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Decision Date: March 7, 2024

Last Day to Appeal Decision: March 22, 2024

Target Corporation (A)  
1000 Nicollet Mall, TPS-3010  
Minneapolis, MN 55403

Woodland Hills Shopping Center LLC (O)  
c/o Patricia Herskovic  
1093 Broxton Avenue, Courtyard A  
Los Angeles, CA 90024

Beth Aboulafia (R)  
Hinman & Carmichael LLP  
260 California Street, #700  
San Francisco, CA 94111

CASE NO. ZA-2023-7238-CUB  
CONDITIONAL USE  
20801 West Ventura Boulevard  
Canoga Park – Winnetka – Woodland Hills –  
West Hills  
Zones: (Q)C4-1LD, C4-1LD, P-1LD  
C.D: 3 – Blumenfield  
D.M.: 171B109  
CEQA: ENV-2023-7239-CE  
Legal Description: Lots A & B of Tract P M  
1716

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,1, I hereby APPROVE:

a Conditional Use to permit the sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing retail store,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Zoning Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in the case file.
7. Authorized herein is the sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing 122,266 square-foot retail store. The grant shall be subject to the following limitations:
  - a. The hours of operation shall be limited to 7:00 a.m. to 12:00 a.m., daily.
8. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
9. **Complaint Log.** A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:

- a. Entry, visible to pedestrians
- b. Customer service desk, front desk or near the reception area.

Complaints shall be responded to within 24 hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved.

- 10. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department “Standardized Training for Alcohol Retailers” (STAR) or Department of Alcoholic Beverage Control “Licensee Education on Alcohol and Drugs” (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter to the Department of City Planning identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.
- 11. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under their control to assure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
- 12. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
- 13. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager’s responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject premises and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism or truancy occur.
- 14. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department, Department of Alcoholic Beverage Control, or the Department of Building and Safety. The on-site manager and employees shall be knowledgeable of the conditions herein.
- 15. The applicant shall be responsible for maintaining the premises over which they have control, including the adjoining sidewalk and any public or temporarily closed alleys abutting the site, free of debris or litter.

16. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.
17. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.
18. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
19. Any music, sound or noise which is under control of the applicant shall not violate Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance). At any time, a City representative may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulation, the owner/operator will be notified and will be required to modify or eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.
20. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.
21. The Applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.

#### **ADMINISTRATIVE CONDITIONS**

22. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
23. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per LAMC Section 19.01-E,3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City.
  - a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.

- b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
- 24. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30 days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing floor plan, seating arrangement or number of seats of the new operation.
- 25. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (Upon his/her initiative, or upon written request by LAPD or Department of ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to LAMC Section 19-01-E, the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall prepare a radius map and cause notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office and the Los Angeles Police Department's corresponding division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.
- 26. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

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

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

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

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

**TRANSFERABILITY**

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

**VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR**

Section 12.29 of the Los Angeles Municipal Code provides:

“A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code.”

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

**NOTICE**

The applicant is further advised that subsequent contact regarding this determination must be with the staff assigned to this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

**FINDINGS OF FACT**

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on March 5, 2024, all of which are by reference made a part hereof, as well as knowledge of the property and

surrounding district, I find that the requirements for authorizing a conditional use approval under the provisions of Section 12.24-W,1 have been established by the following facts:

### **BACKGROUND**

The subject property is an irregularly shaped site consisting of two (2) lots located along the northerly side of Ventura Boulevard near its intersection with De Soto Avenue and Serrania Avenue within the Woodland Hills area. The site is bordered by the Ventura 101 Freeway to the north. The project site encompasses a total of approximately 354,249 square feet of lot area or approximately 8.13 acres.

The subject property is located in the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan area. The Community Plan designates the subject property for General Commercial land uses, corresponding to the C1.5, C2, C4, RAS3, and RAS4 Zones. The project site is zoned (Q)C4-1LD, C4-1LD, and P-1LD and is thus consistent with the existing land use designation. The project site is also located within the Ventura/Cahuenga Boulevard Corridor Specific Plan (ZI-1729), Housing Element Inventory of Sites (ZI-2512), and Freeway Adjacent Advisory Notice for Sensitive Uses (ZI-2427).

The subject property is developed with an existing Target retail store and associated surface parking lot containing 518 parking spaces which is shared with other nearby commercial uses. The existing Target retail store totals 122,266 square feet in floor area which will remain. As there is no proposed expansion, change of use, or addition to the existing floor area, no new parking will be required.

The Applicant is requesting a Conditional Use to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing Target retail store. The proposed hours of operation are from 7:00 a.m. to 12:00 a.m., daily.

### **SURROUNDING PROPERTIES**

The surrounding area of the subject property is fully developed and features a variety of residential and commercial uses. The Ventura 101 Freeway borders the subject property to the north, with single-family residences zoned R1-1 beyond. Properties to the west of the subject property are zoned (Q)C4-1LD and P-1LD and are developed with a shopping plaza which includes restaurants, gyms, retail, and other personal services. Adjoining properties to the east of the project site are zoned (Q)C4-1LD and A1-1LD and are developed with various office and medical office uses, including a pharmacy, law firm, and realty services. Properties to the south, across Ventura Boulevard, are zoned (Q)C1-1VLD, RA-1LD, (Q)C1.5-1VLD, (Q)P-1VLD, and (Q)RAS4-1 and are developed with a large multi-family apartment complex and commercial buildings.

### **STREETS**

Ventura Boulevard, adjoining the subject property to the east, is a designated Boulevard II, dedicated to a right-of-way width of 120, and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

**Previous Cases, Affidavits, Permits, and Orders on the Applicant's Property:**

Case No. ZA-2004-1367(CUB) – On June 30, 2004, the Zoning Administrator approved a conditional use permit for the sale and dispensing of beer and wine only for off-site consumption, in conjunction with an existing retail store. On September 21, 2006, the Zoning Administrator approved an initial Plan Approval. On December 16, 2016, the Zoning Administrator approved a subsequent Plan Approval for the project.

**Previous Cases on Surrounding Properties**

Upon utilizing a 600-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), staff identified the following related cases:

Case No. ZA-2020-32-CUB – On September 25, 2020, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new restaurant with an outdoor patio within the (Q)RAS4-1 Zone, located at 20600 West Ventura Boulevard.

**PUBLIC CORRESPONDENCE**

Staff did not receive any letters or emails from the general public.

**PUBLIC HEARING**

The public hearing was held on Tuesday, March 5, 2024, at approximately 9:30 a.m. via telephonically and/or videoconference due to concerns over COVID-19 and continued concerns that meeting in person would present imminent risks to the health and safety of the attendees. The hearing was attended by the applicant's representative, Beth Aboulafia.

Ms. Aboulafia made the following statements:

- This Target has been selling beer and wine since 2005, under an approved CUB.
- Since the approval, there have been two other Plan Approvals for this CUB.
- The applicant is now applying for a new CUB for the sale of a full line of alcoholic beverages, consistent with rest of other Targets. More than 95 percent of Target stores sell a full line of alcoholic beverages.
- We have not had any issues related to this store since selling Beer and Wine.
- There has been no opposition to full CUB or for the ABC License for alcohol.
- The current CUB includes standard training alcohol and STAR training. Since 2016, the City has amended their condition to allow either STAR or ABC LEAD training. We are asking either training.

There were no speakers during the public comment portion of the public hearing.

At the conclusion of the public hearing, the Zoning Administrator stated he would grant the conditional use request subject to standard conditions of approval.

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

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution. The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

**BASIS FOR CONDITIONAL USE PERMITS**

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a Conditional Use Permit from the Zoning Administrator are located within Section 12.24 of the Los Angeles Municipal Code. In order for the sale of a full line of alcoholic beverages for off-site consumption to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

**CONDITIONAL USE FINDINGS**

1. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The proposed project involves a Conditional Use to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing Target retail store. The proposed hours of operation are from 7:00 a.m. to 12:00 a.m., daily.

A variety of commercial uses are an intrinsic part of the service amenities necessary for the conservation, development, and success of a vibrant neighborhood. The existing Target retail store has been operating for at least the past 20 years with the off-site sales of beer and wine without any documented issues or citations. The proposed project has been, and will continue, operating as a convenient and large Target retail store within an existing shopping plaza. The availability of a full-line of alcoholic beverages for off-site consumption in conjunction with this long-established Target retail store will offer an amenity of convenience of one-stop shopping. The store currently offers beer and wine, along with several other household, grocery, electronics, clothing, sundry items. The availability of a full line of alcohol will offer more options and additional convenience for customers. It will cater to the local

community, local employees, patrons of adjacent commercial uses, and the residents in the neighborhood.

Moreover, the subject site and surrounding properties were planned, zoned, and subsequently developed for commercial uses such as the subject retail store. Said use will continue to be a convenience to the general public including a wide variety of commercial uses along and around Ventura Boulevard, a well-travelled thoroughfare for residents and passers-by alike. The subject property is also developed in a manner similar to surrounding properties as the shopping plazas adjacent to the west and across the street involve similar uses, including retail and restaurant uses that serve a diverse population within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan area. As such, the Target retail store with alcohol service will offer a convenient location and amenity for local residents and visitors and will perform a function and provide a service that is beneficial to the surrounding community.

2. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The proposed project involves a Conditional Use to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing Target retail store and associated surface parking lot containing 518 parking spaces which is shared with other nearby commercial uses. The existing Target retail store totals 122,266 square feet in floor area which will remain. As there is no proposed expansion, change of use, or addition to the existing floor area, no new parking will be required. The proposed hours of operation are from 7:00 a.m. to 12:00 a.m., daily. The subject property is an irregularly shaped site consisting of two (2) lots located along the northerly side of Ventura Boulevard near its intersection with De Soto Avenue and Serrania Avenue within the Woodland Hills area. The site is bordered by the Ventura 101 Freeway to the north. The project site encompasses a total of approximately 354,249 square feet of lot area or approximately 8.13 acres.

The surrounding area of the subject property is fully developed and features a variety of residential and commercial uses. The Ventura 101 Freeway borders the subject property to the north, with single-family residences zoned R1-1 beyond. Properties to the west of the subject property are zoned (Q)C4-1LD and P-1LD and are developed with a shopping plaza which includes restaurants, gyms, retail, and other personal services. Adjoining properties to the east of the project site are zoned (Q)C4-1LD and A1-1LD and are developed with various office and medical office uses, including a pharmacy, law firm, and realty services. Properties to the south, across Ventura Boulevard, are zoned (Q)C1-1VLD, RA-1LD, (Q)C1.5-1VLD, (Q)P-1VLD, and (Q)RAS4-1 and are developed with a large multi-family apartment complex and commercial buildings.

The Conditional Use allows the sale of alcohol in conjunction with an existing Target retail store. The mode and character are conditioned to remain as a retail store as

has been the case for at least the last 20 years. During these years, beer and wine have been sold responsibly. No complaints or violations have been presented, and no testimony of evidence of detrimental elements from alcohol sales have been provided. The grant will ensure there will be no karaoke, live entertainment, or patron dancing. The use and location of this community-serving project are appropriate given the neighborhood context as well as the policies and zoning governing the project site.

Conditions have also been imposed to encourage responsible management, deter criminal activity, address nuisances, promote security and safety, and ensure compatibility with the surrounding neighborhood. The conditions will ensure surrounding uses will not be adversely affected and the project will remain compatible with these uses. The project will not degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are implemented in the form of Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan.

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject property is located in the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan area. The Community Plan designates the subject property for General Commercial land uses, corresponding to the C1.5, C2, C4, RAS3, and RAS4 Zones. The project site is zoned (Q)C4-1LD, C4-1LD, and P-1LD and is thus consistent with the existing land use designation.

The Community Plan contains the following goals, objectives, and policies:

*Goal 2:* An economically vital commercial sector offering a diversity of goods and services to meet the needs of the community plan area. This means that commercial land use policies must support maximum efficiency and accessibility of commercial development while preserving the historic commercial and cultural character of the district.

*Objective 2-1:* Conserve and strengthen viable commercial development and encourage recycling of obsolete commercial development.

*Policy 2-1.1:* Locate new commercial development in areas currently designated for such development.

The requested entitlement is for a conditionally permitted use, and thus, does not propose to deviate from any of the requirements of the LAMC. The project involves an existing Target retail store located along Ventura Boulevard near the intersection of De Soto Avenue and Serrania Avenue within the Woodland Hills area. The existing Target retail store has been operation for at least the past 20 years with the off-site sales of beer and wine, and the operator now seeks to upgrade their alcohol license to sell a full line of alcoholic beverages. The Target retail store is part of a larger commercial shopping plaza which is further located along an active commercial corridor (Ventura Boulevard). The project will conserve and strengthen an existing Target retail store which has provided, and will continue to provide, convenient services and amenities for the surrounding community.

Approval of the conditional use would further extend the amenities and choices available to residents and visitors of the Woodland Hills area. In addition to the policies already described, the project fulfills the intent of the Community Plan provisions regarding land use compatibility, locating commercial development within lands currently designated for such development while preserving the historic commercial and cultural character of the district. The project proposes a convenient and desirable, neighborhood serving commercial service, while remaining aligned with the existing commercial pattern of zoning and land use that is consistent and compatible with other properties and uses in the surrounding neighborhood. Thus, the project substantially conforms with the purpose, intent, and provisions of the General Plan and the Community Plan.

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

The subject property is in the C4-1DL Zone where conditional authorization for the sale of a full line of alcoholic beverages for off-site consumption is allowed through the approval of the Zoning Administrator subject to certain findings. The retail store use is permitted by-right and is appropriate given the surrounding context and general plan land use designation. The project is not proposing any public dancing or live entertainment, but rather proposing the offering of a full line of alcoholic beverages to complement the shopping experience. The project is a long-established and neighborhood-serving development that is in an area planned for commercial and residential uses. Given the scope of the conditions and limitations established herein, the surrounding land uses will not be significantly impacted by the proposed conditional use.

Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring deterrents against loitering and responsible management. Employees will undergo training on the sale of alcoholic beverages including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program or Department of Alcoholic Beverage Control Licensee Education on Alcohol and Drugs (LEAD) Program, or the Responsible Beverage Service (RBS) Training Program. In addition, the Zoning Administrator has imposed numerous conditions to integrate the use into the community as well as protect

community members from adverse potential impacts. The applicant is proposing a full line of alcohol sales within an existing retail store that already sells beer and wine with minimal potential for noise impacts and other nuisance-type activity. All activity occurring on the subject premises will be required to continue to adhere to the imposed conditions as well as the City's Noise Ordinance. The City's conditions of approval and any conditions by the California Department of Alcoholic Beverage Control are intended to protect the public health, welfare and safety of the community. Therefore, it is expected that the sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing retail store will not adversely affect the welfare of the pertinent community.

5. **The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs, or alcohol, disturbing the peace, and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

According to the California State Department of Alcoholic Beverage Control (ABC) licensing criteria, there are four (4) on-site licenses and two (2) off-site licenses allocated for the subject tract (Census Tract No. 1375.01). Currently, there are seven (7) active on-site licenses and three (3) active off-site licenses in this census tract. Within 1000 feet of the subject site, there are three (3) alcohol-serving restaurants establishments with licenses for on-site consumption.

Concentration can be undue when the addition of a license will negatively impact a neighborhood. However, concentration is not undue when the approval of a license provides a public service and benefits the community. In this case, the granting of the application will not result in undue concentration as the project will enable the continued provision of a service and destination to complement the neighborhood. As the project involves an existing Target that already has a license for off-site beer and wine sales, the requested project will not result in a net addition to the concentration of alcohol licenses. Nevertheless, in active commercial areas where there is a demand for licenses beyond the allocated number, the ABC has recognized that high-activity retail and commercial centers are supported by significant employee population, in addition to the increasing resident population base in the area. The ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents. The project will enable the continued provision of a valuable neighborhood serving amenity and a desirable service on a major commercial corridor within the Woodland Hills area.

According to statistics provided by the Los Angeles Police Department's Valley Bureau – Topanga Division, within Crime Reporting District No. 2189, a total of 332

crimes (298 Part I Crimes and 34 Part II Crimes) were reported in 2023, compared to the Citywide Average of 162 crimes and the High Crime Reporting District Average of 194 crimes for the same period. In 2023, there were (8) Narcotics, (0) Liquor Law, (0) Public Drunkenness, (0) Disturbing the Peace, (0) Disorderly Conduct, (8) Driving While Influence (DWI) related arrests, and (4) other offenses. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The above statistics indicate that the crime rate in Reporting District 2189 is higher than the citywide average, but there has been no evidence submitted for the record establishing any nexus between the subject site and the area's crime rate. The project consists of a long-established, existing retail store that will be governed by a number of conditions of approval that would reduce the possibility of alcohol-related offenses. The project will not adversely affect public welfare because it is a desirable use and convenient amenity in an area designated for such neighborhood-serving commercial uses as demonstrated over its years in operation. The Los Angeles Police Department submitted no communication for the project request. Nevertheless, conditions, such as those related to the STAR/LEAD/RBS Program, age verification, and security cameras, have been imposed by the Zoning Administrator in conjunction with this approval. Public safety measures to mitigate nuisance and criminal activities have been incorporated into the grant to assure better oversight. Further conditions may be imposed by the California Department of Alcoholic Beverage Control as conditions on the alcohol license. Therefore, as conditioned, the use is not expected to contribute to the area's crime rate or generate any nuisance activity and will not result in an undue concentration of establishments providing alcohol.

6. **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 subject property is zoned for commercial as well as residential uses and will continue to be utilized as such.

The following sensitive uses are located within a 1,000-foot radius of the site:

Single-family Residential Uses	
Multifamily Residential Uses	
Condominiums	
St. Mel Catholic Church	20870 Ventura Bl.
Chabad of Woodland Hills	5225 Kevin Ave.
St. Mel Catholic School	20874 Ventura Bl.
St. Mel Preschool	5130 Serrania Ave.
Woodland Hills Academy	20800 Burbank Bl.
Leap Dragon Academy	20855 Ventuira Bl. #10A
Outside the Box Learning Center	20841 Burbank Bl.

Blue Planet 4 Kids  
My Gym  
Kaiser Permanente Medical Center

20847 Ventura Bl.  
20855 Ventura Bl.  
5601 De Soto Ave.

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. The project site is located in a heavily urbanized and fully developed neighborhood in the Woodland Hills area. The grant has been well conditioned, which should protect the health, safety, and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The project is consistent with the zoning and is in keeping with the existing uses adjacent to the development. The project will contribute to the neighborhood and will serve neighboring residents and local employees as well as visitors. Therefore, as conditioned, the proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved.

### **FLOOD HAZARD FINDING**

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone X, an area of minimal flood hazard.

### **APPEAL PERIOD - EFFECTIVE DATE**

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

**Online Application System (OAS):** The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

**Drop off at DSC.** Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

*Metro DSC  
(213) 482-7077  
201 North Figueroa Street,  
4<sup>th</sup> Floor  
Los Angeles, CA 90012  
[Planning.figcounter@lacity.org](mailto:Planning.figcounter@lacity.org)*

*Van Nuys DSC  
(818) 374-5050  
6262 Van Nuys Boulevard,  
Suite 251  
Van Nuys, CA 91401  
[Planning.mbc2@lacity.org](mailto:Planning.mbc2@lacity.org)*

*West Los Angeles DSC  
(CURRENTLY CLOSED)  
(310) 231-2901  
1828 Sawtelle Boulevard,  
2nd Floor  
Los Angeles, CA 90025  
[Planning.westla@lacity.org](mailto:Planning.westla@lacity.org)*

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's BuildLA portal ([appointments.lacity.org](http://appointments.lacity.org)). The applicant is further advised to notify any consultant representing you of this requirement as well.



*QR Code to Online  
Appeal Filing*



*QR Code to Forms for  
In-Person Appeal Filing*



*QR Code to BuildLA  
Appointment Portal for  
Condition Clearance*

Inquiries regarding this matter shall be directed to Esther Ahn, Planning Staff for the Department of City Planning at (213) 948-1486.



HENRY CHU  
Associate Zoning Administrator

HC:EA:nm:ss

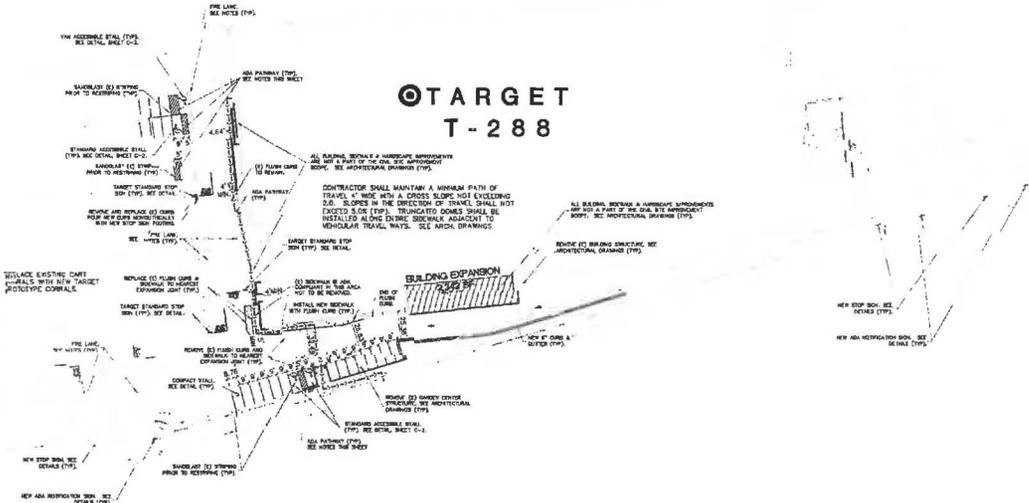
cc: Councilmember Bob Blumenfield  
Third Council District  
Adjoining Property Owners

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A AND B, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP L.A. NO. 1716 FILED IN BOOK 21 PAGE 55 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SMD COUNTY.

**EXHIBIT "A"**  
 Page No. 1 of 2  
 Case No. 2A-2023-7238-CUG



**SITE NOTES:**

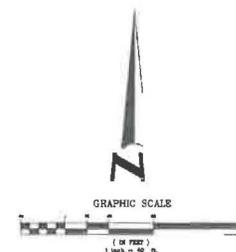
1. WALKWAYS AND SIDEWALKS WHICH ARE PART OF THE ADA ACCESSIBLE PATH SHALL BE:
  - A) CONTINUOUSLY ACCESSIBLE,
  - B) HAVE A MAXIMUM 1/2" CHANGE IN ELEVATION,
  - C) HAVE A MINIMUM WIDTH OF 48"
  - D) HAVE A MAXIMUM CROSS-SLOPE OF 2.0%, AND
  - E) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 2.0% SHALL COMPLY WITH THE REQUIREMENTS FOR PRECAST RAMP, INCLUDING BUT NOT LIMITED TO LBS-11328.3, 11219 AND 11328.7.
2. AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED TO THE BUILDING FROM:
  - A) PUBLIC TRANSPORTATION STOPS,
  - B) ACCESSIBLE PARKING SPACES,
  - C) ACCESSIBLE PARKING/LOADING ZONES, AND
  - D) PUBLIC STREETS AND SIDEWALKS.
3. ALL ACCESSIBLE PARKING SPACES SHALL NOT EXCEED THE MAXIMUM PERMITTED SLOPE OF 2.0% IN ANY DIRECTION.
4. SIGNS DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND DIRECTION OF TRAVEL (SEE DETAILS) SHALL BE LOCATED AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL.
5. THE CONTRACTOR SHALL NOTIFY THAT ACCESSIBLE PARKING NOTIFICATION SIGNS (INCLUDING UNMATHORIZED VEHICLES PARKED IN ACCESSIBLE SPACES) ARE POSTED CONSPICUOUSLY AT EACH ENTRANCE TO THE SITE. IF MISSING, THE CONTRACTOR SHALL INSTALL NEW NOTIFICATION SIGNS PER THE DETAIL PROVIDED.
6. THE CONTRACTOR SHALL REMOVE EXISTING STRIPING BY SANDBLASTING ALL AREAS TO BE RESTRICTED, PRIOR TO PARKING SIGN STRIPING.
7. THE SIX INCHES OF CURB OR ROADWAY ADJACENT TO ROAD EDGE SHALL BE PAINTED RED ALONG THE ENTIRE LENGTH OF THE FIRE LANE.
8. THE WORDS "FIRE LANE" SHALL BE PAINTED IN WHITE LETTERS AT LEAST EVERY 30 FT. ON THE ROADWAY EDGE. THE LETTERS SHALL BE A MINIMUM OF FOUR INCHES IN HEIGHT WITH A MINIMUM 1/2" INCH STROKE.
9. SITE LIGHTING IS SHOWN FOR INFORMATION ONLY. PARKING LOT LIGHTS SHALL BE INSTALLED AS SHOWN ON ELECTRICAL PLANS.

**SITE ANALYSIS**

SITE AREA:	377,688 SF
ZONING:	C4-1L-D, P-1L-D
ADN:	2168-033-044
<b>EXISTING RETAIL BUILDING AREA:</b>	
EXISTING TARGET:	122,533 SF
EXISTING RETAIL PAD BUILDING:	6,050 SF
TOTAL:	129,183 SF
<b>PROPOSED RETAIL BUILDING AREA:</b>	
EXISTING TARGET:	122,533 SF
EXISTING RETAIL PAD BUILDING:	6,050 SF
BUILDING AREA REMOVED:	-3,104 SF
PROPOSED BUILDING ADDITION:	2,342 SF
TOTAL:	128,421 SF

**PARKING ANALYSIS**

CITY OF LOS ANGELES PARKING REQUIRED:	
1/250 SF RETAIL	
<b>PARKING REQUIRED:</b>	
RETAIL BUILDING AREA:	514 STALLS
(128,421 SF @ 1/250 SF)	
<b>PARKING PROVIDED:</b>	
EXISTING PARKING	509 STALLS
PROPOSED PARKING	518 STALLS
<b>ACCESSIBLE REQUIRED:</b>	11 STALLS (2 VAN)
<b>ACCESSIBLE PROPOSED:</b>	11 STALLS (3 VAN)
<b>PARKING RATIO:</b>	
EXISTING RATIO (BUILDING ONLY):	4.0/1000 SF
PROPOSED RATIO (BUILDING ONLY):	4.0/1000 SF



Target, 20801 Ventura Blvd., Woodland Hills, CA 91364

DATE: 06-15-24 BY: [Signature]  
 DESIGNED BY: [Signature]  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT NO.: 2023-01-01-01-01-01-01  
 SHEET NO.: 5013 OF 5013

**PACIFIC LAND SERVICES**  
 281 SALVO STREET, SUITE 300, COVINGTON, CA 94620  
 925-880-9408 FAX 925-880-9407  
 WWW.PLS.COM

**SITE PLAN**  
 TARGET, T-288  
 20701 VENTURA BOULEVARD  
 WOODLAND HILLS, CALIFORNIA

**C-3**  
 5013

