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May 9, 2024

Last Day to File an Appeal: May 24, 2024

Bruce Natanzi (A, O)
Vinepark Mobil, LLC.
4377 Vineland Avenue
North Hollywood, CA 91602

Sherrie Olson (R)
PLRC
1030 North Mountain Avenue
Ontario, CA 91762

CASE NO. ZA-2023-3329-CUB
CONDITIONAL USE - ALCOHOL
4367-4377 North Vineland Avenue,
11004-11012 West Moorpark Street
Sherman Oaks-Studio City-Toluca Lake-
Cahuenga Pass Community Plan
Zone: C2-1VL-RIO
C.D: 2
D.M.: 165B173
CEQA: ENV-2023-3330-CE
Legal Description: Arbs 11-13, Lot PT 221,
Lankershim Ranch Land and Water Co.

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

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

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

a conditional use to allow the sale of beer and wine only for off-site consumption, in conjunction with an existing gasoline station mini-market in the C2-1VL-RIO 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. 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 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 Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for inclusion in the case file.
7. **Authorization.** Approved herein is the sale of beer and wine only for off-site consumption in conjunction with the continued operation of an existing approximately 2,550 square-foot mini-market, upon the following:
 - a. The hours of operation are limited to 24 hours daily, pursuant to the authorization granted in Case No. 2017-4500(CU).
 - b. 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.
8. **Complaint Log.** Prior to the utilization of this grant, 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 hostess station

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

9. **STAR/LEAD Training.** Within the first six months of utilizing the authorization granted herein, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or the California Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter to the Department of City Planning referencing Case No. ZA-2023-3329-CUB and identifying which employees completed the training. STAR or LEAD training shall be conducted for all new hires within three months of their employment and all employees every 24 months thereafter. [LAPD Recommended Condition No. 8]
10. An electronic age verification device shall be purchased and retained on the premises available to determine the age of any individual and shall be installed at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use. [LAPD Recommended Condition No. 4]
11. Upon receipt of any violations issued by any City department or other public jurisdictions relating to such operation's alcohol service, the applicant shall submit a copy of the violation, within five business days, to the Development Services Center, Department of City Planning, for inclusion in the administrative case file.
12. Any music, sound or noise which is under control of the applicant shall not violate Sections 112.01, 115.02, 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.
13. A camera surveillance system shall be installed, in consultation with the Los Angeles Police Department, 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. All data shall be made available to law enforcement upon request. [LAPD Recommended Condition No. 6]
14. No variance from parking requirements have been granted herein. Parking shall be subject to the determination of the Department of Building and Safety.
 15. Vendor(s) delivery of alcoholic beverages shall be permitted only between the hours of 8:00 a.m. through 7:00 p.m. daily.
 16. Adequate lighting shall be installed and maintained in all areas within the business in conformance with the LAMC. The lighting shall be such that it renders all objects and persons clearly visible.
 17. The parking area shall be illuminated in such a manner as to make it easily discernible the appearance and conduct of all persons on or about the property. [LAPD Recommended Condition No. 9]
 18. 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 so as to permit surveillance into the restaurant by Police and private security.
 19. 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.
 20. Only the front door or entryway shall be used for patron access. The back door shall always be kept closed during the operation of the premises, except in cases of emergency and to permit deliveries. 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 temporary access for delivery of supplies and trash removal. These doors shall not consist solely of a screen or ventilated security door, but shall be solid. [LAPD Recommended Condition No. 7]
 21. The applicant shall be responsible for maintaining the premises and adjoining sidewalk free of debris or litter. [LAPD Recommended Condition No. 13]
 22. Loitering is prohibited on or around these premises or the area under the control of the applicant. Signs shall be prominently posted in English and the predominant language of the facility's clientele, if different, stating that California State law prohibits sale of alcoholic beverages to persons who are under 21 years of age. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility in the same language(s). [LAPD Recommended Condition Nos. 5 and 11]
 23. 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.
 24. The applicant(s) shall comply with Section 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. The applicant/business operator/manager 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.
26. Conditions of this grant shall be retained at all times on the premises and shall be made immediately available upon request by the LAPD, ABC, Building and Safety, or City Planning. The manager and all employees shall be knowledgeable of the conditions herein.
27. The applicant/business operator/manager of the premise permitted by this action shall maintain on the premise, and present upon request to any law enforcement officer, a copy of the business permit and insurance information.
28. 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, 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, including accessory parking areas, 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.
29. The applicant/business operator/manager shall be responsible for mitigating the potential negative impacts of its operation on surrounding uses, especially, noise derived from patrons during entry and exiting.
30. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Additionally, a copy shall be provided to all employees who shall sign an acknowledgment form stating that they have read and understood all the ABC conditions as well as all the conditions of this grant. Said form shall be maintained at the location by the owner and/or manager who shall present it to Police personnel, ABC investigators or any other City agency upon request.
31. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per L.A.M.C Section 19.01-E,3 - Monitoring of Conditional Use Permits, Inspection, and Field Compliance for 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.
32. Should there be a change in the ownership and/or the operator of the business, the property owner and/or 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 Development Services Center, 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 Development Services Center, 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.
33. 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. The application, in association with the appropriate fees, shall be submitted to the Development Services Center, Department of City Planning, within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct a public hearing, that may also be conducted for nuisance abatement/revocation purposes.
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 their own initiative, or upon written request by LAPD or Department of ABC) reserves the right to call for a public hearing, the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall file for a plan approval application together with associated fees, 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, the Los Angeles Police Department's corresponding division, and the local Neighborhood Council. 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 May 2, 2024, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use for the sale of alcohol under the provisions of Section 12.24 have been established by the following facts:

BACKGROUND

The subject property, consisting of three adjoining lots, is a level, rectangular-shaped, corner, approximately 19,281 square-foot parcel of land with an approximately 128-foot frontage on the west side of Vineland Avenue and an approximately 115-foot frontage on the south side of Moorpark Street. The property has an even width and depth of approximately 147 feet and 132 feet, respectively. There is a 14-foot building setback line from northern, Moorpark Avenue, frontage imposed by Ordinance No. 97,921.

The project site is improved with a 2,550 square-foot convenience store, a 1,183 square-foot car wash, and a 2,063 square-foot canopy structure covering eight fuel pumps. The site also includes seven off-street automobile parking spaces, accessed by multiple driveways on Vineland Avenue and Moorpark Street.

The property is located within the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan area, and the associated General Plan Land Use Map designates the property for General Commercial land uses, with corresponding Zones of C1.5, C2, C4, CR, RAS3, RAS4, and P, and Height District No. 1VL. The property is zoned C2-1VL-RIO. The property is further located in the River Improvement Overlay (RIO) District (ZI-2358), Freeway Adjacent Advisory Notice for Sensitive Uses (ZI-2427) area, is identified in the Housing Element Inventory of Sites (ZI-2512), an Urban Agriculture Incentive Zone, the Los Angeles State Enterprise Zone (ZI-2374), a liquefaction zone, and is located approximately 1.77 kilometers from the Hollywood Fault.

The applicant requests a conditional use to allow the sale of beer and wine for off-site consumption in conjunction with the existing 2,550 square-foot gasoline station mini-market

and car wash. The store currently operates 24 hours daily and proposes to maintain those operating hours. No new construction to expand the building floor area, footprint, or height is proposed.

According to the submitted plans, the display and sale of beer and wine would be limited to from within four refrigerated coolers along a back wall, within the existing mini-market.

The applicant has submitted a petition containing 360 signatures in support of the request.

It is noted that through Case No. ZA 2017-4500(CU), issued on July 31, 2018, the mini-market is authorized to operate 24-hour daily.

Surrounding properties

The north adjoining properties, across Moorpark Street, are zoned C2-1VL-RIO and developed with an auto repair garage and a two-story multi-family residential dwelling. The northeast adjoining properties, across the intersection of Moorpark Street and Vineland Avenue, are zoned C2-1VL-RIO and developed with a Pizza Hut, laundromat, dry cleaners, donut shop, and restaurant. The east adjoining property, across Vineland Avenue, is zoned R3-1-RIO and developed with a gasoline station with a mini-mart and automobile repair garages. The south adjoining property is zoned (Q)R3-1-RIO and developed with a three-story multi-family residential building. The west adjoining property is split-zoned C2-1VL-RIO and R3-1-RIO and developed with a three-story multi-family residential building.

Streets

Vineland Avenue, adjoining the property to the east, is designated as a Boulevard II, dedicated to a right-of-way width of 125 feet and improved with asphalt roadway, concrete gutters, curbs, and sidewalks.

Moorpark Street, adjoining the property to the north, is designated as an Avenue II, dedicated to a right-of-way width of 68 feet and 86 feet, and improved with an asphalt roadway, concrete gutters, curbs, and sidewalks.

Previous Cases, Affidavits, and Orders

City Planning staff, utilizing the Department's Zoning Information and Map Access System (ZIMAS) and the Planning Case Tracking System (PCTS), reviewed current and prior actions associated with the subject property and those within a 600-foot radius of the subject property and found the following:

Subject Property:

Permit No. 18010-10000-05489 – On October 21, 2022, the Department of Building and Safety issued the Certificate of Occupancy for a retail store, gas station, and car wash.

Permit No. 18010-10000-05490 – On July 28, 2022, the Department of Building and Safety issued the Certificate of Occupancy for a car wash accessory to a retail store and gas station.

Case No. ZA 2017-4500(CU) – On July 31, 2018, the Zoning Administrator approved conditional uses to allow an automotive laundry or wash rack within 100 feet of an R Zone with hours of operation from 7:00 a.m. to 10:00 p.m. daily, and to allow 24-hour daily operation of a gasoline station and convenience store.

Ordinance No. 183,144 – On July 2, 2014, the Los Angeles City Council adopted Ordinance No. 183, establishing the Los Angeles River Improvement Overlay District.

Building Permit No. 1968LA63337 – On March 21, 1968, the Department of Building and Safety issued a building permit for the construction of a new service station and minor repair.

Case No. CPC-2007-3036-RIO – On August 20, 2014, Ordinance No. 183,144 became effective, resulting in a change of zone from M3-1 to M3-1-RIO; and Ordinance No. 183,145 became effective, establishing the "RIO" River Improvement Overlay District.

Case No. CPC 86-0782(GPC) – On May 27, 1989, Ordinance No. 164,742-SA2 became effective, resulting in a change of Height District to No. 1-VL.

Case No. CPC 85-657(GPC) – On February 28, 1989, Ordinance No. 164,341-SAH5 became effective, resulting in a change of Height District to No. 1-VL.

Case No. ZA 19206 – On March 8, 1968, the Zoning Administrator approved a variance to allow the use and maintenance of the southerly 25 feet of the R4-zoned portion of the property for vehicular circulation and for access, with the service bay doors being approximately 20-1/2 feet from the nearest residential zone, in conjunction with a service station, and the installation of a pump canopy and pole sign within the building setback line established by Ordinance No. 97921.

Surrounding Properties:

There are no relevant cases.

Correspondence

Reynol Blight – In an email dated April 24, 2024, Mr. Blight expressed his support for the project and request. "The owner has demonstrated his commitment to the community by maintaining and improving his property during his tenure as owner. He has maintained a high level of security on his corner which is well lighted. He also has security surveillance and standby security backup for his staff. I believe that adding a wine and beer license to his store will encourage local residents to purchase their beverage needs from his establishment and reduce the sales at a nearby source that sells individual cans and bottles and allows vagrants to loiter around that establishment."

Greater Toluca Lake Neighborhood Council – In a copy of the minutes for the Neighborhood Council Meeting dated October 17, 2023, the Neighborhood Council voted to support the project and request.

Captain Warner Castillo, Commanding Officer, North Hills Area, Los Angeles Police Department – In a letter dated July 17, 2023, the Los Angeles Police Department expresses no opposition to the request, and recommends 13 conditions for imposition if approved.

PUBLIC HEARING

A Notice of Public Hearing was sent to abutting property owners and/or occupants residing near the subject site for which an application was filed with the Department of City Planning. 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. A public hearing was held before the Zoning Administrator on May 2, 2024 at 10:37 a.m. Due to concerns over COVID-19, the hearing was conducted entirely telephonically. Seven individuals participated in the meeting. The purpose of the hearing was to obtain public testimony from affected and/or interested persons regarding the application.

Sherrie Olson, representative for the applicant, summarized the project and request as follows:

- The applicant is also present at the hearing.
- The applicant has operated the site for 20 years.
- The market is relatively new.
- Internal and external cameras have been installed.
- There is a private security guard.
- The facility is owner operated.
- We have met with LAPD and there should be a letter in the file.
- We have met with the City Council office; they have expressed their support to us.
- We have met with the local Neighborhood Council; a copy of their action in support should be in the file.
- We have community support.
- Beer and wine sales are requested as incidental to the overall sales.

Bruce Natanzi (applicant)

- The market was constructed two years ago.
- This serves the neighborhood with what they need.
- Neighbors have been asking for beer and wine.
- The site is secure and well lit.

In response to questions posed by the Zoning Administrator, the applicant's representative confirmed that beer and wine would only be available through the four noted refrigerated coolers along the back wall of the store; and that all of the LAPD recommended conditions were acceptable.

The following is a summary of testimony received from four members of the general public who provided verbal comments at the hearing:

- I am a neighbor.
- I have known the applicant for many years.
- We have become friends.
- I have shopped there since they opened the market.
- The applicant runs a good business.
- The market is appreciated by the neighborhood.
- The location is convenient, clean, and well lit.
- The establishment across the street has closed.
- I support the request.

Following this testimony, the applicant's representative was given an opportunity to respond to comments given:

Sherrie Olson

- The applicant is well liked.
- The is operated as a good facility.
- I represent many clients for similar requests; I am proud to represent such a good client.

At the conclusion of the hearing, the Zoning Administrator announced that he has reviewed the administrative record and that in light of the documentation contained therein and the testimony given, the request would be approved.

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.

The following conditions are submitted for consideration:

- The sale of alcoholic beverages shall be limited to the hours as prescribed by State law, but in no instance shall sales extend past 2:00 a.m.
- The single unit sales of malt liquors and/or malt-based products shall be prohibited.
- The sale of distilled spirits in containers of less than 375 mL shall be prohibited.
- Beer and wine in containers of less than 750 mL shall only be sold in manufacturer pre-packaged quantities of four or more.
- 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 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.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a Conditional Use Permit from the Zoning Administrator are located within Section 12.24 of the Los Angeles Municipal Code. In order for the sale of beer and wine 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, consisting of three adjoining lots, is a level, rectangular-shaped, corner, approximately 19,281 square-foot parcel of land with an approximately 128-foot frontage on the west side of Vineland Avenue and an approximately 115-foot frontage on the south side of Moorpark Street. The property has an even width and depth of approximately 147 feet and 132 feet, respectively. There is a 14-foot building setback line from northern, Moorpark Avenue, frontage imposed by Ordinance No. 97,921.

The project site is improved with a 2,550 square-foot convenience store, a 1,183 square-foot car wash, and a 2,063 square-foot canopy structure covering eight fuel pumps. The site also includes seven off-street automobile parking spaces, accessed by multiple driveways on Vineland Avenue and Moorpark Street.

The north adjoining properties, across Moorpark Street, are zoned C2-1VL-RIO and developed with an auto repair garage and a two-story multi-family residential dwelling. The northeast adjoining properties, across the intersection of Moorpark Street and Vineland Avenue, are zoned C2-1VL-RIO and developed with a Pizza Hut, laundromat, dry cleaners, donut shop, and restaurant. The east adjoining property, across Vineland Avenue, is zoned R3-1-RIO and developed with a gasoline station with a mini-mart and automobile repair garages. The south adjoining property is zoned (Q)R3-1-RIO and developed with a three-story multi-family residential building. The west adjoining property is split-zoned C2-1VL-RIO and R3-1-RIO and developed with a three-story multi-family residential building.

The applicant requests a conditional use to allow the sale of beer and wine for off-site consumption in conjunction with the existing 2,550 square-foot gasoline station mini-market and car wash. The store currently operates 24 hours daily and proposes to maintain those operating hours. No new construction to expand the building floor area, footprint, or height is proposed.

The applicant has submitted a petition containing 360 signatures in support of the request. It is noted that through Case No. ZA 2017-4500(CU), issued on July 31, 2018, the mini-market is authorized to operate 24-hour daily.

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 beer and wine ancillary to this convenience store will allow it to remain competitive with other establishments in the area. The store can continue to be a viable shopping option for residents and employees of the immediate area as well as visitors looking for convenient shopping options.

The project will provide a service that is beneficial to the community, city or region. The development in the area caters to a variety of needs and serves a mixture of residential and commercial uses, as well as visitors. The mini-market use, offering beer and wine only for off-site consumption, is a contributing part of that mix. In conjunction with the imposition of several conditions addressing operational and alcohol-related issues, the authorization will ensure that the availability of alcohol is not disruptive to the community. Compliance with the conditions of operation will minimize the potential for disruptive impacts on the surrounding community.

A variety of commercial uses, including markets, are an intrinsic part of the diversity of commercial uses necessary for the conservation, development, and success of a vibrant commercial area. Granting the authorization, along with the conditions addressing operational issues, will assure that the sale of beer and wine for off-site consumption in conjunction with the continued operation of the mini-market, will not be disruptive to the community.

No complaints have been received concerning this mini-market. The applicant enjoys the support of the local Neighborhood Council and broader community.

Through the approval of this request, the convenience store will continue to serve its patrons as well as contribute to the collection of tax revenue, increased employment opportunities, and the cultural character of the community. Therefore, as conditioned, the project will provide a service that is beneficial to the community, city or 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 subject property, consisting of three adjoining lots, is a level, rectangular-shaped, corner, approximately 19,281 square-foot parcel of land with an approximately 128-foot frontage on the west side of Vineland Avenue and an approximately 115-foot frontage on the south side of Moorpark Street. The property has an even width and depth of approximately 147 feet and 132 feet, respectively. There is a 14-foot building setback line from northern, Moorpark Avenue, frontage imposed by Ordinance No. 97,921.

The project site is improved with a 2,550 square-foot convenience store, a 1,183 square-foot car wash, and a 2,063 square-foot canopy structure covering eight fuel pumps. The site also includes seven off-street automobile parking spaces, accessed by multiple driveways on Vineland Avenue and Moorpark Street.

The north adjoining properties, across Moorpark Street, are zoned C2-1VL-RIO and developed with an auto repair garage and a two-story multi-family residential dwelling. The northeast adjoining properties, across the intersection of Moorpark Street and Vineland Avenue, are zoned C2-1VL-RIO and developed with a Pizza Hut, laundromat, dry cleaners, donut shop, and restaurant. The east adjoining property, across Vineland Avenue, is zoned R3-1-RIO and developed with a gasoline station with a mini-mart and automobile repair garages. The south adjoining property is zoned (Q)R3-1-RIO and developed with a three-story multi-family residential building. The west adjoining property is split-zoned C2-1VL-RIO and R3-1-RIO and developed with a three-story multi-family residential building.

The applicant requests a conditional use to allow the sale of beer and wine for off-site consumption in conjunction with the existing 2,550 square-foot gasoline station mini-market and car wash. The store currently operates 24 hours daily and proposes to maintain those operating hours. No new construction to expand the building floor area, footprint, or height is proposed.

According to the submitted plans, the display and sale of beer and wine would be limited to from within four refrigerated coolers along a back wall, within the existing mini-market.

It is noted that through Case No. ZA 2017-4500(CU), issued on July 31, 2018, the mini-market is authorized to operate 24-hour daily.

The project enjoys the support of the local Neighborhood Council. The applicant has submitted a petition containing 360 signatures in support of the request.

The Los Angeles Police Department has recommended conditions to impose in order to minimize the potential for increased need for police services as a result of the request.

Given the compatible way in which the operator has conducted business in close proximity to their residential neighbors, the request is reasonable. So long as the operator is mindful of and sensitive to their residential neighbors, the sale of beer and wine for off-site consumption should pose little disruption in the community.

The LAPD submitted a list of conditions they wanted to see imposed upon the project to ensure that it would not become a burden on their resources. These recommended conditions have been incorporated into the conditions of approval or incorporated into the list of recommended conditions for consideration by the Department of Alcoholic Beverage Control.

The grant authorized herein incorporates conditions that are intended to ensure that the proposed operation with the addition of alcohol sales 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 mini-market is found to be noncompliant with these conditions. Conditions have also been recommended to the Department of Alcoholic Beverages Control for consideration as part of their license issuing process, which the applicant may also be subject to. 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 applicant requests a conditional use to allow the sale of beer and wine for off-site consumption in conjunction with the existing 2,550 square-foot gasoline station mini-market and car wash. The store currently operates 24 hours daily and proposes to maintain those operating hours. No new construction to expand the building floor area, footprint, or height is proposed.

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 Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan area. The associated General Plan Land Use Map designates the property for General Commercial land uses, with corresponding zones of C1.5, C2, C4, CR, RAS3, RAS4, and P, and Height District No. 1VL. The property is zoned C2-1VL-RIO. The property's zoning is thus consistent with the General Plan's land use designation for the site.

The Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan 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 historic commercial and cultural character of the district.

Objective 2-1 To conserve and strengthen viable commercial development.

Policy 2-1.3 Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development.

The mini-market offers a beneficial convenience shopping experience in which nearby residents can purchase a variety of goods, including food and sundries. The conditional use authorization will allow the mini-mart to continue to offer a beneficial service to the surrounding and regional community by offering its patrons beer and wine for off-site consumption. The availability of beer and wine sales for off-site consumption is often a key ingredient to the economic success of small convenience stores. Numerous conditions have been adopted as a part of this determination to minimize the potential of this store from becoming incompatible with its surroundings, in conformance with Policy 2-1.3. The project will uphold the aforementioned goals and policies laid forth by the General Plan, Community Plan, and Specific Plan. Therefore, the requested Plan Approval conforms to the purpose, intent, and provisions of the applicable portions of the General Plan and Community Plan, and Specific Plan.

CONDITIONAL USE - ALCOHOLIC BEVERAGE FINDINGS

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

The applicant requests a conditional use to allow the sale of beer and wine for off-site consumption in conjunction with the existing 2,550 square-foot gasoline station mini-market and car wash. The store currently operates 24 hours daily and proposes

to maintain those operating hours. No new construction to expand the building floor area, footprint, or height is proposed.

The north adjoining properties, across Moorpark Street, are zoned C2-1VL-RIO and developed with an auto repair garage and a two-story multi-family residential dwelling. The northeast adjoining properties, across the intersection of Moorpark Street and Vineland Avenue, are zoned C2-1VL-RIO and developed with a Pizza Hut, laundromat, dry cleaners, donut shop, and restaurant. The east adjoining property, across Vineland Avenue, is zoned R3-1-RIO and developed with a gasoline station with a mini-mart and automobile repair garages. The south adjoining property is zoned (Q)R3-1-RIO and developed with a three-story multi-family residential building. The west adjoining property is split-zoned C2-1VL-RIO and R3-1-RIO and developed with a three-story multi-family residential building.

The project enjoys the support of the local Neighborhood Council. The applicant has submitted a petition containing 360 signatures in support of the request. No communication or testimony has been offered for consideration in opposition to, or expressing concern for, the request.

Granting the conditional use request for the sale and dispensing of beer and wine for off-site consumption in conjunction with the existing mini-market will not adversely affect the welfare of the community. The mini-market has operated at the site for two years. The responsible service of beer and wine at the store will enhance the neighborhood by supporting an existing business along Vineland Avenue and Moorpark Street. The sale of alcohol provides an additional amenity and service that many patrons expect in convenience stores. The project will enhance the viability of the area and surrounding businesses by supporting an existing business. Convenience stores, including alcohol sales, are an intrinsic part of the service amenities necessary for the success of a vibrant commercial area.

In conjunction with the approval of the request to authorize the sale of beer and wine only from the mini-market, the Zoning Administrator has imposed numerous conditions of approval that the owner/operator/manager is required to comply with. 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 store is found to be noncompliant with these conditions. Additional conditions have been recommended for consideration by the Department of Alcoholic Beverage Control (ABC) in conjunction with their approval process. Conditions are intended to ensure that the continued use and operation of the store is well integrated into the community as well as protect community members from potential adverse impacts associated with alcohol sales. Conditions imposed will require responsible operations and will maintain order and ensure cleanliness of the project site and its surroundings. Adherence to and compliance with these conditions of approval will minimize the potential for adverse impacts on the surrounding community, and as a result, granting the request will not adversely affect the welfare of the pertinent community. Thus, as conditioned, it can be found that the proposed use, including

the sale of beer and wine only for off-site consumption 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.**

The applicant requests a conditional use to allow the sale of beer and wine for off-site consumption in conjunction with the existing 2,550 square-foot gasoline station mini-market and car wash. The store currently operates 24 hours daily and proposes to maintain those operating hours. No new construction to expand the building floor area, footprint, or height is proposed.

According to the California Department of Alcoholic Beverage Control (ABC) licensing criteria, four on-site and two off-site consumption licenses are allocated to subject Census Tract 1432.00. Currently, there are two active on-site licenses and two active off-site licenses in this census tract.

According to information submitted by the applicant, there is only one other establishment, within a 1,000-foot radius of the property, in possession of an ABC license: Chevron Food Mart, 10960 Moorpark St., a Type 20 License.

According to statistics provided by the Los Angeles Police, which has jurisdiction over the subject property, within Crime Reporting District No. 1566, a total of 117 crimes (87 Part I Crimes and 30 Part II Arrests) were reported in 2023, compared to the Citywide average of 162 crimes and the High Crime Reporting District average of 194 crimes for the same reporting period. In 2023, alcohol-related Part II crimes reported include Narcotics (1), Liquor Laws (0), Public Drunkenness (0), Disturbing the Peace (0), Disorderly Conduct (1), Gambling (0), DUI-related (9), Moving Traffic Violations (0), and Miscellaneous Other Violations (8). 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 number of active on-site ABC licenses within the census tract where the subject site 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. The above statistics indicate that the crime rate in the reporting district where the subject site is located is lower than the citywide average. No evidence has been submitted to the record establishing any nexus between the subject site or use and the area's crime rate. No

comments from the community at-large were received concerning the concentration of alcoholic-beverage establishments in the area.

The project enjoys the support of the local Neighborhood Council. The applicant has submitted a petition containing 360 signatures in support of the request. No communication or testimony has been offered for consideration in opposition to, or expressing concern for, the request.

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. The Zoning Administrator has also made recommendations related to the sale and distribution of alcohol for further consideration by the ABC as conditions on the alcohol license. 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 beer and wine for off-site consumption at the subject location will benefit the public welfare and convenience because a successful convenience store 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 applicant requests a conditional use to allow the sale of beer and wine for off-site consumption in conjunction with the existing 2,550 square-foot gasoline station mini-market and car wash. The store currently operates 24 hours daily and proposes to maintain those operating hours. No new construction to expand the building floor area, footprint, or height is proposed.

The north adjoining properties, across Moorpark Street, are zoned C2-1VL-RIO and developed with an auto repair garage and a two-story multi-family residential dwelling. The northeast adjoining properties, across the intersection of Moorpark Street and Vineland Avenue, are zoned C2-1VL-RIO and developed with a Pizza Hut, laundromat, dry cleaners, donut shop, and restaurant. The east adjoining property,

across Vineland Avenue, is zoned R3-1-RIO and developed with a gasoline station with a mini-mart and automobile repair garages. The south adjoining property is zoned (Q)R3-1-RIO and developed with a three-story multi-family residential building. The west adjoining property is split-zoned C2-1VL-RIO and R3-1-RIO and developed with a three-story multi-family residential building.

According to information submitted by the applicant, in addition to surrounding residential uses, the following sensitive uses have been identified within a 1,000-foot radius of the property:

- Rosey Posey Daycare 11054-11110 W. Moorpark Street
- Toluca Lake Child Care Daycare 11137 W. Landale Street
- Rio Vista Elementary School 4243-4267 N. Satsuma Avenue
- St. Charles Borromeo School 10842-10850 W. Moorpark Street
- North Hollywood Adult School 10932-10972 W. Whipple Street
- Berenece Carlson Home Hospital School 10932-10972 W. Whipple Street
- Church of Jesus Christ of Latter-day Saints 11022 W. Riverside Drive
- Toluca Lake Medical Building 4412-4422 N. Vineland Avenue
- Integrated Spine Institute 10866 W. Riverside Drive

No comment or testimony has been received from any representative for the identified sensitive uses. The project enjoys the support of the local Neighborhood Council. The applicant has submitted a petition containing 360 signatures in support of the request. No communication or testimony from the public at-large has been offered for consideration in opposition to, or expressing concern for, the request.

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. 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. Numerous conditions, several of which have been recommended to ABC, have been incorporated into this grant to minimize the potential for adverse effects on the community. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. This project will continue to contribute to the neighborhood and will serve the neighboring residents and the local employees as well as visitors. Therefore, for the reasons given, 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 full line of alcoholic beverages.

ADDITIONAL MANDATORY FINDINGS

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 North 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](#) 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

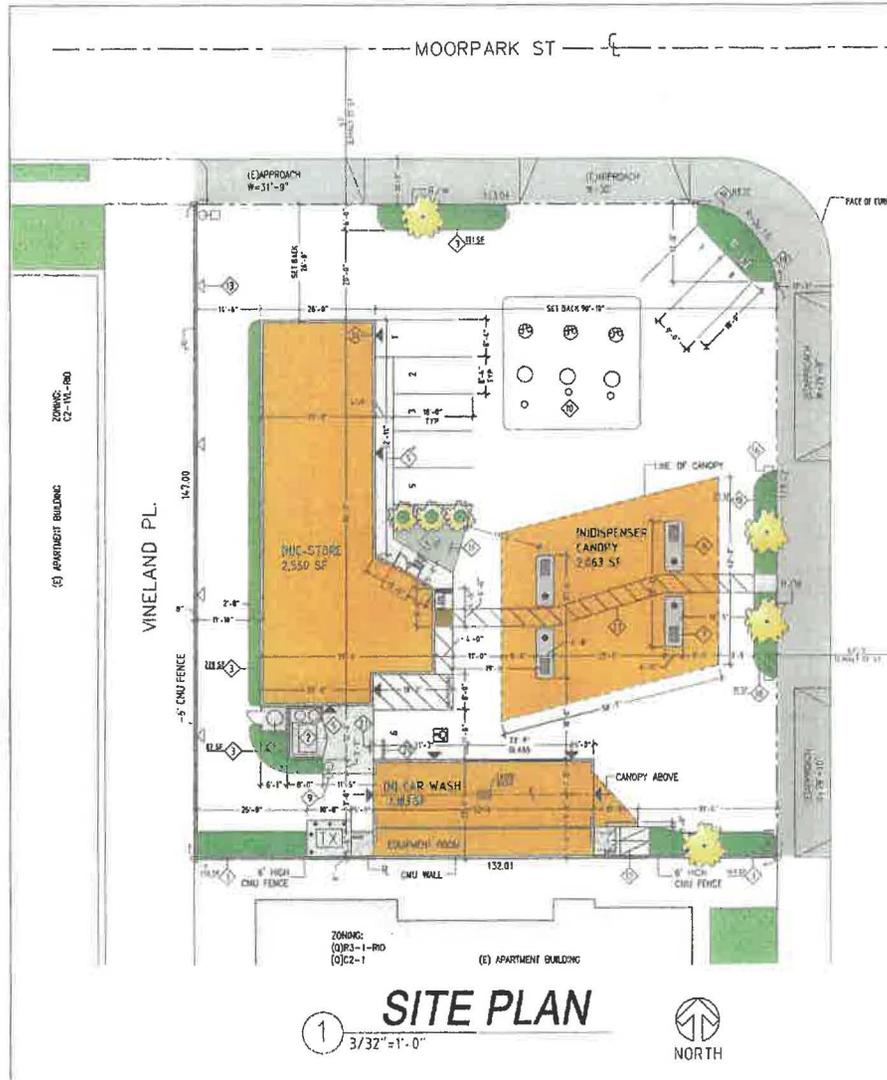
Inquiries regarding this matter shall be directed to Jonathan Hagar, Planning Staff for the Department of City Planning at (818) 374-5060 or jonathan.hagar@lacity.org.

A handwritten signature in blue ink, appearing to read 'Jonathan A. Hershey', written over a horizontal line.

JONATHAN A. HERSHEY, AICP
Associate Zoning Administrator

JAH: AC:MA:JH:mc

cc: Councilmember Paul Krekorian
Second District
Neighborhood Council
Adjoining Property Owners
Interested Parties



**SITE ADDRESS: 4367-4377 N VINELAND AVE.,
11004-11102 W MOORPARK ST**

Legal Description

Lankershim Ranch Land & Water Co. Lots: 11-13

Map Reference: MR 31-39144

A.P.N. 2423-013-022

Zone: C2-IVL-RIO

Lot Area: 19, 331 SF (0.44 Acres)

Floor Area

Store: 2,550 SF

Car Wash: 1,183 SF

Canopy: 2,063 SF

Total: 5,796 SF

Landscape Area: 1,391 SF

Parking Provided

Standard Spaces = 7

Handicap Spaces = 1

Total Spaces Provided = 8

Notes:

Case #ZA 2023-3239 CUP

Case #ZA 2023-3129 CE

EXHIBIT "A"
Page No. 1 of 2
Case No. 23-2013-3329-CUP

Representative

Sherrie Olson
1030 N, Mountain Ave #190
Ontario, CA 91762
909-513-1816

Applicant

Bruce Natanzi
Vinepark, Inc.
4377 Vineland Ave
N, Hollywood, CA 91602
818-640-7510

Land Owner

Vinepark Mobil, LLC
11133 Vanowen St. Ste #F
N, Hollywood, CA 91605
818-640-7510

DESIGNED BY: [Firm Name]
DRAWN BY: [Firm Name]
CHECKED BY: [Firm Name]
DATE: [Date]

PROJECT TITLE:
EXISTING MOBILE-BRANDED GAS STATION
CONVERT AUTOMOTIVE SERVICES TO CONVENIENCE STORE
AND ADD CARWASH

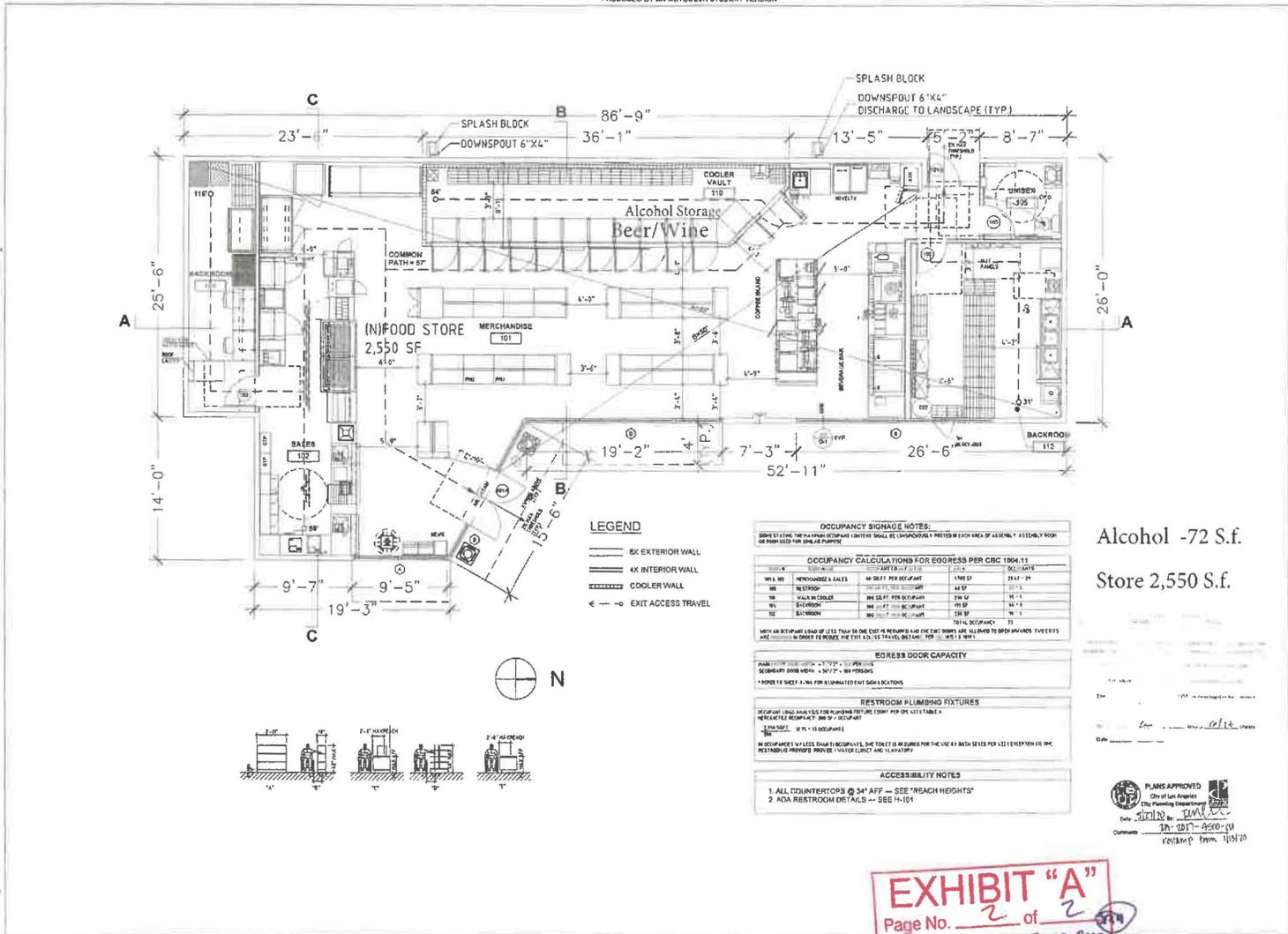
PROJECT TITLE:
EXISTING MOBILE-BRANDED GAS STATION
CONVERT AUTOMOTIVE SERVICES TO CONVENIENCE STORE
AND ADD CARWASH
ADDRESS: 4377 VINELAND AVE, 11004-11102 W MOORPARK ST



DATE	4/23/2017
SCALE	AS SHOWN
DRAWN BY	SL
CHECKED BY	SL
DATE LOG REVISED	
DATE SITE REVISIT	
DATE	
BY	
AS-1	

REVISED

Submitted on 1/29/24
Authorized by Jonathan Hager
Comment:



OCCUPANCY SIGNAGE NOTES:
 SHOW EXISTING AND PROPOSED OCCUPANCY LOADS PER ROOM OR PORTION THEREOF. WALLS OR COMPARTMENTS PROVIDED BY EACH OWNER SHALL BE SEPARATELY IDENTIFIED WITH A SEPARATE ROOM OR PORTION FOR EACH PURPOSE.

NO.	DESCRIPTION	AREA (SQ. FT.)	USE	OCCUPANCY
101	MERCHANDISE & SALES	1,900	100	100
102	RESTROOM	40	100	100
103	WALK-IN COOLER	200	100	100
104	COOLER	200	100	100
105	BACKROOM	200	100	100
106	RESTROOM	40	100	100
107	RESTROOM	40	100	100
108	RESTROOM	40	100	100
109	RESTROOM	40	100	100
110	COOLER VAULT	200	100	100
111	RESTROOM	40	100	100
112	BACKROOM	200	100	100
TOTAL OCCUPANCY			100	100

OCCUPANCY CALCULATIONS FOR EGRESS PER CBC 1004.11

NO.	DESCRIPTION	AREA (SQ. FT.)	USE	OCCUPANCY
101	MERCHANDISE & SALES	1,900	100	100
102	RESTROOM	40	100	100
103	WALK-IN COOLER	200	100	100
104	COOLER	200	100	100
105	BACKROOM	200	100	100
106	RESTROOM	40	100	100
107	RESTROOM	40	100	100
108	RESTROOM	40	100	100
109	RESTROOM	40	100	100
110	COOLER VAULT	200	100	100
111	RESTROOM	40	100	100
112	BACKROOM	200	100	100
TOTAL OCCUPANCY			100	100

EGRESS DOOR CAPACITY

DOOR TYPE: 100 - 100 PER 100
 DOOR TYPE: 100 - 100 PER 100
 DOOR TYPE: 100 - 100 PER 100

RESTROOM FIXTURES

OCCUPANCY LOAD ANALYSIS FOR NUMBER OF FIXTURES PER TABLE A
 RESTROOM: 100 - 100 PER 100
 RESTROOM: 100 - 100 PER 100
 RESTROOM: 100 - 100 PER 100

ACCESSIBILITY NOTES

- ALL COUNTERTOPS @ 34" AFF - SEE "REACH HEIGHTS"
- ADA RESTROOM DETAILS - SEE 101

Alcohol - 72 S.f.
 Store 2,550 S.f.

PROJECT TITLE
 CONVERT AUTOMOTIVE SERVICES TO CONVENIENCE STORE
 AND ADD CASH

DATE: 11/11/2023
 TIME: 10:00 AM

SCALE: AS SHOWN

DATE LOG: 11/11/2023
 BY: DATE DESCRIBED

NO. 101

EXHIBIT "A"
 Page No. 2 of 2
 Case No. 21-223-3129-CUS