



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

- Waived hearing
 - Concurrent hearing
 - Hearing not be scheduled on a specific date (e.g. vacation hold)
- Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address¹ 22001 Ventura Boulevard, Woodland Hills, CA 91364 Unit/Space Number _____

Legal Description² (Lot, Block, Tract) Lot:1, Block: None, Tract: TR 6510

Assessor Parcel Number 2169025057 Total Lot Area 12,893.22 (sq ft)

2. PROJECT DESCRIPTION

Present Use Vacant Site

Proposed Use Market

Project Name (if applicable) _____

Describe in detail the characteristics, scope and/or operation of the proposed project A Conditional Use Permit to permit the sales of a full line of alcoholic beverages (ABC Type 21) for off-site consumption in conjunction with a 4,893 sq ft market with operating hours and alcohol sales hours both from 6 a.m. to 12 a.m., daily. The site is located in the C4-1VLD zone.

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)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: _____ square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

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

Number of Affordable Units⁴ Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0

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

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

Public Right-of-Way Information

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

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

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

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

3. ACTION(S) REQUESTED

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

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

Authorizing Code Section Section 12.24-W1

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

Action Requested, Narrative: A Conditional Use Permit to permit the sales of a full line of alcoholic beverages (ABC Type 21) for off-site consumption in conjunction with a 4,893 sq ft market operating 6a-12a, daily with alcohol sales limited from 6 a.m. to 2 a.m., daily. The site located in the C4-1VLD zone.

Authorizing Code Section _____

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

Action Requested, Narrative: _____

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.
⁴ 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. _____ Ordinance No.: _____

- Condition compliance review
- Modification of conditions
- Revision of approved plans
- Renewal of entitlement
- Plan Approval subsequent to Master Conditional Use
- Clarification of Q (Qualified) classification
- Clarification of D (Development Limitations) classification
- Amendment to T (Tentative) classification

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

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

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

5. RELATED DOCUMENTS / REFERRALS

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

- a. Specialized Requirement Form N/A
- b. Geographic Project Planning Referral Please see attached Geographic Project Planning Referral.
- c. Citywide Design Guidelines Compliance Review Form N/A
- d. Affordable Housing Referral Form N/A
- e. Mello Form N/A
- f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A
- g. HPOZ Authorization Form N/A
- h. Management Team Authorization N/A
- i. Expedite Fee Agreement Yes. Please see attached.
- j. Department of Transportation (DOT) Referral Form N/A
- k. Preliminary Zoning Assessment Referral Form N/A
- l. SB330 Preliminary Application N/A
- m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) N/A
- n. Order to Comply N/A
- o. Building Permits and Certificates of Occupancy Please see attached.
- p. Hillside Referral Form (BOE) N/A
- q. Low Impact Development (LID) Referral Form (Storm water Mitigation) N/A
- r. SB330 Determination Letter from Housing and Community Investment Department N/A
- s. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Amazon Retail, LLC
Company/Firm Amazon Retail, LLC
Address: P.O Box 81023 Unit/Space Number _____
City Seattle State WA Zip Code: 98108
Telephone (206) 765-5123 E-mail: alcohol-licensing@amazon.com
Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant
Name (if different from applicant) Wolowitz Family Trust
Address 22001 Ventura Blvd. Unit/Space Number _____
City Woodland Hills State CA Zip Code: 91364
Telephone _____ E-mail: iwins@pacbell.net

Agent/Representative name Stephen Jamieson
Company/Firm Solomon, Saltsman & Jamieson
Address: 426 Culver Blvd. Unit/Space Number _____
City Playa del Rey State CA Zip: 90293
Telephone (310) 822-9848 E-mail: sjamieson@ssjlaw.com

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

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

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

⁵ 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).

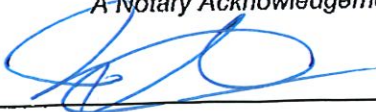
PROPERTY OWNER

7. **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 of 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 10/13/2021

Print Name JAA WOLOWITZ

Signature 

Date _____

Print Name _____

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

Ravinder Bhalla, Notary Public

On Oct 23rd, 2021 before me, _____
(Insert Name of Notary Public and Title)

personally appeared Ira Wolowitz, 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)



APPLICANT

8. **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.
 - i. 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: 10/20/21

Print Name: Michael Deal

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? _____
- b. What is the total square footage of the space the establishment will occupy? _____
- c. What is the total occupancy load of the space as determined by the Fire Department? _____
- d. What is the total number of seats that will be provided indoors? _____ Outdoors? _____
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? _____
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? _____
 - i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? _____
- g. Are you adding floor area? _____ If yes, how much is enclosed? _____ Outdoors? _____

h. Parking

- i. How many parking spaces are available on the site? _____
- ii. Are they shared or 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? _____
- iv. Have any arrangements been made to provide parking off-site? _____
 - 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? _____

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? _____ Will the service be for a charge? _____
- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? _____
- 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? _____

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?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation		6 am - 12 am					
Proposed Hours of Alcohol Sale	6 am - 12 am						

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: _____

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? _____ If yes, what is the minimum age requirement and how will it be enforced? _____

- d. Will there be any accessory retail uses on the site? _____ What will be sold? _____

e. **Security**

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

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

1. If yes, how many and when? _____

- iii. Has LAPD issued any citations or violations? _____ If yes, please provide copies.

f. **Alcohol**

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

- ii. Will "fortified" wine (greater than 16% alcohol) be sold? _____

- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? _____

- iv. Will there be signs visible from the exterior that advertise the availability of alcohol? _____

v. **Food**

No, however, there will be a made-to-order (MTO) area in the store, which will include microwaves/convection ovens, a dishwasher, sinks, etc., but no gas range, fryer, hood, etc.

1. Will there be a kitchen on the site? _____

2. Will alcohol be sold without a food order? _____

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? _____

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? _____

- 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")? _____

- 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? _____

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? _____
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? _____

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? _____
 - i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? _____
 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.*

ADDITIONAL INFORMATION/FINDINGS

CONDITIONAL USE PERMIT APPLICATION FOR ON AND OFF-SITE ALCOHOL SALES

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.**

The project will enhance the built environment in the surrounding neighborhood and will perform a function or provide a service that is essential or beneficial to the community, city, or region, as follows. This is an application for a Conditional Use Permit, pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.24-W1, authorizing the addition of off-site sales of a full line of alcoholic beverages (ABC Type 21) in conjunction with an approximately 4,893 square foot small format market with hot and cold food prepared onsite, operating 18 hours daily with alcohol sales from 6 a.m. to 12 a.m. The subject site is located at 22001 Ventura Blvd, Woodland Hills, CA 91364. The subject site has a Regional Center Commercial land use designation within a “2” height district. The subject property is located in the C4-1VLD Zone.

This market will offer a wide variety of products, including deli goods, dairy and cheese products, and a small selection of household goods and personal care items. This market will boost the local economy with increased tax revenues and will meet the small market and prepared food needs of the surrounding community. The operations, with strict adherence to the imposed conditions and under proper management and supervision, will enhance the environment of the surrounding neighborhood and provide a benefit to the community as a market accessible by foot, bike and auto. The market use is consistent with the uses permitted in the C4-1VLD zone.

- 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.**

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, as follows. This is an application for a Conditional Use Permit for the use and maintenance of an approximately 4,893 square foot small format market in the C4-1VLD Zone within the Ventura Cahuenga Corridor Specific Plan area. There are no proposed structural changes to the exterior of the building. The proposed project location, height, operations and other significant features of the proposed remodel are compatible with and will not adversely affect the surrounding neighborhood or the public health, welfare, and safety. The Project is consistent with the pattern of commercial uses in the immediate vicinity and the operational characteristics of a market will not be detrimental to the properties in the immediate vicinity and will have a positive impact on the welfare of the community, and provide for the public convenience or necessity.

The Applicant will implement interior tenant improvements in order to convert the existing space into a market use. The Applicant will take all necessary proactive security measures to prevent loitering, theft,

and vandalism, which will include security cameras, locks on all doors and secured areas, and well-trained staff. Loitering will not be tolerated on or around the premises and any panhandlers or loiters will be promptly asked to leave. All vandalism will be removed from the building to maintain the attractive aesthetics of the property and neighborhood. The Applicant has in place strict company policies to ensure the continuation of the safety and well-being of the community. Safety is and will be a top priority.

The tenant improvements will not result in adverse effects to any adjacent properties or the surrounding neighborhood, but rather will serve to enhance the site and operate a desirable, new business. The Department of Building & Safety has approved a change of use to retail-market store.

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

The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan, as follows. The Subject Property is located within the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan area, the Ventura Cahuenga Boulevard Corridor Specific Plan, and the C4-1VLD Zone, which designates the subject Property for Community Commercial land uses. A market store use is permitted as a matter of right under the LAMC. The C4 zone incorporates the uses permitted in C2 and C1 zones, which include grocery markets. The Applicant submits this Application for a Conditional Use Permit for the sale or dispensing of alcoholic beverages for consumption off the premises (Type 21).

The General Plan promotes the provision of services throughout the City in locations that are convenient to the public, but that do not negatively impact neighboring properties. Moreover, the General Plan is also intended to guide development in order to create a healthful and pleasant environment. The requested uses at this site are in conformance with the objectives of the General Plan for Commercial Land Uses. This market will serve the needs of the community and will overall provide products in conformance with the General Plan goals to provide a strong and competitive commercial sector. The remodeled market use will continue to be consistent with the zone and with the development regulations of the General Plan.

The purpose of the Community Plan is to enhance the positive characteristics of residential neighborhoods while providing a variety of housing opportunities; improving the function, design and economic vitality of commercial areas; preserving and enhancing the positive characteristics of existing uses which provide the foundation for community identity; maximizing development opportunities around transit system; commercial development; and enhancing community appearance. The Community Plan does not address alcohol use specifically, but lists various goals and objectives for various developments in the community, including commercial developments. Community Plans are also intended to promote a variety of land uses, streets, and services which will encourage and contribute to health, safety, welfare and convenience of the people who live and work in the community. Further, the Community Plan is intended to coordinate development among the various parts of the City of Los Angeles and adjacent municipalities in a fashion both beneficial and desirable to the residents of the community. The addition of a market option in this community achieves those objectives. The request for the off-site sale of a full line of alcoholic beverages in conjunction with the operation of a market, operating 18 hours daily with alcohol sales from 6 a.m. to 12 a.m., will not conflict with other

commercial neighbors and their patrons. The interior remodel of this building into a market will be an attractive development, ultimately creating an aesthetically pleasing use that will revitalize this commercial area.

The subject property is located within the Ventura Cahuenga Boulevard Corridor Specific Plan. The Specific Plan does not address alcohol use specifically, but details specific purposes for the development of the Specific Plan area in this community, including commercial developments. One of the stated purposes of this Ventura Cahuenga Boulevard Corridor Specific Plan is to “assure a balance of commercial land uses in the Specific Plan area that will address the needs of the surrounding communities and greater regional area.” The addition of a market option in this community will be in harmony with this stated objective and others in the Specific Plan by offering wide variety of products, including deli goods, dairy and cheese products, and a small selection of household goods and personal care items in a convenient location. As indicated above, the addition of a market at this location will boost the local economy with increased tax revenues and will meet the small format market and prepared food needs of the surrounding community. Furthermore, the market will enhance the environment of the surrounding neighborhood by providing a market that is accessible by foot, bike and auto. The regulations of the Specific Plan are in addition to those set forth in the planning and zoning provisions of Los Angeles Municipal Code (LAMC). As such, the proposed market is in conformance with the Specific Plan as this project is in compliance with the Los Angeles Municipal Code, the General Plan and the designated Community Plan, as described above.

Therefore, with the approval of this Conditional Use Permit Application, the proposed market use with off-site alcohol sales will substantially conform with the purpose, intent and provisions of the General Plan, the applicable community plan, and the specific plan.

b. Additional Findings

i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.

The proposed use will not adversely affect the welfare of the pertinent community. The Applicant is requesting approval of this Conditional Use Permit Application in order to operate a market which will benefit the surrounding community by providing goods and services that are advantageous to the neighborhood. The overall product offering, which includes incidental alcohol sales for off-site consumption (Type 21 ABC License) in conjunction with a small format market and prepared food items, will provide a range of goods and services to the local community. The addition of this market will enhance the surrounding community by offering a shopping experience in which nearby residents, workers, and visitors can purchase retail market items, beverages, and /or other necessary retail items. The proposed market use is a desirable addition to the community and will not adversely affect the welfare of the population in the surrounding neighborhood. The market will operate for 18 hours daily with alcohol sales limited from 6 a.m. to 12 a.m., to meet the needs of the community and ensure that local customers have convenient access to their neighborhood market as needed. The sale of a full line of alcoholic beverages is incidental to the products and services offered by this store, but is a vital aspect of this use, which will serve the public convenience or necessity through its offering of a variety of packaged and prepared food. The Applicant is a proven responsible retailer of alcoholic beverages.

The proposed market will be compatible with the surrounding properties and uses. This project and the operational characteristic of a market is consistent with the pattern of commercial uses in the immediate vicinity and will not be detrimental to the properties in the immediate vicinity as the store will operate with due regard for the adjacent uses.

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

The approval of this application will not result in or contribute to an undue concentration of such establishments. This Conditional Use Permit Application is for a project located within Census Tract 1374.01, which currently has three (3) Active Off-Site ABC Licenses, and seven (7) Active On-Site ABC Licenses. The California Department of ABC allocates two (2) Off-Site ABC Licenses and four (4) On-Site ABC Licenses, however, whereas here the area is commercial in nature rather than residential in nature state law provides for the local community to determine whether an additional off-sale ABC License is appropriate and shall serve that community's convenience or necessity. The number of licenses allocated to a particular Census Tract is based upon the number of residences also located in a Census Tract, i.e. more residents will result in a greater allocation. However, the law recognizes that local municipalities, such as the City of Los Angeles, designate this type of use for commercial zones and areas such as this one, rather than in residential areas. In commercial zones and areas, however, there are, of course, far fewer people residing there and thus the City can, and should here, find that it is nevertheless appropriate, needed, and wanted, to provide a store such as this one in this Census Tract. To wit, here a small format market will add to this community desirable, convenient, and necessary goods and services provided in a safe atmosphere by a responsible retailer.

While the legal standard to support additional alcohol licenses is public convenience *or* necessity, this location actually meets both public convenience *and* necessity. The success of this store depends upon its ability to provide what customers have come to expect from retailers, including alcoholic beverages, along with everyday household food and supplies. The request for the sale of off-site alcoholic beverages for this store represents a relatively small, albeit very important, portion of the overall store sales; and, it is crucial to the overall product offering to ensure returning customers, the viability of the store, and in providing the convenience and necessities to the community in an accessible shopping experience.

The sale of alcohol at this location will not represent the introduction of a type of use that is undesirable or one that is uncommon to the area. There is no reason to expect that the effect of this request will be significant relative to the issue of undue concentration. Additionally, it can be reasonably assured that the economic welfare of the community will not be adversely impacted. Therefore, over concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license would benefit the public welfare and convenience.

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

The approval of the application will not detrimentally affect nearby residential zones or uses. There are no residential zone or uses contiguous to, or adjacent to, this proposed small format market use. There are no residential zones or uses to the north of the property or to the east of the property at all. Several

hundred feet away to the west, and separated by other commercial uses, and to the south, and across a major highway and past other several commercial uses, there is some multi-family residential housing. A new, small format market use, which also provides fresh hot and cold foods prepared on the premises, will be a unique offering for this community and will serve the needs of local businesspeople, shoppers, and residents. This population seeks a diversity of services. This market will serve this community in a responsible and convenient manner, and the availability of market items, as well as a curated selection of alcoholic beverages provide a desired amenity. The sale of alcoholic beverages will be ancillary to the main use of the tenant space. The residential uses as well as other establishments, will not be adversely affected. Furthermore, the combination of proactive security measures and strict company policies ensure the continuation of the safety and well-being of the community are a top priority.

This market with ancillary sales of alcohol is appropriate and compatible with existing uses and will not have an adverse impact on any nearby residential uses. The proposed use is not an unexpected offering in this urban, commercial retail area. Further, the store is beneficial with respect to the general welfare because it will increase the stability and economic viability of the community in which it is located. The addition of this store, with the off-site sale of alcoholic beverages will improve the stability and desirability of the surrounding commercial retail uses, attract local residents, and serve the convenience and necessities of this community. Thus, the use does not conflict with the adjacent uses and operates in such a manner so as not to detrimentally affect nearby residentially zoned property.

REFERRAL FORM



GEOGRAPHIC PROJECT PLANNING REFERRAL

Any case filing application submitted to Los Angeles City Planning (LACP) for a project which is subject to one or more of the following Overlays shall include a completed and signed Geographic Project Planning Referral Form (Referral Form). An [Assignment List](#) can be found on the LACP website at <http://planning.lacity.org> under the "About" tab.

APPLICABLE OVERLAYS:

- **Specific Plan**
- **Community Design Overlay (CDO)**
- **Neighborhood Oriented District (NOD)**
- **Community Plan Implementation Ordinance (CPIO)**
- **Design Review Board (DRB)**
- **Pedestrian Oriented District (POD)**
- **Sign District (SN)**

Review of the application by Project Planning Staff is intended to identify the level of review required for the project and to provide the Applicant with early notification of any issues with regards to requested actions or the adequacy of application exhibits/materials pursuant to the applicable Geographic Overlay, which could subsequently delay processing.

LACP reserves the right to require an updated Referral Form for the project if more than **180 days** has lapsed from the date of the signature provided by the Project Planner, or as necessary to reflect project modifications, policy changes and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws.

THIS SECTION TO BE COMPLETED BY APPLICANT

Project Site Address: _____

Community Plan Area: _____

Specific Plan, DRB, CDO, POD, NOD, CPIO, or SN, including Subarea, if applicable: _____

PROJECT TYPE (check all that apply)

- New Construction** **Addition** **Renovation** **Grading**
- Change of Use** **Signage** **Other** _____

Description of Proposed Project: _____

THIS SECTION TO BE COMPLETED BY PLANNING STAFF ONLY

AUTHORIZATION TO FILE (check all that apply)

Specific Plan/SN

Project Permit

Minor (3 signs or less or change of use)

Standard (More than 3 signs, wireless equipment, or additions of less than 200 sq. ft. addition)

Single-Family

Major (All other projects)

Single-Family

Modification **Interpretation** **Adjustment** **Administrative Clearance**

Exception **Amendment** **Sign-Off Only** **Not a Project**

Design Review Board (DRB)

Preliminary Review

Final Review

CDO/POD/NOD

Design Overlay Plan Approval

Minor (3 signs or less or change of use)

Standard (More than 3 signs, wireless equipment, or additions of less than 200 sq. ft. addition)

Major (All other projects)

Sign-Off Only

Not a Project

Community Plan Implementation Overlay (CPIO)

Administrative Clearance (Multiple Approvals)

CPIO Adjustment (CPIOA)

CPIO Exception (CPIOE)

Potentially Historic Resource

COUNTY CLERK'S USE

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 395
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
 (PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-
--	---------------------

PROJECT TITLE	COUNCIL DISTRICT 3
---------------	-----------------------

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 22001 Ventura Blvd., Woodland Hills, CA 91364	<input type="checkbox"/> Map attached.
--	--

PROJECT DESCRIPTION: A CUP Application requesting the authorization of the sale of a full line of alcoholic beverages (Type 21 ABC License) for off-site consumption in conjunction with a market.	<input type="checkbox"/> Additional page(s) attached.
--	---

NAME OF APPLICANT / OWNER:
Amazon Retail, LLC/ Wolowitz Family Trust

CONTACT PERSON (If different from Applicant/Owner above) Stephen Jamieson on behalf of Solomon, Saltsman & Jamieson	(AREA CODE) TELEPHONE NUMBER (310)-822-9848	EXT.
--	--	------

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) Section 15301, Class 1

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:	<input type="checkbox"/> Additional page(s) attached
--------------------------------------	--

Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
 The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
 If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE	STAFF TITLE
-------------------------------	-------------

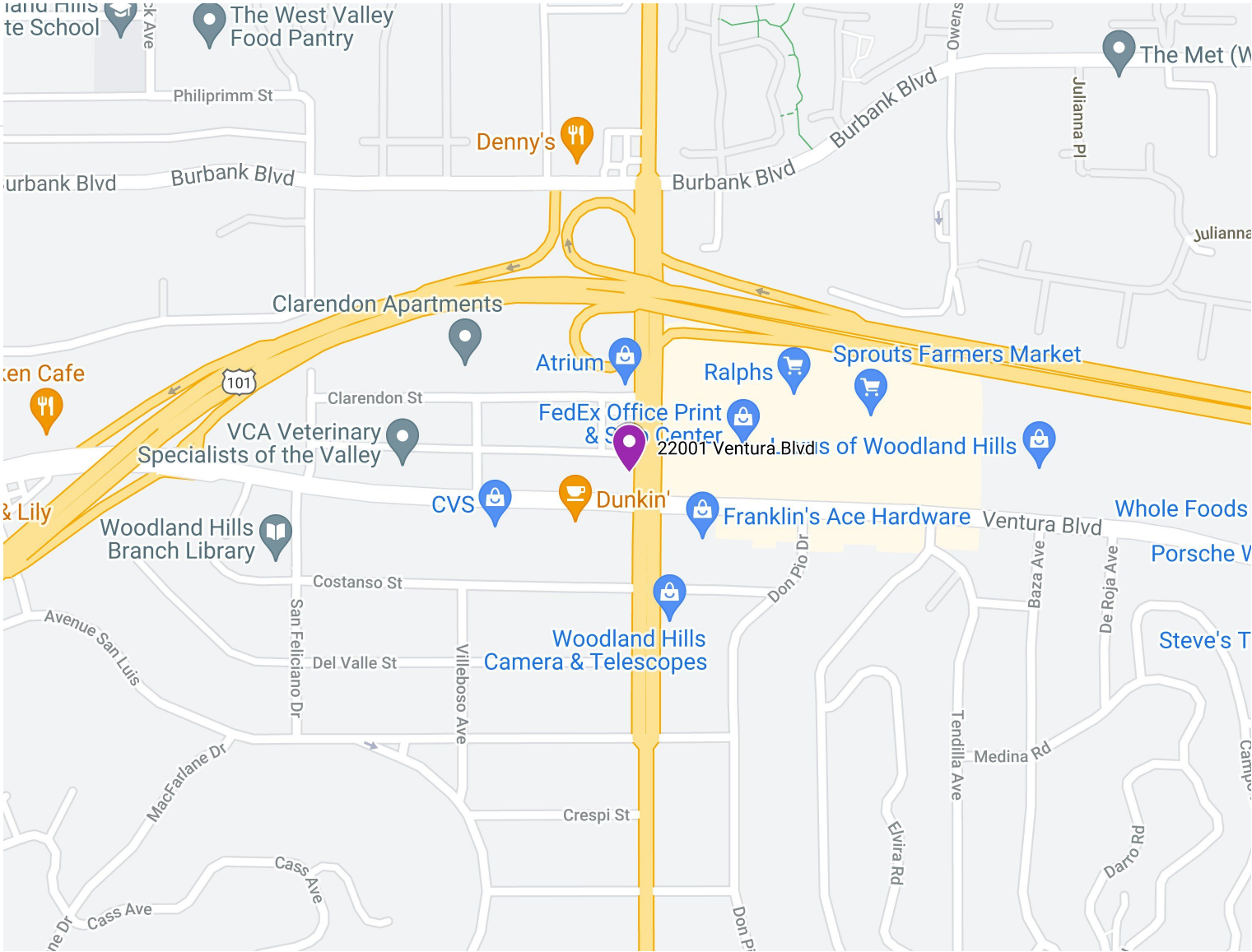
ENTITLEMENTS APPROVED

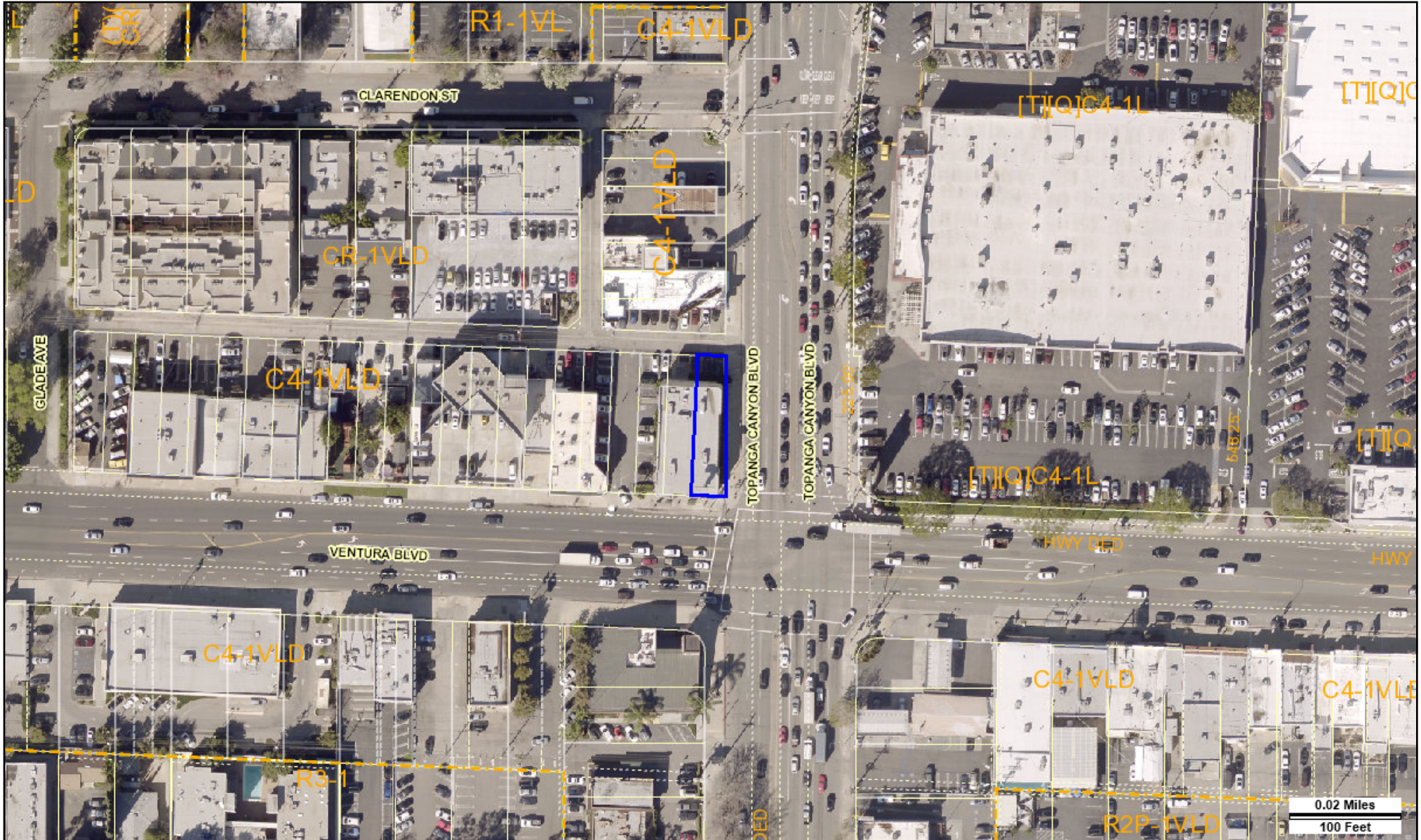
FEE:	RECEIPT NO.	REC'D. BY (DCP DSC STAFF NAME)
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Vicinity Map-22001 Ventura Blvd, Woodland Hills, CA

Vicinity Map

22001 Ventura Blvd





Address: 22001 W VENTURA BLVD
 APN: 2169025057
 PIN #: 171B101 82









Tract: TR 6510
 Block: None
 Lot: 1
 Arb: None

Zoning: C4-1VLD
 General Plan: Community Commercial



LEGEND

GENERALIZED ZONING

-  OS, GW
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
-  CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
-  CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
-  P, PB
-  PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

COMMERCIAL






-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

FRAMEWORK

COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial






INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing
-  Hybrid Industrial




PARKING

-  Parking Buffer






PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site



LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside / Airport Landside Support
-  Airport Airside
-  LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES















-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

















INDUSTRIAL

-  Limited Industrial
-  Light Industrial






CIRCULATION

STREET





































-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off- Ramp
-  Railroad
-  Scenic Freeway Highway


























MISC. LINES

-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor





POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

COASTAL ZONE



 Coastal Commission Permit Area
 Dual Permit Jurisdiction Area
 Single Permit Jurisdiction Area
 Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)





























 Tier 1	 Tier 3
 Tier 2	 Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

 Public Work Approval (PWA)
 Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

 Lot Line	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot Split	 Fault Zone	 Very High Fire Hazard Severity Zone
 Community Driveway	 Fire District No. 1	 Wells
 Building Outlines 2014	 Tract Map	
 Building Outlines 2008	 Parcel Map	

Color Photographs

22001 Ventura Blvd, Woodland Hills, CA 91364



1. View of southern frontage of subject site.



2. View of northern frontage of subject site.



3. View looking northeast on Topanga Canyon Boulevard.



4. View looking south on Topanga Canyon Boulevard



5. View looking west on Ventura Boulevard.



6. View looking east on Ventura Boulevard.

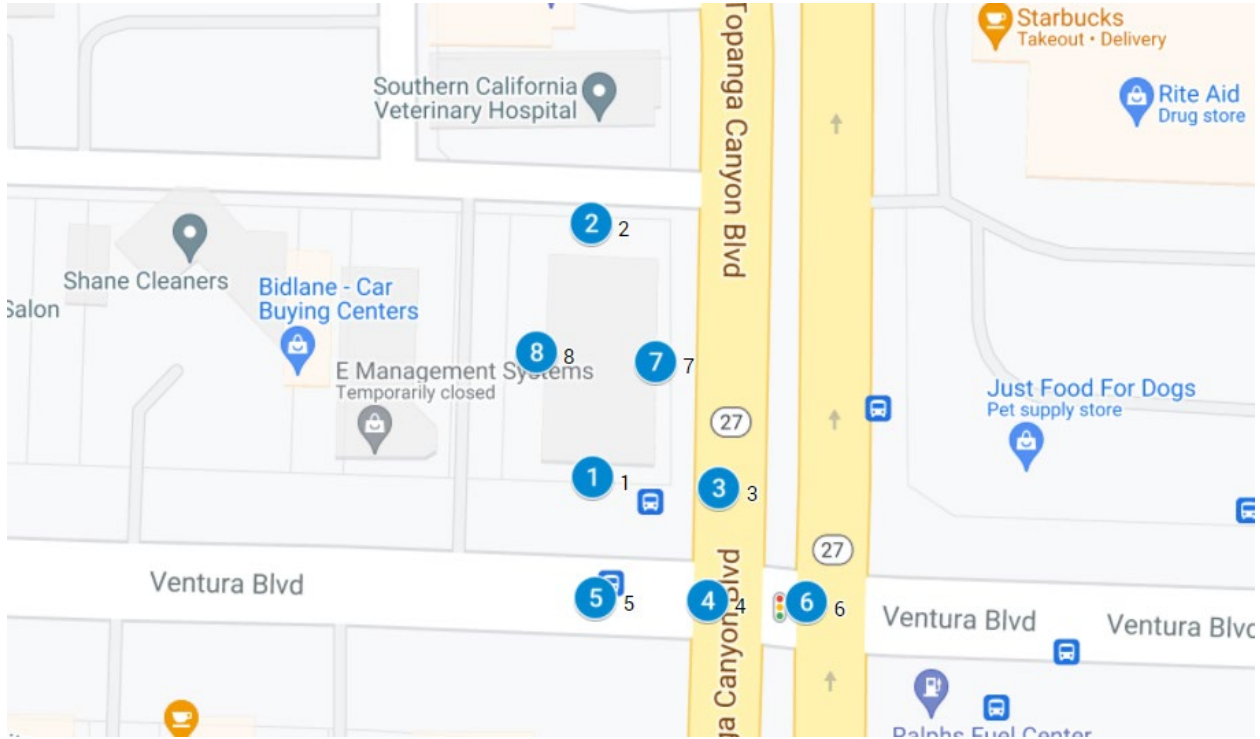


7. View looking at eastern frontage of subject site.



8. View looking at western frontage of subject site.

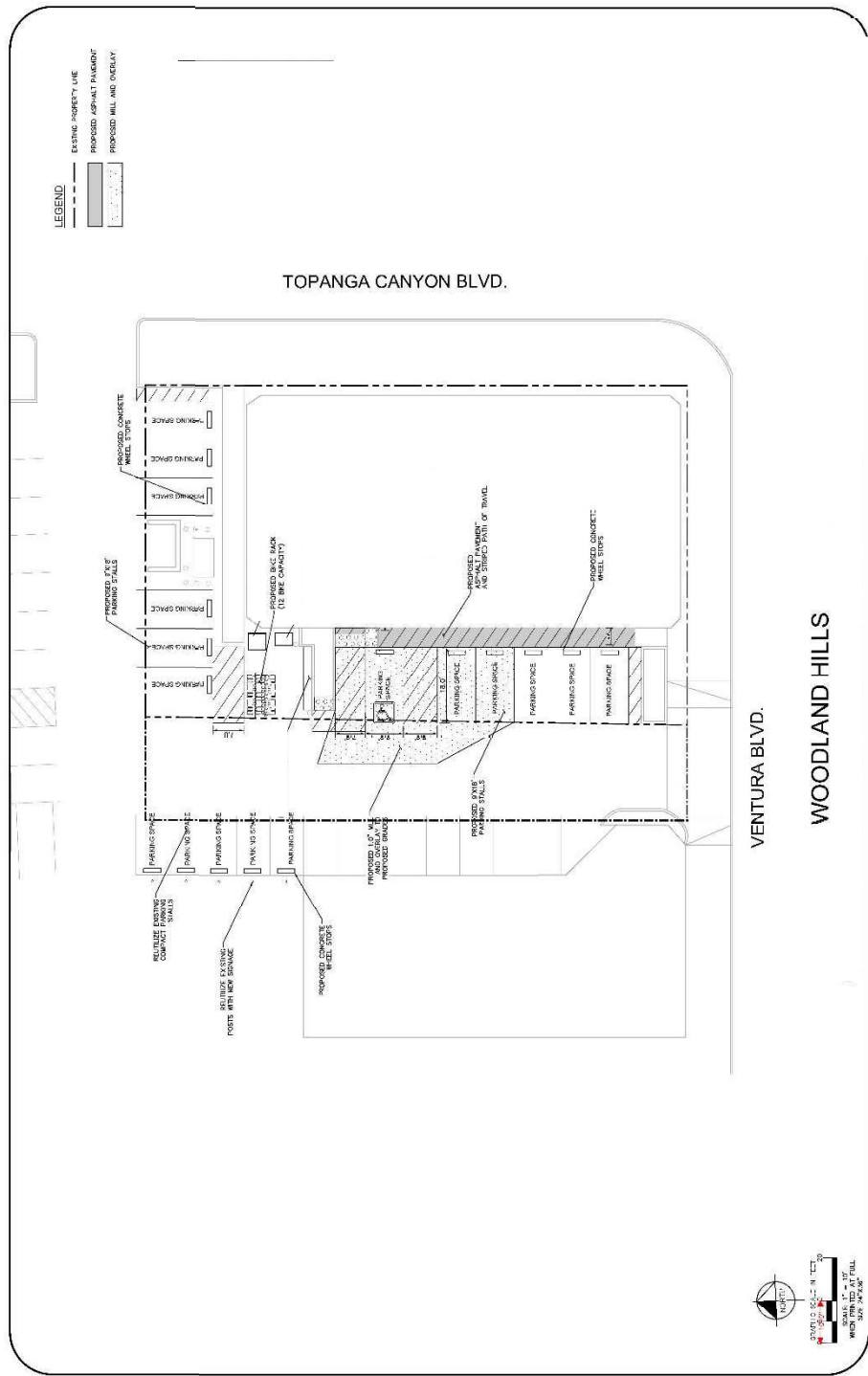
Photo Index Map
22001 Ventura Boulevard, Woodland Hills, CA 91364



LEGEND

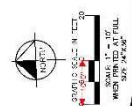
- EXISTING PROPERTY LINE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED MILL AND OVERLAY

TOPANGA CANYON BLVD.



VENTURA BLVD.

WOODLAND HILLS





CONDITIONAL USE PERMIT - CUB

22001 W. VENTURA BLVD. / A.P.N.: 2169-025-057

<p>LEGAL DESCRIPTION</p> <p>LOTS: 1</p> <p>BLK.: NONE</p> <p>TRACT: TR 6510</p> <p>M.R.: M B 74-81</p> <p>T.B.: PAGE: 560 GRID: A2</p> <p>ZONE: C4-1VLD</p> <p>P.A.: CANOGA PARK-WINNETKA- WOODLAND HILLS-WEST HILLS</p> <p>C.D.: 3</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; width: 20px;">C</td> <td>On-site consumption of full-line alcoholic beverage</td> </tr> <tr> <td style="text-align: center;">B</td> <td>On-site consumption of beer and/or wine</td> </tr> <tr> <td style="text-align: center;">△</td> <td>Off-site consumption of full-line alcoholic beverage</td> </tr> <tr> <td style="text-align: center;">△</td> <td>Off-site consumption of beer and/or wine</td> </tr> </table>	C	On-site consumption of full-line alcoholic beverage	B	On-site consumption of beer and/or wine	△	Off-site consumption of full-line alcoholic beverage	△	Off-site consumption of beer and/or wine	<p>CASE:</p> <p>DATE: 10-14-2021</p> <p>UPDATED:</p> <p>MAP SHEET: 171 B 101</p> <p>C.T.: 1474.01</p> <p>AC: 0.303</p> <div style="text-align: right;"> </div>
C	On-site consumption of full-line alcoholic beverage									
B	On-site consumption of beer and/or wine									
△	Off-site consumption of full-line alcoholic beverage									
△	Off-site consumption of beer and/or wine									