

# **ATTACHMENT A**

**City Application**



# Standard Application Form – 1

Community Development Department – Planning Division

125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

### Applicant Information

Name of Proposed Project: 7-Eleven Store No. 41942		STAFF USE ONLY
Project Address: 1481 N. Hollenbeck Ave, CA 91722		
Assessor's Parcel Number: 8408020015		MUNIS NO:
Phone: ( ) 972-828-7815	E-Mail: james.willis@7-11.com	FILE NO:
Applicant Name: 7-Eleven, Inc. c/o James Willis		
Applicant Address: P.O. Box 139044, Dallas, TX 75313		
Property Owner Name: Hollenbeck@ Arrow Hwy, LLC c/o Shoukat Hussain		
Property Owner Address: 13719 Van Nuys Blvd., Pacoima, CA 91331		

### Project Type

Please check the type of project review requested. If you are applying for more than one review you may check all that apply.

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Conditional Use Permit   | <input type="checkbox"/> PCD Amendment   | <input type="checkbox"/> Tree Preservation Permit<br><input type="checkbox"/> Minor |
| <input type="checkbox"/> Development Agreement               | <input type="checkbox"/> Public Convenience or necessity (ABC)                           | <input type="checkbox"/> Vacation of Alley, Easement, Street                        |
| <input type="checkbox"/> General Plan Amendment              | <input type="checkbox"/> Site Plan Review-Major  | <input type="checkbox"/> Variance   |
| <input type="checkbox"/> Historic Structure Designation      | <input type="checkbox"/> Site Plan Review-Minor (Residential)                            | <input type="checkbox"/> Variance (Minor)   |
| <input type="checkbox"/> Lot Line Adjustment/Lot Merger      | <input type="checkbox"/> Site Plan Review-Minor (Non-Residential)                        | <input type="checkbox"/> Zoning Code Amendment/ Zone Change                         |
| <input type="checkbox"/> Pre-Application Review              | <input type="checkbox"/> Tentative Parcel Map<br><input type="checkbox"/> Time Extension | <input type="checkbox"/> _____<br>(Other)   |
| <input type="checkbox"/> Planned Community Development (PCD) | <input type="checkbox"/> Tentative Tract Map<br><input type="checkbox"/> Time Extension  | <input type="checkbox"/> _____<br>(Other)   |

### Project Description

Detailed Description of Proposed Project (Attach Additional Sheets if Necessary)

Please see the attached Project Description.

### Owner Certification

I certify that I am presently the legal owner of the above described property. Further, I acknowledge the filing of this application and certify that all of the above information is true and correct. If applicant is different from the legal property owner, a property owner's authorization form must accompany this application.

Date: 1/12/26 Signature:

Print Name and Title: 7-Eleven, Inc. c/o James Willis

### STAFF USE ONLY

Date Received:	Received by:	Fees:	Receipt No:
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# Standard Application – 2 Property Owner’s Authorization Form

Community Development Department – Planning Division

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List the name(s) and address(es) of all property owner(s).

- Owner Name: Hollenbeck@ Arrow Hwy, LLC c/o Shoukat Hussain Ali  
 Complete Address: 13719 Van Nuys Blvd., Pacoima, CA 91331  
 Email: Shanegroup711@gmail.com Phone: 818-929-0711
- Owner Name: \_\_\_\_\_  
 Complete Address: \_\_\_\_\_  
 Email: \_\_\_\_\_ Phone: \_\_\_\_\_
- Owner Name: \_\_\_\_\_  
 Complete Address: \_\_\_\_\_  
 Email: \_\_\_\_\_ Phone: \_\_\_\_\_

### Certification Statement

This letter shall serve to notify you and certify that I/we am/are the legal owner(s) of the property described in the attached application and do hereby authorize:

Applicant’s Name: 7-Eleven, Inc. Phone: 972-828-7815  
 Applicant’s Complete Address: P.O. Box 139044, Dallas, TX 75313 Email: james.willis@7-11.com

To file and present my/our interest for the referenced application(s): 7-Eleven Store No. 41942  
1481 N Hollenbeck Ave., Covina, CA 91722

Name (printed): Shoukat Hussain Ali  
 Title: Member Date: 01/12/2026

Signature: 



# Standard Application – 3 Project Description Form

Community Development Department – Planning Division

125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

The following information must be completed and submitted with new applications: (Print or type all information entered)

### A. General Information

Project Address or Assessor's Parcel Number: 8408020015

Site Area: \_\_\_\_\_ Building Area: \_\_\_\_\_ Building Height: 1 story No. of Floors: 1 Floor

Total anticipated number of employees: 1-5 employees Max shift: 3-5 employees Hours of operation: 24 hours, daily

Does the business involve the sale of any food or beverages?  No  Yes

Will the project be built in phases?  No  Yes If YES, a phasing plan is required to be submitted.

Will any permits be required from agencies other than the City (including a Hazardous Materials Business Plan)?  
 No  Yes If yes, list: California Department of Alcoholic Beverage Control

Will the project use, store, or dispose of potentially hazardous chemicals, materials, toxic substances, flammables or explosives?  No  Yes If yes, describe: \_\_\_\_\_

If any of the above answers are YES, please describe in detail on a separate sheet.

### B. Existing Land Uses of the Subject and Surrounding Properties

Subject property: 7-Eleven Store No. 41942

North: Tam's Burgers Restaurant and Multi-Family Residential Uses

East: World Oil Service Station and Food Mart

South: Strip mall with commercial uses including a mini market, custom furniture store and salon.

West: Commercial retail and professional service uses, including a car stereo store, salon, income tax service, and market.

### C. Physical Site

Will the project modify existing natural features?  No  Yes If YES, please describe in detail on a separate sheet?

Estimated cubic yards of grading involved in the project:  None  Cut = \_\_\_\_\_ Fill = \_\_\_\_\_

What is the maximum height and grade of constructed slopes? N/A

### D. Archaeological/Historical

Is the project located in an area of archaeological or historical sensitivity as identified in the Covina General Plan?  
 No  Yes If YES, please describe in detail on a separate sheet.

### E. Flora and Fauna

Describe the types of vegetation and trees in the project area: Standard landscaping plants and shrubs.

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Number of Oak trees on the site: 0 Number of Oak trees to be removed: 0 a Tree Permit application must be obtained

Describe the types of wildlife found in the project area: N/A - This is a neighborhood commercial area.

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**F. Noise**

Will the project increase noise levels within the project area of surrounding neighborhood?

No  Yes If YES, please describe in detail on a separate sheet

Will the project increase the amount of light, vibration, dust, ash, smoke, or odors during construction or after development?  No  Yes If YES, please describe in detail on a separate sheet.

**G. List of Attached Environmental Reports**

N/A - There is no development nor changes to the physical site as a part of this CUP application. This is a request to change the Type of ABC License only.

Contact person for environmental: N/A Phone: \_\_\_\_\_

Environmental firm: \_\_\_\_\_ E-mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

**H. Certifications**

Government Code Section 65962.5 requires the Planning Division to make available to applicants the most current list of "Identified Hazardous Waste Sites" from the State Office of Planning and Research. The list is available on the web at <http://www.dtsc.ca.gov/SiteCleanup/Cortese> List under Mandated Web Site Postings.

All applicants must complete and sign the following statement in order for the Planning Division to deem the application complete.

R. Bruce Evans, Solomon, Saltsman & Jamieson  
"I, \_\_\_\_\_, certify that I have reviewed the list of "Identified Hazardous Waste Sites" from the Office of Planning and Research and have determined that the site that is the subject of this application is not on said list."

I hereby certify that to the best of my ability, the statements furnished above and the exhibits submitted with this application present the data and information required for this initial evaluation and that the facts, statements, and information presented are true and correct to the best of my knowledge. Furthermore, I understand that failure to provide the plans and information required may result in this application not being accepted as complete for planning and processing.

Name (printed): R. Bruce Evans, Solomon, Saltsman & Jamieson Date: 3-9-26

Signature: 

Representative for: 7-Eleven, Inc.

Title: Applicant's Representative:

R. Bruce Evans  
Solomon, Saltsman & Jamieson  
426 Culver Blvd.  
Playa del Rey, CA 90293  
Ph: 310-822-9848  
Fax: 310-822-3512  
Email: bevens@ssjlaw.com



# Standard Application - 4

## Project Contact List

**Community Development Department – Planning Division**

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**The following information must be completed and submitted with new applications: (Print or type all information entered)**

<b>Project Location:</b> 1481 N Hollenbeck Ave		<b>STAFF USE ONLY</b> <b>FILE NO.:</b>  <b>MUNIS:</b>  <b>RELATED FILES:</b>
<b>Applicant:</b> 7-Eleven, Inc		
<b>Primary Contact Person:</b> R. Bruce Evans, Solomon, Saltsman & Jamieson, Representative for the Applicant		
<b>Address:</b> 426 Culver Blvd., Playa del Rey, CA 90293		
<b>Phone:</b> 310-822-9848	<b>Fax:</b> 310-822-3512	<b>E-mail Address:</b> bevans@ssjlaw.com
<b>Secondary Contact Person: (Please Specify Name, Company, Title)</b> James Willis on behalf of 7-Eleven, Inc.		
<b>Address:</b> P.O. Box 139044, Dallas, TX 75313		
<b>Phone:</b> 972-828-7815	<b>Fax:</b> None	<b>E-mail Address:</b> james.willis@7-11.com
<b>Legal Property Owner:</b> Hollenbeck@ Arrow Hwy, LLC c/o Shoukat Hussain		
<b>Address:</b> 13719 Van Nuys Blvd., Pacoima, CA 91331		
<b>Phone:</b> 818-929-0711	<b>Fax:</b> None	<b>E-mail Address:</b> None
<b>Architect:</b> N/A		<b>Contact Person:</b>
<b>Address:</b>		
<b>Phone:</b>	<b>Fax:</b>	<b>E-mail Address:</b>
<b>Engineer:</b> N/A		<b>Contact Person:</b>
<b>Address:</b>		
<b>Phone:</b>	<b>Fax:</b>	<b>E-mail Address:</b>
<b>Landscape Architect:</b> N/A		<b>Contact Person:</b>
<b>Address:</b>		
<b>Phone:</b>	<b>Fax:</b>	<b>E-mail Address:</b>