) and, local neighborhood association, if applicable.
  - c. Log: The property owner/operator shall keep a log of complaints received, the date and time received and the disposition of the response. The log shall be retained for consideration by the Zoning Administrator.
  - d. The property owner/operator shall designate a community liaison. The liaison shall meet with representatives of the neighborhood and/or neighborhood association, at their request, to resolve neighborhood compliance regarding the subject property.
16. Lighting:
  - a. The parking area shall be illuminated in order to make easily discernible the appearance and conduct of all persons on or about the property.
  - b. All lighting shall be shielded and directed onto the site and no floodlighting shall be located so as to shine directly onto any adjacent property. This condition shall not preclude the installation of low-level security lighting.

Valley Project Planning  
Mobil Station, 12500 Sherman Way  
Page 2

17. The subject property, including any associated parking facilities and abutting streets, sidewalks and alleys, shall be maintained in a neat and attractive condition at all times and shall be kept free of trash and debris on a daily basis.
18. Noise:
  - a. Noise shall comply with the City of Los Angeles Noise Ordinance Nos. 144, 331, 161, 571 and any subsequent ordinances which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
  - b. The use of any outdoor public address or paging system is prohibited.
  - c. Parking lot cleaning and sweeping, and trash collections from and deliveries to the subject shall occur no earlier than 7 a.m. and no later than 8 p.m. Monday through Friday, and no earlier than 10 a.m. and no later than 4 p.m. on Saturdays and Sundays.
19. Two (2) employees shall be on duty during the time alcoholic beverages are sold.
20. No fortified wine (greater than 16 percent) shall be sold.
21. No single cups, glasses, or other similar containers shall be sold. Such items may be available in packages consistent with the standards of a full-service market.

Should you have any further questions, please feel free to call Sergeant Jeff Beck, Officer in Charge, North Hollywood Area Vice Office, at (818) 754-8368.

Very Truly Yours,

MICHEL MOORE  
Chief of Police



DONALD R. GRAHAM Jr., Captain  
Area Commanding Officer  
North Hollywood Community Police Station

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

**Re: MOBIL STATION  
12500 SHERMAN WAY, NORTH HOLLYWOOD, CA 91605  
SUPPORT OF CUP APPLICATION FOR STATION REMODEL AND ALCOHOL SALES**

To Whom it May Concern:

I am a patron and/or neighbor of the Mobil Station located at 12500 Sherman Way, North Hollywood, CA 91605. The City issued a Conditional Use Permit for this site which included the approval for the sale of beer and wine for off-site consumption. The North Hollywood West Neighborhood Council and Los Angeles Police Department had no opposition to this project. Now, this site needs a determination of Public Convenience or Necessity for the off-site sale of beer and wine to complete the City process.

I have no objection to the sale of beer and wine for off-site consumption at this location. The operators of the gas station have been a good neighbor.

As a neighbor and patron of this store, I would like the City to issue a determination of Public Convenience or Necessity to allow the sale of beer and wine for off-site consumption.

Exxon Mobil is a nationally recognized and trusted brand of service stations. Our local Mobil service station has operated responsibly, proving itself to be a community-oriented business that is supported by their customers and the surrounding neighborhood. The continuation of the operation, with strict adherence to the imposed conditions and under proper management and supervision, will continue to enhance the environment of the surrounding neighborhood and provide a benefit to the community.

This site's sale of beer and wine for off-site consumption will not have a significant effect on adjoining properties or the immediate neighborhood and is not likely to evoke public controversy, as this will provide an added benefit and convenience to our neighborhood.

Should you have any questions, please do not hesitate to contact the undersigned. Thank you for your time and attention to this request.

Brandyn Padmoe  
Printed Name

[Signature]  
Signature

2315 Bellingham Ave  
North Hollywood 91605  
Address

4/30/21  
Date

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

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Ado Ifo AWA  
Printed Name

  
Signature

14249 SHERMAN WAY

4-30-27  
Date

UANNVYS CA 91405  
Address

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

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Should you have any questions, please do not hesitate to contact the undersigned. Thank you for your time and attention to this request.

Silvia Mezzagosa  
Printed Name

[Signature]  
Signature

7079 Bellair Ave

4/30/21  
Date

North Hollywood 91605  
Address

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

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Should you have any questions, please do not hesitate to contact the undersigned. Thank you for your time and attention to this request.

Wilfredo Ignacio  
Printed Name

7753 Lemip Ave

N. Hollywood CA 91605  
Address

[Signature]  
Signature

4-30-2021  
Date

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

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Should you have any questions, please do not hesitate to contact the undersigned. Thank you for your time and attention to this request.

Horanes Ined  
Printed Name

  
Signature

09/28/21  
Date

7625 Hines ave  
Address  
Van Nuys 91406

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

**Re: MOBIL STATION  
12500 SHERMAN WAY, NORTH HOLLYWOOD, CA 91605  
SUPPORT OF CUP APPLICATION FOR STATION REMODEL AND ALCOHOL SALES**

To Whom it May Concern:

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Carlos Cole  
Printed Name

  
Signature

14345 Fatwill Blvd #115

4-25-21  
Date

Suwan CA 91342  
Address



City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
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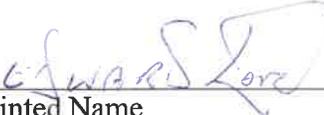
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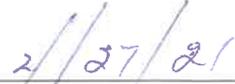
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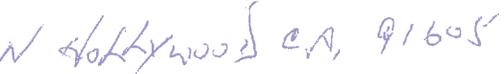
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\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
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Oriel Hurtado  
Printed Name

[Signature]  
Signature

1222 Sherman Oaks

4/27/21  
Date

NORTH HOLLYWOOD, CA.  
Address

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
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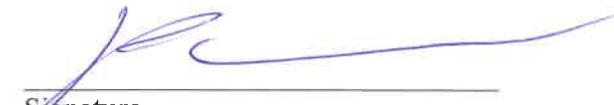
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Printed Name

  
Signature

4-27-21  
Date

16540 Whitmore Blvd  
Address  
Whitmore C.A 90803

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
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Simon Navman  
Printed Name

  
Signature

9078 Florence Ave.  
Address Downey, CA 90240

4-27-21  
Date

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Council District 2  
Attn: Paul Krekorian, Councilmember  
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Christina Martin

Printed Name



Signature

12020 Gwinning

4/27/21

Date

St. 91604 Sherman Way

Address

City of Los Angeles  
Council District 2  
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*Wilfredo*

Printed Name

Signature

*4/27/21*

Date

*4906 Fulton Dr  
N-Holly -  
CA 91605*

Address

City of Los Angeles  
Council District 2  
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Arach Sogomonyan  
Printed Name

[Signature]  
Signature

04/27/21  
Date

11859 Hamlin #3  
Address  
~~Vancouver CA~~

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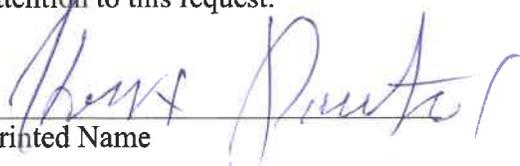
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Printed Name

  
Signature

13176 Joad St  
Address

4/27/21  
Date

Arieta LA 91331  
Address

City of Los Angeles  
Council District 2  
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Javier Ocasio  
Printed Name

Javier Ocasio  
Signature

8760 Tobias AV  
Van Nuys CA 91411  
Address

4-27-21  
Date

City of Los Angeles  
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Everardo Rivas  
Printed Name

  
Signature

13349 Satigny ST  
Address

4/27/21  
Date

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David Metellin  
Printed Name

David Metellin  
Signature

4/27/21  
Date

North Hollywood  
Address

City of Los Angeles  
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Paul Morales  
Printed Name

  
Signature

4/26/21  
Date

Van myj  
Address

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Council District 2  
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William Vasquez  
Printed Name

William Vasquez  
Signature

4/25/21  
Date

North Hollywood  
Address

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Jennifer Cardona  
Printed Name

  
Signature

4/26/21  
Date

7931 Farmdale ave.  
Address

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Council District 2  
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Walter  
Printed Name

  
Signature

04/26/2021  
Date

North Hollywood, CA 91605  
Address

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

**Re: MOBIL STATION  
12500 SHERMAN WAY, NORTH HOLLYWOOD, CA 91605  
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Vahe  
Printed Name

Vahe  
Signature

4-26-21  
Date

12237 Saticoy st  
Address

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

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Melanie  
Printed Name

[Signature]  
Signature

4.26.21  
Date

North Hollywood  
Address

City of Los Angeles  
Council District 2  
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MANUEL ESCOBAR  
Printed Name

Manuel Escobar  
Signature

4/26/21  
Date

7638 UNIVERSITA  
Address

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
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Fidiberto. Juárez  
Printed Name

  
Signature

04.26.2021.  
Date

8024 Laurel Cyn.  
Address

City of Los Angeles  
Council District 2  
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Rosario Mtz.  
Printed Name

  
Signature

04-26-2021  
Date

7914 Laurel canal.  
Address

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Miguel A Rodriguez  
Printed Name

  
Signature

1154 Armenta St.  
Address

4-26-21  
Date

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

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Baria Maria  
Printed Name

Maria Maria  
Signature

04-26-21  
Date

6967 Whitsett North H.  
Address  
91605

City of Los Angeles  
Council District 2  
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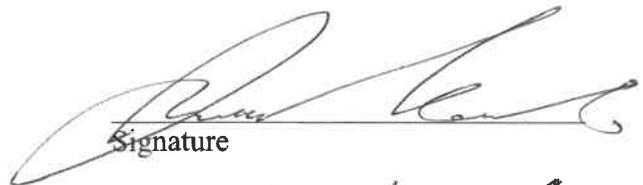
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Jose Daniel Macedo  
Printed Name

  
Signature

04/26/2021  
Date

3919 YORK BLVD LA, 90065  
Address

City of Los Angeles  
Council District 2  
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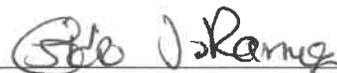
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Tada Ramon  
Printed Name

  
Signature

37324 Scranton Court.  
Van Nuys CA

4-26-2021  
Date

Address

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
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Dionicio Buendia  
Printed Name

  
Signature

6425 Reseda Blvd

04/26/21  
Date

#119 Reseda CA 91335  
Address

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
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Rayford Grock  
Printed Name

  
Signature

11560 Poema Place

04-26-2021

Chatsworth, 91311  
Address

Date

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

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Yarenitte Garcia  
Printed Name

  
Signature

18506 mayall st.

04-26-21  
Date

Northridge CA 91342  
Address

City of Los Angeles  
Council District 2  
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Los Angeles, CA 90012

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North Hollywood  
Printed Name

9452 Urbaner Ave  
North Hollywood  
CA 91605  
Address

[Signature]  
Signature  
4/26/21  
Date

City of Los Angeles  
Council District 2  
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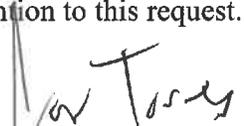
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\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Signature

12500 W. 48th St  
North Hollywood  
CA 91605  
\_\_\_\_\_  
Address

9/26  
\_\_\_\_\_  
Date

City of Los Angeles  
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MIKE.  
Printed Name

  
Signature

\_\_\_\_\_

042621.  
Date

7706 a ABAES Ave.  
Address  
North Hollywood  
CA 91605

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

**Re: MOBIL STATION  
12500 SHERMAN WAY, NORTH HOLLYWOOD, CA 91605  
SUPPORT OF CUP APPLICATION FOR STATION REMODEL AND ALCOHOL SALES**

To Whom it May Concern:

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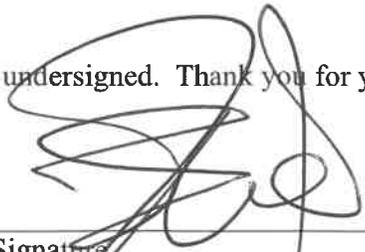
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*Juan de*

Printed Name



Signature

*4-26-21*

Date

*8008 Rhodes*

Address

*and N. Hollywood CA  
91605*

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

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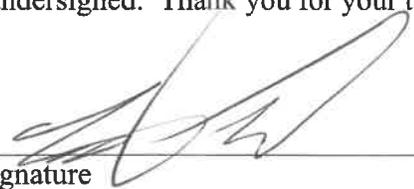
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DAVID GARCIA  
Printed Name

  
Signature

1292 HICKS

4-26-21

ea north hollywood  
Address

Date

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
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Los Angeles, CA 90012

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Jessica A Vargas  
Printed Name

  
Signature

10932

4/26/21  
Date

Crockett St Sun valley  
Address 91352

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

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Jorge Sandoval  
Printed Name

Jorge Sandoval  
Signature

7211 Whitsett Ave

4/26/2021  
Date

North Hollywood - 91605  
Address

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

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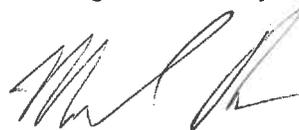
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Miguel Pineda

Printed Name



Signature

11620 Devonshire St

4/26/21

Date

Granada Hills Ca 91344

Address

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

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James A. Matus  
Printed Name

JAMES  
Signature

7842 - Teesdale Ave  
North Hollywood CA  
91605

4-20-21  
Date

Address

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
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Edwano ZARAY  
Printed Name

  
Signature

12601 Encinitas Ave

4-26-2021  
Date

Sylmar CA 91432  
Address

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
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Los Angeles, CA 90012

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Jorge Perez  
Printed Name

Jorge Perez  
Signature

1327 E Harvard St

4/26/21  
Date

Glendale, CA  
Address

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

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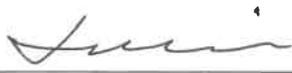
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JULIAN BONAGA  
Printed Name

  
Signature

1541 MILLION  
HILLS CA  
Address

9/26/21  
Date

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
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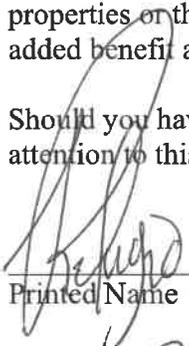
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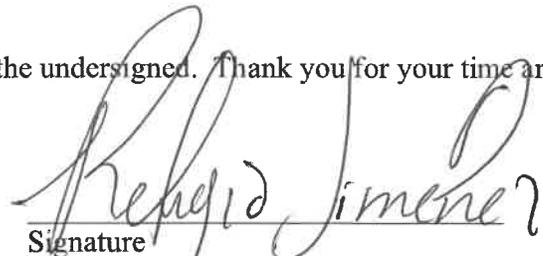
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Printed Name

  
Signature

13196 Brand Blvd

04/26/21  
Date

San Fernando Ca. 91340  
Address

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

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HARRY CHOUCHANIAN  
Printed Name

  
Signature

12766 SHERMANWAY #5

4-26-2021  
Date

NORTH HOLLYWOOD CA 91605  
Address

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

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Gregor Chitchyan  
Printed Name

Gregor Chitchyan  
Signature

12335 Runnymede St

April 26, 2001  
Date

91605  
Address

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

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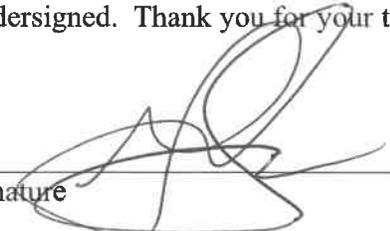
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George Nalbans  
Printed Name

628 N. 6th St

Montebello CA 90640  
Address

  
Signature

4/26/21  
Date

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

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Chito Bislas  
Printed Name

  
Signature

7445 Riverside St.

9/29/21  
Date

Culver City, CA 90030  
Address

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
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Angel Mambreno  
Printed Name

  
Signature

4/26/21  
Date

37637 17<sup>th</sup> St. E Palmdale  
Address

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

**Re: MOBIL STATION  
12500 SHERMAN WAY, NORTH HOLLYWOOD, CA 91605  
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Gor Vardanyan  
Printed Name

  
Signature

04.26.21  
Date

7659 Whitsett Ave  
Address N. Hollywood Ca 91605

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

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Fred Castro  
Printed Name

  
Signature

\_\_\_\_\_

4-26-01  
Date

11721 Punnymede St  
Address  
NORTH HOLLYWOOD CA 91605

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

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Aislinn Rodriguez  
Printed Name

  
Signature

4/26/21  
Date

6818 Agnes Av #5 North  
Address

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

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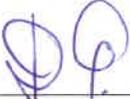
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Deanna Gonzalez  
Printed Name

  
Signature

04/26/2021  
Date

5901 Colfax Avenue.  
Address  
North Hollywood.

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

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Lesly Gomez  
Printed Name

  
Signature

\_\_\_\_\_

04-26-2021  
Date

3216 Bellaire Ave  
Address  
North Hollywood

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

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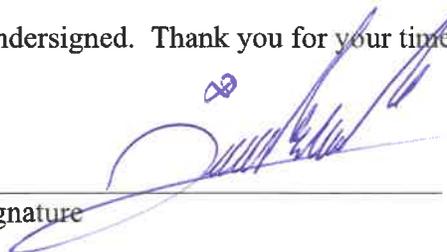
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JESUS Martinez  
Printed Name

  
Signature

04-26-21  
Date

14527 FLUMMER ST.  
Address  
PANORAMA CITY

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

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Luis merdoza  
Printed Name

  
Signature

4-26-21  
Date

12848 Van Nuys CA  
Address Pacoima 91335

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

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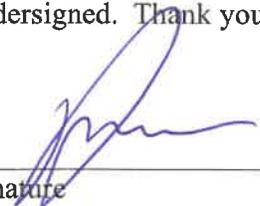
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Aram Melkodyan  
Printed Name

  
Signature

12601 Barbara Ann St. # B

4/26/2021  
Date

N. Hollywood, CA 91605  
Address

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
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Homa Khajepour  
Printed Name

[Signature]  
Signature

12605 Babson Ave St

04/26/21  
Date

M. Haddad  
Address



City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
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Jonathan  
Printed Name

[Signature]  
Signature

North Hollywood  
Address

4.26.21  
Date

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

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ALEJANDRO VELAZQUEZ

Printed Name

ALEJANDRO VELAZQUEZ

Signature

04/26/21

Date

North Hollywood

Address

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
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Bastard  
Printed Name

  
Signature

North Hollywood  
Address

04/26/2016  
Date

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

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Johnny Gira  
Printed Name

[Signature]  
Signature

North Hollywood  
Address

4-26-21  
Date

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
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*Luis F. DeSilva*

Printed Name



Signature

*4-26-21*

Date

*North Hollywood*

Address

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Exxon Mobil is a nationally recognized and trusted brand of service stations. Our local Mobil service station has operated responsibly, proving itself to be a community-oriented business that is supported by their customers and the surrounding neighborhood. The continuation of the operation, with strict adherence to the imposed conditions and under proper management and supervision, will continue to enhance the environment of the surrounding neighborhood and provide a benefit to the community.

This site's sale of beer and wine for off-site consumption will not have a significant effect on adjoining properties or the immediate neighborhood and is not likely to evoke public controversy, as this will provide an added benefit and convenience to our neighborhood.

Should you have any questions, please do not hesitate to contact the undersigned. Thank you for your time and attention to this request.

OSbaldo  
Printed Name

  
Signature

325 1/2 S

4/26/21  
Date

325 1/2 S. ANTON  
Address

City of Los Angeles  
Council District 2  
Attn: Paul Krekorian, Councilmember  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

**Re: MOBIL STATION  
12500 SHERMAN WAY, NORTH HOLLYWOOD, CA 91605  
SUPPORT OF CUP APPLICATION FOR STATION REMODEL AND ALCOHOL SALES**

To Whom it May Concern:

I am a patron and/or neighbor of the Mobil Station located at 12500 Sherman Way, North Hollywood, CA 91605. The City issued a Conditional Use Permit for this site which included the approval for the sale of beer and wine for off-site consumption. The North Hollywood West Neighborhood Council and Los Angeles Police Department had no opposition to this project. Now, this site needs a determination of Public Convenience or Necessity for the off-site sale of beer and wine to complete the City process.

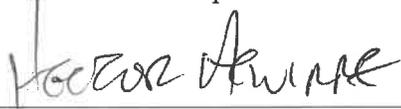
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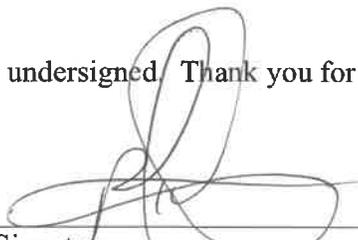
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Should you have any questions, please do not hesitate to contact the undersigned. Thank you for your time and attention to this request.

  
\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
  
Address

  
\_\_\_\_\_  
Date

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Chad Newman  
Printed Name

Chad Newman  
Signature

Nevo  
Address

04-23-21  
Date

**PETITION IN SUPPORT OF EXXON MOBIL STATION LOCATED AT  
12500 Sherman Way, North Hollywood, CA 91605**

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Date: 4-29-21 Signature: [Signature] Printed Name: Sam  
Address (street, city): 7101 Teesdale Phone number: \_\_\_\_\_

Date: 4/30/21 Signature: Carliño Segovia Printed Name: Segovia 747 214  
Address (street, city): Rolando Segovia Phone number: Segovia 1519  
N.H.

Date: 5/1/21 Signature: Arturo Arroyo Printed Name: \_\_\_\_\_  
Address (street, city): 7116 BARCOCK AVS. N.H. Phone number: 818 660 8572

Date: 5-1-21 Signature: [Signature] Printed Name: Elvin Pelayo  
Address (street, city): 7112 1/2 Bellaire Ave Phone number: 818-578-9510

Date: 5-1-21 Signature: [Signature] Printed Name: Ricardo  
Address (street, city): 6814 Whitsett Phone number: (818) 664 6887

Date: 5/1/21 Signature: Candace Printed Name: Candace Delgado  
Address (street, city): 6750 Whitsett Ave #262 Phone number: 818 824 3113

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Date: 4-28- Signature: [Signature] Printed Name: Alex

Address (street, city): 1320 Western Phone number: Axe  
Av. Glendale

Date: 4-28-21 Signature: [Signature] Printed Name: Alex

Address (street, city): 5124 Quinault Rd Phone number: \_\_\_\_\_

Date: 4-28-21 Signature: [Signature] Printed Name: Gustavo

Address (street, city): 7167 Whitt Ave Phone number: \_\_\_\_\_

Date: 4-29-21 Signature: [Signature] Printed Name: Rust Kelly

Address (street, city): 17615 Linden Ave Phone number: \_\_\_\_\_

Date: 4/28 Signature: [Signature] Printed Name: Tom Marks

Address (street, city): 17615 Highland Phone number: \_\_\_\_\_

Date: 4/21 Signature: [Signature] Printed Name: Ernst W. White

Address (street, city): 25241 Oakman Phone number: \_\_\_\_\_

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Date: 4/26/21 Signature: [Signature] Printed Name: Kristina Garcia  
Address (street, city): 6817 Bellingham Ave Phone number: 818 242-7767

Date: 4/28 Signature: [Signature] Printed Name: Salvador Yance  
Address (street, city): 7466 Laurel Cir Phone number: (818) 391-2421

Date: 4/27 Signature: [Signature] Printed Name: George Kbdjw  
Address (street, city): 12645 Buhm Ave Phone number: 918-2663162

Date: 4/27 Signature: [Signature] Printed Name: Humberto  
Address (street, city): 12645 Buhm Ave Phone number: 818 358 2998

Date: 4/27 Signature: [Signature] Printed Name: Aram Agueron  
Address (street, city): 12500 Sherman Way Phone number: 323 2085620

Date: 4/27-31 Signature: [Signature] Printed Name: Victor O'Donoghue  
Address (street, city): 1125T Phone number: 818 310-78-62  
6649 Wilkinson Ave  
# 203 N H

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Date: 4/27/21 Signature:  Printed Name: Tyrone Stark  
Address (street, city): 7127 Whitsett Phone number: (323) 677-7336  
North Hollywood CA, 91605

Date: 4.27.21 Signature:  Printed Name: Petros Avoyan  
Address (street, city): 8842 Laurel Phone number: 424 522 9841  
North Hollywood 91605

Date: 4.27 Signature: PABLO Printed Name: PABLO  
Address (street, city): 6957 Whitsett Ave Phone number: 818-272-7429

Date: 4 27 Signature: ANGELINA HERRERA Printed Name: (818) 573 8143  
Address (street, city): 7139 Whitsett Ave #1 Phone number: 818 573-8143

Date: 4/27 Signature: 17419 VALEK Printed Name: \_\_\_\_\_  
Address (street, city): VANUYS Phone number: 626.539.0962

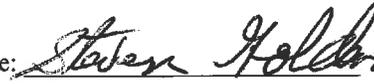
Date: 4 27 Signature: S-H Printed Name: Silfredo  
Address (street, city): 7104 No HO Phone number: LIWOOD

non woodliwood

818 629 5687

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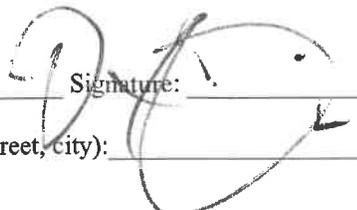
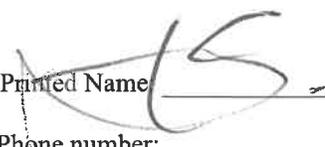
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Date: 4/26/21 Signature:  Printed Name: STEVEN GOLDEN  
Address (street, city): 7061 WHITSETT AVE Phone number: 818-679-4200

Date: 04/27/21 Signature:  Printed Name: CORINNA D SANDOVAL  
Address (street, city): 1906 VANS COY AVE Phone number: 16

Date: 4/26/21 Signature:  Printed Name: FRANCISCO GILI  
Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: 4/26/21 Signature:  Printed Name: OSCAR  
Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature:  Printed Name:   
Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_  
Address (street, city): \_\_\_\_\_ Phone number: \_\_\_\_\_

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Date: 4-27 Signature: Luis Portillo Printed Name: Luis Portillo  
Address (street, city): 7107 Whitsett NH Phone number: 818 982-7275

Date: 4-27 Signature: Francisco Picazo Printed Name: Francisco Picazo  
Address (street, city): 7107 Whitsett NH Phone number: 818-985-7225

Date: 4-27 Signature: [Signature] Printed Name: Jairo L.  
Address (street, city): 7001 Whitsett NH Phone number: 818-571-1105

Date: 4-27 Signature: Arturo Printed Name: ARTURO  
Address (street, city): 1033 E 51 ST Phone number: 323 635 6908

Date: 4/28 Signature: [Signature] Printed Name: David  
Address (street, city): 14130 Delano St Phone number: 747 389 0104

Date: 4-28 Signature: [Signature] Printed Name: ROSA  
Address (street, city): 7040 Cessdale Av N.H Phone number: \_\_\_\_\_  
91