

**RADIUS MAPS, ETC.**

3544 Portola Avenue  
Los Angeles, CA. 90032  
Tel/Fax: (323) 221-4555

*[radiusmapsetc@sbcglobal.net](mailto:radiusmapsetc@sbcglobal.net)*

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**CITY OF LOS ANGELES  
600 FT. RADIUS  
CHURCHES, SCHOOLS, NURSERY  
SCHOOLS, CHILD-CARE FACILITIES,  
PARKS, PUBLIC PLAYGROUNDS,  
RECREATIONAL AREAS AND  
HOSPITALS LIST**

ZA-2016 4470

**600 FT. RADIUS CHURCHES, SCHOOLS, NURSERY  
SCHOOLS, CHILD-CARE FACILITIES, PARKS, PUBLIC  
PLAYGROUNDS, RECREATIONAL AREAS AND  
HOSPITALS LIST**

**Site Address:** 16107 W. VICTORY BOULEVARD  
VAN NUYS, CA 91406

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**WOODLEY PARK**

**6350 WOODLEY AVE**

**ORANGE LINE BUSWAY BIKE PATH**

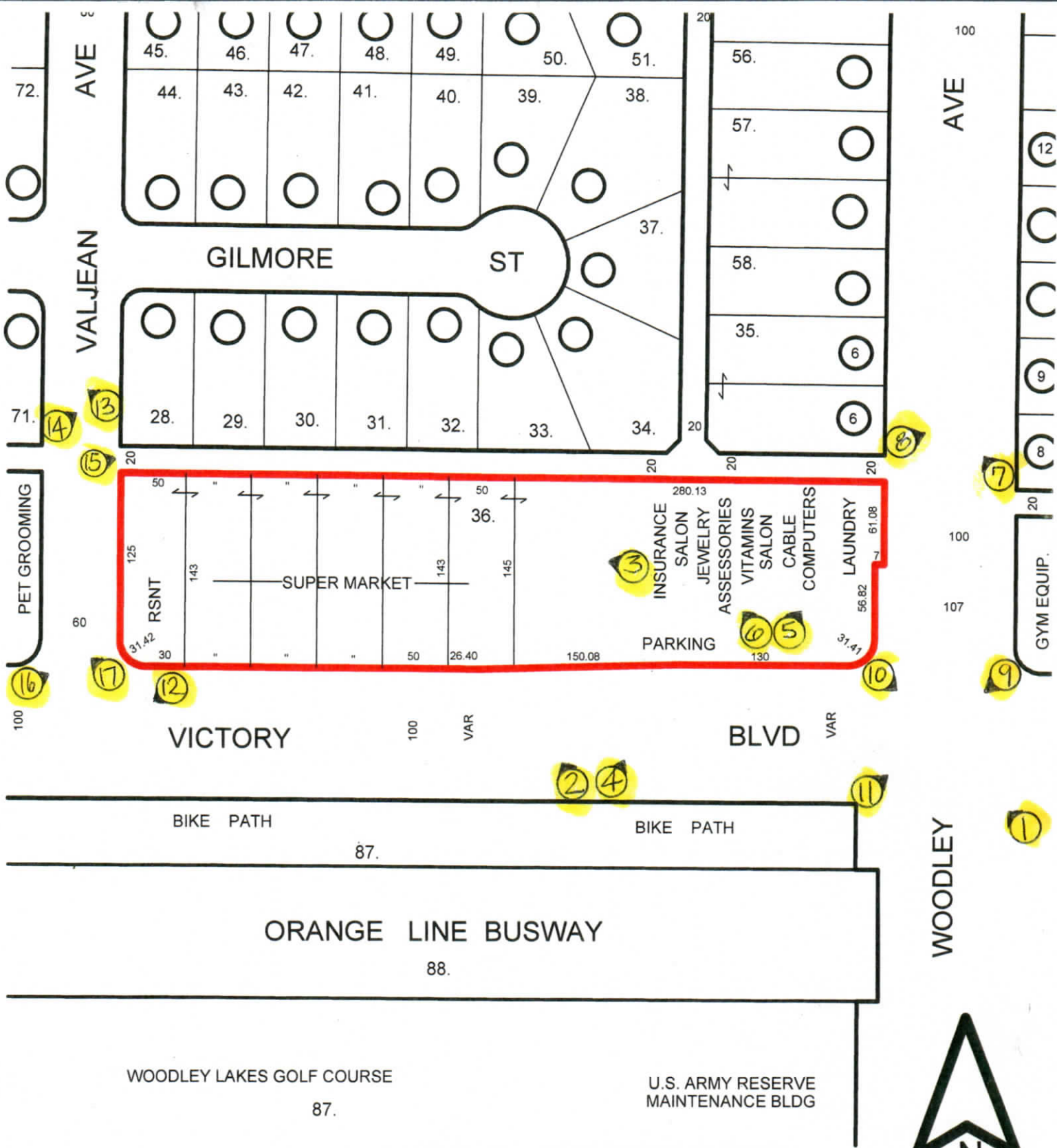
**16200 W VICTORY BLVD**

**600 FT. TO 1,000 FT. RADIUS CHURCHES, SCHOOLS,  
NURSERY SCHOOLS, CHILD-CARE FACILITIES,  
PARKS, PUBLIC PLAYGROUNDS, RECREATIONAL  
AREAS AND HOSPITALS LIST**

**Site Address:** 16107 W. VICTORY BOULEVARD  
VAN NUYS, CA 91406

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THERE ARE NO CHURCH, SCHOOLS, NURSERY SCHOOLS, CHILD-CARE FACILITIES, PARKS, PUBLIC PLAYGROUNDS, RECREATIONAL AREAS OR HOSPITALS 600 FT. TO 1,000 FT. FROM SUBJECT SITE.

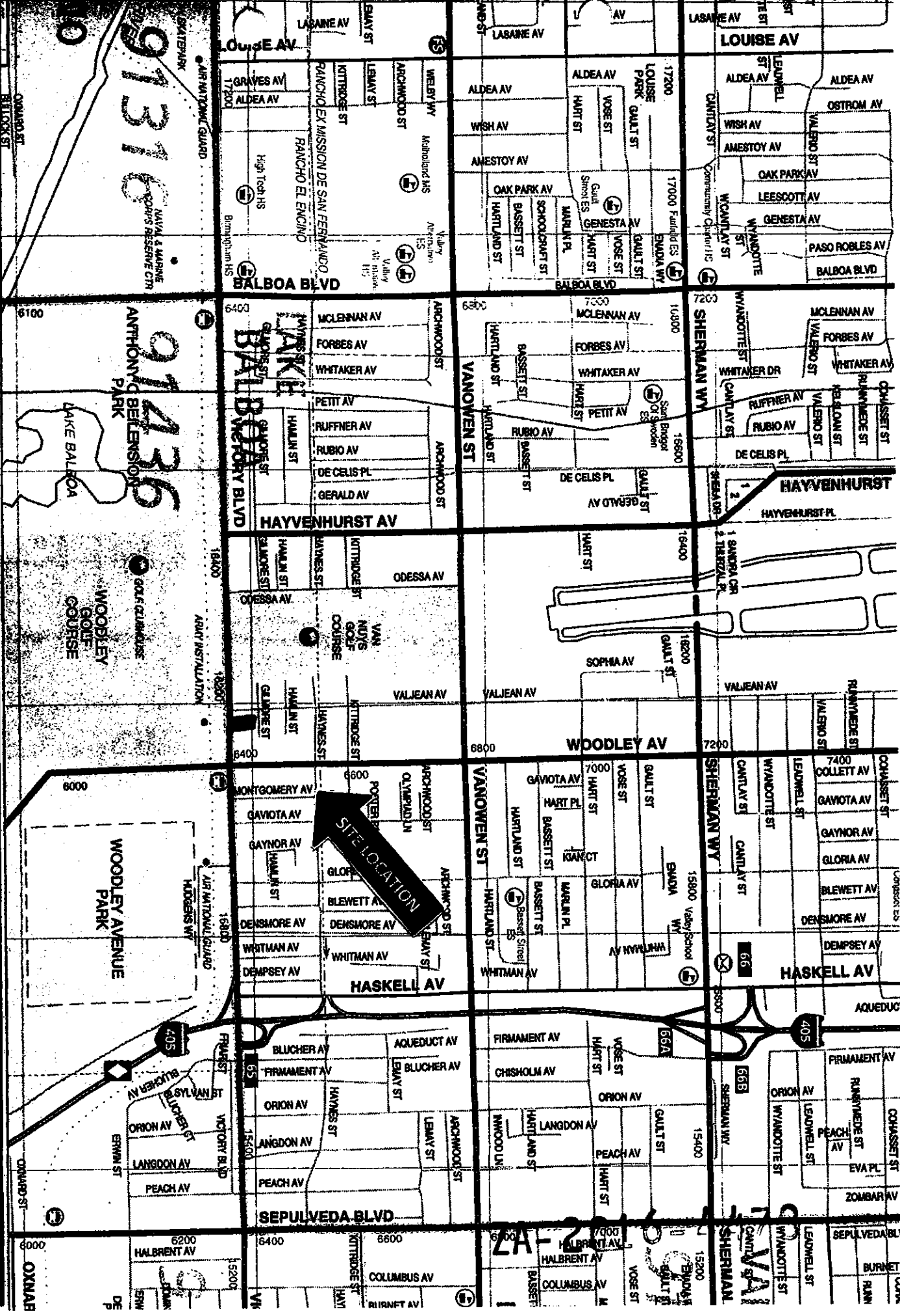


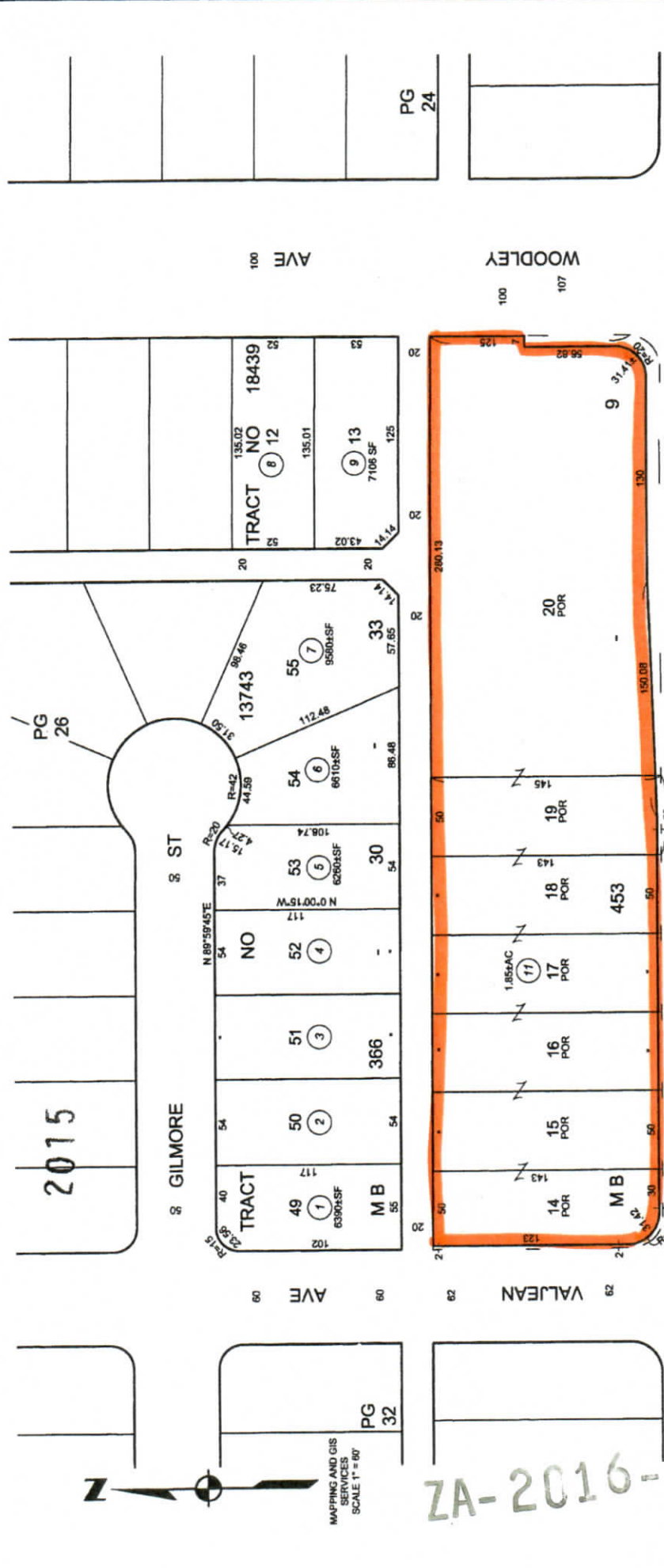


# VICINITY MAP

**SITE LOCATION:**  
**VALLARTA SUPERMARKET**  
 16107 W. VICTORY BOULEVARD  
 VAN NUYS, CA 91406

**CASE NO.:**  
 DATE: 9.13.16  
 T.B. PAGE: 531 GRID: F-7





VARIES  
BLVD

VARIES  
102

VICTORY  
103

BK  
2251

ZA-2016-4478

PG  
26

8 ST

 $R=20$ 

NO

13743

TRACT

1843

AVE 180

PG  
24

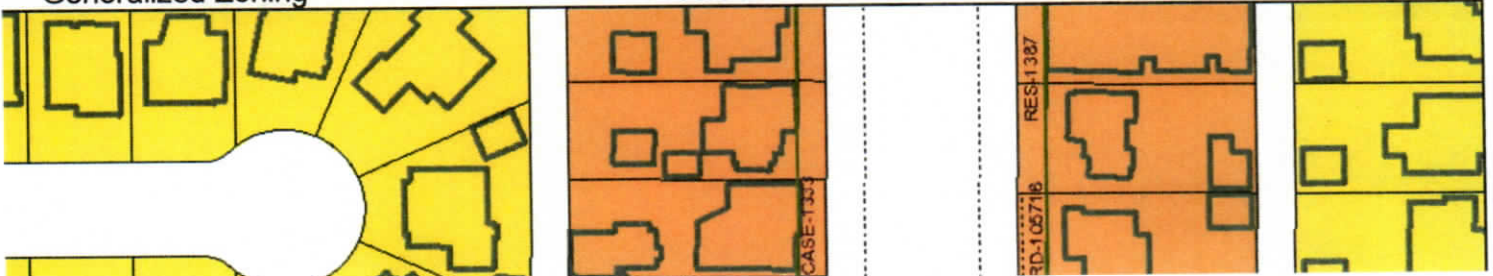
100  
107  
WOODLEY

**VARIES**

BLVD VARIES

BK  
2251

City of Los Angeles  
Department of City Planning



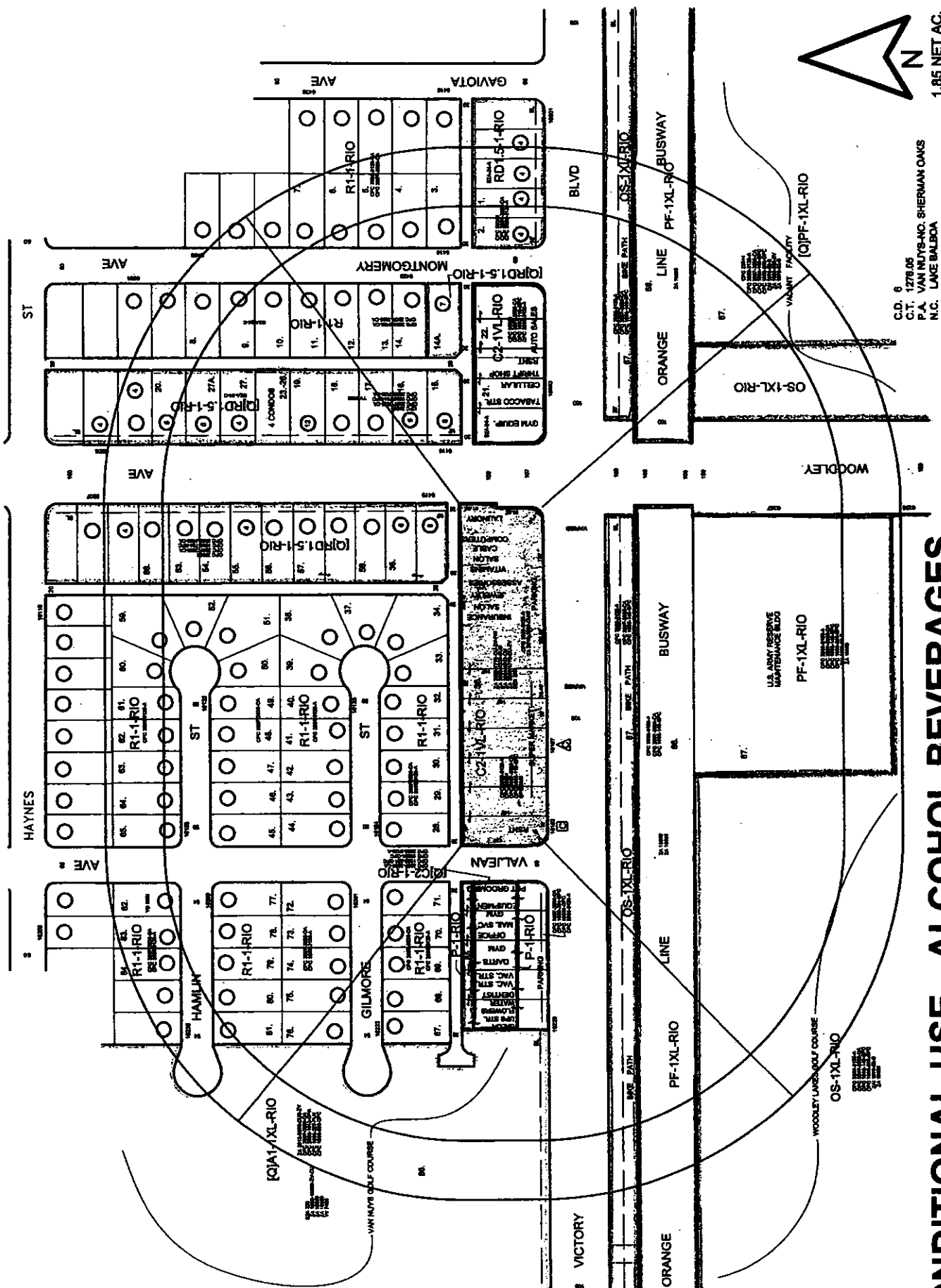


16107 W Victory Blvd

Street View Search nearby



7A-2016-4478



# CONDITIONAL USE - ALCOHOL BEVERAGES

## RADIUS MAPS ETC

3544 PORTOLA AVENUE  
LOS ANGELES CA 90032  
OFF/FAX (323) 221-4555  
RADIUSMAPSETC@SBCGLOBAL.NET

## SITE LOCATION:

VALLARTA SUPERMARKET  
16107 W. VICTORY BOULEVARD  
VAN NUYS CA 91406

## LEGAL DESCRIPTION:

LOTS 14 TO 20, 18439, M.B. 453-9.

## LEGEND

- ☒ ON-SITE CONSUMPTION OF FULL LINE ALCOHOL BEVERAGES.
- ☒ ON-SITE CONSUMPTION OF BEER AND/OR WINE
- ☒ OFF-SITE CONSUMPTION OF FULL LINE ALCOHOL BEVERAGES
- ☒ OFF-SITE CONSUMPTION OF BEER AND/OR WINE

## CASE NO.:

DATE: 9.13.16  
SCALE: 1" = 100'  
USES: FIELD  
D.M.: 180 B 137, 180 B 141  
T.B. PAGE: 531 GRID: F-7

C.D. 6  
C.T. 1278.05  
P.A. VAN NUYS-NO. SHERMAN OAKS  
N.C. LAKE BALBOA

ZA-2016-4478



1.



2.



ZA-2016-4478

3.



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ZA-2016-4478



5.



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1 ZA-2016-4478

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ZA-2016-4478



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ZA-2016-4478



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ZA-2016-4478



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ZA-2016-4478



15.



16.



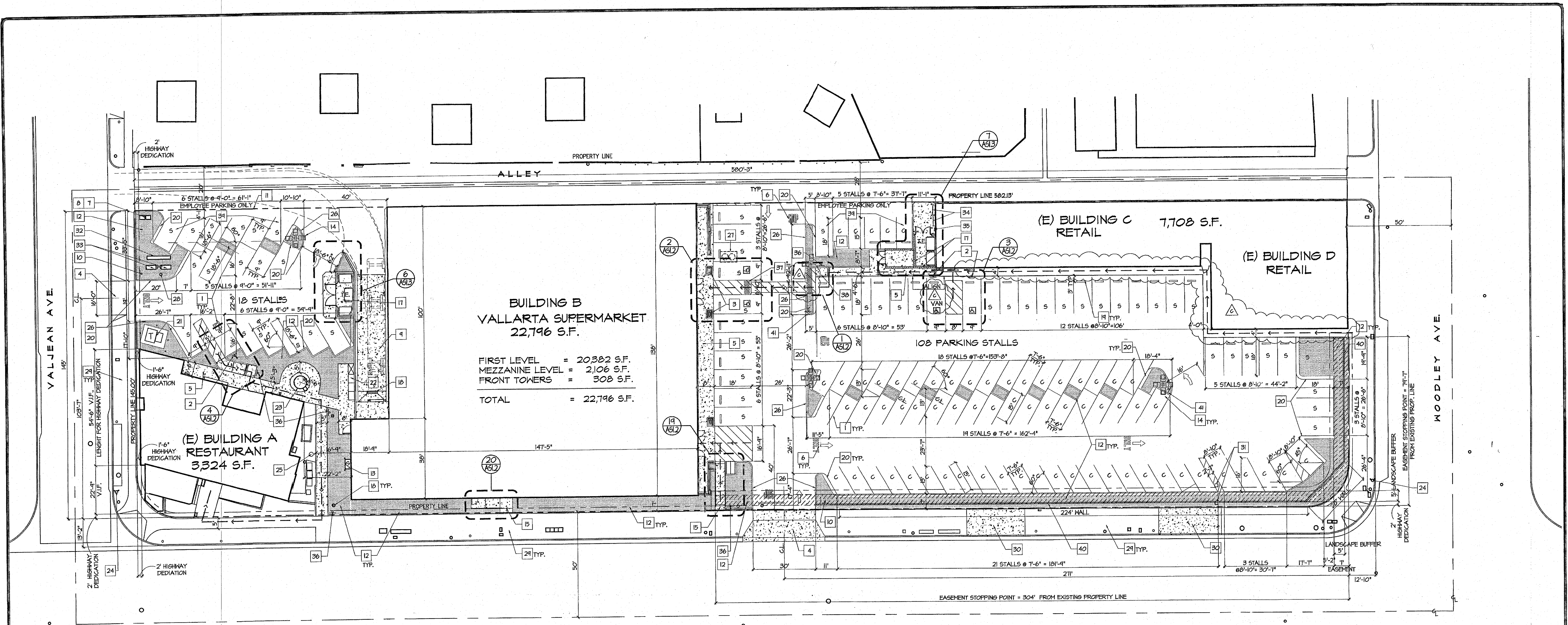
7A-2016-2078

17.



1 ZA-2016-4478





1 PROPOSED SITE PLAN  
SCALE: 1" = 20'-0"

PLANS APPROVED  
as required by  
Case No. 2A-2016-0478-CUB  
Maritza Lee  
CHIEF OF SITE PLANNING  
DATE: 07/19/2019  
M  
2 of 3

KEYED NOTES		GENERAL NOTES		SITE ANALYSIS		SYMBOLS & LEGEND	
1	PARKING STALL STRIPING, PAINT 4" WIDE W/ 2 COATS HIGHWAY WHITE PAINT. REFER TO DETAIL 13/AS1.2 AND CIVIL DWS. FOR ADDITIONAL INFORMATION.	21	ELECTRICAL TRANSFORMER. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.	17.	PROVIDE PIPEGUARDS AT ABOVE GROUND UTILITY EQUIPMENT AS REQUIRED BY GOVERNING AGENCIES. VERIFY EXACT NUMBER, TYPE AND LOCATION WITH UTILITY COMPANIES.	EXISTING BUILDINGS A, B, C, & D	37,501 S.F.
2	ADA ACCESSIBLE SIGN ON STEEL POST- REFER TO DETAIL 6/AS1.2	22	SERVICE SWITCHGROUP & HOUSE PANEL. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.	18.	ALL CONSTRUCTION EQUIPMENT SHALL BE STORED UPON THE PROJECT SITE, AND THEN ONLY ON THOSE PORTIONS OF THE SITE THEN UNDER CONSTRUCTION.	EXISTING SUPERMARKET CONC. SLAB TO BE REMOVED (BLDG. B)	13,123 S.F.
3	ADA ACCESSIBLE PARKING SIGN MOUNTED ON COLUMN. REFER TO DETAIL 1/AS1.2	23	CELL PHONE ANTENNA TO REMAIN. PROTECT IN PLACE. REFER TO ELECTRICAL AND CIVIL DWS. FOR ADDITIONAL INFORMATION.	19.	ALL CONSTRUCTION VEHICLES SHALL BE EQUIPPED WITH THE MOST MODERN NOISE MUFFLERS AVAILABLE AND ALL ENGINES SHALL BE KEPT IN PROPER TUNE.	EXISTING RETAIL BUILDING A & B TO BE REMOVED.	10,971 S.F.
4	(E) 16'-0" WIDE DRIVEWAY AND APRON	24	FIRE HYDRANT-REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.	20.	A TEMPORARY CHAINLINK FENCE SIX (6) FEET IN HEIGHT, SHALL BE INSTALLED AROUND THE PERIMETER OF EACH AREA UNDER CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF ALL SITE AND BUILDING IMPROVEMENTS.	TOTAL OF EXISTING BLDGS. A, C, & D AND NEW BLDG. B	33,828 S.F.
5	CONCRETE WALKWAY. REFER TO DETAIL 14 & 15/AS1.3, CIVIL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.	25	BILLBOARD SIGN/STRUCTURE TO REMAIN. PROTECT IN PLACE DURING CONSTRUCTION. REFER TO ELECTRICAL AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.	21.	GENERAL CONTRACTOR SHALL REFER TO ALL DRAWINGS PRIOR TO ANY CONSTRUCTION AND SHALL MAKE EVERY EFFORT TO COORDINATE THE WORK SHOWN WITHIN THESE CONTRACT DOCUMENTS.	LAND AREA :	83,947 S.F.
6	PAINTED DIRECTIONAL TRAFFIC ARROWS AND STOP BARS. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.	26	PAINT CURB HIGHWAY RED ALONG ITS ENTIRE LENGTH AS A DESIGNATED FIRE LANE (OMIT AT PARKING STALL LOCATIONS).	22.	GENERAL CONTRACTOR SHALL TAKE ALL ACTIONS NECESSARY TO CONTROL DUST AND DIRT THROUGHOUT THE DURATION OF CONSTRUCTION INCLUDING, WITHOUT LIMITATION, EXCAVATION, GRADING AND MATERIAL TRANSPORT OPERATIONS.	LANDSCAPE AREA REQUIRED (5%)	4,197 S.F.
7	LANDSCAPE IRRIGATION WATER METER BY LANDSCAPE CONTRACTOR.	27	UNDERGROUND GREASE INTERCEPTOR. REFER TO PLUMBING AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.	23.	GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION AND SHALL REVIEW ALL TRAFFIC CONTROL MEASURES WITH THE DIRECTOR OF PUBLIC WORKS FOR HIS APPROVAL PRIOR TO COMMENCEMENT OF CONSTRUCTION.	LANDSCAPE AREA PROVIDED (7.8%)	6,561 S.F.
8	LANDSCAPE CONTROLLER BY LANDSCAPE CONTRACTOR.	28	POWER POLE BY LADAP. REFER TO CIVIL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.	24.	WHEN CIVIL ENGINEERS, ARCHITECTS, CITY AND OR COUNTY STANDARDS DIFFER, THE MOST STRINGENT SHALL APPLY.	TOTAL LENGTH OF BLOCK WALL	405'-0" LF.
9	DEPRESSURED CONCRETE LOADING DOCK. REFER TO CIVIL AND STRUCTURAL DWS. FOR ADDITIONAL INFORMATION.	29	PUBLIC SIDEWALK. PROTECT IN PLACE DURING CONSTRUCTION.	25.	GENERAL CONTRACTOR SHALL VERIFY AND PROVIDE ALL "FIRE" (SIGNS, LETTERS, PAINTING, ETC.) LANE REQUIREMENTS, REQUIRED BY THE FIRE DEPARTMENT.	(E) BUILDING "A" RESTAURANT :	BLDG. S.F. PARKING REQ. 3,324 S.F. = 22 STALLS (PER 151 CERTIFICATE OF OCCUPANCY)
10	ACCESSIBLE ENTRANCE SIGN OR ENTRANCE SIGN ON STEEL POST- REFER TO DETAIL 8/AS1.2	30	CONC. DRIVEWAY TO BE REMOVED AND REPLACED W/ (N) GUTTER & SIDEWALK TO MATCH EXISTING.	26.	PRIOR TO PROCEEDING WITH ROUGH GRADING, CONTRACTOR TO COORDINATE TOP OF FINISH GRADES AT PERIMETER OF THE BUILDING AND ADJOINING AREAS, WITH BUILDING DRAWINGS PREPARED BY ADOLPH ZEMBA, AIA, ARCHITECT.	(E) BUILDING "C" RETAIL SHOPS & (E) BUILDING "D" RETAIL	7,708 S.F. = 15 STALLS (PER 151 CERTIFICATE OF OCCUPANCY)
11	PROPERTY LINE / PARCEL LINE	31	FIRE LINE SIGN TO REMAIN. PROTECT IN PLACE DURING CONSTRUCTION.	27.	BUILDING PADS TO BE ROUGH GRADED AND COMPACTED PER THE SOILS REPORT. OVER EXCAVATION TO EXTEND 10' BEYOND BUILDING LIMIT LINE (INCLUDING ADJOINING SIDEWALKS AND CONCRETE SLABS) AS INDICATED ON THIS PLAN.	BUILDING "B" MARKET:	22,796 S.F. / 250 = 911 STALLS
12	LANDSCAPED AREA/PLANTERS. REFER TO LANDSCAPE DRAWINGS.	32	FIRE LINE BACKFLOP ASSEMBLY. REFER TO CIVIL DWS. FOR ADDITIONAL INFORMATION.	28.	FOR EXTENT OF OFF-SITE WORK. REFER TO CIVIL DRAWINGS PREPARED BY VAN DELL AND ASSOCIATES, INC. WITHIN THIS SITE DEVELOPMENT SET.	TOTAL :	33,828 S.F. = 1,261 STALLS (- 25 STALLS)
13	GAS METER. REFER TO CIVIL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.	33	METER & BACKFLOP PREVENTOR. REFER TO CIVIL DWS. FOR ADDITIONAL INFORMATION.	29.	THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VALVES, PIPES, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.	PARKING PROVIDED:	
14	PARKING LOT LIGHT STANDARD. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.	34	ELECTRICAL SERVICE TO REMAIN. PROTECT IN PLACE. REFER TO ELECTRICAL AND CIVIL DWS. FOR ADDITIONAL INFORMATION.			STANDARD	50 STALLS
15	CONCRETE SIDEWALK & RAMP. REFER TO ALO AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION AND DETAILS 14 & 15/AS1.3 AND 14 & 22/AS1.2	35	ROOF LADDER TO REMAIN. PROTECT IN PLACE. REFER TO CIVIL DWS. FOR ADDITIONAL INFORMATION.			COMPACT (50% ACCEPTABLE):	63 STALLS (50%)
16	NOT USED.	36	ACCESSIBLE/DIRECTIONAL ROUTE OF TRAVEL SIGN PER DETAIL 10/AS1.3			HANDICAPPED ACCESSIBLE :	4 + 1 VAN STALL
17	CHU TRASH ENCLOSURE	37	DETECTABLE WARNING PER DETAIL 20/AS1.3. MIN 36" WIDE.			TOTAL	126 STALLS
18	DRAIN, CATCH BASIN. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.	38	SLOPE CONCRETE WALKWAY. MAX. SLOPE 1:20			TRUCK LOADING SPACES:	1 STALLS
19	CONCRETE WHEEL STOP. REFER TO DETAIL 10/AS1.2	39	STENCIL 12" HIGH WIDE LETTERS "EMPLOYEE PARKING ONLY". USE (2) COATS TRAFFIC BEARING PAINT. RE. DETAIL 13/AS1.2				
20	CONCRETE CURB @ PLANTER. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.	40	30" HIGH CHU SCREENED WALL. PAINT TO MATCH ADJACENT.				
		41	DIRECTIONAL TRAFFIC SIGN - DO NOT ENTER. REFER TO 8/AS1.2				

STAMP

02-16-09

04-16-09

04-20-09

NO.

DATE

REVISION

BY

PLAN CHECK CORRECTIONS

PLAN CHECK CORRECTIONS

PLAN CHECK CORRECTIONS

NO.

DATE

REVISION

BY

ADOLPH ZEMBA, AIA & ASSOCIATES, INC.

601 SOUTH GLENDALES BOULEVARD, SUITE 400, BURBANK, CA 91502

PHONE (618) 841-2585 FAX: (618) 841-7782

OWNER

PROJECT LOCATION

PROJECT NO.

DRAWN BY:

CHECKED BY:

CAD SAVED NAME

SHEET NO.

VALLARTA SUPERMARKETS

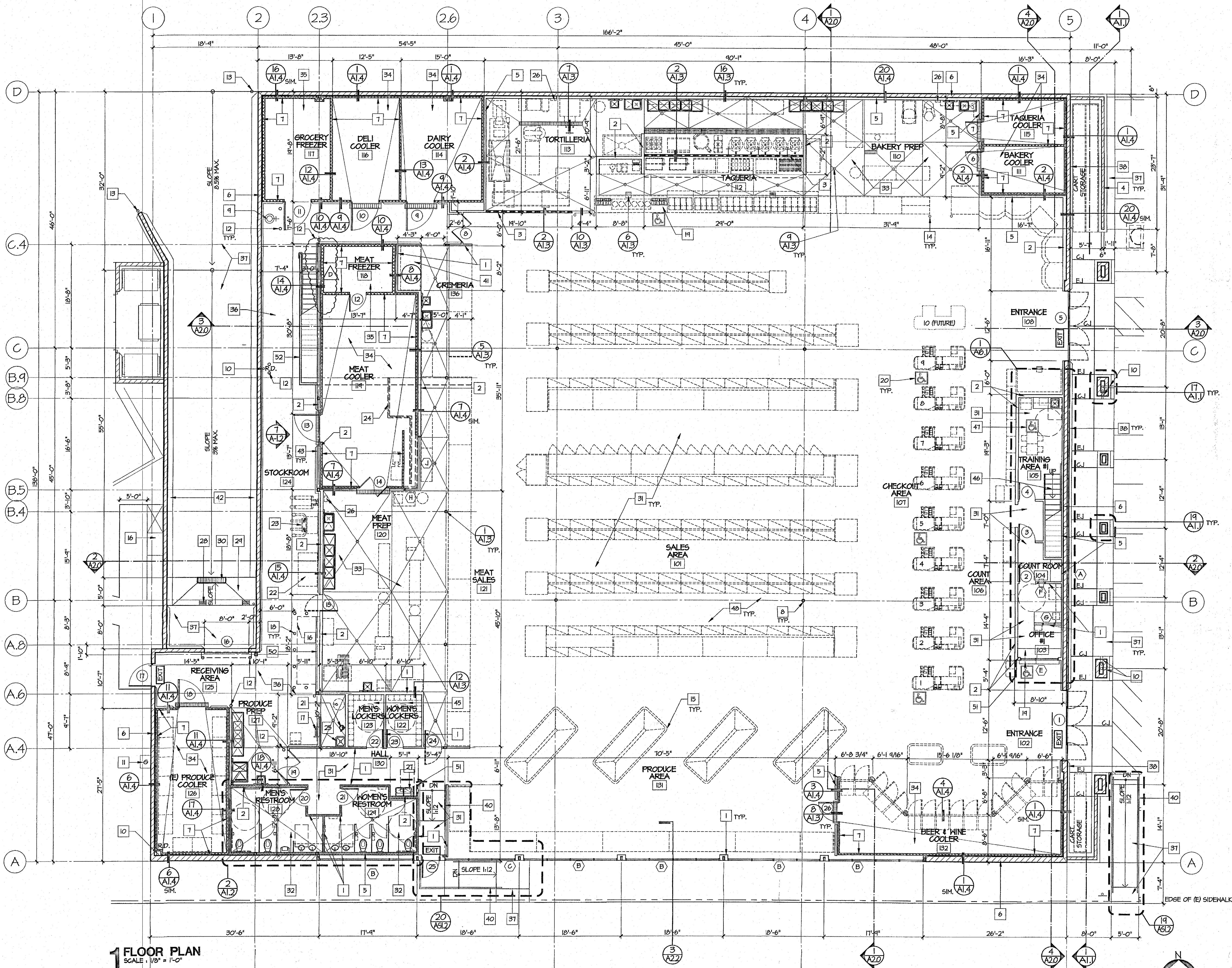
12979 ARROYO ST.

SAN FERNANDO, CA 91340

AS1.1

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**1 FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

PLANS APPROVED  
as required by  
Case No. LA-2016-4478-CUB  
Martha M.  
DEPARTMENT OF CITY PLANNING  
CITY OF LOS ANGELES  
Date: 07/19/2019  
ML  
143

NOTE:  
"NO ALCOHOLIC BEVERAGES ARE PERMITTED". CONDITIONAL USE IS REQUIRED.

#### TITLE 24 PART 2 ELECTRICAL NOTES

- THE CENTER OF JUNCTION BOX FOR ELECTRICAL AND COMMUNICATION SYSTEM RECEPTACLE OUTLETS SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION MEETING THE CLEARANCES AND REACH RANGE REQUIREMENTS OF SECTION 1103B AND NOT LESS THAN 18" ABOVE THE FLOOR OR WORKING PLATFORMS.
- THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF CONTROLS OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING, AND VENTILATING EQUIPMENT SHALL MEET THE REQUIREMENTS OF PART 2, CALIFORNIA BUILDING CODE (CBC), SECTION 1103B, SPACE ALLOWANCE AND REACH RANGES, FOR PERSONS WITH DISABILITIES AND SHALL NOT BE MORE THAN 48" ABOVE THE FLOOR OR WORKING PLATFORM.
- THE CENTER OF FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48" ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE, OR SIDEWALK.

#### SYMBOLS AND LEGEND

INTERIOR WALL PARTITIONS	FLOOR DRAIN - REFER TO PLUMBING DWGS, SLOPE MIN. 2% TO DRAIN
PARTIAL HEIGHT WALLS	FLOOR SINK - REFER TO PLUMBING DWGS
CONCRETE MASONRY WALL	FLOOR SINK W/ 1/2" GRATE COVER
COOLER/FREEZER WALL PANELS SUPPLIED BY MFR, INSTALLED BY G.C.	FIRE EXTINGUISHER
WALLS WITH R-11 BATT INSULATION	ELECT. PANELS
o R.D.	GAS METER
ROOF DRAIN LEADER, REFER TO PLUMBING DWGS	EXIT SIGN
o Fire Sprinkler Riser	HANDICAPPED ACCESSIBLE COUNTER
GREASE INTERCEPTOR, REFER TO PLUMBING DWGS FOR ADDITIONAL INFORMATION	CASES / FIXTURES, REFER TO A6.0
C.J.	
E.I.	
EXPANSION JOINT, REF 15/AS1.3	

#### KEYED NOTES (NOT ALL KEYED NOTES APPLY, STRIKED OUT TEXT IS NOT USED)

- 3 5/8" STEEL STUD WALL W/ 5/8" TYPE 'X' GYP. BRD. (USE WATER RESISTANT GYP. BRD. WHERE PLUMBING WALL OCCURS OR 5/8" CEMENT BOARD AT TILE WALLS)
- 6" STEEL STUD WALL W/ 5/8" TYPE 'X' GYP. BRD. (USE WATER RESISTANT GYP. BRD. WHERE PLUMBING WALL OCCURS OR 5/8" CEMENT BOARD AT TILE WALLS)
- 42" HIGH STEEL STUD WALL W/ 5/8" TYPE 'X' (WATER RESISTANT) GYP. BRD.
- 48" HIGH, 6" CMU WALL W/ EXTERIOR CEMENT PLASTER & STONE VENEER FINISH.
- 3 5/8" STEEL STUD FURRED WALL W/ 5/8" TYPE 'X' GYP. BRD. (USE 5/8" CEMENT BOARD AT TILE WALLS & 1" STING STUDS AT PLUMBING WALLS)
- 6" CMU WALL W/ EXTERIOR CEMENT PLASTER FINISH TYP. REFER TO STRUCTURAL DWGS. FOR SIZE & REINFORCING.
- PREFABRICATED COOLER/FREEZER WALL PANELS, REFER TO MFR. SHOP DRAWINGS FOR ADDITIONAL INFORMATION. LARS #2055
- TO INTERIOR DESIGN DWGS. FOR FINISHES.
- FIRE SPRINKLER RISER ASSEMBLY, REFER TO FIRE PROTECTION DWGS. (N.I.C.) FOR ADDITIONAL INFORMATION.
- ROOF DRAIN LEADER, REFER TO PLUMBING DWGS. AND DETAIL 15.3 & 17/AS1.3 FOR ADDITIONAL INFORMATION.
- GAS METER, REFER TO PLUMBING DWGS. FOR ADDITIONAL INFORMATION.
- 4" PIPE BOLLARDS, REFER TO DETAIL 16/AS1.3
- 6" PIPE BOLLARDS, REFER TO DETAIL 16/AS1.3
- GUARD POSTS, BY OWNER, REFER TO DETAIL 11/AS1.3
- CASE BUMPER
- ELECTRICAL SWITCHGEAR, REFER TO ELECTRICAL DWGS. FOR ADDITIONAL INFORMATION.
- STEEL ROOF ACCESS LADDER, REFER TO DETAIL 18/AS1.7
- REMOVABLE 4" PIPE BOLLARD, REFER TO DETAIL 16/AS1.3
- ADA ACCESSIBLE SERVICE COUNTER, MIN. 36" LONG x 34" HIGH, REFER TO FIXTURE PLAN & ENLARGED PLANS FOR ADDITIONAL INFORMATION & DTL. 11/AS1.3
- CHECKSTANDS NO. 1, 3, 4, AND 10 TO BE ADA ACCESSIBLE, REFER TO A6.0 FOR ADDITIONAL INFORMATION, REFER TO GENERAL NOTE 24 FOR MORE INFO.
- EYE WASH STATION, REFER TO PLUMBING DWGS. FOR ADDITIONAL INFORMATION.
- BAILER, PROVIDE POWER AS REQUIRED, REFER TO ELECTRICAL DWGS. FOR ADDITIONAL INFORMATION.
- CHARGING STATION, REFER TO ELECTRICAL DWGS. FOR ADDITIONAL INFORMATION.
- MEAT RAIL SYSTEM, REFER TO STRUCT. DWGS. FOR MORE INFO.
- MOP SINK, REFER TO PLUMBING DWGS. FOR ADDITIONAL INFORMATION.
- FLY ZAPPER, REFER TO ELECTRICAL DWGS. FOR ADDITIONAL INFORMATION.
- ADA ACCESSIBLE DRINKING FOUNTAIN, REFER TO A1.2 FOR ADDITIONAL INFORMATION.
- LOADING DOCK BUMPER, REFER TO DETAIL 2/AS1.4
- EDGE OF DOCK LEVELER, REFER TO SPECIFICATIONS.
- CATCH BASIN W/ TRAFFIC GRATE, REFER TO CIVIL DWGS. FOR ADDITIONAL INFORMATION.
- VINYL COMPOSITION TILE FLOOR, REFER TO INTERIOR DESIGN DWGS. FOR ADDITIONAL INFORMATION.
- CERAMIC TILE FLOOR, SLOPE TO DRAIN 2% MIN. REFER TO INTERIOR DWGS. FOR ADDITIONAL INFORMATION.
- QUARRY TILE FLOOR, SLOPE TO DRAIN 2% MIN. REFER TO INTERIOR DWGS. FOR ADDITIONAL INFORMATION.
- CONC. COOLER SLAB, SMOOTH FINISH W/ HARDNER & SEALER, SLOPE TO DRAIN
- CONC. FREEZER SLAB, BROOM FINISH W/ HARDNER & SEALER
- CONC. SLAB ON GRADE, SMOOTH FINISH W/ SEALER, REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION.
- CONC. SLAB ON GRADE, BROOM FINISH W/ SEALER, REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION, REFER TO DETAILS 14 AND 15/AS1.3
- 6" HIGH CONC. CURB
- GURB RAMP, REFER TO DETAIL 11/AS1.2
- 1 1/2" PIPE HANDRAIL, PAINT FINISH, REFER TO DETAIL 20/AS1.3
- 18" HIGH CONC. PLATFORM
- 12" HIGH CONC. CURB, REFER TO DETAIL 5/AS1.3
- WOOD CURVBAGE, REFER TO DETAIL 15/AS1.4
- TELEPHONE BACKBOARD, REFER TO ELECTRICAL DWGS. FOR MORE INFO.
- SHEET VINYL FLOORING, REFER TO INTERIOR DESIGN DWGS. FOR ADDITIONAL INFORMATION.
- RUBBER TREAD & RISERS, 1/4" WARNING STRIPE OF CONTRASTING COLOR @ TOP & BOTTOM TREAD.
- PROVIDE 1 HIG SEAT FOR EVERY 20 SEATS, TABLE TOP MAX. 34" HIGH & KNEE CLEARANCE MIN. 27" HIGH X 30" WIDE X 14" DEEP
- SALES RACK MAX. HEIGHT OF 6'-0"
- STOCKROOM RACKS, REFER TO STRUCTURAL DWGS. FOR STRUCT. CALCULATIONS & DETAILS.
- 8" FURR OUT WALL BEHIND SWITCHGEAR
- 48" HIGH 3 5/8" STD W/ 5/8" GYP. BRD. (USE WATER RESISTANT GYP. BRD. WHERE PLUMBING WALL OCCURS OR 5/8" CEMENT BOARD AT TILE WALLS)
- 48" HIGH 3 5/8" STD W/ 5/8" GYP. BRD. (USE WATER RESISTANT GYP. BRD. WHERE PLUMBING WALL OCCURS OR 5/8" CEMENT BOARD AT TILE WALLS)
- 48" HIGH 3 5/8" STD W/ 5/8" GYP. BRD. (USE WATER RESISTANT GYP. BRD. WHERE PLUMBING WALL OCCURS OR 5/8" CEMENT BOARD AT TILE WALLS)

#### GENERAL NOTES

- UNLESS NOTED OTHERWISE, ALL FLOOR PLAN DIMENSIONS ARE MEASURED FROM: 1. FACE OF CMU OR CONCRETE 2. FACE OF STUDS 3. CENTERLINE OF COLUMNS. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- ANGLES ARE 45 DEGREES AND 90 DEGREES, UNLESS NOTED OTHERWISE.
- ALL ELEVATIONS ARE FROM DATUM ELEVATION 00'-0" - FINISHED FLOOR.
- ALL STUDS ARE 18" O.C. UNLESS NOTED OTHERWISE.
- FIXTURES AND EQUIPMENT ARE SHOWN AS DASHED LINES, REFER TO FIXTURE PLAN FOR DESCRIPTION, VERIFY DIMENSIONS OF ALL FIXTURES AND EQUIPMENT FROM SHOP DRAWINGS AND/OR CATALOG CUTS SUPPLIED WITH SHIPMENT.
- PROVIDE WALL PROTECTION TO ALL CORNERS AND END WALL (STAINLESS STEEL CORNER GUARDS).
- G.C. TO VERIFY EXACT N.I.C. FIXTURE LOCATION W/ VALLARTA FIELD COORDINATOR PRIOR TO ROUGH-IN. COORDINATE PLUMBING, FIRE PROTECTION, REFRIGERATION AND FIXTURE PLAN.
- SHELVING OVER WET AREAS (SINKS, MOP SINKS, ETC.) SHALL BE METAL.
- PROVIDE SNEEZE GUARDS AT FOOD DISPLAYS PER HEALTH DEPARTMENT REQUIREMENTS.
- VOT SHALL NOT BE PLACED UNDER COOKING EQUIPMENT.
- GENERAL CONTRACTOR SHALL PROVIDE ELECTRICAL AND PLUMBING, ETC. FOR VENDING MACHINES AND COFFEE MACHINES.
- G.C. TO PROVIDE LEVEL SLAB FOR N.I.C. COOKING EQUIP. AND METRO SHELVING. VERIFY EXACT LOCATION WITH VALLARTA FIELD COORDINATOR, REFER TO FIXTURE PLAN.
- ALL TRENCHES TO BE BACKFILLED WITH SAND UNLESS APPROVED OTHERWISE BY BOTH ARCHITECT AND SOILS ENGINEER.
- PROVIDE WATERPROOFING SYSTEM FOR THE WALLS BELOW GRADE.
- PROVIDE FLOOR SINKS PER REF. AND PLUMBING PLANS.
- REFER TO INTERIOR DESIGN DRAWINGS FOR ALL MILLWORK, FLOOR & WALL FINISHES.
- CONTRACTOR TO PROVIDE BACKFLOW PREVENTER FOR ALL SINKS AS REQUIRED BY THE HEALTH DEPARTMENT.
- PROVIDE 6" STD WALL AT ELECTRICAL PANELS AND PLUMBING WALLS AS REQUIRED.
- ALL MASONRY DIMENSIONS ARE NOMINAL.
- REFER TO SHEET A3.0 FOR FLOOR FINISHES.
- PROVIDE SOLID BLOCKING OR OTHER SUITABLE BACKING FOR ALL WALL MOUNTED FIXTURES AND EQUIPMENT, INCLUDING BUT NOT LIMITED TO: SINKS (HAND SINKS, SERVICE SINKS, MOP SINKS, ETC.), WALL BRACKETS AND ANY WALL HANG ITEMS NOT COVERED BY ITEMS SPECIFIED IN NOTES REGARDLESS OF LOCATION OR ROOM. THIS INCLUDES ALL OWNER PROVIDED EQUIPMENT BEING PROVIDED THROUGHOUT THE PROJECT.
- FALSE COLUMNS BY G.C. SIZE AND LOCATION DETERMINED BY AMOUNT OF PLUMBING VENT PIPES, ELECTRICAL CONDUITS, AND REFRIGERATION LINES. COORDINATE WITH ALL DISCIPLINES.
- INSTALL APPROVED FIRE EXTINGUISHERS AS PER NATIONAL FIRE PROTECTION ASSOC. #10 AND TO BE LOCATED AND APPROVED BY THE FIRE DEPARTMENT.
- ACCESSIBLE CHECK STANDS SHALL BE IDENTIFIED BY A SIGN CLEARLY VISIBLE TO THOSE IN WHEELCHAIRS WHICH DISPLAYS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A BLUE BACKGROUND AND SHALL STATE "THIS CHECK STAND TO BE OPEN AT ALL TIMES FOR CUSTOMERS WITH DISABILITIES". WHERE "CHECK" CHECK STANDS ARE PROVIDED, AT LEAST ONE SHALL BE ACCESSIBLE.

STAMP

DATE	NO.	REVISION	BY
03-16-25	A	FLANCK CORRECTIONS	
04-19-25	B	FLANCK CORRECTIONS	
04-20-25	C	FLANCK CORRECTIONS	

SUBMITTAL DATES	OWNER	DATE	NO.	REVISION	BY
MM/DD-YY	MM/DD-YY	MM/DD-YY			
BUILDING DEPT.	O.I.B.				

**ADOLPH ZIEBBA, AIA & ASSOCIATES, INC.**  
601 SOUTH GLENDALE BOULEVARD, SUITE 400, BURBANK, CA 91502  
PHONE (818) 841-2565 FAX: (818) 841-7782

**VALLARTA SUPERMARKETS**  
12979 ARROYO ST.  
SAN FERNANDO, CA 91340

**FLOOR PLAN**  
PROJECT LOCATION:  
VALLARTA SUPERMARKET # 6  
16107 VICTORY BOULEVARD  
VAN NUYS, CA 91411

PROJECT NO. 03008  
DRAWN BY: D.G.  
CHECKED BY: J.P.  
CAD SAVED NAME

SHEET NO.  
**A1.0**

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**APPLICATION TO THE ZONING ADMINISTRATOR FOR CONDITIONAL USE PERMIT –  
ALCOHOLIC BEVERAGES (CUB)**

**APPLICANT:** GONZALEZ FOOD ENTERPRISES, INC.  
**DBA:** VALLARTA SUPERMARKET #6

**PROPERTY:** 16107 VICTORY BLVD.  
VAN NUYS, CA 91406

**REFERENCE:** CONTINUED SALE OF ALCOHOLIC BEVERAGES FOR OFFSITE  
CONSUMPTION IN CONJUNCTION WITH AN EXISTING 22,796 S.F.  
RETAIL SUPERMARKET IN THE C2-1VL-RIO ZONE.

---

**REQUEST**

Applicant is requesting a Conditional Use Permit (CUB) to allow the continued sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing 22,796 s.f. retail supermarket. A Vallarta Supermarket has been operating in this location selling alcoholic beverages since 1992. They were previously granted permission to sell alcoholic beverages for off-site consumption at this location under case number ZA 2004-4338 (CUB). Hours of operation and alcohol sales will remain 7:00 am to 11:00 pm daily. On-site parking is provided in the on-site surface parking lot. The property is zoned C2-1VL-RIO and designated Neighborhood Office Commercial under the General Plan Land Use designations. It is located within Council District 6 and the Van Nuys - North Sherman Oaks Community Plan.

**GENERAL FINDINGS**

**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 operating Vallarta Supermarket is located on a commercially zoned property along a well established commercial corridor. The supermarket provides a needed service to those in the area by offering a large selection of their patrons daily needs. The Vallarta Supermarket has a large butcher counter with an array of fresh meats, a large fresh cheese and dairy section and a good selection of quality produce items. This is in addition to a large selection of dry goods, soaps and cleaners, etc. The store also offers a full selection of beverages, including alcoholic beverages. The approval of this application will allow the Vallarta Supermarket to continue to offer patrons the ability to purchase all of their daily needs in one convenient location.

**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 the adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The location is proper for a supermarket operation. Vallarta Supermarket has been operating in this location selling alcoholic beverages since March 1992. It is located on a commercially zoned property (C2-1VL-RIO), along a well established commercial corridor. The area along Victory Blvd is occupied by a large variety of commercial and retail uses which serve both the immediate area and the larger region. The physical components of the building (size, height, operation) blend with the nature of the area and are well suited when compared to other commercial uses in the vicinity. Should this application be granted, the existing Vallarta Supermarket will continue to coexist with the other uses in the vicinity, by operating in responsible manner and avoiding any detrimental effects to neighboring properties. As such, the operating supermarket will not adversely affect or further degrade the adjacent properties, the surrounding

**ZA 2016-4478-wb**

find all the family's daily needs. Should this application be granted, the operating supermarket will continue to serve these nearby residents in a professional and responsible manner while avoiding detrimentally affecting the immediate area.

**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?**

Total s.f. of the buildings on the property is approx. 33,828 s.f.

**b. What is the total square footage of the space the establishment will occupy?**

The Vallarta Supermarket occupies a 22,796 s.f. building.

**c. What is the total occupancy load of the space as determined by the Fire Department?**

Applicant is uncertain of exact occupancy load.

**d. What is the total number of seats that will be provided indoors? Outdoors?**

No on site seating is proposed.

**e. If there is an outdoor area, will there be an option to consume alcoholic outdoors.**

No outdoor area is proposed.

**f. If there is an outdoor area, is it on private property or the public light of way, or both?**

N/A

**g. If any outdoor area is on public right of way, has a revocable permit has been obtained?**

N/A.

**h. Are you adding floor area?**

No, no floor area is being added.

**i. How many parking spaces are available on the site?**

There are 126 on-site parking spaces.

**j. Are they shared or designated for the subject use?**

The parking spaces are shared by all commercial tenants.

**k. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety?**

No floor area is being added.

**l. Have any arrangements been made to provide parking off site?**

No, no arrangements have been made for off-site parking.

**1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety?**

N/A

**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.**

N/A.

**m. Will valet service be available? Will the service be for a charge?**

No, valet service is not planned.

**n. Is the site within 1,000 feet of any schools (public private or nursery), churches, or parks?**

There are two sensitive uses within 600 feet of the project:

- Woodley Park; 6350 Woodley Ave.
- Orange Line Busway Bike Path; 16200 Victory Blvd.

There are no sensitive uses between 600 feet and 1,000 feet of the project.

**o. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Establishment as defined by LAMC 12.70 B17?**

N/A.

#### **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?**

- Proposed (continued) Hours of Operation: 7:00AM to 11:00PM Daily
- Proposed (continued) Hours of Alcohol Sales: 7:00AM to 11:00PM Daily

**b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video games machines, etc..?**

No live entertainment is proposed. The store may have mechanical for rides for children in front of the store. The store may also offer lottery tickets for sale to their patrons. Pre-recorded music may be played over the intercom system.

**c. Will there be minimum age requirements for entry? If yes, what is the minimum age requirement and how will it be enforced?**

There is no minimum age requirement to enter the premises. However, all patrons who purchase alcohol must be at least 21 years old. Any patrons who look under the age of 30 will be asked to show valid identification upon purchase of any alcoholic beverages.

**d. Will there be any accessory retail uses on the site?**

Yes. This business is a retail supermarket.

**e. Security**

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

There will be 5 - 30 employees on site at any given moment. Number of employees on site will be influenced in part by time of day, season and anticipated foot traffic.

**ii. Will security guards be provided onsite?**

The store has one security guard on-site.

**iii. Has LAPD issued any citations or violations?**

No, the LAPD has not issued any citations or violations.

**f. Alcohol**

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

A full line of alcoholic beverages will be available.

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

Specialty wines with greater than 16% alcohol may be sold. However cheap, fortified wines will not be sold.

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

No, alcohol will not be consumed on adjacent properties.

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

Certain sales or specials may be advertised. The applicant will abide by all ABC regulations regarding the advertising of alcohol.

**g. Food**

**i. Will there be a kitchen on the site?**

The store does have an on-site kitchen.

**ii. Will alcohol be sold without a food order?**

This business is a retail supermarket, so alcohol will be available without a food purchase.

**iii. Will the sale of alcohol exceed the sale of food items on a quarterly basis?**

Under the current business plan, the sale of alcohol is not intended to exceed the sale of food items.

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

N/A. This request is for a retail supermarket and continued sale of alcohol for off-site consumption.

**h. On-Site**



neighborhood, or the public health, welfare and safety but continue to offer a large selection of daily goods to nearby residents.

**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 operating supermarket substantially conforms to the purpose, intent and provisions of the General Plan. The General Plan promotes the provision of services throughout the city in locations that adequately serve the public yet do not impact nearby residential properties. The supermarket location is zoned for commercial use (C2-1VL-RIO), and General Plan Land Use designation identifies it as Neighborhood Office Commercial. A retail supermarket offers a useful service to those residing, working and visiting the neighborhood by offering a convenient location where patrons may purchase all of their daily needs in one safe and convenient location.

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

The existing Vallarta Supermarket operates within an existing commercial building and peacefully coexists with the surrounding community. The approval of this application will allow the retail supermarket to continue to offer a large selection of their patrons' daily needs and will not result in additional traffic or disruption to the neighborhood. The businesses owners operate multiple retail supermarkets throughout the state, are aware of the responsibility of offering alcoholic beverages and have a good track record with the Dept. of ABC. Should this application be granted, the business will continue to operate in a professional manner so as to avoid adversely affecting the surrounding area.

**ADDITIONAL CUB FINDINGS**

**I. 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 1,000-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.**

There are only 2 other ABC licensed businesses (both on-site & off-site) within 1,000 feet of the Vallarta Supermarket. This is a busy commercial corridor for this part of the valley, and as such can support various alcohol serving operations. Nonetheless, the business owners are aware of the importance of operating a responsible business have a good record of compliance with the Dept. of ABC. Should this application be granted, Vallarta will continue to operate the business in a professional manner in order to avoid aggravated any problematic situations in the immediate area.

**II. 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 Vallarta Supermarket operates on a commercially zoned property (C2-1VL-RIO) and is therefore a proper use in this location. The operation is properly buffered from nearby residential properties, and the main operations of the business face the parking lot and Victory Blvd. This helps to limit any unnecessary noise from escaping the property into the adjacent neighborhoods. Businesses such as retail supermarkets are meant to serve nearby residents with a useful and necessary service in providing a proper location to

**1. Will a bar or cocktail lounge be maintained incidental to a restaurant?**

N/A. This request is for off-site sales and consumption.

**2. Will offsite sales of alcohol be provided accessory to onsite sales ("Take Out")?**

N/A. This request is for off-site sales and consumption.

**3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time?**

N/A. This request is for off-site sales and consumption.

**i. Off-Site**

**1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises?**

No containers will be sold for consumption 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)?**

Alcoholic beverages may be sold in single servings. The operators will abide by all regulations placed on the operation by the Dept of ABC.

**j. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements – <http://abc.ca.gov>**

**Caldera Bill (CA Business and Professions Code Section 23958 and 23958.4)**

**1. Is this application a request for on-site or off-site sales of alcoholic beverages?**

This request is for off-site sales of alcoholic beverages.

**2. Is the establishment a bona-fide eating place (restaurant) or hotel/motel?**

No, this establishment is a retail supermarket.





# DEPARTMENT OF CITY PLANNING

## CONDITION COMPLIANCE UNIT



### Pre-Application Research – Ready to Submit Checklist

December 17, 2015

PH  
12/17/15

Application Contact: Brett Engstrom

Project Location: 16107 W Victory Blvd

Zone: C2-1VL-RIO

Application Type: CUB

CD: 6

DBA: Vallarta Supermarket #6

NC: Lake Balboa

Planner: Joann Lim

Planner Tel: (213) 978-1917

Planner Email: joann.lim@lacity.org

#### Proposed Use of the Establishment:

Proposed Use: Retail Super Market

Floor Area: 22,796 sf

Outdoor Uses: -

Parking: 126

Indoor Seats: -

Outdoor Seats: -

#### Permitted Use of the Establishment:

Permitted Use: Retail

Floor Area: 21,970 sf

Outdoor Uses: -

Parking: 127 required

Occupancy: -

**Relevant Documents on the Property** (Staff will include the following documents in your filing package, unless otherwise requested):

#### **Building Permits:**

Building Permit No. 040101-10002-01906 – On April 17, 2006, the Department of Building and Safety issued a Supplemental Building Permit to "recalculate required parking and restripe [the] parking area for [a] new store (retail building) [with a] total [square-footage of] 21,970 square-feet (140' x 175')."

Building Permit No. 04010-10000-01906 – On June 9, 2005, the Department of Building and Safety issued a Building Permit for a "new store (retail building) [with a] total [of] 21,970 [square-feet] [with a] modified parking lot to include new paving, slurry seal and restriping."

#### **C of Os**

Certificate of Occupancy No. 12555 – On February 27, 2012, the Department of Building and Safety issued a Certificate of Occupancy for a retail market.

#### **ZA Cases:**

Case No. ZA 2005-4338(CUB) – On February 13, 2006, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption, in conjunction with a proposed supermarket.

- Condition 29: 6 years granted.

### **Minor Comments/Corrections**

Please make the following minor corrections where requested, then prepare the filing package according to the checklist provided herein.

☒ Plot Plan:

- Include Project Description

☒ Floor Plan:

- Identify alcohol display area.

☒ A Fee Estimate for the project is enclosed. Please make check payable to City of Los Angeles. Please include a phone number and California Driver's license on the check.

**PLEASE INCLUDE THE FOLLOWING CHECKED ITEMS WITH YOUR CASE FILING:**

*(Note: Please make sure you incorporate any minor corrections requested above, prior to submittal).*

**Instructions:** Each Section must be tabbed or separated by color sheets labeled with the assigned number and in the order according to the checklist below. Submit **ONLY** the documents and number of copies requested in the main package. If you would like to submit additional information or copies, please submit and label separately.

## **1. Application**

- ☒ Master Land Use Application. Notarized Signature of:
- ☒ Owner ☐ Representative ☐ Applicant

### **1a. Proof of Ownership**

☒ **Ownership Disclosure** – if the property is owned by LLC, Corporation, Partnership or Trust the ownership disclosure is required and must indicate an Agent for Service of Process or an officer of the ownership entity. The disclosure must list the names and addresses of the principal owners (25% interest or greater). Attach a copy of the current Articles of Incorporation, partnership agreement or trust document as applicable.

## **2. Findings/Justification/Project Description:**

- ☒ Project Description

### **General Findings**

- ☒ 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.



- ☒ 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.
- ☒ 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 proposed use will not adversely affect the welfare of the pertinent community.

### **Additional CUB Findings**

- ☒ 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 1,000-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 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.

### **3. Sensitive Uses**

- ☒ Include list of sensitive uses within 1000 foot radius. Sensitive uses include residential buildings, churches, schools, hospitals, public playgrounds and other similar uses.

### **4. Photographs**

- ☒ Color photographs of the site/project and neighboring properties keyed to numbers on the Index Map (see below).
- ☒ Index map with arrows and keyed numbers showing from which direction the photos were taken
- ☒ Aerial photograph (Zimas)

### **5. Vicinity Map**

- ☒ Location map showing surrounding area (*should show nearest Collector Street*)

### **6. Public Noticing**

- Labels must be typewritten and prepared according to the Mailing Procedures Handout
- Posting to be done by? ☒ BTC ☐ Applicant\*\*

\*\*On-site posting of hearing notices by the Applicant must follow the instructions according to Form 7762. The Applicant is required to post the sign 10 days prior to the hearing. Failure to post could result in delaying the processing of your application

- ☒ BTC Receipt (If notices and posting is to be done by BTC)

- ☒ **Penalty of Perjury Statement** certifying the lists' accuracy, must be dated within 90 days of submittal.

## 6a. **Abutting Property Owners**

- ☒ **Abutting Property Owners Map** (For Plan Approval Applications) must include all contiguously owned properties, Names and addresses of owners shall be secured from the **City Clerk's Land Records Division, 201 N. Figueroa St., Suite 1150.**
- ☒ (1) Copy of the **Abutting Property Owners' List.**
- ☒ (1) Set of self-adhesive labels of the **Abutting Property Owners' List.**

## 6B. **500 foot Notification**

- ☒ **Radius Map** on vellum in color, with a minimum size of 18" x 24", prepared according to the Radius Map Requirements, keyed to match numbers on the ownership list.
- ☒ **7 Copies of the Radius Map, 18" x 24" minimum**

## 6C. **Lists and Labels of Owners within 500 foot Radius**

- ☒ List of the names and addresses of **Property Owners & Occupants** within a **500' radius** (in addition to the abutting property owners list) shall be secured from the **City Clerk's Land Records Division, 201 N. Figueroa St., Suite 1150.**
- ☒ (1) Copy of labels
- ☒ **Applicant, owner and representative must be on all labels and copies – cannot be handwritten in.**

## 7. **Plans Required** (each folded to 8 ½" x 11")

- ☒ Plot Plan - includes all contiguously owned parcels (*identify which parcels are not a part of project*) and Project description.
- ☒ Floor Plans –fully dimensioned floor plan, label all areas, include # of seats (indoor and outdoor), alcohol storage area and outdoor seating areas.
- ☒ Provide floor area in square feet of all dining areas including outdoor seating.
- ☒ One (1) full size set on 24" x 36" paper
- ☒ Four (4) reduced size set on 11" x 17" paper
- ☒ One (1) reduced size set on 8 ½" x 11" paper (*for Expedite Processing cases only*)

## 8. **CEQA Compliance**

- ☒ EAF (Form required to be notarized)

## 9. **Electronic Copy**

- ☒ Copy of significant documents on flash drive or CD (*PDF format only*)

**10. Fees**

- ☒ Check in the amount of \$\_10,486.80 , made out to the **City of Los Angeles**. For **personal checks**, please include a California Driver's License Number and phone number on the check. Company checks require a phone number on the check.
- ☒ Separate **undated** Check for \$75.00 made out to LA County Clerk.

**11. Duplicate Case Files** Please include MLUA, Vicinity Map, Radius Map, Plans, Photos, Findings and CEQA

- ☒ Certified Neighborhood Council in an unsealed, postage affixed envelope with CCU return address
- ☒ (1) Copy for LAPD
- ☒ Council Office ☒ 1 copy ☐ 2 copies

**Note: Please drop-off the checked items at our office located at:**  
**200 N. Spring Street, #528**  
**Los Angeles, CA 90012**

**\*\*An appointment is not necessary\*\***





**Lake Balboa Neighborhood Council**

P.O. Box 7720

Lake Balboa, CA 91409-7720

Voice-mail/FAX 818-779-9026

[www.LakeBalboaNC.org](http://www.LakeBalboaNC.org)



Neighborhood Council

Feb 3, 2017

To: City of Los Angeles Planning Department  
6262 Van Nuys Blvd., Room 450  
Van Nuys, CA 91401

**SUBMITTED  
AT HEARING  
BY Brett Engstrom**

Regarding:: ZA- 2016-4478-CUB at 16107 Victory Boulevard

Greetings:

By a vote of 17-0-0-0, the Lake Balboa Neighborhood Council at its February 1, 2017 Board Meeting voted to support the application of ZA- 2016-4478-CUB, at 16107 Victory Boulevard for a conditional use permit for the continued sale of a full line of alcoholic beverages for off-sale consumption in conjunction with an existing 22,796 square foot supermarket having hours of operation from 9am to 11pm daily.

Please take the voices of the stakeholders as expressed through the Lake balboa Neighborhood Council into account when considering this subject.

Sincerely,

*Linda Gravani*

Linda Gravani, President

Lake Balboa Neighborhood Council

Cc: Tom Riley, Ackley Padilla, Lynda Levitan, Lauren Padick, Brett Engstrom, Chi Lum



Certified by the Department of Neighborhood Empowerment, City of Los Angeles

**APPLICATIONS:****DEPARTMENT OF CITY PLANNING APPLICATION**

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

**ZA 2016-4478-cuB**

Env. Case Number

**ENV-2016-4479-EAF**

Application Type

**Conditional Use Permit, cuB**

Case Filed With (Print Name)

**Daisy Benicia**Date Filed **11-22-16.**

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> 16107 Victory Blvd., Van Nuys, CA 91406 Unit/Space Number \_\_\_\_\_Legal Description<sup>2</sup> (Lot, Block, Tract) Lot: FR14-FR20; Block; None; Tract: 18439Assessor Parcel Number 2233-025-011 Total Lot Area 80,858 s.f.**2. PROJECT DESCRIPTION**Present Use Supermarket with alcohol salesProposed Use Supermarket with alcohol salesProject Name (if applicable) Vallarta Supermarket #6Describe in detail the characteristics, scope and/or operation of the proposed project A conditional use permit for the continued sale a of a full line of alcoholic beverages for off-site consumption in conjunction with an existing 22,796 sq. ft. supermarket having hours of operations 7:00 a.m. - 11 p.m. daily.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**

- |  |   |
|--|---|
| <input type="checkbox"/> Demolition of existing buildings/structures | <input type="checkbox"/> New construction: _____ square feet                  |
| <input type="checkbox"/> Relocation of existing buildings/structures | <input type="checkbox"/> Accessory use (fence, sign, wireless, carport, etc.) |
| <input type="checkbox"/> Interior tenant improvement                 | <input type="checkbox"/> Exterior renovation or alteration                    |
| <input type="checkbox"/> Additions to existing buildings             | <input type="checkbox"/> Change of use <u>and/or</u> hours of operation       |
| <input type="checkbox"/> Grading                                     | <input type="checkbox"/> Haul Route   |
| <input type="checkbox"/> Removal of any on-site tree                 | <input type="checkbox"/> Uses or structures in public right-of-way            |
| <input type="checkbox"/> Removal of any street tree                  | <input type="checkbox"/> Phased project                                       |

### **Housing Component Information**

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

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

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

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

### **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,1 Section from which relief is requested (if any): \_\_\_\_\_

Request: A conditional use permit for the continued sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing 22,796 sq. ft. supermarket in the C2-1VL-RIO Zone.

Hours of operation & alcohol sales 7am to 11pm daily.

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

Request: \_\_\_\_\_

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

Request: \_\_\_\_\_

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) ZA 2005-4338 (CUB)

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. ZA 2004-5477(CUB)(CU)

Ordinance No.: \_\_\_\_\_

☐ Condition compliance review

☐ Clarification of Q (Qualified) classification

☐ Modification of conditions

☐ Clarification of D (Development Limitations) classification

☐ Revision of approved plans

☐ Amendment to T (Tentative) classification

☒ Renewal of entitlement

☐ Plan Approval subsequent to Master Conditional Use

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

☐ YES ☒ NO

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

☐ YES ☒ NO

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

N/A

**5. 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) \_\_\_\_\_

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

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

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

☐ Other—specify \_\_\_\_\_

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

**Applicant<sup>5</sup> name** Vallarta Supermarket #6

**Company/Firm** \_\_\_\_\_

**Address:** 12881 Bradley Ave. **Unit/Space Number** \_\_\_\_\_

**City** Sylmar **State** CA **Zip Code:** 91342

**Telephone** (818) 485-0596 **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)** Parklane Shopping Center, Inc.

**Address** 15445 Ventura Blvd. **Unit/Space Number** Ste #31

**City** Sherman Oaks **State** CA **Zip Code:** 91403

**Telephone** (818) 788-2590 **E-mail:** fmeproperty@yahoo.com

**Agent/Representative name** Brett Engstrom

**Company/Firm** Engstrom Planning & Licensing

**Address:** 1641 Paloma St. **Unit/Space Number** \_\_\_\_\_

**City** Pasadena **State** CA **Zip:** 91104

**Telephone** (626) 993-7350 **E-mail:** engstromplannin@gmail.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.

<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).

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 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

*Fahmy Mushmel*

Date

*9/9/16*

Print Name

*Fahmy Mushmel*

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

On September 9, 2016 before me, Sylvia Hourany, Notary Public  
(Insert Name of Notary Public and Title)

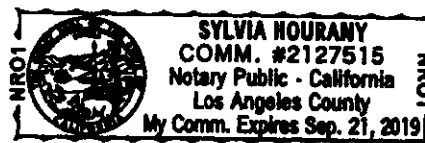
personally appeared Fahmy Mushmel who  
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that  
by his/her/their signature(s)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

Sylvia Hourany  
Signature

(Seal)



**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: \_\_\_\_\_

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