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Decision Date: June 6, 2023

Appeal Period Ends: June 21, 2023

Kevin Bibayan (A)
c/o Laurel Gas Company, Inc.
12050 Roscoe Boulevard,
Sun Valley, CA 91605

Anand Holdings Corp. (O)
12050 Roscoe Boulevard
Sun Valley, CA 91605

Erika Diaz (R)
Woods, Diaz Group, LLC
1142 South Diamond Bar Boulevard, #437
Diamond Bar, CA 91765

CASE NO. ZA-2022-4569-CUB
CONDITIONAL USE - ALCOHOL
12050 West Roscoe Boulevard
Sun Valley-La Tuna Canyon Community
Plan
Zone: C2-1VL-CUGU
C.D.: 6
D.M.: 192B165
CEQA: ENV-2022-4570-CE
Legal Description: Lot A, P M 421 Tract;
and Lot PT VAC04-2791178 7,
Lankershim Ranch Land and Water Co
Tract

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; and

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 gasoline service station mini-market in the C2-1VL-CUGU Zone,

Pursuant to LAMC Section 12.24-W.27, I hereby APPROVE:

a Conditional Use to permit the gasoline service station and mini market to operate 24 hours, daily, in lieu of the otherwise permitted hours of operation of 7:00 a.m. to 11:00 p.m., daily, for a Commercial Corner Development.

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. Within 30 days of the effective date 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 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 1,674 square-foot gasoline service station mini-market. The grant shall be subject to the following limitations:
 - a. The hours of operation of the mini-market shall be limited to 7 a.m. to 2 a.m., daily.

- b. The hours of operation of the gasoline service station may be up to 24 hours, daily.
- 8. After hour use shall be prohibited, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.
- 9. 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.
- 10. 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.
- 11. 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. The cameras installed shall be digital, capable of high-resolution images stored on a digital video recorder (DVR) that can store a minimum of 30 days of video. The cameras for the entry/exit shall be capable of providing a video image that can be used for identification purposes. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
- 12. 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.
- 13. The exterior windows and glass doors of the store shall be maintained substantially free of signs and other materials from the ground to at least 6 feet in height above the ground so as to permit surveillance into the store by Police and/or private security.
- 14. **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.

15. **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 Alcoholic 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. All employees who sell alcoholic beverages shall attend follow-up classes every 24 months.
16. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
17. 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.
18. 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 subject premises and the facility to discourage illegal and criminal activities 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 and truancy occur.
19. 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.
20. 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.
21. 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.

22. 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.
23. Trash pick-up, compacting, loading, and unloading and receiving activities shall be limited to 7 a.m. to 6 p.m. Monday through Friday and 10 a.m. to 4 p.m. on Saturday. No deliveries or trash pick-up shall occur on Sunday.
24. Employees shall obey all laws when on duty.
25. No smoking of cigarettes, cigars, vaping devices, hookah, or water pipes on the premises.
26. All employees working at the location shall wear distinctive, matching attire during hours of employment and name tags identifying them as employees of the location.
27. A thorough background/criminal check shall be conducted on all new senior management personnel employed at the location and shall be in accordance with State Labor Code Section 432.7.
28. A file containing all employees' names, current address, and a photocopy of valid identification shall be maintained and accessible.
29. All employees shall have valid identification and possess them when working.
30. Signs shall be posted in English and Spanish that California State Law prohibits the sale of alcoholic beverages to persons who are under 21 years of age.
31. The applicant shall be responsible for ensuring that the possession of alcoholic beverages in open containers or the consumption of alcoholic beverages does not occur on or around the premises.
32. The applicant shall ensure adherence to the maximum occupancy of the premises.

ADMINISTRATIVE CONDITIONS

33. **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 and Section 19.04 - Miscellaneous ZA Sign Offs 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.
34. 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.
35. 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.
36. **Condition Compliance Review (Plan Approval).** The applicant shall file for a Plan Approval no sooner than 48 months (4 years) and no later than 60 months (5 years) of the effectuation of this determination. The effectuation date of this determination shall be identified and confirmed by the Department of City Planning. The Plan Approval application shall be subject to filing fees established by the Los Angeles Municipal Code Section 19.01-E. A public hearing shall be conducted subject to

notification requirements established by the Los Angeles Municipal Code Section 12.24-D. The purpose of the Plan Approval is to review the effectiveness of, and compliance with the express terms of the conditions of this grant. Upon review of the effectiveness of and compliance with the conditions, the Zoning Administrator may modify such conditions, delete, or add new ones as appropriate and require a subsequent Plan Approval, as necessary.

37. 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 May 23, 2023, 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 and 12.24-W.27 have been established by the following facts:

BACKGROUND

The subject property is a level, square-shaped, corner parcel of land consisting of two lots that total approximately 22,359 square feet in area. The site has approximately 150 feet of street frontage along the southerly side of Roscoe Boulevard and approximately 150 feet along the easterly side of Laurel Canyon Boulevard. The subject property is currently improved with a 12-pump gasoline service station (ARCO) with two canopies and a one-story approximately 1,674 square-foot convenience store (AM PM Mini Mart). According to Certificates of Occupancy issued by the Department of Building and Safety, the gasoline service station has existed at the subject site since 1967, and the convenience store has existed at this site since 1982.

According to the California Department of Alcohol Beverage Control (ABC), the mini market was originally issued License No. 287170, a Type 20 license for the sale of beer and wine for off-site consumption, in 1993. In 2017, the Type 20 license, License No. 287170, was transferred to License No. 582421. In 2020, the Type 20 license, License No. 582421, was transferred to License No. 618645. As a result, the mini market has operated

under a Type 20 license, for the sale of beer and wine for off-site consumption, for the last 30 years. There is no record of any disciplinary history.

A previous operator of the mini market began selling alcoholic beverages under the aforementioned ABC license in 1993, without the City's authorization, even though the City had enacted legislation in 1985 that required a Conditional Use for said sale of alcoholic beverages. The sale of beer and wine without a Conditional Use approval has continued to this day. According to the applicant's representative, the applicant has operated the subject mini market, which has included the sale of beer and wine in accordance with their ABC license, for the last two years but was not aware of the City's Conditional Use requirement.

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 the existing gasoline service station mini market. The sale of alcoholic beverages is proposed as an ancillary amenity for gasoline service station patrons. This would constitute an upgrade from the current sale of beer and wine only. Upon approval, the applicant states they will exchange their Type 20 license (allows the sale of beer and wine, only, for off-site consumption) for a Type 21 license (for the sale of a full line of alcoholic beverages for off-site consumption). The applicant is also requesting a Conditional Use to allow the gasoline service station and mini market to operate 24 hours a day, daily, in lieu of the permitted hours of operation of 7:00 a.m. to 11:00 p.m. for a Commercial Corner Development. The sale of alcoholic beverages is proposed to be limited to the hours of 7:00 a.m. to 2:00 a.m., daily. No new construction to expand the building floor area, footprint, or height is proposed.

The project site is located within the Sun Valley-La Tuna Canyon Community Plan area. The Community Plan designates the project site for Neighborhood Office Commercial land uses, corresponding to the C1, C1.5, C2, C4, RAS3, and RAS4 Zones. The project site is zoned C2-1VL-CUGU and is thus consistent with the existing land use designation. The project site is located within a Clean Up Green Up (CUGU) Supplemental Use District. The proposed project does not satisfy the qualifying criteria under the "Project Type" and "Project Context"; therefore, no further action is required under CUGU. The project site is also located within a State Enterprise Zone (ZI-2374), Transit Priority Area in the City of Los Angeles (ZI-2452), identified in the Housing Element Inventory of Sites (ZI-2512), an AB 2097 Reduced Parking area, and within 1.9 kilometers from the Verdugo Fault. There are no other specific plans, overlays, or interim control ordinances that pertain to the project site.

Surrounding Properties

The surrounding area is fully developed and largely surrounded by commercial and residential uses. The project site is situated on the southeast corner of Roscoe Boulevard and Laurel Canyon Boulevard, which is a commercial node in the Sun Valley neighborhood. Properties to the north, across Roscoe Boulevard, are zoned C2-1VL-CUGU and developed with commercial uses that include a bank, auto repair, donut shop, liquor store, and pawn shop. The abutting property to the east, is zoned C2-1VL-CUGU and developed with a fast-food restaurant and drive-through (KFC). Properties further east

are zoned R1-1-CUGU and developed with single-family residences. The abutting properties to the south are zoned C2-1VL-CUGU and developed with a fast-food restaurant and drive-through (Taco Bell) and a lodge hall use. Properties further south, across Burton Street, are zoned R1-1-CUGU and developed with single-family residences. Properties to the west, across Laurel Canyon Boulevard, are zoned C2-1VL and developed with commercial uses that include a self-serve car wash and check cashing store. Properties further west are zoned R1-1 and developed with single-family residences.

Streets

Roscoe Boulevard, adjoining the subject property to the north, is a designated Boulevard II, dedicated to a right-of-way width of 102 feet along the project's street frontage and is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Laurel Canyon Boulevard, adjoining the subject property to the west, is a designated Avenue I, dedicated to a right-of-way width of 100 feet and is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

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

Case No. ZA-2002-6450-CU-CUB – On May 8, 2003, Case No. ZA-2002-6450-CU-CUB was withdrawn.

Building Permit No. 1982LA49490 – On December 3, 1982, the Department of Building and Safety issued a Certificate of Occupancy for a one-story, Type IV, 32-foot by 44-foot 6-inch gas station converted to mini-market and gas station. No change in parking requirements.

Building Permit Nos. 1967LA42143 and 1967LA42148 – On August 22, 1967, the Department of Building and Safety issued a Certificate of Occupancy for a one-story, Type IV, 39-foot 4-inch by 62-foot 9-inch service station and minor auto repair.

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 Zoning Administrator determinations associated with the sales and dispensing of alcoholic beverages.

Case No. ZA-2019-2032-CUB – On November 19, 2019, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of beer and wine for on-site consumption, in conjunction with an existing restaurant having an arcade and performance area in the C2-1VL and P-1VL Zones, located at 8305-8579 N. Laurel Canyon Boulevard and 12131 W. Roscoe Boulevard, and 12140-12158 W. Peoria Street (#8375).

Case No. ZA-2011-20-CUB – On May 10, 2011, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of beer and wine for on-site

consumption, in conjunction with the expansion of an existing Chuck-E-Cheese's restaurant, in the C2-1VL, P-1VL, R1-1 Zones, located at 8305-8579 N. Laurel Canyon Boulevard and 12131 W. Roscoe Boulevard, and 12140-12158 W. Peoria Street (#8375).

Case No. ZA-1996-269-CUB – On June 6, 1996, the Zoning Administrator approved the continued use and maintenance of a 15,750 square-foot restaurant seating 320 patron serving beer and wine and game arcade with 125 coin/slug electronic games under extant Case No. ZA-1996-939-CUZ to expand into the adjoining 1,250 square-foot easterly unit and to revise several previous conditions located in an 18-1/2 acre neighborhood shopping center with 1,211 parking spaces in the C2 and P (commercial/parking) Zones, located at 8375 Laurel Canyon Boulevard.

PUBLIC CORRESPONDENCE

Captain Johnny Smith, Commanding Officer, Foothill Area, Los Angeles Police Department, in a letter dated August 1, 2022, indicated that Foothill Area Vice is not opposed to the applicant's request, provided its recommended conditions are in effect and adhered to., in order to help mitigate possible future nuisances and crime.

PUBLIC HEARING

A Notice of Public Hearing was posted on the site and sent to owners and occupants within a 500-foot radius. The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the project. All interested persons were invited to attend the public hearing where they could listen, ask questions, or present testimony regarding the project. Interested parties were also invited to submit written comments regarding the request prior to the public hearing. The hearing was held on Tuesday, May 23, 2023, at approximately 9:00 a.m. The Office of Zoning Administration Public Hearing was conducted entirely telephonically and virtually. The following summarizes the public hearing:

The applicant's representative provided an overview of the project, explaining that the applicant wished to upgrade from their current Type 20 ABC license to a Type 21 ABC license, which would allow the sale of a full line of alcoholic beverages for off-site consumption. The representative explained that the applicant has operated the establishment for two years, but the establishment has been operating at the subject location from at least the 1990s. This applicant is a responsible operator and has 26 such establishments. They reached out to residents and the City Council District office. The Council office staff declined to support the applicant's request, suggesting the applicant refile when a Councilmember is in place. The applicant's representative stated they would be happy to meet with the new Councilmember when they are elected, but the applicant does not want to delay their Conditional Use application. The representative stated that the Police Department does not oppose their request and provided a list of recommended conditions of approval.

Following the presentation, the Zoning Administrator asked questions, which were answered by the applicant's representative and summarized as follows:

Zoning Administrator: Was the project presented to the North Hollywood Neighborhood Council?

Applicant's Representative: They reached out to the Neighborhood Council but received no response.

Zoning Administrator: Are the hours of operation of the gasoline service station, mini market, and alcohol sales all the same?

Applicant's Representative: Alcohol will only be sold between the hours of 7:00 a.m. to 2 a.m., a condition that can be suggested to ABC.

Zoning Administrator: The establishment has been selling beer and wine for off-site consumption since 1993 without a Conditional Use approval, when Conditional Uses for alcohol sales were required in 1985. How did that happen?

Applicant's Representative: They do not know what happened. The operator went directly to ABC, which granted the license. Approval of the subject Conditional Use request would correct that problem.

Zoning Administrator: You stated that the Police Department issued a letter, but I did not see any letter in the file.

Applicant's Representative: If you don't have the letter, I can provide it.

The Zoning Administrator opened the hearing for public testimony, but no one chose to speak. The public hearing was closed, and the Zoning Administrator stated she was inclined to approve the request and that a letter of determination would be issued with a decision.

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.

- Alcohol sales shall be limited to 7:00 a.m. to 2 a.m., daily.
- No alcoholic beverages shall be displayed within 5 feet of the cash register or the front door unless it is in a permanently affixed cooler.
- No advertisement of alcoholic beverages shall be displayed at motor fuel islands.
- No sale of alcoholic beverages shall be made from a drive-up window.
- No self-illuminating advertising for alcoholic beverages shall be located on buildings or windows.
- Cashiers selling alcoholic beverages shall be at least 21 years of age.
- No display or sale of alcoholic beverages shall be made from an ice tub.
- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
- Fortified wine (greater than 16% alcohol) shall not be sold.
- Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages and shall be installed on the premises at each point-of-sale location. The device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverages.
- The single unit sales of malt liquors and/or malt-based products shall be prohibited.
- No sale of alcohol shall be permitted at any self-service, automated check-out station (checkout conducted primarily by the customer, with assistance by a store monitor) if such are available on the site. All sales of alcohol shall be conducted at a full-service checkout station directly attended by a cashier/checkout clerk specifically assigned solely to that station.
- The alcoholic beverage license shall not be exchanged for a public premises type license nor operated as a public premises.

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-W of the Los Angeles Municipal Code. In order for the sale of a full line of alcohol 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 subject property is a level, square-shaped, corner parcel of land consisting of two lots that total approximately 22,359 square feet of lot area. The site has approximately 150 feet of street frontage along the southerly side of Roscoe Boulevard and approximately 150 feet along the easterly side of Laurel Canyon Boulevard. The subject property is currently improved with a 12-pump gasoline service station (ARCO) with two canopies and a one-story 1,674 square-foot mini-market (AM PM).

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 the existing 1,674 square-foot gasoline service station mini market. The sale of alcoholic beverages is proposed as an ancillary amenity for gasoline service station patrons. Upon approval the applicant states they will exchange their Type 20 license for a Type 21 license to allow the sale of a full line of alcoholic beverages for off-site consumption. The applicant is also requesting a Conditional Use to allow the gasoline service station and mini market to operate 24 hours a day, daily, in lieu of the permitted hours of operation of 7:00 a.m. to 11:00 p.m. for a Commercial Corner Development. The sale of alcoholic beverages is proposed to be limited to the hours of 7:00 a.m. to 2:00 a.m., daily. No new construction to expand the building floor area, footprint, or height is proposed.

The gasoline service station and mini market have been in operation at this location since 1967 and 1982, respectively. The mini market currently has a Type 20 ABC license and has been providing the incidental sale of beer and wine for off-site consumption since 1993. In that time, there has been no documented evidence of issues with the surrounding community and adjacent businesses. The ARCO gasoline service station and AM PM mini market currently operate, and will continue to operate, in a manner compatible with the surrounding community and will maintain a positive economic impact on the surrounding neighborhood. Though the

establishment has been operating for years without the required Conditional Use approval, the subject grant will correct that error.

The mini market contributes to the economic welfare of the community and adds economic vigor by drawing more customers to the area. The sale of a full line of alcoholic beverages, ancillary to this store's offerings, will allow it to remain competitive with other establishments in the area. The mini market will continue to be a viable convenience shopping option for residents, employees, and visitors of the immediate area.

A variety of commercial uses, including mini markets, are an intrinsic part of the diversity of commercial uses necessary for the conservation, development, and success of a vibrant commercial area. The continuation and the operation, with strict adherence to the imposed conditions and under proper management and supervision, will continue to provide a service that is beneficial to the community, city, and region.

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 applicant is requesting a Conditional Use to allow the sale of a full line of alcoholic beverages for off-site consumption, in conjunction with the existing 1,674 square-foot gasoline service station mini market. The sale of alcoholic beverages is proposed as an ancillary amenity for gasoline service station patrons. Upon approval the applicant states they will exchange their Type 20 license for a Type 21 license to allow the sale of a full line of alcoholic beverages for off-site consumption. The applicant is also requesting a Conditional Use to allow the gasoline service station and mini market to operate 24 hours a day, daily, in lieu of the permitted hours of operation of 7:00 a.m. to 11:00 p.m. for a Commercial Corner Development. The sale of alcoholic beverages is proposed to be limited to the hours of 7:00 a.m. to 2:00 a.m., daily.

The project's location, size, height, and operations were approved in 1967 under Building Permit Nos. 1967LA42143 and 1967LA42148, and in 1982 under Building Permit No. 1982LA49490 and remain compatible with adjacent properties and the surrounding neighborhood. There is no construction, alterations or changes in the use proposed as part of this application.

The surrounding area is fully developed and largely surrounded by commercial and residential uses. The project site is situated on the southeast corner of Roscoe Boulevard and Laurel Canyon Boulevard, which is a commercial node in the Sun Valley neighborhood. Properties to the north, across Roscoe Boulevard, are zoned C2-1VL-CUGU and developed with commercial uses that include a bank, auto repair, donut shop, liquor store, and pawn shop. The abutting property to the east, is zoned C2-1VL-CUGU and developed with a fast-food restaurant and drive-

through (KFC). Properties further east are zoned R1-1-CUGU and developed with single-family residences. The abutting properties to the south are zoned C2-1VL-CUGU and developed with a fast-food restaurant and drive-through (Taco Bell) and a lodge hall use. Properties further south, across Burton Street, are zoned R1-1-CUGU and developed with single-family residences. Properties to the west, across Laurel Canyon Boulevard, are zoned C2-1VL and developed with commercial uses that include a self-serve car wash and check cashing store. Properties further west are zoned R1-1 and developed with single-family residences.

The continuation of the existing gasoline service station and mini market, with the incidental sale of a full line of alcoholic beverages, will remain compatible with the neighboring uses and will continue to provide a benefit to the nearby community. After 30 years of service to the community, there have been no documented incidents on the project site, and therefore there is no reason to expect that the continuation of this business will begin to adversely affect or degrade the adjacent properties or the surrounding neighborhood that it has operated in harmony with since it began operations.

The applicant requests a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing gasoline service station mini market. The grant imposes conditions of approval that will ensure the operation will be compatible with existing commercial and residential uses. The Zoning Administrator has imposed conditions to foster responsible management, ensure the mode and character remain, address the potential for nuisances, all to contribute to the overall well-being of the surrounding neighborhood. In addition, because the applicant has no previous history with a Conditional Use entitlement, the applicant is required to return to the Zoning Administrator in five years to review the effectiveness of, and compliance with the express terms of the conditions of this grant. As conditioned, the project will not degrade adjacent properties in the area, nor will the project negatively impact the public health of the surrounding community.

The sale of alcohol is regulated by the State of California through the issuance of an Alcohol Beverage Control License. The Zoning Administrator has recommended a set of conditions related to alcohol sales and distribution for consideration by the State of California Department of Alcoholic Beverage Control and the Los Angeles Police Department that will safeguard adjacent properties while maintaining public health, safety, and welfare. These conditions include restrictions on signage, hours, and methods of sale. Such conditions are not imposed by the Zoning Administrator in order to preclude intruding upon the jurisdiction of the ABC.

The Conditional Use approval regulates land use issues such as mode and character, responsive operation, noise, site maintenance, loitering, lighting, and security. The land use conditions imposed herein, combined with the enforcement authority of ABC and the Police Department will ensure that the limited sale of alcohol will not be detrimental to the public health, safety and welfare.

Therefore, 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, or 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 within the Sun Valley-La Tuna Canyon Community Plan area. The Community Plan Area Map designates the property for Neighborhood Office Commercial land uses, corresponding to the C1, C1.5, C2, C4, RAS3, and RAS4 Zones. The project site is zoned C2-1VL-CUGU and is thus consistent with the existing land use designation.

The Sun Valley-La Tuna Community Plan is silent regarding the sale and dispensing of alcohol. In such cases, the Zoning Administrator must interpret the intent of the Plans. Specifically, the project addresses the following goal and objective:

Goal 2: 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.

Objective 2.1: To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services.

The Community Plan emphasizes improving the function, design, and economic vitality of the commercial corridors. The project will enhance the existing commercial fabric of the boulevards without causing adverse impacts or encroaching onto nearby residences. The project follows an established pattern of zoning and land use that is consistent and compatible with other properties and uses in the surrounding area, which include retail and restaurants uses.

The required findings in support have been made and the operation has been imposed with conditions of approval to minimize potential impacts on the surrounding neighborhood. For the reasons outlined above, the project is consistent

with Objective 2.1 of the Community Plan. Therefore, as conditioned, the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

CONDITIONAL USE - ALCOHOLIC BEVERAGE FINDINGS

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

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 the existing 1,674 square-foot gasoline service station mini market. The sale of alcoholic beverages is proposed as an ancillary amenity for gasoline service station patrons. Upon approval the applicant states they will exchange their Type 20 license for a Type 21 license to allow the sale of a full line of alcoholic beverages for off-site consumption. The applicant is also requesting a Conditional Use to allow the gasoline service station and mini market to operate 24 hours a day, daily, in lieu of the permitted hours of operation of 7:00 a.m. to 11:00 p.m. for a Commercial Corner Development. The sale of alcoholic beverages is proposed to be limited to the hours of 7:00 a.m. to 2:00 a.m., daily. No new construction to expand the building floor area, footprint, or height is proposed.

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 responsible management and deterrents against loitering. In addition, conditions of approval suggested by the Police Department have been incorporated herein. 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. Other conditions imposed related to excessive noise, litter and noise prevention will safeguard the surrounding sensitive uses that include multi-family residential uses. Because the applicant has no previous history with a Conditional Use entitlement, the applicant is required to return to the Zoning Administrator in five years to review the effectiveness of, and compliance with the express terms of the conditions of this grant. Additionally, should there be a change in the ownership and/or the operator of the business, the Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or if at any time during the period of validity of this grant, documented evidence is submitted showing continued violation of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. As conditioned, approval of the Conditional Use 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 three on-site licenses, and one off-site license are allocated to the subject Census Tract No. 1218.02. Currently, there are zero active on-site licenses and five active off-site licenses in this census tract, which include the licenses below.

- (2) Type 20 – Off-Sale Beer and Wine
- (3) Type 21 – Off-Sale General

The existing gasoline service station mini market holds an ABC license for the sale of beer and wine (License No. 618645, Type 20), and a review of the ABC records shows that the subject property has been permitted for the sale of beer and wine since 1993. The applicant intends to exchange their Type 20 license for a Type 21 license, so there will be no additional off-sale licenses as a result of the subject grant.

The number of active off-site licenses within the census tract where the subject property is located exceeds ABC guidelines. Concentration can be undue when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license does not negatively impact an area, but rather such license benefits the public welfare and convenience. However, approval of the request would not add to the number of licenses in the area because it would only result in an upgrade of an existing license.

According to statistics provided by the Los Angeles Police Department's Foothill Division Vice Unit, within Crime Reporting District No. 1684, a total of 312 crimes (234 Part I Crimes and 78 Part II Crimes) were reported in 2022, compared to the Citywide Average of 156 crimes and the High Crime Reporting District Average of 187 crimes for the same period. In 2022, there were (9) Narcotics, (0) Liquor Law, (0) Public Drunkenness, (0) Disturbing the Peace, (0) Disorderly Conduct, (25) Gambling, (5) Driving Under Influence (DUI), (3) Moving Traffic Violations, and (15) Miscellaneous Other Violations. 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 1684 is above the Citywide Average and the High Crime Reporting District Average. There has

been no evidence submitted for the record establishing any nexus between the subject site and the area's crime rate.

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. In addition, conditions of approval suggested by the Police Department have been incorporated herein and include conditions such as those related to the STAR/LEAD/RBS Program, age verification, and security cameras, and requirements related to employees. Public safety measures to mitigate nuisance and criminal activities have been incorporated into the grant to ensure better oversight. In addition, because the applicant has no previous history with a Conditional Use entitlement, the applicant is required to return to the Zoning Administrator in five years to review the effectiveness of, and compliance with the express terms of the conditions of this grant. Further conditions may be imposed by the California Department of Alcoholic Beverage Control as conditions on the alcohol license; several have been suggested by the Zoning Administrator. 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 project site is zoned for commercial uses and will continue to be utilized as such with the continuation of the existing gasoline service station and mini market. The following sensitive uses are located within a 1,000-foot radius of the site:

Residential	
Single-Family Residences	
Multi-Family Residences	
School, Church, Hospital, Park	
None	

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 Sun Valley. The gasoline service station and mini market have operated at this site since 1967 and 1982, respectively. Additionally, the gasoline service station mini market has operated with an ABC license for the sale of beer and wine (License No. 618645, Type 20) for the last 30 years. The project has been conditioned to be compatible with such uses as it is seeking to upgrade their ABC license to a Type 21. The project is a neighborhood-serving establishment that is situated in a commercial node with various types of

commercial uses nearby. Thus, the project is unlikely to have any direct impact on any sensitive use.

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. Alcoholic beverage sales will be strictly monitored and regulated. In addition, because the applicant has no previous history with a Conditional Use entitlement, the applicant is required to return to the Zoning Administrator in five years to review the effectiveness of, and compliance with the express terms of the conditions of this grant. The project is consistent with the zoning and is in keeping with the existing uses adjacent to the establishment. The project will contribute to the greater community 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.

MINI-SHOPPING CENTER/COMMERCIAL CORNER FINDINGS

7. **Based on data provided by the Department of Transportation or a licensed traffic engineer, ingress to, egress from and associated parking on the project will not constitute a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.**

The request to maintain hours of operation for 24 hours a day, seven days a week, exceeds the otherwise permitted hours of operation from 7:00 a.m. to 11:00 p.m., daily, within a Commercial Corner Development. The extended hours of operation for 24 hours a day, seven days a week, will have no significant increase in traffic congestion or disruption of vehicular circulation on adjacent street as this represent hours outside of peak traffic periods and no new vehicular access is proposed to adjacent public rights-of-way.

Furthermore, the Los Angeles Department of Transportation exempts discretionary projects solely related to the sale or dispensing of alcoholic beverages for on- or off-site consumption from requiring a transportation and circulation study. No evidence was brought forth through written comments conveying concern regarding existing and similarly proposed access and circulation. Therefore, access, ingress, and egress are not expected to create a traffic hazard, cause significant traffic congestion, or cause disruption of vehicular circulation on adjacent streets.

8. **Project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.**

The applicant seeks approval for hours of operation that extend beyond the 7:00 a.m. to 11:00 p.m. limitation for uses located within a Commercial Corner

Development/Mini-Shopping Center. The project is located within an existing Commercial Corner Development, on property zoned for commercial use. No new construction is proposed. The proposed hours of operation do not result in an increase in the concentration of Commercial Corner Developments in the vicinity of the proposed project.

ADDITIONAL MANDATORY FINDINGS

9. 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 outside the flood zone.

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 N. Figueroa Street
Los Angeles, CA 90012
planning.figcounter@lacity.org

Van Nuys DSC
(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401
planning.mbc2@lacity.org

West Los Angeles DSC
(CURRENTLY CLOSED)
(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025
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](https://build.la) portal (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 Monique Acosta, Planning Staff for the Department of City Planning at (213) 978-1173.

A handwritten signature in blue ink that reads "Phyllis Nathanson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

PHYLLIS NATHANSON
Associate Zoning Administrator

PN:JE:MA:ds

cc: Office of Council District Six
Adjoining Property Owners

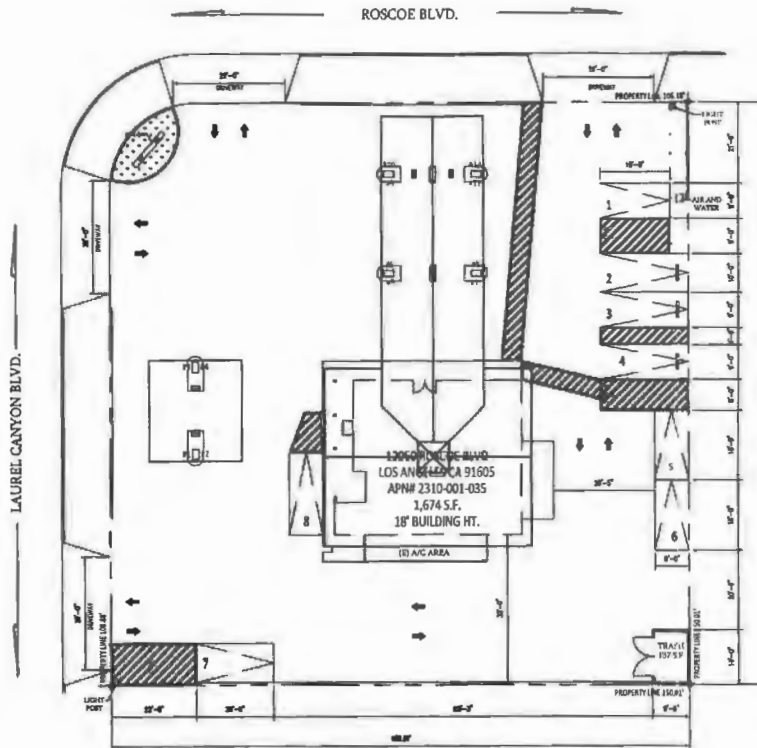


EXHIBIT "A"
Page No. 1 of 2
Case No. ZA-2022-4569-CUB

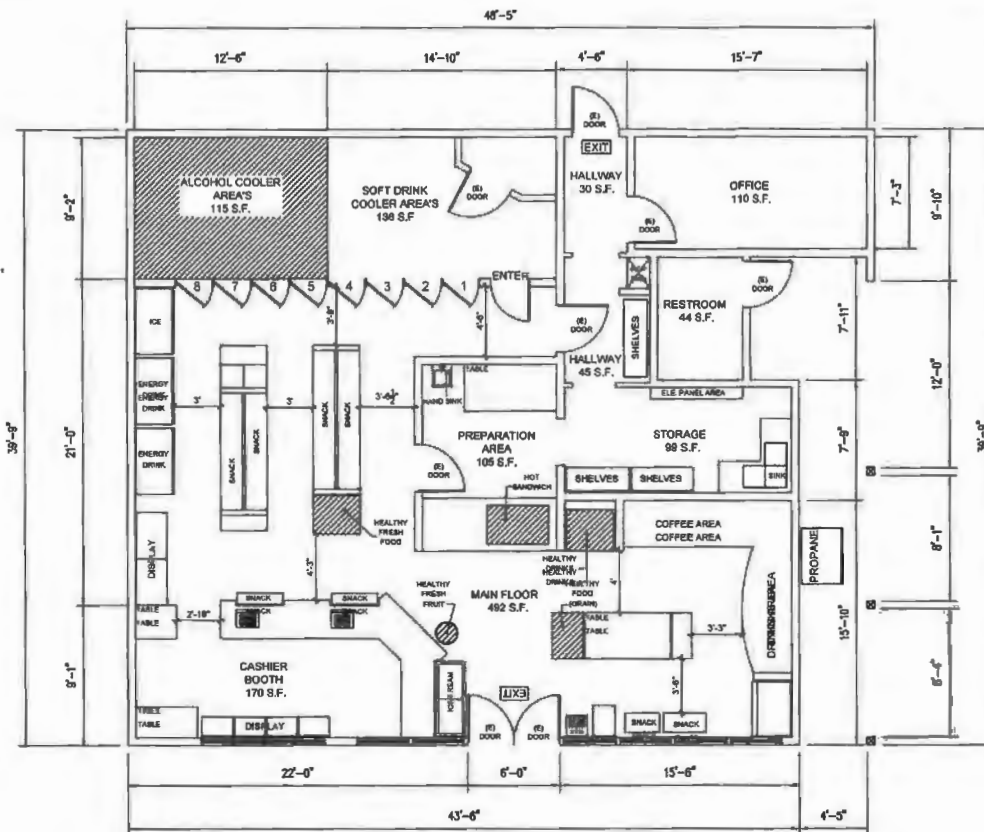
SITE PLAN
SCALE: 1" = 10'-0"

EXISTING FLOOR AREA: 1,674 S.F.

PARKING STALLS: 7 STALLS
PARKING: 1 STALLS
HANDICAP PARKING: 8 PARKING SPACE
TOTAL OF

SHEET INFO.	
A-1	EXISTING SITE PLAN
A-2	EXISTING FLOOR PLAN
BUILDING DATA:	
SITE ADDRESS 12050 ROSCOE BLVD LOS ANGELES CA 91605	
PARCEL# 2310-001-035 LOT SIZE 21,000.3 (50 FT) PROPERTY TYPE COMMERCIAL / INDUSTRIAL ZONING C2-TVL-CUGU	
PROPERTY BOUNDARY DESCRIPTION: TRACT P M 421 MAP REFERENCE BK 3-4 BLOCK NONE LOT A	
EXISTING BUILDING INFO: SQUARE FOOTAGE 1,674.0 (50 FT) YEAR BUILT / EFFECTIVE YEAR BUILT 1967 / 1967 BUILDING HT. 18'	
PARKING ANALYSIS:	
PARKING PROVIDED: PARKING: 7 HANDICAP PARKING: 1 TOTAL PARKING STALLS: 8 STALLS	
VICINITY MAP	
LOS ANGELES DEPT. OF CITY PLANNING SUBMITTED FOR FILING <input type="checkbox"/> TENTATIVE MAP <input type="checkbox"/> PARCEL MAP JUL 12 2022 <input type="checkbox"/> REVISED MAP <input type="checkbox"/> EXTENSION OF TIME <input type="checkbox"/> FINAL MAP UNIT <input type="checkbox"/> MODIFIED DEPUTY ADVISORY AGENCY	
APPLICATION CONTACT: WOODS, DIAZ GROUP, LLC 1142 S. DIAMOND BAR BLVD., #437 DIAMOND BAR, CA 91765 (909) 895-7300 EMAIL: KINGWOODS@ATT.NET	
OWNER INFORMATION: LAUREL GAS COMPANY INC 110 E LONGDEN AVE SUITE A IRVINDALE, CA 91706	
PROJECT INFORMATION: ARCO AMPM 12050 ROSCOE BLVD LOS ANGELES CA 91605 APN# 2310-001-035	
DATE 2-13-22 SCALE 1/32" = 1'-0" DRAWN	SHEET A-1

ZA-2022-4569

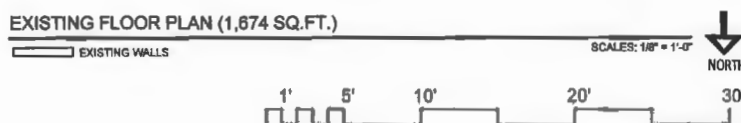


EXISTING FLOOR AREA: 1,674 S.F.	
MAIN FLOOR:	492 SQ.FT.
CASHIER BOOTH:	170 SQ.FT.
SOFT DRINK COOLER:	136 SQ.FT.
STORAGE:	99 SQ.FT.
PREPARATION AREA:	105 SQ.FT.
RESTROOM:	44 SQ.FT.
ALCOHOL COOLER:	115 SQ.FT.
HALLWAY:	75 SQ.FT.
OFFICE:	110 SQ.FT.
OTHERS:	328 SQ.FT.
TOTAL:	1,674 SQ.FT.

PARKING STALLS:	
PARKING:	7 STALLS
HANDICAP PARKING:	1 STALLS
TOTAL OF	8 PARKING SPACE

EXHIBIT "A"
Page No. 2 of 2
Case No. ZA-2022-4569-CUR

EXISTING FLOOR PLAN (1,674 SQ.FT.)



ZA-2022-4569
LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☒ INITIAL MAP ☐ PARCEL MAP
JUL 12 2022
☐ RECYCLED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ MODIFIED
DEPUTY ADVISORY AGENCY

APPLICATION CONTACT:
WOODS, DIAZ GROUP, LLC
1142 S. DIAMOND BAR BLVD., #437 DIAMOND BAR, CA 91765
(909) 895-7300 EMAIL: KINGWOODS@ATT.NET

OWNER INFORMATION:
LAUREL GAS COMPANY INC
110 E LONGDEN AVE SUITE A
IRVINDALE, CA 91706

PROJECT INFORMATION: ARCO AMPM
12050 ROSCOE BLVD
LOS ANGELES CA 91605
APN# 2310-001-035

DATE 2-13-22
SCALE 1/8" = 1'-0"
DRAWN

SHEET
A-2