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Decision Date: July 26, 2024

Last Day to Appeal Decision: August 12, 2024

Target Corporation (A)
1000 Nicollet Mall, CC-1128
Minneapolis, MN 55403

NR Plaza LLC (O)
1187 Coast Village Drive, Suite 1 #561
Santa Barbara, CA 93108

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

CASE NO. ZA-2024-1594-CUB
CLASS 2 CONDITIONAL USE
8840 North Corbin Avenue
Chatsworth – Porter Ranch Community Plan
Zones: C1-1L, P-1
C.D: 12 – Lee
D.M.: 195B117
CEQA: ENV-2024-1595-CE
Legal Description: Lot B, Tract P M 5141

Pursuant to California Environmental Quality Act, I hereby **DETERMINE**:

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

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

a Class 2 Conditional Use to permit the sale of a full line of alcoholic beverages for off-site consumption and incidental on-site consumption for instructional tasting events in conjunction with an existing retail store.

Upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Zoning Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in the case file.
7. Authorized herein is the sale and dispensing of a full line of alcoholic beverages for off-site consumption and incidental on-site consumption for tasting events in conjunction with an existing 108,647 square-foot retail store. The grant shall be subject to the following limitations:
 - a. The hours of operation shall be limited to 8:00 a.m. to 10:00 p.m., daily; and extended holiday hours 6:00 a.m. to 12:00 a.m. (midnight) the day after Thanksgiving through New Year's day.
8. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.

9. **Complaint Log.** A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:
 - a. Entry, visible to pedestrians
 - b. Customer service desk, front desk or near the reception area.

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

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

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

ADMINISTRATIVE CONDITIONS

23. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
24. **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.
25. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30 days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing floor plan, seating arrangement or number of seats of the new operation.
26. 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.
27. **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 Quasi-judicial action or any conditional approval granted by the Director, pursuant to the authority of this Chapter or Chapter 1 (General Provisions and Zoning) of this Code 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 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 or Chapter 1 (General Provisions and Zoning), shall constitute a violation of this Chapter or Chapter 1 (General Provisions and Zoning) 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 10, 2024, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use approval under the provisions of Section 12.24-W,1 have been established by the following facts:

BACKGROUND

The subject property is a single irregularly shaped, interior lot encompassing approximately 330,196 square feet located within an existing shopping mall (Northridge Plaza Shopping Center) within the Northridge area. The subject property is situated adjacent to the corner of Corbin Avenue and Nordhoff Way along the northeastern portion of the larger shopping center site which totals approximately 16.5 acres and is bounded by Corbin Avenue, Parthenia Street, and Shirley Avenue.

The subject property is located in the Chatsworth – Porter Ranch Community Plan area. The Community Plan designates the subject property for Neighborhood Office Commercial land uses, corresponding to the C1, C1.5, C2, C4, and RAS3 Zones. The project site is zoned C1-1L and P-1 and is thus consistent with the existing land use designation. The project site is located within the Housing Element Inventory of Sites (ZI-2512), Transit Priority Area in the City of Los Angeles (ZI-2452), and State Enterprise Zone: Los Angeles (ZI-2374), but is not subject to any specific plans, overlays, or interim control ordinances.

The subject property is developed with an existing Target retail store and associated surface parking lot containing 503 parking spaces that is shared among the other tenants occupying the existing shopping center. The existing Target retail store totals 108,647 square feet in floor area which will remain. No new construction is proposed and, as such, no additional parking will be provided as part of the request herein. Target is currently selling off-site sales of beer and wine under a previously approved Case No. ZA-2007-4116-CUB that was granted in 2008.

The Applicant is requesting a Conditional Use to allow the upgrade from off-site sales of beer and wine to the sale of a full line of alcoholic beverages for off-site consumption and incidental on-site consumption for instructional tasting events in conjunction with an existing Target retail store. The hours of operation are from 8:00 a.m. to 10:00 p.m., daily.

SURROUNDING PROPERTIES

The surrounding area of the subject property is fully developed and features a variety of residential, commercial, and light industrial uses. Directly adjoining the subject property to the south are properties similarly zoned C1-1L and P-1, developed with various restaurants, retail stores, and commercial services, including Kohl's, Wells Fargo Bank, Crumbl, Releve Studios, Office Depot, Brent's Deli Northridge, and Magical Touch Day Spa. To the east and north of the subject property, there are more intense commercial uses and light industrial uses within properties zoned MR2-1, including Mission Industrial Park, All Bearing Solutions, Airbest Heating & Air Conditioning, Cal-Tech's Automotive, and Moises Auto Body & Painting. To the west of the subject property, across Corbin Avenue, there are single-family residential neighborhoods within properties zoned RS-1.

STREETS

Corbin Avenue, adjoining the subject property to the west, is a designated Avenue II, dedicated to a right-of-way width of 92 feet and improved with concrete curb, sidewalk and gutter.

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

Case No. ZA-2011-1645-CUB – On April 25, 2012, the Zoning Administrator approved a conditional use permit for the sale and dispensing of beer and wine for only for on-site consumption, in conjunction with an existing restaurant, located at 8876 Corbin Avenue.

Case No. ZA-2007-4116-CUB – On June 17, 2008, the Zoning Administrator approved a Conditional Use to allow off-site of beer and wine in conjunction with an existing retail store, located at 8840 North Corbin Avenue. Subsequently an appeal was filed and at it's meeting on September 19, 2008, the North Valley Area Planning Commission, denied the appeal and sustained the Zoning Administrator's decision.

Previous Cases on Surrounding Properties

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

Case No. ZA-2021-3834-CUB – On August 25, 2001, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed restaurant within the C1-1L Zone, located at 8742 North Corbin Avenue.

Case No. ZA-2015-1150-CUB – On January 11, 2016, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant within the MR2-1 Zone, located at 8930 North Corbin Avenue.

Case No. ZA-2011-2988-CUB-CU – On April 24, 2012, the Zoning Administrator approved a Conditional Use Permit to allow an automotive use in the MR Zone located less than 500 feet from a residential use or R Zone and allow the sale and dispensing of beer and wine for off-site consumption in conjunction with a food mart accessory to a gas station in the MR2-1 Zone, located at 8900 Corbin Avenue.

PUBLIC CORRESPONDENCE

Staff received a letter from LAPD, Devonshire Area Vice Unit, dated April 10, 2024, stating non opposition and a set of recommended conditions.

PUBLIC HEARING

The public hearing was held virtually over Zoom Webinar on Wednesday, July 10, 2024, at approximately 9:30 a.m. The purpose of the hearing was to obtain public testimony from affected and/or interested persons regarding the application. Interested parties were also invited to submit written comments regarding the request prior to the public hearing.

Beth Aboulafia, the project representative, presented the project and stated the following:

- Handling the alcohol licensing for Target stores in California
- This Northridge Target currently sells beer and wine and the Conditional Use was approved in 2008
- Since 2008, Target has a more substantial grocery section
- Many of the Targets sell a full line of alcoholic beverages; approximately 95% of the stores
- Bring this Target in sync to the vast majority of the stores that sell full line of alcoholic beverages
- Also requesting incidental on-site tasting, will be an ABC 86 type license; it is an ancillary license; not a standalone license
- Occasionally wine distributors will have tasting
- Tasting will have a cornered-off tasting area
- Regulated ABD guidelines for the tasting area; cornered-off, no minors, no open glasses/cans can leave area, will have specific pours; very regulated
- Submitted revised plans recently to show tasting area
- LAPD did submit letter and some of their conditions are duplicative of standard Conditional Use alcohol conditions
- Request to remove LAPD recommended Conditions No. 3-6 and 15; Conditions 3-6 are not appropriate for alcohol cases
- LAPD Condition No. 15 is in regards to hours and it misstates the State Law hours; 8:00 a.m. to 10:00 p.m. are the current regular store hours; the discontinuing sales 30 minutes until closing is a typical condition for bars and not for retail stores
- Will have extended holiday hours
- The previously approved beer and wine is Case No. ZA-2007-4116-CUB
- Did contact Dan Rosales from Council District 12
- Neighborhood Council elected not to submit a recommendation letter

Dan Rosales, representing Council District 12, stated the following:

- Applicant did do due diligence; had ample conversations with them and they, did reach out to LAPD
- Regarding the Neighborhood Council, many questions were related to the ancillary tasting and had concerns of setting precedence for others
- Target has changed and now offers a full line of groceries
- It is not uncommon for wine tasting such as the Ralphs and Whole Foods markets that offer tastings
- The tasting will be only occasional
- People used to seeing tastings in market
- Supportive to the request
- The Neighborhood Council conversations were sidelined to wine tasting, nothing on the off-site sale of full line of alcoholic beverages

The Zoning Administrator closed the public hearing and indicated that findings can be made in the affirmative after review of the administrative record and intends to conditionally grant approval of the case, subject to the submittal of the holiday dates and the removal of the LAPD conditions as stated during the hearing as they are standard ABC conditions and the hours did not reflect the current hours and not appropriate.

Subsequent to the public hearing, the project representative submitted the holidays dates and hours.

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 "Happy Hour" type of reduced-price alcoholic beverage or "2 for 1" promotion shall be allowed at any time. Discounted food promotions are encouraged.
- No cocktail lounge shall be maintained on the premises separate from the dining area.
- 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.

- The quarterly gross sales of alcohol shall not exceed the quarterly gross sales of food. The business operator shall maintain records which reflect these numbers and make them available to the Police Department upon request.
- There shall be no cocktail lounge or separate bar area.
- 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.
- The off-site sale of alcoholic beverages as a secondary use (i.e., "take out") is not permitted.
- 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.
- The possession of alcoholic beverages in open containers and the consumption of alcoholic beverages is prohibited on or around these premises as depicted on ABC-253.
- Signs shall be posted in English and Spanish stating that California state law prohibits the sale of alcoholic beverages to people who are under 21 years of age.
- Any conditions applied to the establishments ABC license, shall have a copy of those conditions on the premises at all times and be immediately produced upon request by any law enforcement official. All employees shall be made familiar with the conditions and implement them as necessary.
- The Petitioner(s) shall post a notice that contains and describes, in concise terms, a warning notice that drinking distilled spirits, beer, coolers, wine and other alcoholic beverages may increase cancer risk, and during pregnancy, can cause birth defects in a location visible to the public in any area in which alcoholic beverages are displayed.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a Conditional Use Permit from the Zoning Administrator are located within Section 12.24 of the Los Angeles Municipal Code. In order for the sale of a full line of alcoholic beverages for off-site consumption and on-site consumption for tasting events 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.**

Target is currently selling off-site sales of beer and wine under a previously approved Case No. ZA-2007-4116-CUB that was granted in 2008. The proposed project involves a Conditional Use to allow the upgrade from off-site sales of beer and wine to the sale of a full line of alcoholic beverages for off-site consumption and incidental on-site consumption for instructional tasting events in conjunction with an existing Target retail store. The existing hours of operation are from 8:00 a.m. to 10:00 p.m., daily.

A variety of commercial uses are an intrinsic part of the service amenities necessary for the conservation, development, and success of a vibrant neighborhood. The existing Target retail store has been operating for at least the past 30 years without any documented issues or citations. The proposed project has been, and will continue, operating as a convenient and desirable Target retail store within an existing shopping plaza. The upgrade from off-site sales of beer and wine to the availability of a full line of alcoholic beverages for off-site consumption along with incidental on-site consumption for tasting events in conjunction this long-established Target retail store will offer an amenity of convenience of one stop shopping. It will cater to the local community, local employees, patrons of adjacent commercial uses, and the residents in the neighborhood.

Moreover, the subject site and surrounding properties were planned, zoned, and subsequently developed for commercial uses such as the subject retail store. Said use will continue to be a convenience to the general public including a wide variety of commercial uses along and around Nordhoff Street, a well-travelled thoroughfare for residents and passers-by alike. The subject property is also developed in a manner similar to surrounding properties as the existing shopping plaza (Northridge Plaza Shopping Center) and commercial areas adjacent to the north across Nordhoff Way involve similar uses, including retail and restaurant uses that serve a diverse population within the Chatsworth – Porter Ranch Community Plan area. As such, the Target retail store with alcohol service will offer a convenient location and amenity for local residents and visitors and will perform a function and provide a service that is beneficial to the surrounding community.

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

The proposed project involves a Conditional Use to allow the upgrade from off-site sales of beer and wine to the sale of a full line of alcoholic beverages for off-site consumption and incidental on-site consumption for tasting events in conjunction with an existing Target retail store. The existing hours of operation are from 8:00 a.m. to 10:00 p.m., daily. The subject property is a single irregularly-shaped, interior lot encompassing approximately 330,196 square feet located within an existing shopping mall (Northridge Plaza Shopping Center) within the Northridge area. The subject property is situated adjacent to the corner of Corbin Avenue and Nordhoff Way along the northeastern portion of the larger shopping center site which totals approximately 16.5 acres and is bounded by Corbin Avenue, Parthenia Street, and Shirley Avenue.

The subject property is developed with an existing Target retail store and associated surface parking lot containing 503 parking spaces that is shared among the other tenants occupying the existing shopping center. The existing Target retail store totals 108,647 square feet in floor area which will remain. No new construction is proposed and, as such, no additional parking will be provided as part of the request herein.

The surrounding area of the subject property is fully developed and features a variety of residential, commercial, and light industrial uses. Directly adjoining the subject property to the south are properties similarly zoned C1-1L and P-1, developed with various restaurants, retail stores, and commercial services, including Kohl's, Wells Fargo Bank, Crumbl, Releve Studios, Office Depot, Brent's Deli Northridge, and Magical Touch Day Spa. To the east and north of the subject property, there are more intense commercial uses and light industrial uses within properties zoned MR2-1, including Mission Industrial Park, All Bearing Solutions, Airbest Heating & Air Conditioning, Cal-Tech's Automotive, and Moises Auto Body & Painting. To the west of the subject property, across Corbin Avenue, there are single-family residential neighborhoods within properties zoned RS-1.

The Conditional Use allows the sale of alcohol in conjunction with an existing Target retail store. The mode and character are conditioned to remain as a retail store as has been the case for at least the last 30 years and the store has been selling beer and wine for off-site consumption since 2008. There will be no karaoke, live entertainment, or patron dancing. The use and location of this community-serving project are appropriate given the neighborhood context as well as the policies and zoning governing the project site. Conditions have also been imposed to encourage responsible management, deter criminal activity, address nuisances, promote security and safety, and ensure compatibility with the surrounding neighborhood. The conditions will ensure surrounding uses will not be adversely affected and the project will remain compatible with these uses. The project will not degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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

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

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject property is located in the Chatsworth – Porter Ranch Plan area. The Community Plan designates the subject property for Neighborhood Office Commercial land uses, corresponding to the C1, C1.5, C2, C4, and RAS3 Zones. The project site is zoned C1-1L and P-1 and is thus consistent with the existing land use designation.

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

Objective 1: To coordinate the development of the Chatsworth-Porter Ranch Community with that of other parts of the City of Los Angeles.

Objective 2: To designate lands in quantities and at densities, at appropriate locations, for the various private uses; and to designate the need for public facilities and the general locations thereof, as required to accommodate population and activities projected to the year 2010.

Objective 4: To promote economic well-being and public convenience through: a) allocating and distributing commercial lands for retail, service, and other facilities in quantities and patterns based on Los Angeles City Planning Department accepted planning principles and standards.

The requested entitlement is for a conditionally permitted use, and thus does not propose to deviate from any of the requirements of the LAMC. The project involves an existing Target retail store located along Corbin Avenue near its intersection with Nordhoff Street within the Northridge area. The existing Target retail store has been in operation for at least the past 30 years without any documented issues and has been selling beer and wine for off-site sales since 2008, and the operator now seeks to upgrade its existing alcohol license to sell a full line of alcoholic beverages along with incidental on-site tastings. The Target retail store is part of a larger commercial shopping plaza (Northridge Plaza Shopping Center) which is further located along an active commercial corridor (Nordhoff Street). The project will conserve and strengthen an existing Target retail store which has provided, and will continue to provide, convenient services and amenities for the surrounding community.

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

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

The subject property is in the C1-1L Zone where conditional authorization for the sale of a full line of alcoholic beverages for off-site consumption along with incidental on-site consumption for tasting events is allowed through the approval of the Zoning Administrator subject to certain findings. The retail store use is permitted by-right and is appropriate given the surrounding context and general plan land use designation. The project is not proposing any public dancing or live entertainment, but rather proposing the offering of a full line of alcoholic beverages as well as on-site tastings to complement the shopping experience. The project is a long-established and neighborhood-serving development that is in an area planned for commercial and residential uses. Given the scope of the conditions and limitations established herein, the surrounding land uses will not be significantly impacted by the proposed conditional use.

Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring deterrents against loitering and responsible management. Employees will undergo training on the sale of alcoholic beverages including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program, Department of Alcoholic Beverage Control Licensee Education on Alcohol and Drugs (LEAD) Program, or the Responsible Beverage Service (RBS) Training Program. In addition, the Zoning Administrator has imposed numerous conditions to integrate the use into the community as well as protect community members from adverse potential impacts. The applicant is proposing alcohol sales within an existing retail store with minimal potential for noise impacts and other nuisance-type activity. All activity occurring on the subject premises will be required to adhere to the imposed conditions as well as the City's Noise Ordinance. The City's conditions of approval and any conditions by the California Department of Alcoholic Beverage Control are intended to protect the public health, welfare and safety of the community. Therefore, it is expected that the sale of a full line of alcoholic beverages for off-site consumption and incidental on-site consumption for tasting events in conjunction with an existing retail store will not adversely affect the welfare of the pertinent community.

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

According to the California State Department of Alcoholic Beverage Control (ABC) licensing criteria, there are three (3) on-site licenses and two (2) off-site licenses allocated for the subject tract (Census Tract No. 1134.24). Currently, there are five (5) active on-site licenses and five (5) active off-site licenses in this census tract. Within 1000 feet of the subject site, there are three (3) alcohol-serving restaurants establishments with licenses for on-site consumption and three (3) for off-site consumption.

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

According to statistics provided by the Los Angeles Police Department's Devonshire Division, within Crime Reporting District No. 1782, a total of 227 crimes (167 Part I Crimes and 60 Part II Crimes) were reported in 2023, compared to the Citywide Average of 162 crimes and the High Crime Reporting District Average of 194 crimes for the same period. In 2023, there were (9) Narcotics, (9) Liquor Law, (0) Public Drunkenness, (0) Disturbing the Peace, (17) Disorderly Conduct, (2) Driving While Influence (DWI) related arrests, and (14) other offenses. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The above statistics indicate that the crime rate in Reporting District 1782 is higher than the citywide average, but there has been no evidence submitted for the record establishing any nexus between the subject site and the area's crime rate. The project consists of a long-established, existing retail store that will be governed by a number of conditions of approval that would reduce the possibility of alcohol-related offenses. The project will not adversely affect public welfare because it is a desirable use and convenient amenity in an area designated for such neighborhood-serving commercial uses as demonstrated over its years in operation. The Los Angeles Police Department submitted no communication in support or in opposition to the project. Nevertheless, conditions, such as those related to the STAR/LEAD/RBS Program, age verification, and security cameras, have been imposed by the Zoning Administrator in conjunction with this approval. Public safety measures to mitigate nuisance and criminal activities have been incorporated into the grant to assure better oversight. Further conditions may be imposed by the California Department of Alcoholic Beverage Control as conditions on the alcohol license. Therefore, as conditioned, the use is not expected to contribute to the area's crime rate or generate any nuisance activity and will not result in an undue concentration of establishments providing alcohol.

6. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The subject property is zoned for commercial uses and will continue to be utilized as such with the operation of the Target retail store. The following sensitive uses are located within a 1,000-foot radius of the site:

Single-family Residential Uses	
Living Faith Christian Church	19503 Business Center Dr
Releve Studios	8766 Corbin Avenue
Pat King Jiu Jitsu Martial Arts School	19711 Nordhoff Street
Flying Kick Martial Arts School	19643 Parthenia Street
Hayastan MMA Academy	8845 Shirley Avenue
The Camp Transformation Center	9513 Business Center Drive

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. The project site is located in a heavily urbanized and fully developed neighborhood in the Northridge area. The grant has been well conditioned, which should protect the health, safety, and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The project is consistent with the zoning and is in keeping with the existing uses adjacent to the development. The project will contribute to the neighborhood and will serve neighboring residents and local employees as well as visitors. Therefore, as

conditioned, the proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved.

FLOOD HAZARD FINDING

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

APPEAL PERIOD - EFFECTIVE DATE

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

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

An appeal may be filed utilizing the following options:

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

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

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

*Metro DSC
(213) 482-7077
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
Planning.figcounter@lacity.org*

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

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

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*



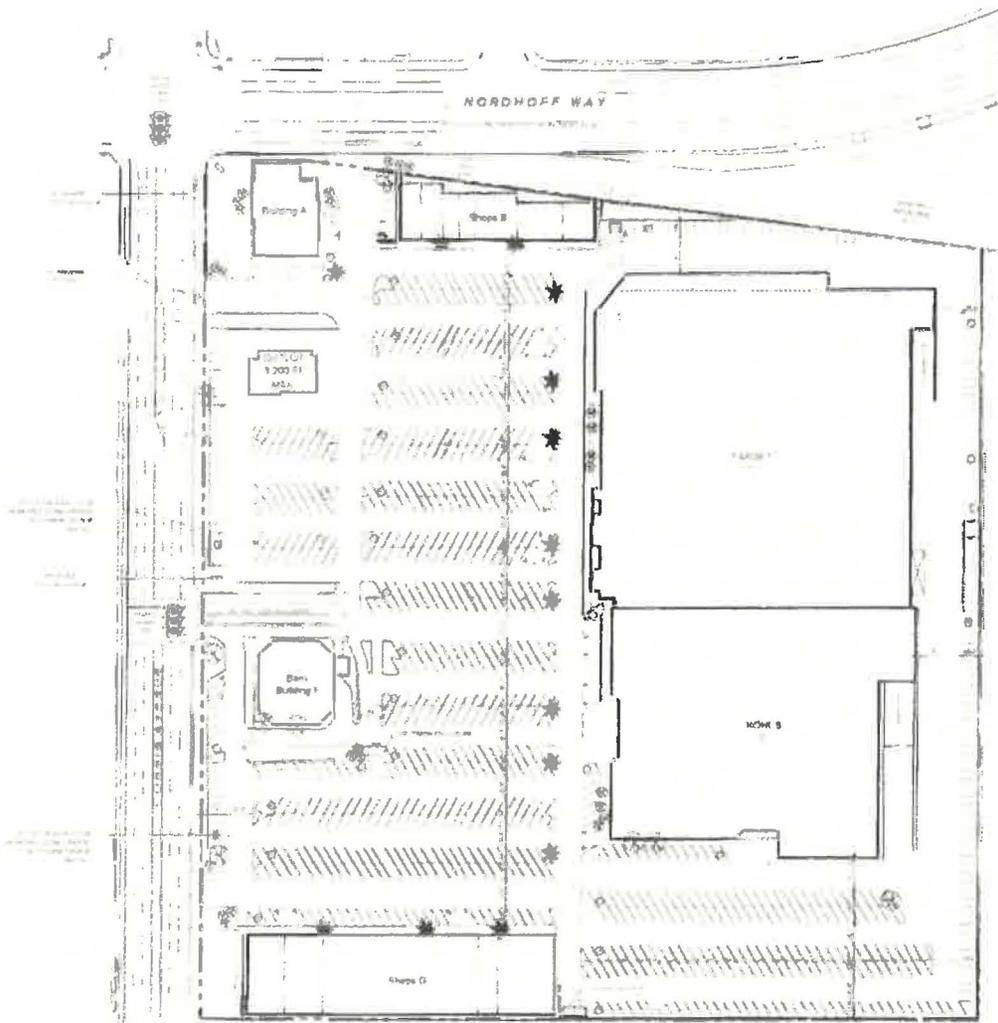
*QR Code to BuildLA
Appointment Portal for
Condition Clearance*

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

CHRISTINA TOY
Associate Zoning Administrator

CT:EA:nm

cc: Councilmember John Lee
Twelfth Council District
Neighborhood Council
Adjoining Property Owners



SUMMARY

BUILDING AREA

GROSS LAND PERMITTED BUILDING TOTAL	148,844 SF	799,750 SF
LAND BLDG. RATIO COEFFICIENT	2.01	33.10%

PARKING

TOTAL PARKING STALLS	183 STALLS
PARKING RATIO	0.87/100

○ BUILDING AREA

NORTHRIDGE PLAZA
Northridge, CA

EXHIBIT B-3
SITE PLAN

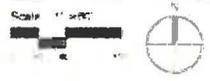


EXHIBIT "A"
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Case No. 1 of 2

Target, 8840 Corbin Ave., Northridge, CA 91324

