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Decision Date: August 30, 2023

Appeal Period Ends: September 14, 2023

Wanderley Lara, (A)  
Copacabana, LLC.  
9643 Reseda Boulevard  
Northridge, CA 91324

Reseda Center Associates, LLC (O)  
17130 Ventura Boulevard, Unit 200  
Encino, CA 91316

Liliger Damaso, (R)  
Liquor License Agents  
5243 East Beverly Boulevard  
Los Angeles, CA 90022

CASE NO. ZA-2022-8217-CUB  
CONDITIONAL USE - ALCOHOL  
9643 North Reseda Boulevard  
Northridge Community Plan  
Zone: C4-1VL, P-1VL  
C.D: 12 – John Lee  
D.M.: 201B125  
CEQA: ENV-2022-8218-CE  
Legal Description: Lot A, Block  
None, Tract PM 3816

Pursuant to CEQA Guidelines Section 15061, 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, 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 allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing convenience store in the C4-1VL Zone.

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 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 case file.
7. Authorized herein is the sale of a full line of alcoholic beverages for off-site consumption, in conjunction with an existing 1,336 square-foot convenience store. The grant shall be subject to the following limitations:
  - a. The hours of operation shall be limited to 8:00 a.m. to 11:00 p.m., daily.
8. No after-hours use is permitted, 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. The establishment shall be maintained as a bona fide grocery store, offering perishable food items for sale as well as a selection of packaged food, fresh food, and household items. Items for sale may include fresh and packaged meats, drinks, dairy products, produce, dry goods, frozen goods, sundries, paper goods, and other similar products.

10. 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.
11. Parking shall be provided in compliance with the code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.
12. 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.
13. Only the front door shall be used for patron access. All other doors shall be equipped on the inside with an automatic locking device and shall be kept closed at all times, other than to permit access for deliveries, trash removal, and emergency access.
14. Lighting shall be installed in all areas within the business in conformance with the Los Angeles Municipal Code. The lighting shall be such that it renders all objects and persons clearly visible within the establishment.
15. 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.
16. **Complaint Log.** Prior to the utilization of this grant, a phone number and an 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 cash registers.

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. This log shall be made available to law enforcement personnel upon request and presented as part of the application if and when a new application to continue the operation is submitted to the Department of City Planning. Complaints shall be responded to within 24 hours.
17. **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 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.

18. 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.
19. 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.
20. The applicant shall be responsible for maintaining free of debris or litter the area adjacent to the premises over which they have control, including the sidewalk in front of the establishment.
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. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. 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.
23. 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.
24. 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.

25. 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.
26. During hours of employment, all employees working at the location shall wear name tags identifying them as employees of the location.
27. A file containing all employees' names current address and a photocopy of valid identification shall be maintained and accessible.
28. All employees shall have valid identification and shall possess them on the premise when working.
29. 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.
30. All windows shall be maintained free of excessive signs and/or other material which inhibit view into the facility
31. The petitioner(s) shall post a prominent, permanent sign stating, "NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES" in a place that is clearly visible to patrons of the licensed premises. The sign shall be at least two feet squared with at least two-inch block lettering and include "VIOLATORS ARE SUBJECT TO ARREST". The signage shall be posted in English and Spanish.

#### **ADMINISTRATIVE CONDITIONS**

32. **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.

33. 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 the floor plan, seating arrangement or number of seats of the new operation.
34. 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.
35. **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 July 11, 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 have been established by the following facts:

### **BACKGROUND**

The subject property is a level, rectangular shaped corner lot, approximately 129,377 square feet in size with an approximate total 500-foot frontage along Reseda Boulevard, and a frontage of approximately 259 feet along Citronia Street. The site is developed with three separate commercial buildings and surface parking. Commercial uses include various retail uses, restaurant uses, and small gym uses. The site has two driveways along Reseda Boulevard and one driveway along Citronia Street.

The property is located within the Northridge Community Plan Area. The property is zoned C4-1VL and P-1VL with a land use designation of Neighborhood Office Commercial. The property is also located within an Urban Agriculture Incentive Zone and is located is within 5.97 kilometers of the Santa Susana Fault.

The applicant seeks conditional use authorization to allow the sale of a full-line of alcohol for off-site consumption in conjunction with the operation of an existing, approximately 1,336 square-foot convenience store, with hours of operation of 8 a.m. to 11 p.m., daily.

### **SURROUNDING PROPERTIES**

The northern and western adjoining properties are zoned RD3-1 and developed with multi-family residential uses. The eastern adjoining properties, north of Superior Street are zoned CR-1VL and P-1VL and developed with office buildings. The eastern adjoining properties, south of Superior Street are zoned RA-1 and developed with a church. The southern adjoining properties are zoned R3-1 and are developed with multi-family residential uses.

### **STREETS**

Reseda Boulevard, adjoining the subject property to the south, is a Boulevard II, dedicated to a right-of-way width of 110 feet and improved with asphalt roadway, concrete curb, and sidewalk.

Citronia Street, adjoining the subject property to the west, is a Collector Street, dedicated to a right-of-way width of 66 feet and improved with asphalt roadway, concrete curb, and sidewalk.

**Previous Cases, Affidavits, Permits, and Orders on the Subject Property (since 2000):**

Case No. ZA-2014-1194-CUB – On September 3, 2014, the Zoning Administrator approved a Conditional Use to allow the sale of beer and wine for on-site consumption in conjunction with the operation of an existing restaurant in the C4-1VL and P-1VL Zone, located at 9635 North Reseda Boulevard.

Case No. ZA-2004-3764-CUB – On October 28, 2004, the Zoning Administrator approved a Conditional Use to permit the operation and maintenance of a retail specialty store with off-site sale of wine and the on-site consumption of wine in a designated wine tasting area within the store in the C4-1VL and P-1VL Zone, located at 9663 North Reseda Boulevard.

**Previous Cases, Affidavits, Permits, and Orders on the Surrounding Properties:**

Staff utilized a 1,000-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with the sales and dispensing of alcoholic beverages. The following relevant cases were filed within the last 10 years and identified as being within 1,000 feet of the project site:

No previous cases, affidavits, permits or orders were found on surrounding properties.

**PUBLIC CORRESPONDENCE**

A correspondence was received from the Los Angeles Police Department, Devonshire Vice Unit, dated February 8, 2023, stating non-opposition with recommended conditions of approval.

An email stating non-opposition to the project from Council District 12 was received on July 7, 2023.

An email from a resident in the neighborhood was received on July 26, 2023. The resident requested information regarding the project and requested to review the case file.

**PUBLIC HEARING**

A public hearing was held before the Associate Zoning Administrator on July 11, 2023 at 9:00 a.m., due to continued concerns that meeting in person would present imminent risks to the health and safety of the attendees, the hearing was conducted entirely telephonically. The hearing was attended by the applicant (Wanderley Lara) and the applicant's representative (Liliger Damaso). No members of the public attended.

Liliger Damaso presented the project and stated the following:

- Full line of alcoholic beverages for off-site consumption in conjunction with an existing market (Copacabana Market).
- Located within the "Boulevard Shops" which contain various commercial uses.
- Market stocks Brazilian products as well as other South American products.
- There is a need for products in the area.
- Market is locally owned.
- Met with Northridge West NC which approved the project on April 13, 2023.
- LAPD-Devonshire Vice Unit submitted letter of non-opposition dated January 8, 2023.
- Council District 12 submitted an email of non-opposition dated July 7, 2023.
- Market is currently open until 8 pm but will close at 11 pm as business increases.

The Zoning Administrator closed the public hearing and stated that he was inclined to approve the request.

**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.

- 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.
- No signs are permitted on the outside of the building or directed from the inside to the outside which display or advertise the availability of alcoholic beverages.
- 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.

- 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.
- Cashiers selling alcoholic beverages shall be 18 years of age or older
- Signs shall be posted in English and Spanish stating that the California state law prohibits the sale of alcoholic beverages to people who are under 21 years of age.
- The petitioner(s) shall post a prominent, permanent sign stating, "NO OPEN ALCOHOLIC BEVERAGES CONTAINERS ARE ALLOWED ON THESE PREMISES" in a place that is clearly visible to patrons of the licensed premises. The sign shall be at least two feet squared with at least two-inch block lettering and include "VIOLATORS ARE SUBJECT TO ARREST". The signage shall be posted in English and Spanish.

### **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 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**

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

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, rectangular shaped corner lot, approximately 129,377 square feet in size with an approximate total 500-foot frontage along Reseda Boulevard, and a frontage of approximately 259 feet along Citronia Street. The site is developed with three separate commercial buildings and surface parking. Commercial uses include various retail uses, restaurant uses, and small gym uses. The site has two driveways along Reseda Boulevard and one driveway along Citronia Street.

The northern and western adjoining properties are zoned RD3-1 and developed with multi-family residential uses. The eastern adjoining properties, north of Superior Street are zoned CR-1VL and P-1VL and developed with office buildings. The eastern adjoining properties, south of Superior Street are zoned RA-1 and developed with a church. The southern adjoining properties are zoned R3-1 and

are developed with multi-family residential uses.

The applicant seeks conditional use authorization to allow the sale of a full-line of alcohol for off-site consumption in conjunction with the operation of an existing, approximately 1,336 square-foot convenience store, with hours of operation of 8 a.m. to 11 p.m., daily.

The existing convenience store provides a service that benefits the neighborhood by keeping in nature with the area's commercial development. The convenience store sells prepackaged goods and household items and provides an essential neighborhood serving use and convenience that benefits the community. The sale of alcohol is an expected offering of a convenience store and allows the surrounding community to enjoy the same level of amenities and beverage options as expected in other convenience stores. The sale of alcohol is only a portion of the goods and services offered by the convenience store, where select sundries, beverages, and other goods typically offered at a convenience store are available. With the imposition of conditions, the sale of a full-line of alcohol for off-site consumption at the convenience store will be compatible with surrounding uses in the area.

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 use of the specialty retail market will be compatible with the surrounding neighborhood and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety. The project's location, size, height, and operations will be compatible with the immediate neighborhood since the request is for the sale of a full line of alcoholic beverages for off-site consumption and no expansion of the market is proposed.

The northern and western adjoining properties are zoned RD3-1 and developed with multi-family residential uses. The eastern adjoining properties, north of Superior Street are zoned CR-1VL and P-1VL and developed with office buildings. The eastern adjoining properties, south of Superior Street are zoned RA-1 and developed with a church. The southern adjoining properties are zoned R3-1 and are developed with multi-family residential uses.

The sale of alcohol is an expected offering of retail market and allows the Northridge community to enjoy the same level of amenities and beverage options and as expected in other markets. The sale of alcohol is only a portion of the goods and services offered from the specialty retail store, where groceries, sundries, beverages, and meats, in addition to other goods typically offered at a market. In addition to standard conditions, conditions have been adopted to ensure the mode and character of the convenience store will operate as proposed. The grant authorized herein incorporates conditions that are intended to ensure that the proposed operation with off-site alcoholic beverage sales and service, will be

compatible with other uses in the surrounding community. These conditions represent limitations on the type of activity that is allowed to be conducted on the site as well as explicit advisories about the responsibilities of the applicant. Further, conditions have been imposed to delineate steps to be taken if the operation of the convenience store is found to be noncompliant with these conditions. Therefore, based on the facts herein and in conjunction with the imposition of operational conditions, 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.

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 property is located within the Northridge Community Plan Area. The property is zoned C4-1VL and P-1VL with a land use designation of Neighborhood Office Commercial, however, the convenience store itself is wholly located within the C4-1VL Zone. The property is also located within an Urban Agriculture Incentive Zone and is located within 5.97 kilometers of the Santa Susana Fault.

The Northridge Community Plan text is silent with regards to 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 goals and policies of the Community Plan:

**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 enhance the community identity in distinctive commercial districts.

The applicant seeks conditional use authorization to allow the sale of a full-line of alcohol for off-site consumption in conjunction with the operation of an existing, approximately 1,336 square-foot convenience store, with hours of operation of 8 a.m. to 11 p.m., daily.

A variety of commercial uses, including convenience stores, are an intrinsic part of the diversity of commercial uses necessary for the conservation, development, and success of a vibrant commercial area. The development in the area caters to a variety of needs and serves a mixture of residential, office and commercial uses, as well as visitors. The sale of a full line of alcohol for off-site consumption in conjunction with this convenience store is not an uncommon request and offering such would be an otherwise expected amenity here.

The convenience store is located along a commercial corridor occupied by other, similar kinds of development and establishments, and within an area designated for commercial uses. The availability of alcoholic beverages for off-site consumption is often a key component to the economic success of a convenience store operation. The required findings in support have been made and numerous conditions have been adopted as a part of this determination to minimize the potential of this convenience store from becoming incompatible with its surroundings. 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.

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

The applicant seeks conditional use authorization to allow the sale of a full-line of alcohol for off-site consumption in conjunction with the operation of an existing, approximately 1,336 square-foot convenience store, with hours of operation of 8 a.m. to 11 p.m., daily.

The northern and western adjoining properties are zoned RD3-1 and developed with multi-family residential uses. The eastern adjoining properties, north of Superior Street are zoned CR-1VL and P-1VL and developed with office buildings. The eastern adjoining properties, south of Superior Street are zoned RA-1 and developed with a church. The southern adjoining properties are zoned R3-1 and are developed with multi-family residential uses.

Alcohol sales are an expected amenity within a convenience store. The establishment provides convenience for residents and visitors in the area. The grant includes a number of conditions to safeguard the community. Possible effects associated with a retail market selling alcoholic beverages are loitering and littering issues. The approval, as conditioned, will avert these impacts by requiring that there be no loitering, and that security cameras be installed to monitor activity on the premises. Employees will undergo training on the sale of alcoholic beverages including training provided by the Los Angeles Police Department STAR (Standardized Training for Alcohol Retailers) Program. The grant also requires conditions that will mitigate potential negative effects commonly associated with the sale of a full line of alcoholic beverages for off-site consumption. Lighting around the exterior of the subject site, age verification



devices, and monitoring of the property will ensure the operation will not adversely affect the welfare of the 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.**

The applicant seeks conditional use authorization to allow the sale of a full-line of alcohol for off-site consumption in conjunction with the operation of an existing, approximately 1,336 square-foot convenience store, with hours of operation of 8 a.m. to 11 p.m., daily.

According to the California State Department of Alcoholic Beverage Control (ABC) licensing criteria, four on-site and two off-site licenses are allocated to the subject Census Tract 1152.04. Currently there are seven active on-site license and one active off-site licenses in this Census Tract.

According to information submitted by the applicant, within 1,000 feet of the subject site, the following establishments have an ABC license:

Alcohol Establishment	License Type	Address
Kickin Kasian	On-site – Beer & Wine	9545 Reseda Boulevard

According to statistics provided by the Los Angeles Police Department-Devonshire Division, within Crime Reporting District No. 1767, which has jurisdiction over the subject property, a total of 172 crimes were reported in 2022 (146 Part I Crimes and 26 Part II Arrests), compared to the Citywide Average of 156 crimes and the High Crime Reporting District Average of 187 crimes. Part II Arrests reported include (6) Narcotics, (27) Liquor Laws, (1) Public Drunkenness, (0) Disturbing the Peace, (2) Disorderly Conduct, (0) Gambling, and (4) DUI related arrests. 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.

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. The number of active off-site ABC licenses within the census tract where the subject site is located exceeds the ABC guidelines. 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 a significant employee population, in addition to the resident population base in the area. 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 above crime statistics indicate that the crime rate in the reporting district where the subject site is located are lower than the citywide average. Additionally, no evidence has been submitted to the record establishing any nexus between the subject site or use and the area's crime rate.

Nevertheless, to safeguard the welfare of the community and provide for a reasonable operation, conditions have been imposed as a part of this approval. Negative impacts commonly associated with the availability of alcohol such as criminal activity, public drunkenness, and loitering are minimized through compliance with public safety measures to mitigate nuisance and criminal activities, such as participation in a STAR/LEAD/RBS Training Program, age verification, security cameras, and staff monitoring, which have been incorporated into the grant by the Zoning Administrator to assure better oversight in conjunction with this approval. The ABC also 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. These imposed conditions are a necessary and integral part of this action and requires diligent compliance on the part of the applicant for effectiveness. As conditioned, allowing the sale of alcoholic beverages for off-site consumption at the subject location will benefit the public welfare and convenience because a successful restaurant business supports the economic vitality of the area. Therefore, as conditioned, 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.

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 operation of the existing convenience market. The following sensitive uses are located within a 1,000-foot radius of the site:

Schools/Day Care	
Kumon Math & Reading Center	9657 Reseda Boulevard
Our Lady of Lourdes School	18437 Superior Street
Weekday Preschool Northridge United Methodist Church	9650 Reseda Boulevard
Black House School	18348 Halsted Street

Asian American Studies Activities Center	18356 Halsted Street
<b>Religious Institutions</b>	
Our Lady of Lourdes Church	18400 Kinzie Street
Northridge United Methodist Church	9650 Reseda Boulevard
<b>Hospitals</b>	
N/A	N/A
<b>Recreation and Parks</b>	
N/A	N/A

No communication or testimony has been received by any representative of the identified sensitive uses expressing concern or opposition to the project or request.

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses and alcohol-serving establishments. 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 limiting operating hours and entertainment. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. The proposed specialty retail market will contribute to the neighborhood and will serve the neighboring residents and local employees as well as visitors. Therefore, as conditioned, the project will not detrimentally affect residentially-zoned properties or any other sensitive uses in the area.

## **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 C, areas of minimal flooding.

## **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](mailto:planning.figcounter@lacity.org)

Van Nuys DSC  
(818) 374-5050  
6262 Van Nuys  
Boulevard  
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  
West 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](http://appointments.lacity.org) 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 the matter shall be directed to Jaime Espinoza, Planning Staff for the Department of City Planning at (213) 978-1357 or [jaime.espinoza@lacity.org](mailto:jaime.espinoza@lacity.org).

A handwritten signature in blue ink, reading "Jordann F. D. Turner".

JORDANN TURNER  
Associate Zoning Administrator

JT:CS:JE:ds

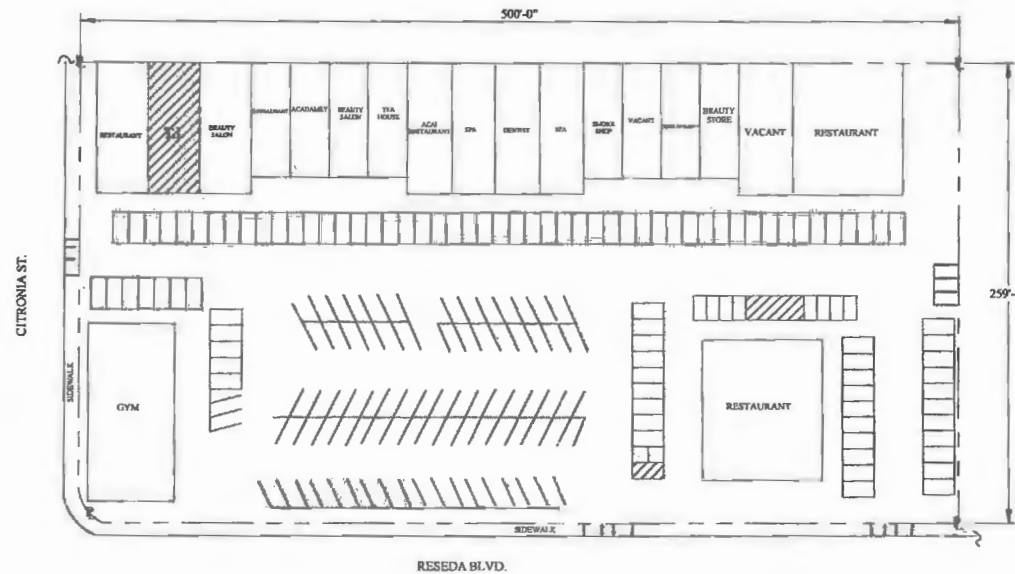
cc: Councilmember John Lee  
Twelfth Council District  
Adjoining Property Owners  
Interested Party





SUMMARY TABLE	
CUSTOMER AREA	1,022 SQ. FT.
STORAGE/UTILITY	168 SQ. FT.
SERVICE AREA	79 SQ. FT.
RESTROOM	36 SQ. FT.
BEER & WINE STORAGE	40 SQ. FT.
MARKET	1,336 SQ. FT.

LEGAL DESCRIPTION:  
 APN: 2763 - 002 - 029  
 TRACT: P M 3816  
 BLOCK: NONE  
 LOT: A  
 ARB: NONE



PARKING: 189 REQUIRED / 189 PROVIDED

**EXHIBIT "A"**  
 Page No. 1 of 2  
 Case No. 2A-2022-8217-013

**2A-2022-8217**  
 DEC 07 2022  
 CITY PLANNING  
 DIVISION  
**SITE PLAN**  
 1/32" = 1'

PLANS BY:  
 PATRICK E. PANZARELLO  
 CONSULTING SERVICES  
 PO BOX 1085  
 SUN VALLEY, CA 91333  
 (818) 310-8589  
 Patrickpanzarelli@gmail.com

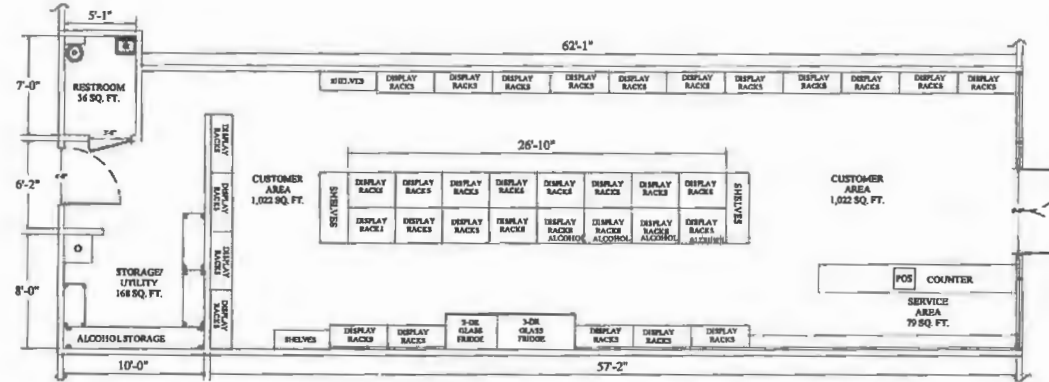
**COPACABANA MARKET**  
 9643 RESEDA BLVD., NORTHRIDGE, CA 91324  
**APPLICANT: LIQUOR LICENSE AGENTS**  
 (310) 975-8589

10/21/22

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SUMMARY TABLE	
CUSTOMER AREA	1,022 SQ. FT.
STORAGE/UTILITY	168 SQ. FT.
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**EXHIBIT "A"**  
Page No. 2 of 2  
Case No. 2A-2022-8217-KLB

**ZA-2022 - 8217**  
DEC 07 2022  
FLOOR PLAN  
1/4" = 1'

PLANS BY:  
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PatrickPanzarello@gmail.com

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(310) 975-8589

10/21/22

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