



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(s): _____

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.

Refer to the Department of City Planning Application Filing Instructions (CP-7810) for more information.

1. **PROJECT LOCATION** (7807 W. SUMMITROSE ST. 10512 N. GREENBURN AVE, 10513 N MT. GLEASON AVE.)
 Street Address¹ 10505 N. MT GLEASON AVE, SUNLAND, CA, 91040 Unit/Space Number _____
 Legal Description² (Lot, Block, Tract) LOTS:1&2&32,BLOCK:NONE,TR3829
 Assessor Parcel Number 2556030050, 2556030051 Total Lot Area 12,209.652 SQ FT.

2. **PROJECT DESCRIPTION**
 Present Use CONVENIENCE STORE
 Proposed Use CONVENIENCE STORE
 Project Name (if applicable) CORNER MARKET

Describe in detail the characteristics, scope and/or operation of the proposed project A conditional use permit to allow the sale and dispensing of a full line for off-site consumption in conjunction with an existing 2,155 sq ft convenience store with daily operating hours of 7 am to 11 pm, in the C2-1VL Zone.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

- | | |
|---|---|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e., vacant) | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad |
| <input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits) | <input checked="" type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g., school, park) |
| <input type="checkbox"/> Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial) | <input type="checkbox"/> 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
- Removal of any on-site tree
- Removal of any street tree
- Removal of protected trees onsite / public right-of-way
- Grading
- Haul Route
- New construction: _____ square feet
- Additions to existing buildings
- Interior tenant improvement
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

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

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

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

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ 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 LAMC 12.24 W-1

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

Action Requested, Narrative: A conditional use permit to allow the sale and dispesing of a full line of alcoholic beverages for off-site consumption in conjunction with an existing convenience store.

Authorizing Code Section _____

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

Action Requested, Narrative: _____

Additional Requests Attached YES NO

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) _____

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

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 Main Conditional Use

- Clarification of Q (Qualified) Condition
- Clarification of D (Development) Limitation
- 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.

Specialized Requirement Form _____

Geographic Project Planning Referral FOOTHILL BOULEVARD CORRIDOR

Case Consultation Referral Form _____

Redevelopment Project Area – Administrative Review and Referral Form _____

HPOZ Authorization Form _____

Affordable Housing Referral Form _____

Transit Oriented Communities Referral Form _____

Preliminary Zoning Assessment Referral Form (Plan Check #) _____

Housing Development Project determination (PZA Sec. II) _____

Optional HCA Vesting Preliminary Application _____

Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

Mello Form _____

Citywide Design Guidelines Compliance Review Form _____

GPA Initiation Request Form _____

Expedite Fee Agreement _____

Department of Transportation (DOT) Referral Form _____

Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____

Hillside Referral Form (BOE) _____

Building Permits and Certificates of Occupancy _____

Order to Comply _____

Low Impact Development (LID) Referral Form (Stormwater Mitigation) _____

Replacement Unit Determination (LAHD) _____

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

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name MOUNIR SAMI ISKANDER AND LILIANNE ALPHONSE ISKANDER

Company/Firm _____

Address: 7541 VALAHO DRIVE Unit/Space Number _____

City TUJUNGA, State CA, Zip Code: 91042

Telephone _____ 818-850-8460 E-mail: mouniriskander2016@yahoo

Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Agent/Representative name LILIGER DAMASO

Company/Firm LIQUOR LICENSE AGENTS

Address: 5243 E. BEVERLY BLVD. Unit/Space Number _____

City LOS ANGELES State CA Zip: 90022

Telephone (310) 614-8492 E-mail: LILI@LIQUORLICENSEAGENTS.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 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 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 Mounir S. Iskander

Date 5-27-22

Print Name Mounir S. Iskander

Signature Lilianne A. Iskander

Date 5-27-22

Print Name Lilianne A. Iskander

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

On MAY 27, 2022 before me, Vilma A. Munoz, a Notary Public
(Insert Name of Notary Public and Title)

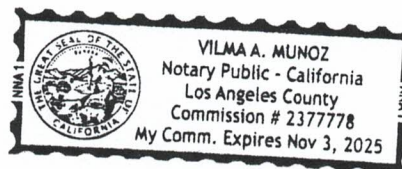
personally appeared MOURI S. ISKANDAR + LILIANNE A. ISKANDAR, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that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

Vilma A. Munoz
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: Mounir S. Iskander
Print Name: Mounir S. Iskander

Date: 5-27-22

**OPTIONAL
NEIGHBORHOOD CONTACT SHEET**

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).



CONDITIONAL USE FINDINGS

PROJECT DESCRIPTION/REQUEST:

Pursuant to Los Angeles Municipal Code Section 12.24 W.1, the Applicant is requesting to obtain a new conditional use permit to upgrade their current beer and wine off sale privileges to include a full line of alcoholic beverages for off-site consumption (ABC Type 21 liquor license) in conjunction with an existing 2,155 square foot convenience store. The existing establishment known as CORNER MARKET operates from 7 am to 11 pm daily and is in the C2-1-VL Zone.

BACKGROUND:

The site is located within the Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon Community Plan area. The approximately 12,209 square-foot parcel which fronts along Foothill Boulevard has a land use designation of Community Commercial.

The applicant's property has dimensions of 63 feet along Summitrose Street, 122 feet along Mt. Gleason Avenue, and a total area of .28 acres. The site is developed with a one-story, 2,155 square-foot building for this grocery store with nine on-site surface parking spaces. The site also contains a one-story, 270 square-foot storage building located adjacent and to the west of the grocery store, a single-family dwelling unit and an open-air vehicle storage area located in the rear portion of this property. Ingress and egress to the property is via driveways on Summitrose Street and Mt. Gleason Avenue.

Properties within a 600-foot radius are zoned C2-IVL, [Q]C2-IVL, [Q]CI-IVL, [Q]PIVL, OS-IXL, R1-I, R1-IVL, and developed with various types of neighborhood convenience and commercial uses along Foothill Boulevard, Summitrose Street, and Mt. Gleason Avenue, with single-family dwellings located behind these commercial uses.

CIRCULATION:

Mount Gleason Avenue - abutting the property along its easterly property line, is a fully improved Collector Street with a standard dedication of 44 feet.

Foothill Boulevard - abutting the property along its southerly property line, is a fully improved Class II Major Highway, with a standard dedication of 80 feet.

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.

The subject site is developed with a one-story, 2,155 square-foot building for this grocery store with nine on-site surface parking spaces. The application is requesting a conditional use to permit the beer and wine alcohol license upgrade to a full line for off-site consumption in conjunction with the existing 2,155 square foot convenience store having hours of operation from 7 a.m. to 11 p.m. daily.

The Corner Market has been serving the needs of the surrounding community for several years. The premise has been generally used as a market with off-site beer and wine sales since 1986. The surrounding area is a mix of primarily mini shopping centers and single/multi-family residential uses. The subject business serves these neighboring areas. Residents, commuters, visitors, workers and guests from the surrounding area patronize the convenience market on a regular basis.

The facility's beneficial use for the site has been well established. Furthermore, the facility fulfills a convenience market niche that has operated with a beer and wine license since as early as 1986. The applicant who are also the property owners, seek to upgrade from beer and wine only to full line alcoholic beverages since they won a Type 21 Liquor License during the ABC's yearly priority lottery.

The Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon Community Plan seeks,"To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services." Granting the proposed use serves this aim and is proper in relation to adjacent uses. The added revenue from the liquor license upgrade will strengthen the economic vitality of the subject business, while improving the function of how it services the neighboring resident's food and beverage needs.

The development of commercial uses, such as that of the Corner Market, is needed to keep pace with a growing population, and their proportionate needs. The proposed upgrade in licensing privileges at this location will allow the business to develop economically and meets the needs of area residents who benefit from having said use located within walking distance of their place of employment or residence. This results in a use which is both proper and positive in its relation to adjacent uses.

Locating the proposed project in this area, is a proper use, and will also aid the public convenience by giving residents and workers an option for fulfilling their shopping needs in the immediate



vicinity. The added value of granting the proposed use thereby serves a goal of the Community Plan goal which seeks to promote, " ... A STRONG AND COMPETITIVE COMMERCIAL SECTOR WHICH BEST SERVES THE NEEDS OF THE COMMUNITY THROUGH MAXIMUM EFFICIENCY AND ACCESSIBILITY WHILE PRESERVING THE UNIQUE CHARACTER OF THE COMMUNITY".

The intersection of Foothill Boulevard with Mt Gleason Avenue and Summitrose Street is characterized by a variety of commercial offerings to the local community including, but not limited to bank, supermarket, restaurants, auto repair, appliance repair and nightclub. These businesses cater to a growing local population appreciative of finding services in close proximity to their area of residence, rather than having to travel a considerable number of miles to have access to these services. The sale of a full line of alcoholic beverages, in addition to grocery items, will logically complete the line of products offered by the store. Proposed as a use accessory to the operation of an existing store, part of an existing site oriented towards the provision of services to the surrounding community, the instant request at this location can be found to be desirable to the public convenience and welfare.

Denial of the requested entitlement would unfairly prevent the applicant from enjoying reasonable use of the subject site. The conditional use permit process considers individual unique characteristics of a specific intended use. In this instance, the Code's desire to achieve compatibility between respective sites and protect neighboring properties and the applicants desire to provide a viable business can be accommodated in a manner consistent with the intent and purpose of the zoning regulations. The selling of alcoholic beverages for off-site consumption when incidental to the other goods and services provided in the convenience store, can be proper in relation to adjacent uses when appropriately conditioned.

The location and the request will continue to serve a commercial and residential population and allow for convenient access. As such, the location can be deemed to be desirable to the public convenience and welfare and is proper in relation to the surrounding uses. The request does not represent the introduction of a new use to the area. The location is within an area which is developed with a range of commercial uses which also include retail locations. The proposal remains in keeping with the nature of the development in the area. As such, the use will continue to serve a function and provide a service that will be beneficial to the community, which in conjunction with the imposition of a number of conditions addressing operational measures will result in the enhancement of the built environment.

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 property is located at the northeast corner of the intersection of Foothill Boulevard and Mt. Gleason Avenue. The nearest residential use consists of single-family dwellings located to the west (rear) of the store, and multiple-family units adjacent to the south of the property, adjacent to the parking area. The proposed project will be a plus for convenient shopping of customers. being located within walking distance of residential zones, this project will provide great convenience for nearby residents.

The project site is located within the C2-1VL Zone and is in proper relation to the adjacent commercial uses. The location is zoned for commercial uses, which permits convenience markets within its guidelines. The existing market is not undergoing any structural changes that will alter the size or height features of the establishment. The subject property falls within the parameters outlined in the municipal code for commercial zones. The market is a one-story structure and is within guidelines. The primary function of the establishment is a convenience market, and the current character and method of operation will not change with the herein authorization. Additionally, the current hours of operation from 7:00 am to 11:00 pm daily, prevents late night activity that might disturb the neighboring areas. The grant is requested to complete the product selection at the store and establish an all-inclusive experience for its clients. This assures a use that is both convenient to patrons and respects the welfare of the community.

The property is located within an area characterized by a variety of neighborhood oriented commercial uses serving the local residential community. Multiple-family complexes and single-family neighborhoods are located along the major thoroughfares and local streets, respectively. The proposed use, including reasonable operating hours, is in keeping with the character of the immediate area, serving the varied needs of the community. The orientation of the establishment, away from the nearest residential uses, provides a reasonable buffer to the adjacent neighbors from the proposed activities. The services provided in this general commercial area including the proposed use, make it a convenience to the immediate community. As such, it can be found that the proposed use at this location is proper in relation to adjacent uses and the development of the community and will not be materially detrimental to the character of the development in the immediate neighborhood.

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 property is located in the Sunland-Tujunga-Lake View Terrace-Shadow Hills East La Tuna Canyon District Plan area and designated for Community Commercial uses with corresponding



zones of CR, C4, C2, and RAS3 and Height District No. IVL. It is also located within the Foothill Boulevard Corridor Specific Plan area, but is not located within any Interim Control Ordinance area. Market retail uses are permitted by the plan designation and C2 zone classification of the property. The proposed use (sale of beer, wine and distilled spirits) is permitted in this zone by Conditional Use.

The addition of the sale of a full line of alcoholic beverages for off-site consumption at the existing market responds to the diverse needs of the surrounding community, and provides the community with a complementary service, consistent with the type of services the surrounding residential area would enjoy. At this location, the proposed use will promote convenience shopping opportunities for both workers and patrons of the area's commercial business community as well as for the nearby residential neighborhoods, thereby contributing to a viable commercial environment of the immediate area.

Approval of the proposed use will enhance the viability of the local area without creating significant adverse impacts to any surrounding properties, and as such, is consistent with the spirit, intent and objectives of the General Plan. The requested entitlement is consistent with a number of the General Plan's objectives and policies land uses such as:

- ***Objective 3.12 - Generally, maintain the uses, density, and character of existing low-intensity commercial districts whose functions serve surrounding neighborhoods and/or are precluded from intensification due to their physical characteristics.***

The Community Plan text does not specifically address the requested conditional use for the sale of alcoholic beverages. However, the project will provide a service to the community, and is thereby consistent with several goals, policies, and objectives of the Community Plan. Specifically, the project addresses the following goal and objective of the Community Plan:

- ***Objective 2-1 To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services***
- ***Objective 2-2 To enhance the community identity in distinctive commercial districts.***
- ***Objective 2-3 To enhance the appearance of commercial districts.***



ADDITIONAL CUB FINDINGS:

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

The project site is zoned for commercial uses and is located within the Sunland Tujunga- Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan with a Community Commercial land use designation. A variety of commercial uses are an intrinsic part of these service amenities necessary for the conservation, development, and success of a vibrant neighborhood. The Zoning Administrator and Department of Alcoholic Beverages Control will set appropriate conditions to ensure the welfare of the pertinent community is protected.

The project site is located along a developed commercial corridor and will not detrimentally affect the existing commercial uses located along Foothill Boulevard. Presently, there are existing single-family dwellings located near subject site. The single family uses will not be further impacted as the convenience store has existed in the community serving beer and wine since 1986. The project will not detrimentally affect neighboring residentially zoned properties or any other sensitive uses in the area.

The proposed use will actually attract clientele into the area thereby patronizing nearby businesses. The approval of the requested discretionary actions will benefit the community through the generation of additional business dollars, as well as provide additional tax revenue for the City of Los Angeles.

Previous approvals and multiple discretionary actions for the subject premise, the general use of the site as a market and the fact that this particular market has operated with beer and wine privileges without harm for many years, suggests that the public convenience is served and continues to be served.

The establishment of the market and its ancillary use can only benefit the economic welfare of the community by ensuring a diversity of uses and the full occupancy of an under-utilized commercial building. Therefore, the proposed use will not adversely affect the economic welfare of the community

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

According to the California State Department of Alcoholic Beverage Control licensing criteria, 5 on-site and 2 off-site licenses are allocated to the subject Census Tract No. 1031.02. However,



the instant request is not for a new additional license as the premise is already licensed with a Type 20 Beer and Wine license (License #20 - 617761). The applicant is merely requesting an upgrade in licensing privileges, hence, surrendering their current Type 20 license.

The granting of this request will help the convenience store to continue to offer a wider range of drink options for its customers and will continue to vitalize the commercial corridor along Foothill Boulevard complimenting the other commercial establishments and residential community in the area resulting in economic benefits to the pertinent community.

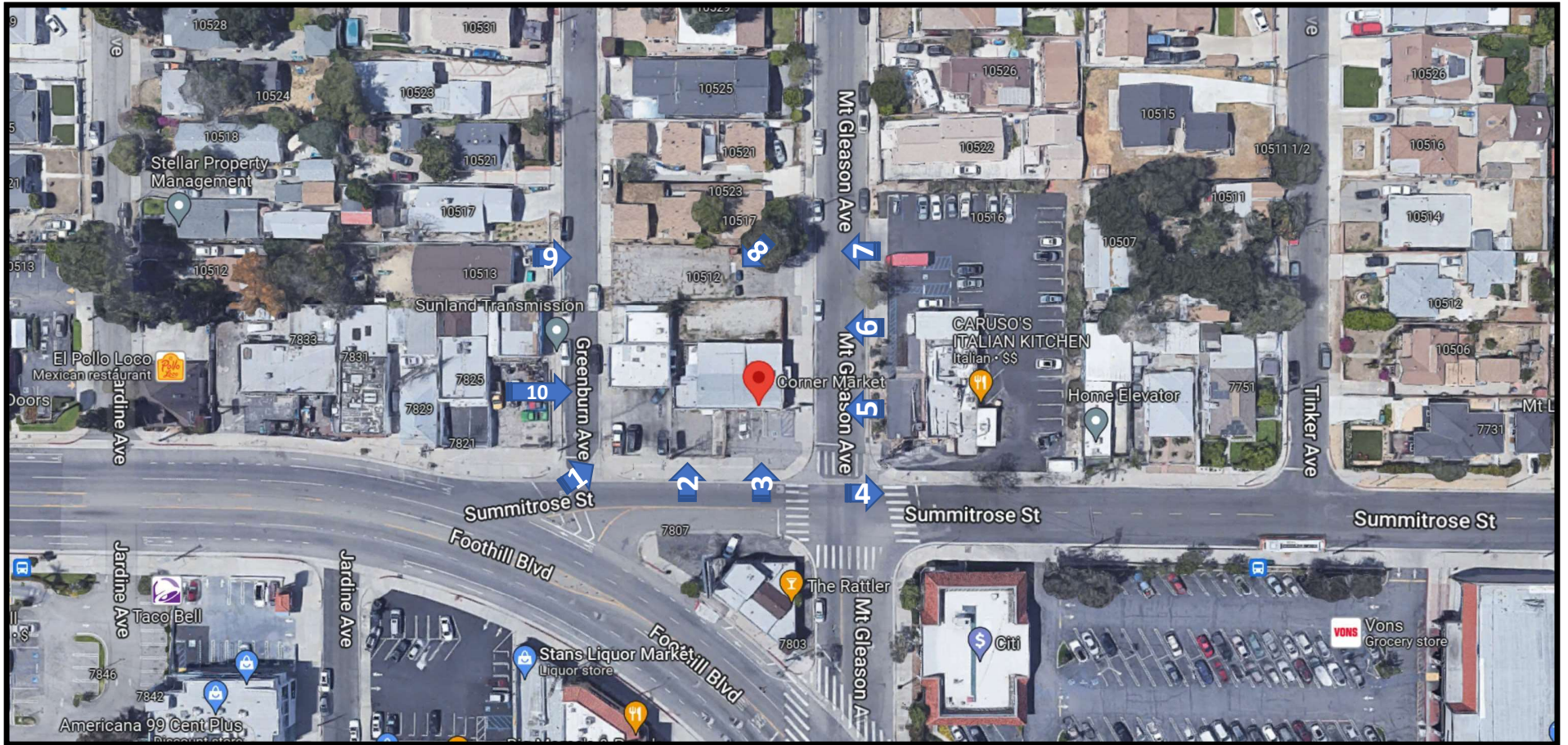
Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

The property is located in the midst of a community oriented commercial center. Other than the previously noted residential uses located adjacent to the property to the rear and south, sensitive uses identified within 1,000 feet of the site consist of one religious institution, a park, a library and a high school. Considering the location and orientation of the property, as detailed above, the limited hours of operation, and the mitigation measures imposed on the project, it can be found that the proposed use will not detrimentally affect any nearby residentially zoned communities or other sensitive uses.

The applicant understands the character of the neighborhood and is committed to help preserve such character through responsible service of alcohol. This project will contribute to this neighborhood by serving the neighboring residents, local employees as well as visitors. Therefore, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

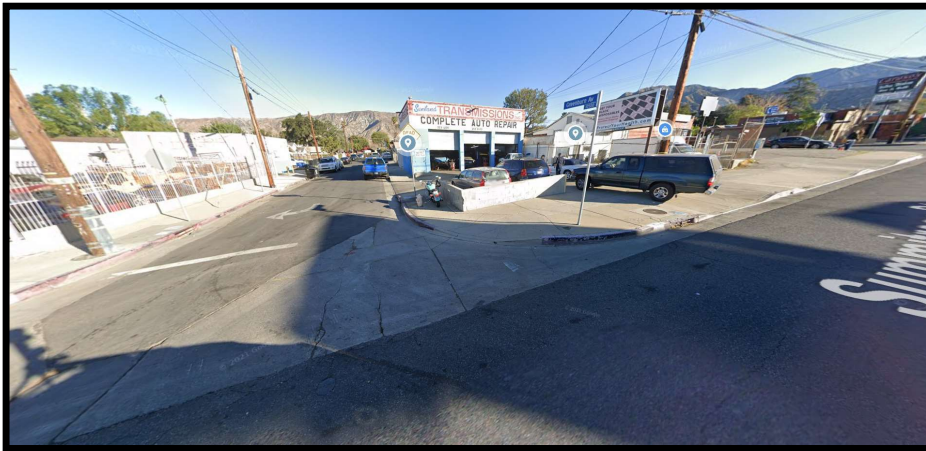
The applicant is fully aware of the responsibility of serving alcoholic beverages and will take all necessary measures to ensure it is cohesive with its neighboring establishments that also serve beer, wine, and distilled spirits as an ancillary service. No detrimental effects should be expected from approval of this request since the request is for the continued sale of such.

INDEX MAP

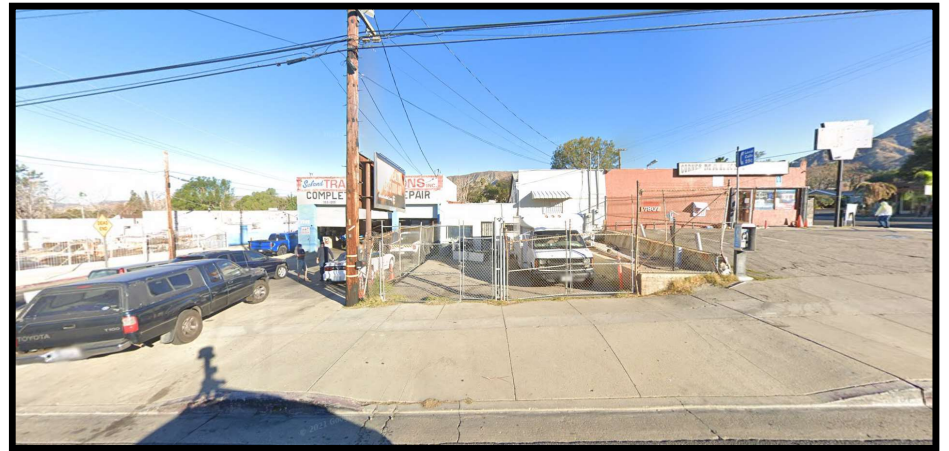


PHOTOS

1.

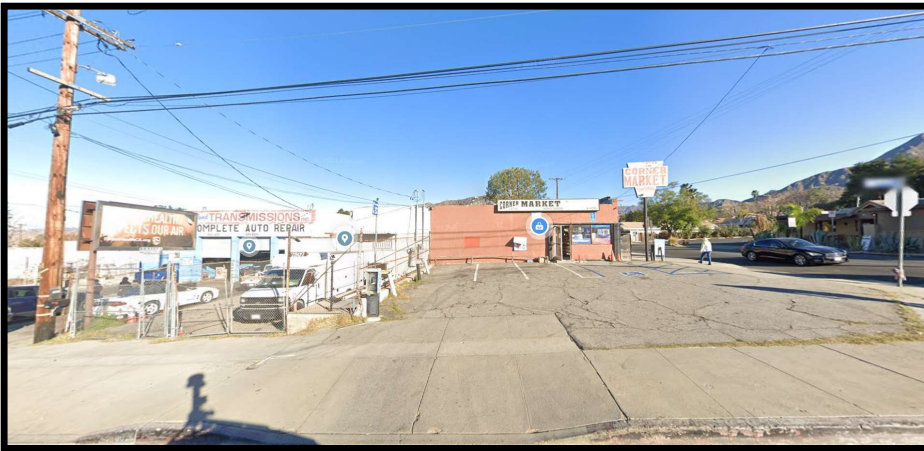


2.



PHOTOS

3.

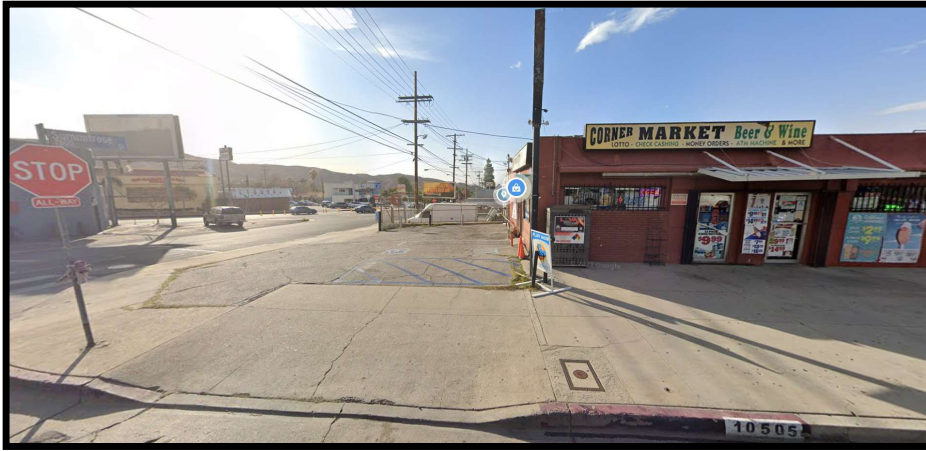


4.

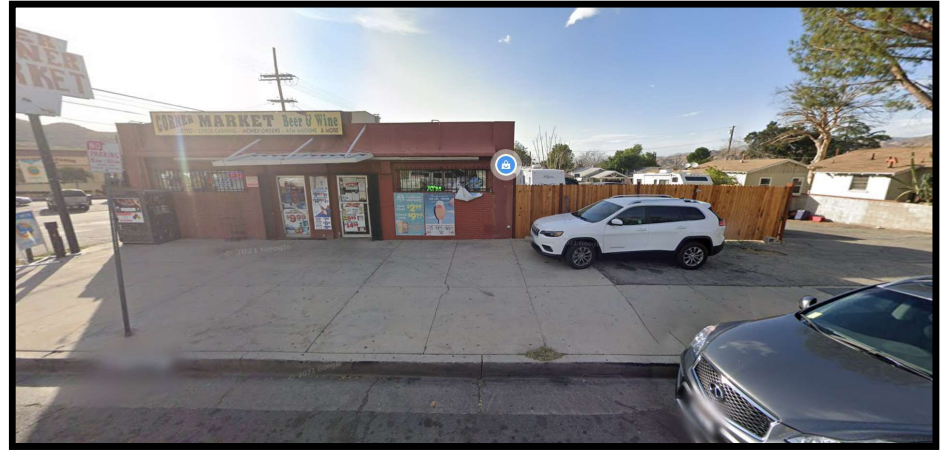


PHOTOS

5.

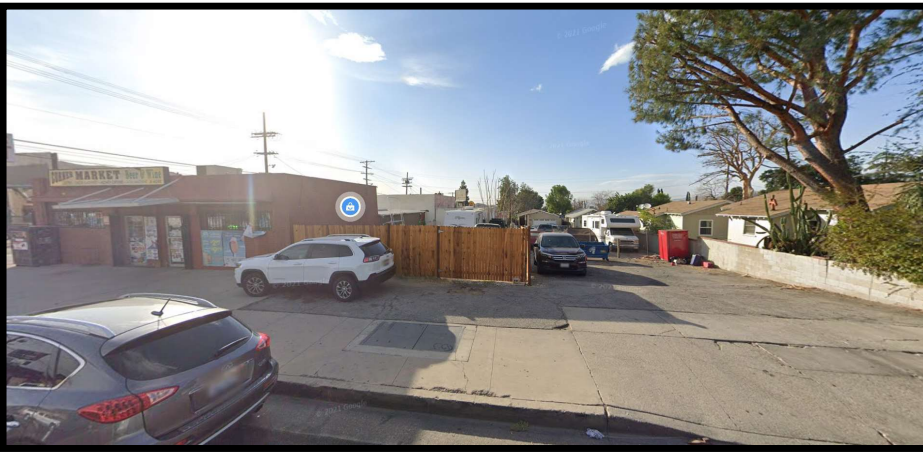


6.



PHOTOS

7.

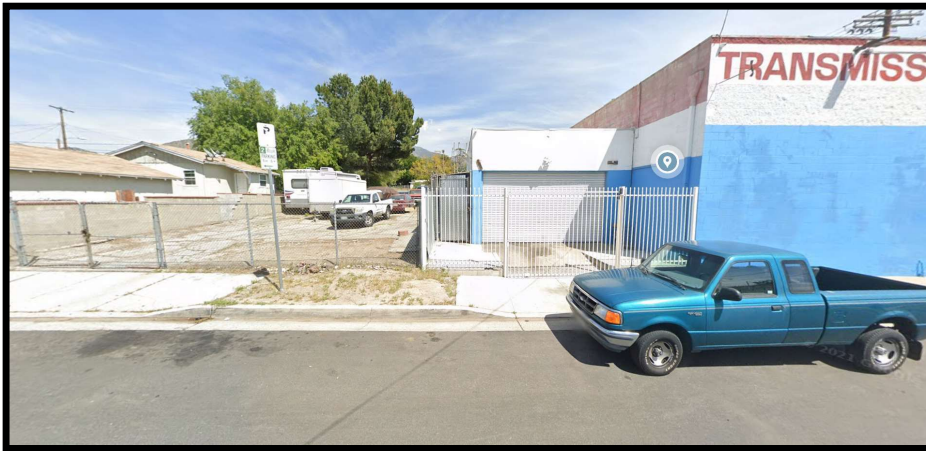


8.

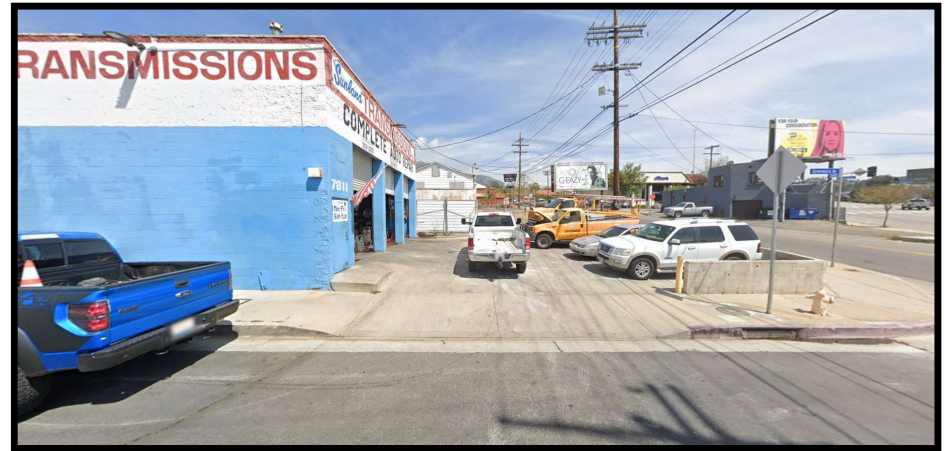


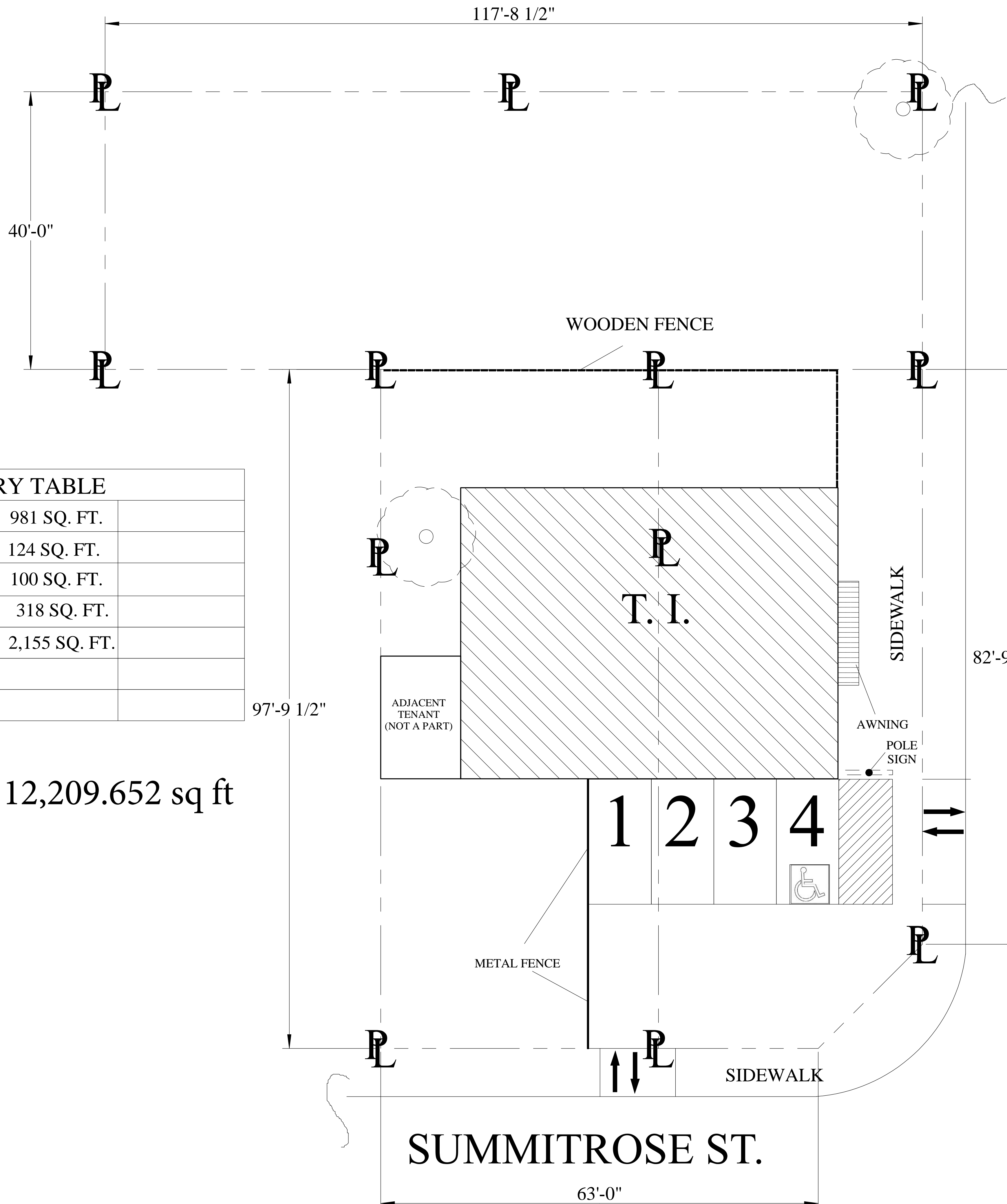
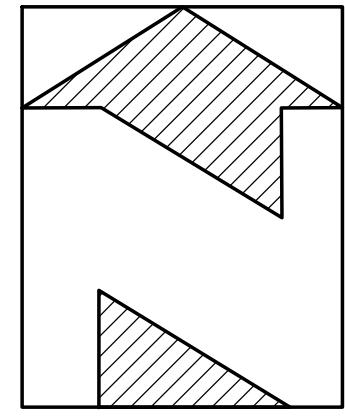
PHOTOS

9.



10.





SUMMARY TABLE	
CUSTOMER AREA	981 SQ. FT.
OFFICE	124 SQ. FT.
BEER & WINE STORAGE	100 SQ. FT.
STORAGE	318 SQ. FT.
MARKET	2,155 SQ. FT.

Total Lot Area - 12,209.652 sq ft

LEGAL DESCRIPTION:

APN: 2556-030-051
 LOT: 32
 TRACT: TR 3829
 Parking - 4 provided

MOUNT GLEASON AVE.

LEGAL DESCRIPTION:

APN: 2556-030-050
 LOT: 1 & 2
 TRACT: TR 3829

SUMMITROSE ST.

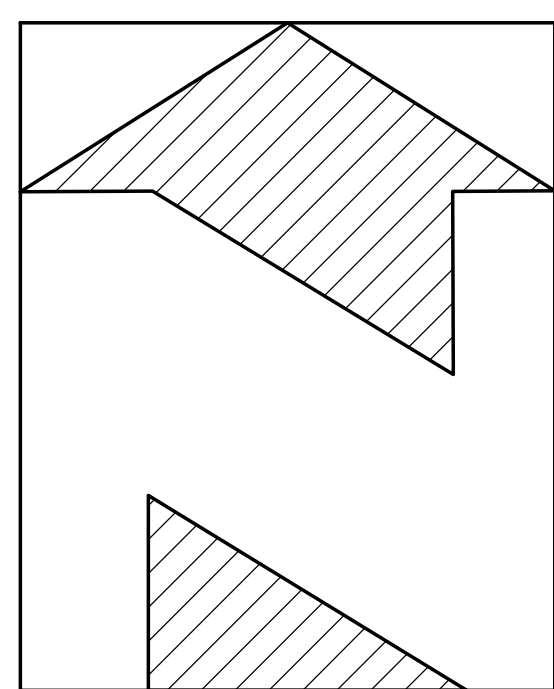
SITE PLAN
 1/8" = 1'

PLANS BY:
 PATRICK E. PANZARELLO
 CONSULTING SERVICES
 PO BOX 1085
 SUN VALLEY, CA 91353
 PatrickEPanzarelloCS.com
 (818) 310-8589
 PatrickPanzarello@gmail.com

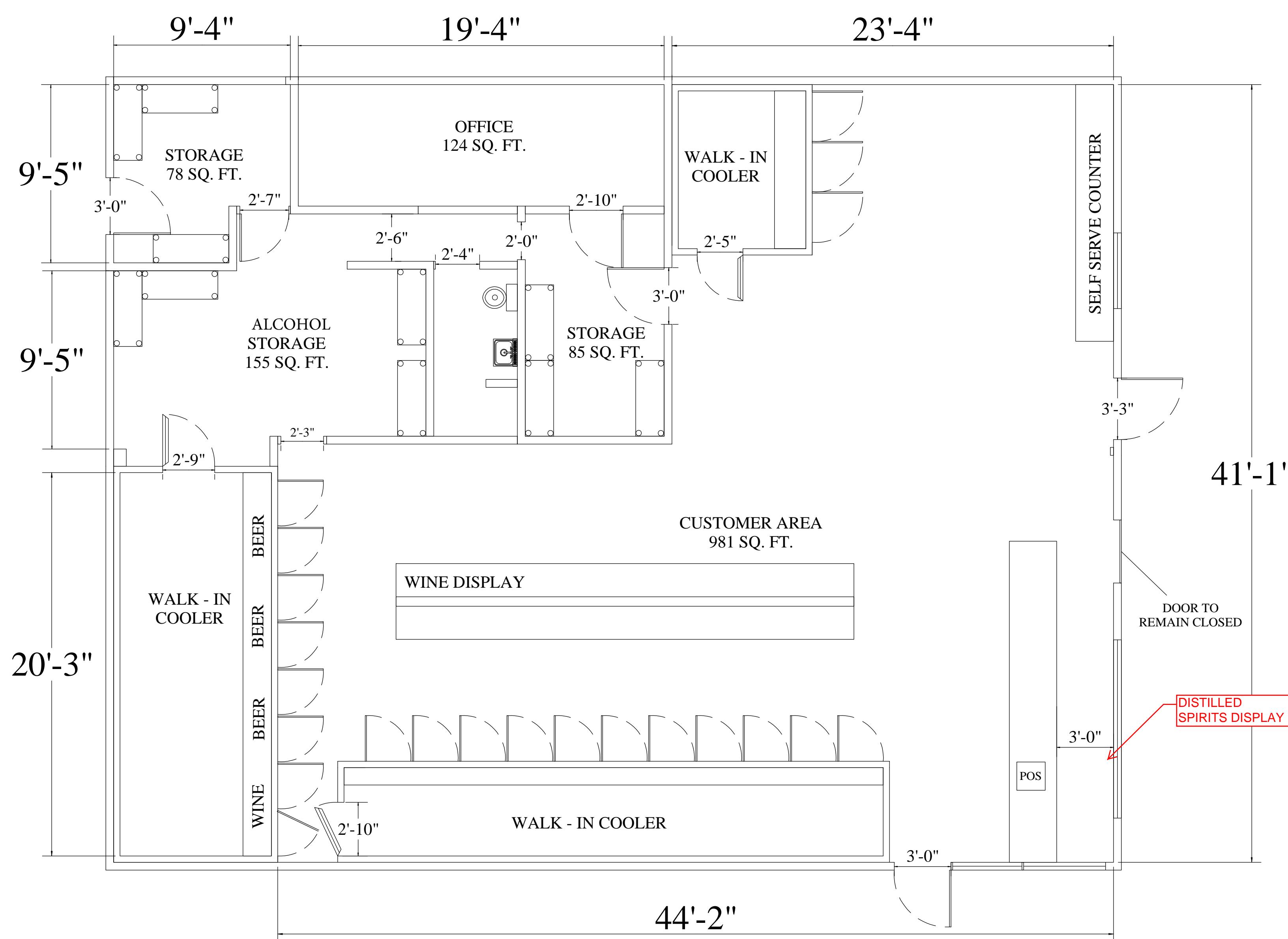
CORNER MARKET
10505 MOUNT GLEASON AVE., TUNJUNGA 91040

6/ 8/ 22

A - 1



SUMMARY TABLE	
CUSTOMER AREA	981 SQ. FT.
OFFICE	124 SQ. FT.
BEER & WINE STORAGE	100 SQ. FT.
STORAGE	318 SQ. FT.
MARKET	2,155 SQ. FT.



2,155 SQ. FT. MARKET

FLOOR PLAN
1/4" = 1'

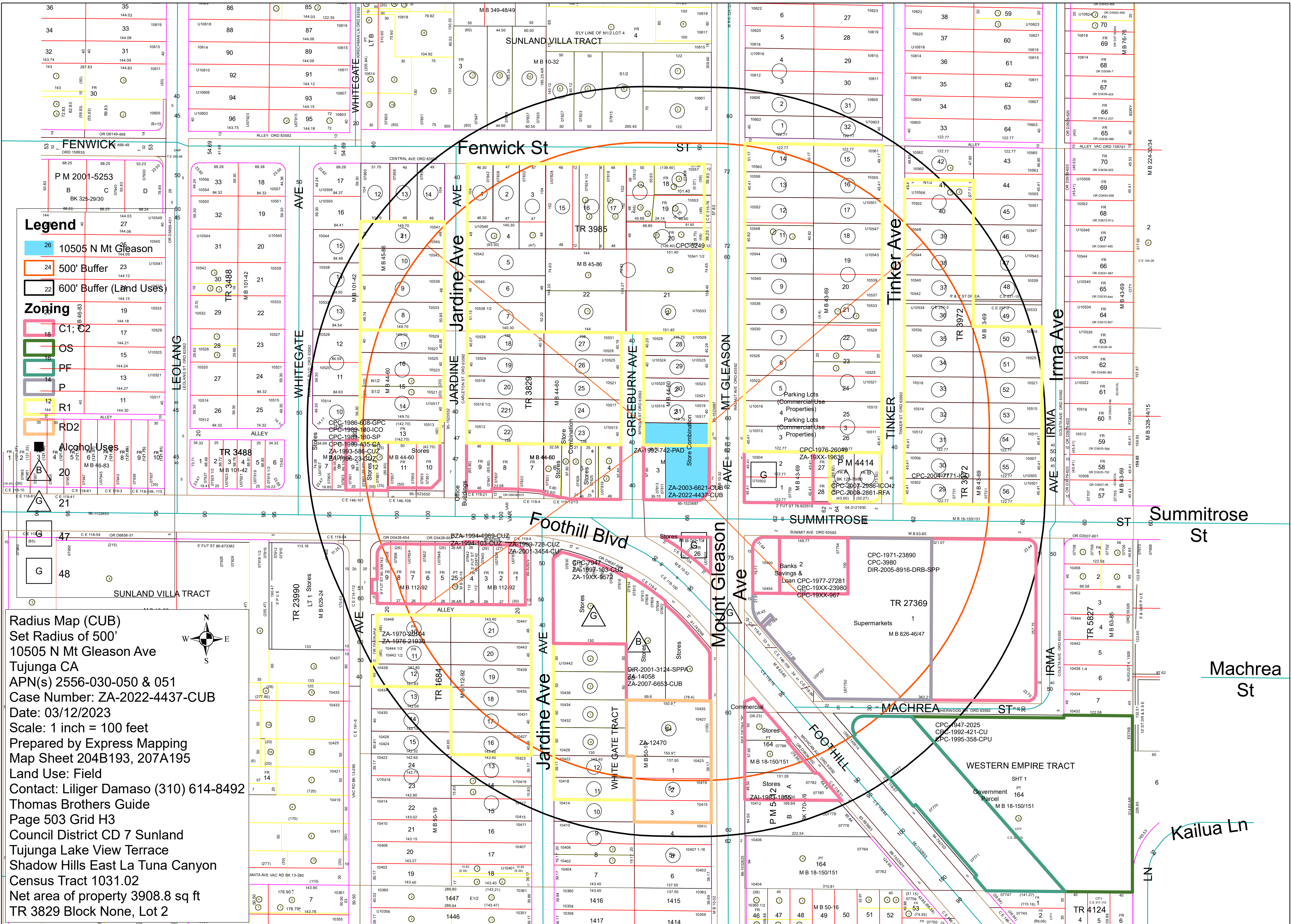
PLANS BY:
 PATRICK E. PANZARELLO
 CONSULTING SERVICES
 PO BOX 1085
 SUN VALLEY, CA 91353
 www.PatrickPanzarelloCS.com
 (818) 310-8589
 PatrickPanzarello@gmail.com

CORNER MARKET
 10505 MOUNT GLEASON AVE., TUJUNGA 91040

6/8/22

A-2

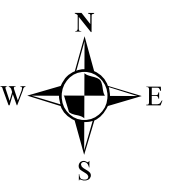
RADIUS MAP (CUB)



- Legend**
- 26 10505 N Mt Gleason
 - 24 500' Buffer
 - 22 600' Buffer (Land Uses)
- Zoning**
- 18 C1; C2
 - OS OS
 - PF PF
 - P P
 - R1 R1
 - RD2 RD2

- Alcohol Uses**
- 20 MB 46-83
 - 21 MB 101-42

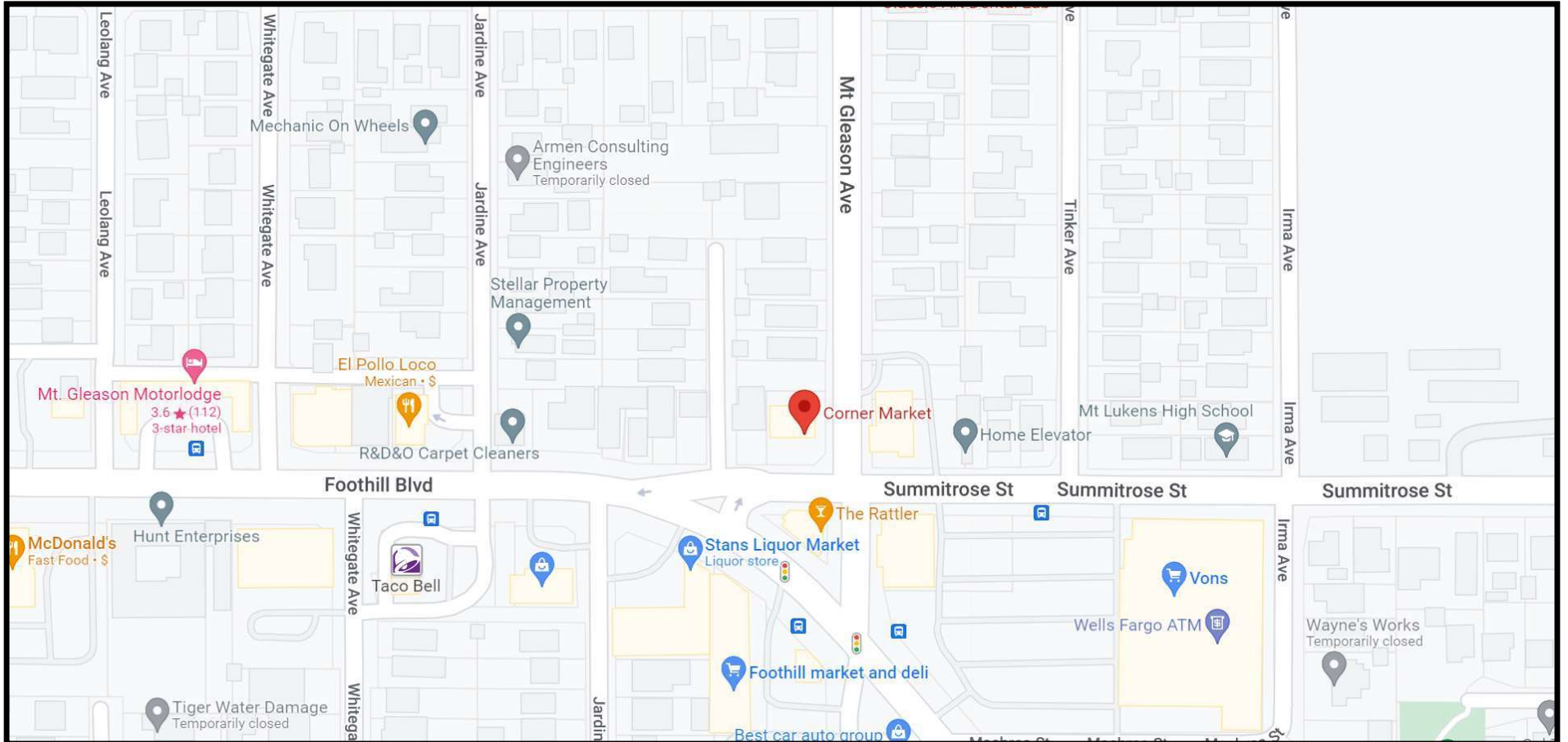
Radius Map (CUB)
 Set Radius of 500'
 10505 N Mt Gleason Ave
 Tujunga CA
 APN(s) 2556-030-050 & 051
 Case Number: ZA-2022-4437-CUB
 Date: 03/12/2023
 Scale: 1 inch = 100 feet
 Prepared by Express Mapping
 Map Sheet 204B193, 207A195
 Land Use: Field
 Contact: Liliger Damaso (310) 614-8492
 Thomas Brothers Guide
 Page 503 Grid H3
 Council District CD 7 Sunland
 Tujunga Lake View Terrace
 Shadow Hills East La Tuna Canyon
 Census Tract 1031.02
 Net area of property 3908.8 sq ft
 TR 3829 Block None, Lot 2



Machrea St

Kailua Ln

VICINITY MAP



ZIMAS AERIAL MAP

