

**APPLICATIONS:****DEPARTMENT OF CITY PLANNING APPLICATION***THIS BOX FOR CITY PLANNING STAFF USE ONLY*

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____

Date Filed _____

Application includes letter requesting:

☐ Waived hearing ☐ Concurrent hearing ☐ Hearing not be scheduled on a specific date (e.g., vacation hold)

Related Case Number(s): _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.*All terms in this document are applicable to the singular as well as the plural forms of such terms.**Refer to the Department of City Planning Application Filing Instructions ([CP-7810](#)) for more information.***1. PROJECT LOCATION**Street Address¹ 9643 RESEDA BLVD, NORTHRIDGE, 91324 Unit/Space Number _____Legal Description² (Lot, Block, Tract) LOT:A, BLOCK: NONE; TRACT: P M 3816Assessor Parcel Number 2763002029 Total Lot Area 129,376.979 SQ FT**2. PROJECT DESCRIPTION**Present Use RETAILProposed Use RETAILProject Name (if applicable) COPACABANA MARKETDescribe in detail the characteristics, scope and/or operation of the proposed project A CONDITIONAL USE PERMIT TO ALLOW THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION IN CONJUNCTION WITH A 1,336 SQ FT. CONVENIENCE STORE OPERATING DAILY FROM 8 AM-11 PMAdditional information attached ☐ YES ☐ NO

Complete and check all that apply:

Existing Site Conditions☐ Site is undeveloped or unimproved (i.e., vacant)☒ Site has existing buildings (provide copies of building permits)☐ Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial)☐ Site is located within 500 feet of a freeway or railroad☐ Site is located within 500 feet of a sensitive use (e.g., school, park)☐ Site has special designation (e.g., National Historic Register, Survey LA)¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(Check all that apply or could apply)

- | | |
|--|---|
| <input type="checkbox"/> Demolition of existing buildings/structures | <input type="checkbox"/> New construction: _____ square feet |
| <input type="checkbox"/> Relocation of existing buildings/structures | <input type="checkbox"/> Additions to existing buildings |
| <input type="checkbox"/> Removal of any on-site tree | <input type="checkbox"/> Interior tenant improvement |
| <input type="checkbox"/> Removal of any street tree | <input type="checkbox"/> Exterior renovation or alteration |
| <input type="checkbox"/> Removal of protected trees onsite / public right-of-way | <input type="checkbox"/> Change of use <u>and/or</u> hours of operation |
| <input type="checkbox"/> Grading | <input type="checkbox"/> Uses or structures in public right-of-way |
| <input type="checkbox"/> Haul Route | <input type="checkbox"/> Phased project |

Housing Component Information

Number of Residential Units: Existing _____ – Demolish(ed)³ _____ + Adding _____ = Total _____
Number of Affordable Units⁴ Existing _____ – Demolish(ed) _____ + Adding _____ = Total _____
Number of Market Rate Units Existing _____ – Demolish(ed) _____ + Adding _____ = Total _____
Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ☒ NO

Is your project required to dedicate land to the public right-of-way? ☐ YES ☒ NO

If so, what is/are your dedication requirement(s)? N/A ft.

If you have dedication requirements on multiple streets, please indicate: N/A

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☒ NO

Authorizing Code Section 12.24, W1-

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: A CONDITIONAL USE PERMIT TO ALLOW A FULL LINE OF ALCOHOIC BEVERAGES FOR SITE CONSUMPTION IN CONJUNCTION WITH A CONVENIENCE STORE OPERATING DAILY FROM 8 AM TO 11 PM, IN THE IN THE C4-1VL / P-1VL

ZONE. Authorizing Code Section

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Additional Requests Attached ☐ YES ☒ NO

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ YES ☒ NO

If YES, list all case number(s) _____

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

☐ Condition Compliance Review

☐ Modification of Conditions

☐ Revision of Approved Plans

☐ Renewal of Entitlement

☐ Plan Approval subsequent to Main Conditional Use

☐ Clarification of Q (Qualified) Condition

☐ Clarification of D (Development) Limitation

☐ Amendment to T (Tentative) Classification

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☒ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☐ YES ☒ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City: _____

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

Specialized Requirement Form _____

Geographic Project Planning Referral _____

Case Consultation Referral Form _____

Redevelopment Project Area – Administrative Review and Referral Form _____

HPOZ Authorization Form _____

Affordable Housing Referral Form _____

Transit Oriented Communities Referral Form _____

Preliminary Zoning Assessment Referral Form (Plan Check #) _____

Housing Development Project determination (PZA Sec. II) _____

Optional HCA Vesting Preliminary Application _____

Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

Mello Form _____

Citywide Design Guidelines Compliance Review Form _____

GPA Initiation Request Form _____

Expedite Fee Agreement _____

Department of Transportation (DOT) Referral Form _____

Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____

Hillside Referral Form (BOE) _____

Building Permits and Certificates of Occupancy _____

Order to Comply _____

Low Impact Development (LID) Referral Form (Stormwater Mitigation) _____

Replacement Unit Determination (LAHD) _____

Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☐ NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name WANDERLEY LARA

Company/Firm COPACABANA MARKET LLC

Address: 9643 RESEDA BLVD Unit/Space Number _____

City NORTHRIDGE State CA Zip Code: 91324

Telephone 310-916-7336 E-mail: copacabanamarketla@gmail.com

Are you in escrow to purchase the subject property? ☐ YES ☒ NO

Property Owner of Record ☐ Same as applicant ☒ Different from applicant

Name (if different from applicant) RESEDA CENTER ASSOCIATES, LLC.

Address 17130 VENTURA BLVD., Unit/Space Number 200

City ENCINO State CALIFORNIA Zip Code: 91316

Telephone 818-788-6100 E-mail: philip@parkfordprop.com

Agent/Representative name LILIGER DAMASO

Company/Firm LIQUOR LICENSE AGENTS

Address: 5243 E. BEVERLY BLVD. Unit/Space Number _____

City LOS ANGELES State CA Zip: 90022

Telephone 310-975-8589 E-mail: LILI@LIQUORLICENSEAGENTS.COM

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information

(select only one)

☐ Owner

☐ Applicant

☒ Agent/Representative

☐ Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

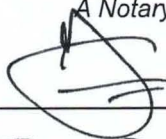
7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC, or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC, or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature



Date

10/18/2022

Print Name

Frank Pournazerian

Signature

Date

Print Name

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 10/18/2022 before me, Alina Bilych, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Frank Pournazarian, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

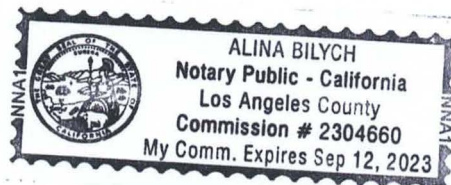
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
 - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - g. I understand that if this application is denied, there is no refund of fees paid.
 - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____

Date: _____

Print Name: _____

Wanderley L. LARA



CONDITIONAL USE FINDINGS

PROJECT DESCRIPTION/REQUEST:

Pursuant to Los Angeles Municipal Code Section 12.24 W.1, the Applicant is requesting to obtain a new conditional use permit to allow a full line of alcoholic beverages for off-site consumption (ABC Type 21 liquor license) in conjunction with an existing 1,336 square foot convenience store. The proposed establishment known as **COPACABANA MARKET** will operate from 8 am to 11 pm daily and is in the C4-1-VL and P-1VL Zone.

BACKGROUND:

The subject property has a total size of 129,377 square feet and is developed with three separate commercial buildings and surface parking. Commercial uses include various retail uses, restaurant uses, and small gym uses. The site is bounded by Reseda Boulevard, a Major Highway - Class II, to the east, and Citronia Street, a Collector Street, to the south. The frontage along Reseda Boulevard is approximately 495 feet and the frontage along Citronia Street is approximately 260 feet. The site has two driveways along Reseda Boulevard and one driveway along Citronia Street.

The subject ownership is developed with a one-story multi-tenant linear commercial building along the ownership's westerly perimeter leg, a one-story commercial building occupied by a restaurant located on the northeasterly portion of the ownership and a one-story commercial building occupied by an exercise center located on the southeasterly portion of the ownership.

The subject site is located within the Northridge Community Plan, has a land use designation of Neighborhood Office Commercial, and is zoned C4-1VL and P-1VL. The site is not located within any Specific Plans or Community Design Overlay areas.

The adjacent properties to the north and west are zoned RD3-1 and are developed with residential condominiums. The property to the east, north of Superior Street, is zoned CR-1VL and P-1VL and is developed with a business office complex. The property to the east, south of Superior Street, is zoned RA-1, developed as a church, and also R3- 1, developed as multi-family residential units. The properties to the south are zoned R3- 1 and are also developed with multi-family residential units.



STREETS AND CIRCULATION:

Reseda Boulevard, adjoining to the east is designated as a Major Highway - Class II, dedicated a width of 100 feet and improved with curb, gutter, sidewalk.

Citronia Street, adjoining property to the south is a designated a Collector Street, dedicated a width of 60 feet and improved with curb, gutter, sidewalk, and street trees.

Superior Street, which intersects with Reseda Boulevard approximately 260 feet north of Citronia Street, is a designated Collector Street, dedicated a width of 60 feet and is improved with curb, gutter, sidewalk with landscaping.

GENERAL FINDINGS:

That 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 site is located at the corner of Reseda Boulevard and Citronia Street and is developed with three separate commercial buildings. The building consist of various retail and restaurant uses. The commercial building at the corner of Reseda Boulevard and Citronia Street is occupied by a pharmacy and the third commercial building located on the north end of the property along Reseda Boulevard is restaurant use. The application is requesting a conditional use to permit to allow a full line of alcoholic beverages for off-site consumption in conjunction with the existing 1,336 square foot convenience store having hours of operation from 8 a.m. to 8 p.m. daily.

Copa Cabana Market will serve the needs of the surrounding community. The surrounding area is a mix of primarily retail and single/multi-family residential uses. The subject business serves these neighboring areas. Residents, commuters, visitors, workers and guests from the surrounding area will patronize the convenience market on a regular basis.

The proposed addition in licensing privileges at this location will allow the business to develop economically and meets the needs of area residents who benefit from having said use located within walking distance of their place of employment or residence. This results in a use which is both proper and positive in its relation to adjacent uses.

Locating the proposed project in this area, is a proper use, and will also aid the public convenience by giving residents and workers an option for fulfilling their shopping needs in the immediate



vicinity. The added value of granting the proposed use thereby serves a goal of the Community Plan goal which seeks to promote, " ... **A STRONG AND COMPETITIVE COMMERCIAL SECTOR WHICH BEST SERVES THE NEEDS OF THE COMMUNITY THROUGH MAXIMUM EFFICIENCY AND ACCESSIBILITY WHILE PRESERVING THE UNIQUE CHARACTER OF THE COMMUNITY**". Granting the proposed use serves this aim and is proper in relation to adjacent uses. The added revenue from the liquor license addition will strengthen the economic vitality of the subject business, while improving the function of how it services the neighboring resident's food and beverage needs.

The sale of a full line of alcoholic beverages, in addition to grocery items, will logically complete the line of products offered by the store. Proposed as a use accessory to the operation of an existing store, part of an existing site oriented towards the provision of services to the surrounding community, the instant request at this location can be found to be desirable to the public convenience and welfare.

The location and the request will continue to serve a commercial and residential population and allow for convenient access. As such, the location can be deemed to be desirable to the public convenience and welfare and is proper in relation to the surrounding uses. The request does not represent the introduction of a new use to the area. The location is within an area which is developed with a range of commercial uses which also include retail locations. The proposal remains in keeping with the nature of the development in the area. As such, the use will continue to serve a function and provide a service that will be beneficial to the community, which in conjunction with the imposition of a number of conditions addressing operational measures will result in the enhancement of the built environment.

That 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 site is located at the corner of Reseda Boulevard and Citronia Street, is zoned C4-1VL and P-1VL, and is approximately 129,377 square feet. It is developed with three separate commercial buildings and surface parking. The proposed project will be a plus for convenient shopping of customers, being located within walking distance of residential zones, this project will provide great convenience for nearby residents.

The project site is located within the C4-1VL Zone and is in proper relation to the adjacent commercial uses. The location is zoned for commercial uses, which permits convenience markets within its guidelines. The primary function of the establishment is a convenience market, and the current character and method of operation will not change with the herein authorization.



Additionally, the current hours of operation from 8:00 am to 11:00 pm daily, prevents late night activity that might disturb the neighboring areas. The grant is requested to complete the product selection at the store and establish an all-inclusive experience for its clients. This assures a use that is both convenient to patrons and respects the welfare of the community.

The property is located within an area characterized by a variety of neighborhood oriented commercial uses serving the local residential community. The services provided in this general commercial area including the proposed use, make it a convenience to the immediate community. As such, it can be found that the proposed use at this location is proper in relation to adjacent uses and the development of the community and will not be materially detrimental to the character of the development in the immediate neighborhood.

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

The project site is located within the Northridge Community Plan with a land use designation of Neighborhood Office Commercial, with the following corresponding zones: C1, C1.5, C2, C4, and RAS3. The subject site is zoned C4-1VL and P-1VL. The commercial zone is compatible with the land use designation. The site is not located within any Specific Plans or Community Design Overlays. Market retail uses are permitted by the plan designation and C4 zone classification of the property. The proposed use (sale of beer, wine and distilled spirits) is permitted in this zone by Conditional Use.

The addition of the sale of a full line of alcoholic beverages for off-site consumption at the existing market responds to the diverse needs of the surrounding community, and provides the community with a complementary service, consistent with the type of services the surrounding residential area would enjoy. At this location, the proposed use will promote convenience shopping opportunities for both workers and patrons of the area's commercial business community as well as for the nearby residential neighborhoods, thereby contributing to a viable commercial environment of the immediate area.

Approval of the proposed use will enhance the viability of the local area without creating significant adverse impacts to any surrounding properties, and as such, is consistent with the spirit, intent and objectives of the General Plan. The requested entitlement is consistent with a number of the General Plan's objectives and policies land uses such as:



- ***Objective 3.8 - Reinforce existing and establish new neighborhood districts which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood activity, are compatible with adjacent neighborhoods, and are developed as desirable places to work and visit.***
- ***Objective 3.8.3 - Encourage the owners of existing commercial shopping centers that contain chain grocery and drug stores to include additional uses, such as restaurants, entertainment, childcare facilities, public meeting rooms, recreation, cultural facilities, and public open spaces, which enhance neighborhood activity.***

The Community Plan text does not specifically address the requested conditional use for the sale of alcoholic beverages. However, the project will provide a service to the community, and is thereby consistent with several goals, policies, and objectives of the Community Plan. Specifically, the project addresses the following goal and objective of the Community Plan:

- ***Objective 2-1 To maintain the viability and vitality of the existing Northridge Central Community Business District as a community focal point***
- ***Objective 2-1.2 Conserve and strengthen viable commercial development throughout the community***
- ***Objective 2-1.3 New commercial uses should be located in existing commercial areas or shopping centers, and should not encroach into residential areas. There should be no increase in existing building height limitations***
- ***Objective 2-2 To enhance the community identity in distinctive commercial districts.***
- ***Objective 2-3 To enhance the appearance of commercial districts.***



ADDITIONAL CUB FINDINGS:

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

The project site is zoned for commercial uses and is located within the Northridge Community Plan with a Neighborhood Commercial land use designation. A variety of commercial uses are an intrinsic part of these service amenities necessary for the conservation, development, and success of a vibrant neighborhood. The Zoning Administrator and Department of Alcoholic Beverages Control will set appropriate conditions to ensure the welfare of the pertinent community is protected.

The project site is located within an existing commercial development and will not detrimentally affect the existing commercial uses located along Reseda Boulevard. =

The proposed use will actually attract clientele into the area thereby patronizing nearby businesses. The approval of the requested discretionary actions will benefit the community through the generation of additional business dollars, as well as provide additional tax revenue for the City of Los Angeles.

The establishment of the market and its ancillary use can only benefit the economic welfare of the community by ensuring a diversity of uses and the full occupancy of an under-utilized commercial building. Therefore, the proposed use will not adversely affect the economic welfare of the community

Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.

According to the California State Department of Alcoholic Beverage Control licensing criteria, 4 on-site and 2 off-site licenses are allocated to the subject Census Tract No. 1152.04 based on a population of 4,228.

Over concentration can be undue when the addition of a license will negatively impact a neighborhood, but is not undue when the approval of the license can benefit the public welfare and convenience. The granting of this request will help the convenience store to offer a wider range of drink options for its customers and will continue to vitalize the commercial corridor along Reseda Boulevard complimenting the other commercial establishments and residential community in the area resulting in economic benefits to the pertinent community.



The market is family-oriented and does not consist of late-night hours of operation. Hours of operation are from 8 a.m. to 11 p.m. and the store is fully enclosed. No live entertainment, amplified music or dancing is proposed on the site. The primary emphasis of the business will continue to be a convenience store. As conditioned, the sale and dispensing of beer, wine and distilled spirits in conjunction with the operation of the convenience store is not expected to increase or contribute to the area's crime rate or result in nuisance activity.

Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

The following sensitive uses are located within 600 and 1000 feet of the project site:

Residential uses within 600' are single family, condominiums and large 5+ unit apartments

Churches

Our Lady of Lourdes Church (18400 Kinzie St and Reseda Blvd Los Angeles, CA 91325) Northridge
United Methodist Church (9650 Reseda Blvd, Northridge, CA 91324)

Schools

Kumon Math & Reading Ctr (9657 Reseda Blvd Northridge, CA 91324)
Our Lady of Lourdes School (18437 Superior St, Northridge, CA 91325)
Weekday Preschool Northridge United Methodist Church (9650 Reseda Blvd, Northridge, CA 91324)
Black House School (18348 Halsted St, Northridge, CA 91325)
Asian American Studies Activities Center (18356 Halsted St, Northridge, CA 91325)

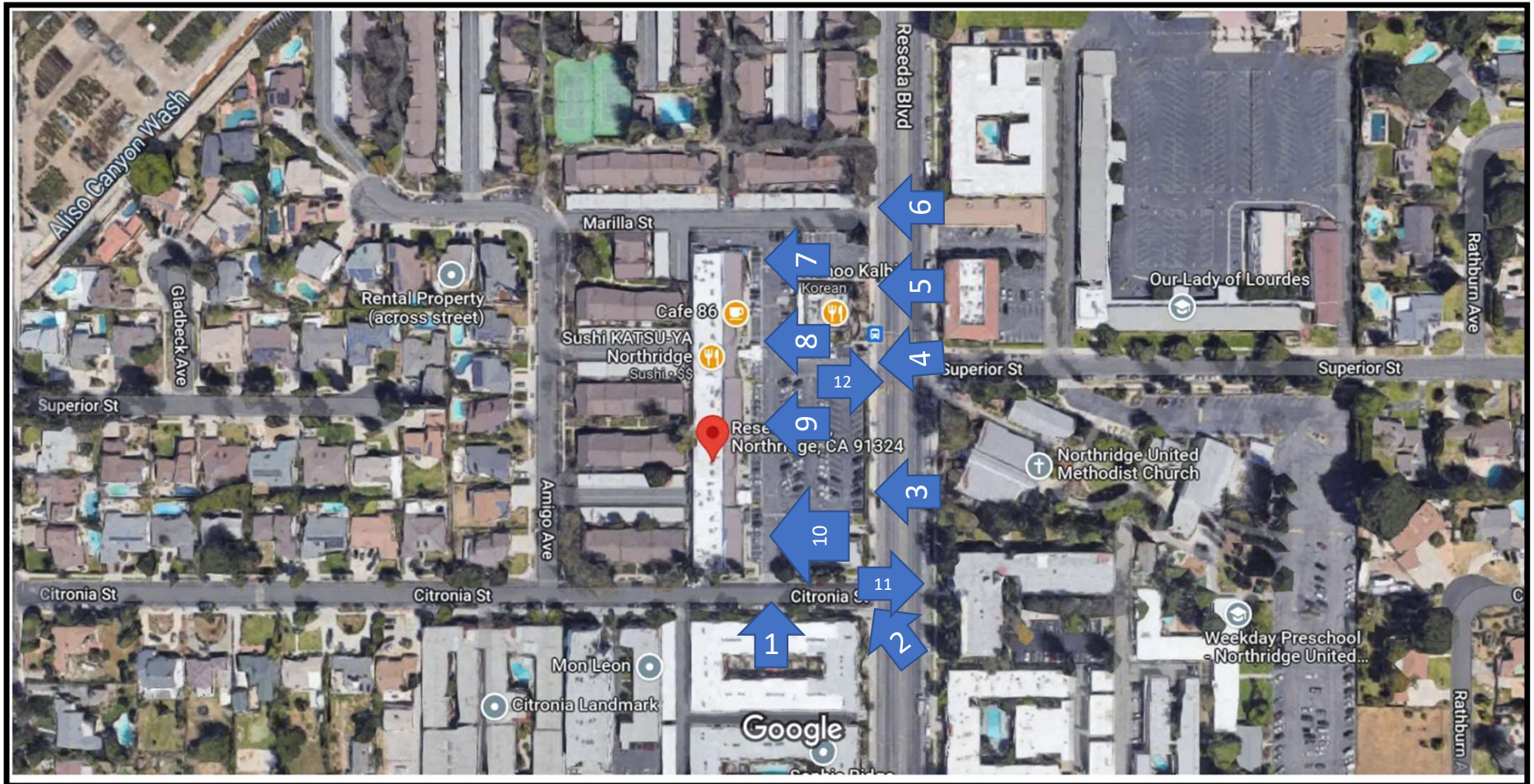
Considering the location and orientation of the property, as detailed above, the limited hours of operation, and the mitigation measures imposed on the project, it can be found that the proposed use will not detrimentally affect any nearby residentially zoned communities or other sensitive uses.

The applicant understands the character of the neighborhood and is committed to help preserve such character through responsible service of alcohol. This project will contribute to this neighborhood by serving the neighboring residents, local employees as well as visitors. Therefore, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.



The applicant is fully aware of the responsibility of serving alcoholic beverages and will take all necessary measures to ensure it is cohesive with its neighboring establishments that also serve beer, wine, and distilled spirits as an ancillary service. No detrimental effects should be expected from approval of this request since the request is for the continued sale of such.

INDEX MAP



WWW.LIQUORLICENSEAGENTS.COM 5243 E. BEVERLY BLVD.
LOS ANGELES, CA 90022

1.



2.



PHOTOS

WWW.LIQUORLICENSEAGENTS.COM 5243 E. BEVERLY BLVD.
LOS ANGELES, CA 90022

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4.



PHOTOS

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LOS ANGELES, CA 90022

7.



8.



PHOTOS

WWW.LIQUORLICENSEAGENTS.COM
5243 E. BEVERLY BLVD. LOS ANGELES, CA 90022

9.



10.



PHOTOS

WWW.LIQUORLICENSEAGENTS.COM 5243 E. BEVERLY BLVD.
LOS ANGELES, CA 90022

11.

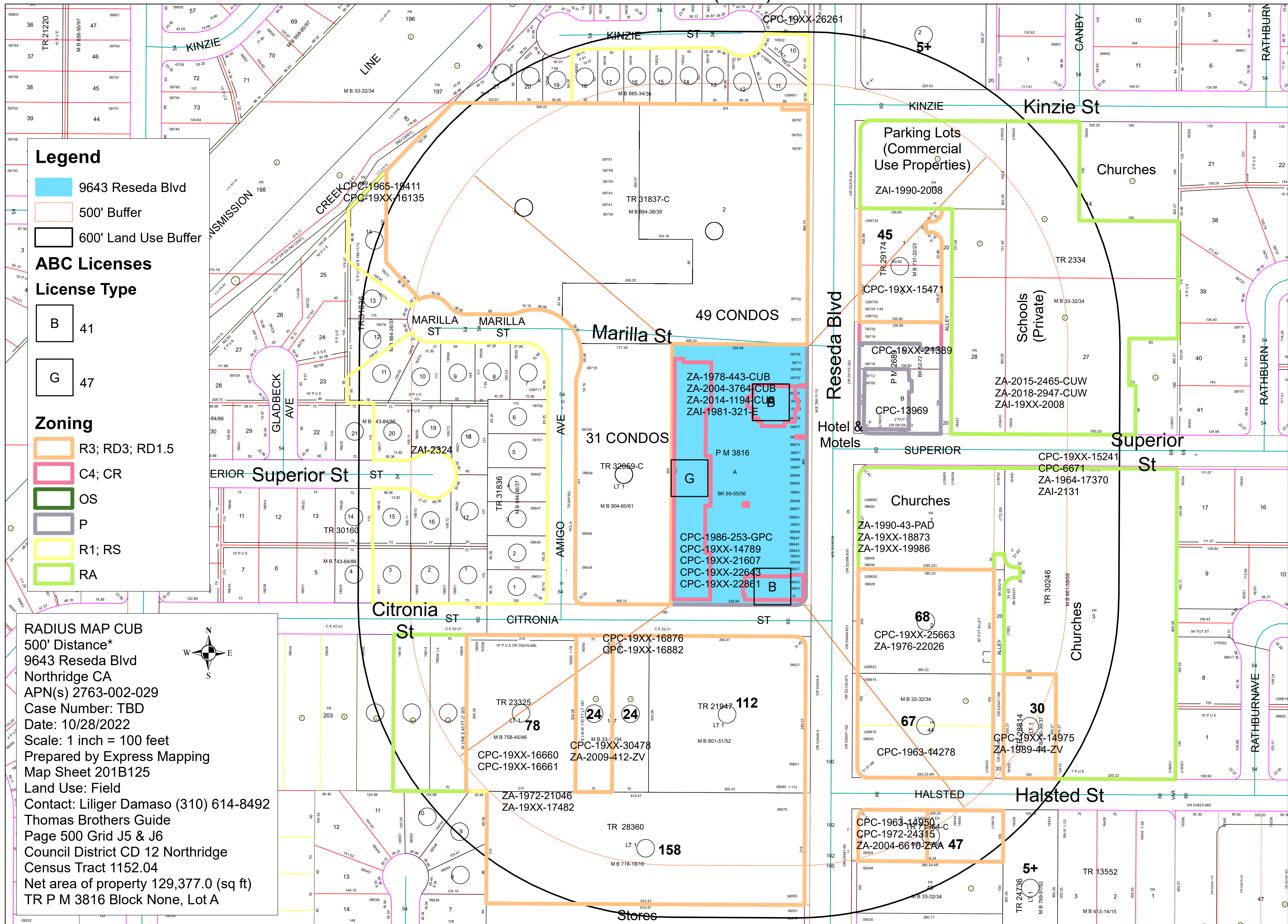


12.

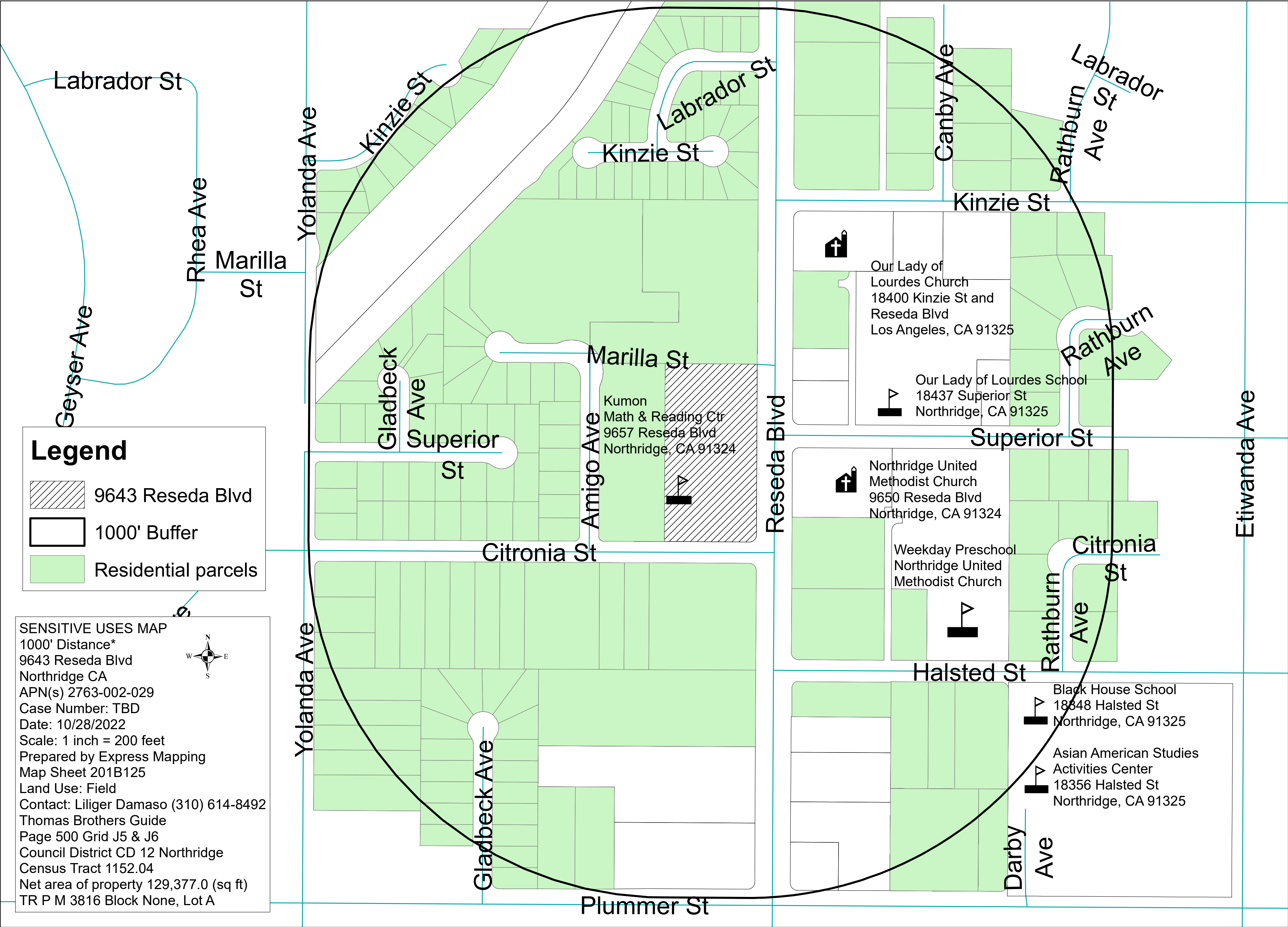


PHOTOS

RADIUS MAP (CUB)



SENSITIVE USES MAP





A list of alcohol establishments between 600 and 1000 ft of the site. Include in the list the type of license and address:

9643 Reseda Blvd Northridge
Prepared 10/29/2022
by Express Mapping

A list of alcohol establishments between 600 and 1000 ft of the site. Include in the list the type of license and address:

License Type	Address	Business Name
41	9545 RESEDA BLVD, 19 & 20,NORTHRIDGE, CA 91324-2312	KICKIN KASIAN



A List of Uses within 600 ft
9643 Reseda Blvd, Northridge
Prepared 10/29/2022
by Express Mapping

Residential Uses and Type

Residential uses within 600' are single family, condominiums and large 5+ unit apartments

Churches

Our Lady of Lourdes Church (18400 Kinzie St and Reseda Blvd Los Angeles, CA 91325)
Northridge United Methodist Church (9650 Reseda Blvd, Northridge, CA 91324)

Schools, including Nursery Schools & Child Care Facilities

Kumon Math & Reading Ctr (9657 Reseda Blvd Northridge, CA 91324)
Our Lady of Lourdes School (18437 Superior St, Northridge, CA 91325)
Weekday Preschool Northridge United Methodist Church ((9650 Reseda Blvd, Northridge, CA 91324)

Hospitals

None

Parks, Public Playgrounds & Recreational Areas

None

Establishments Dispensing, for Consideration, alcoholic beverages for consumption on or off premises

License Type	Address	Business Name
41	9635 RESEDA BLVD,NORTHRIDGE, CA 91324-2018	CHI'S CHINESE CUISINE
41	9711 RESEDA BLVD,NORTHRIDGE, CA 91324-2027	HANOO KALBI
47	9725 RESEDA BLVD,NORTHRIDGE, CA 91324-2027	MICHELADAS MEX GRILL
41	9701 RESEDA BLVD,NORTHRIDGE, CA 91324-2027	SUSHI KATSU-YA



1000' List of Sensitive Uses

9643 Reseda Blvd, Northridge

Prepared 10/29/2022

by Express Mapping

Residential Buildings

Shown on map (336 + parcels)

Churches

Our Lady of Lourdes Church (18400 Kinzie St and Reseda Blvd Los Angeles, CA 91325)

Northridge United Methodist Church (9650 Reseda Blvd, Northridge, CA 91324)

Schools

Kumon Math & Reading Ctr (9657 Reseda Blvd Northridge, CA 91324)

Our Lady of Lourdes School (18437 Superior St, Northridge, CA 91325)

Weekday Preschool Northridge United Methodist Church ((9650 Reseda Blvd, Northridge, CA 91324)

Black House School (18348 Halsted St, Northridge, CA 91325)

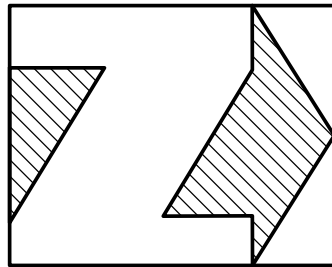
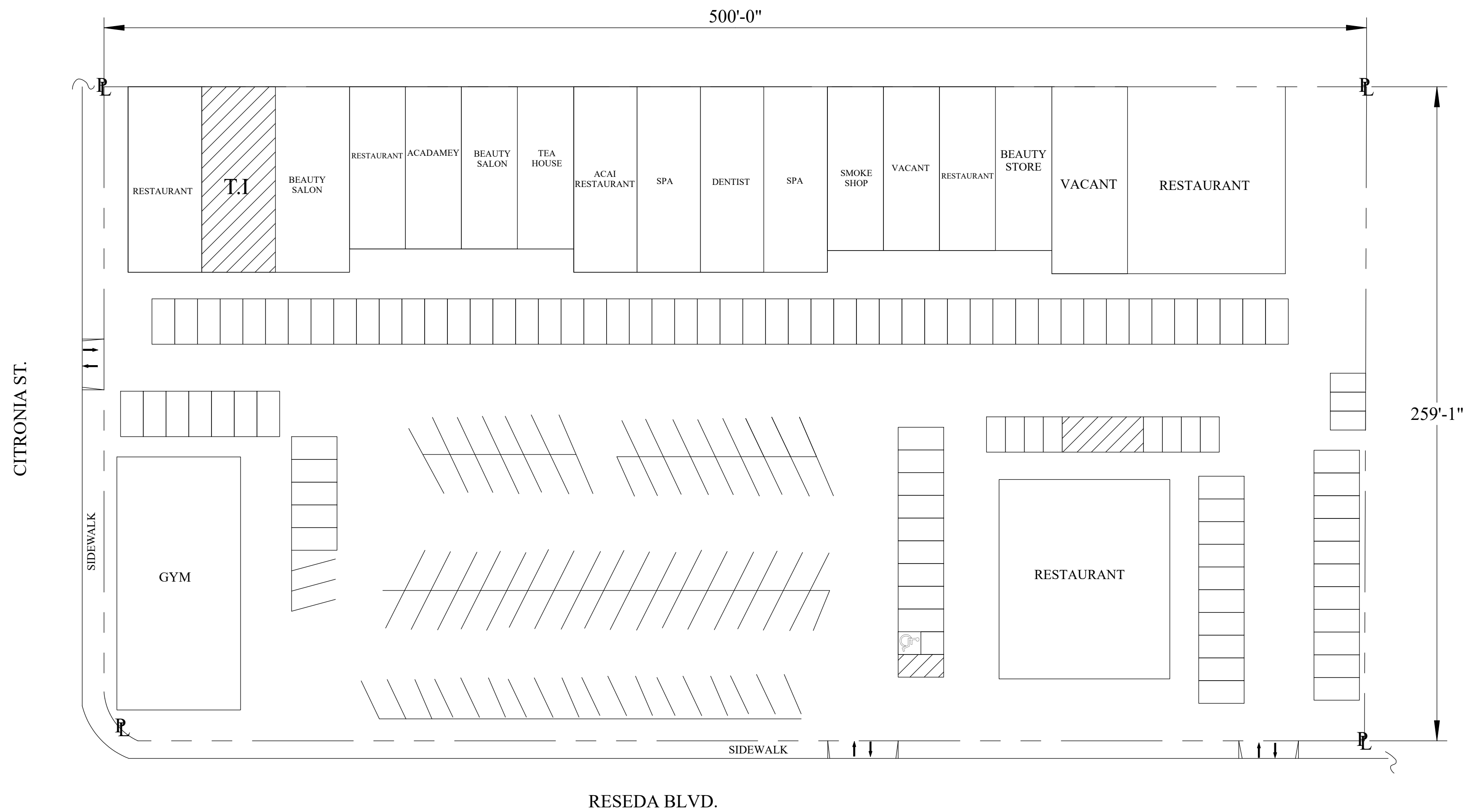
Asian American Studies Activities Center (18356 Halsted St, Northridge, CA 91325)

Public playgrounds

None

Other similar uses

NONE



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

LEGAL DESCRIPTION:

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

SITE PLAN
1/32" = 1'

COPACABANA MARKET
9643 RESEDA BLVD., NORTHRIDGE, CA 91324

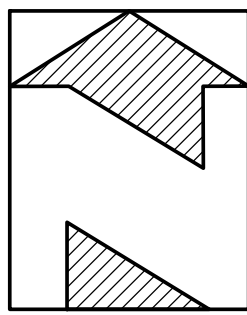
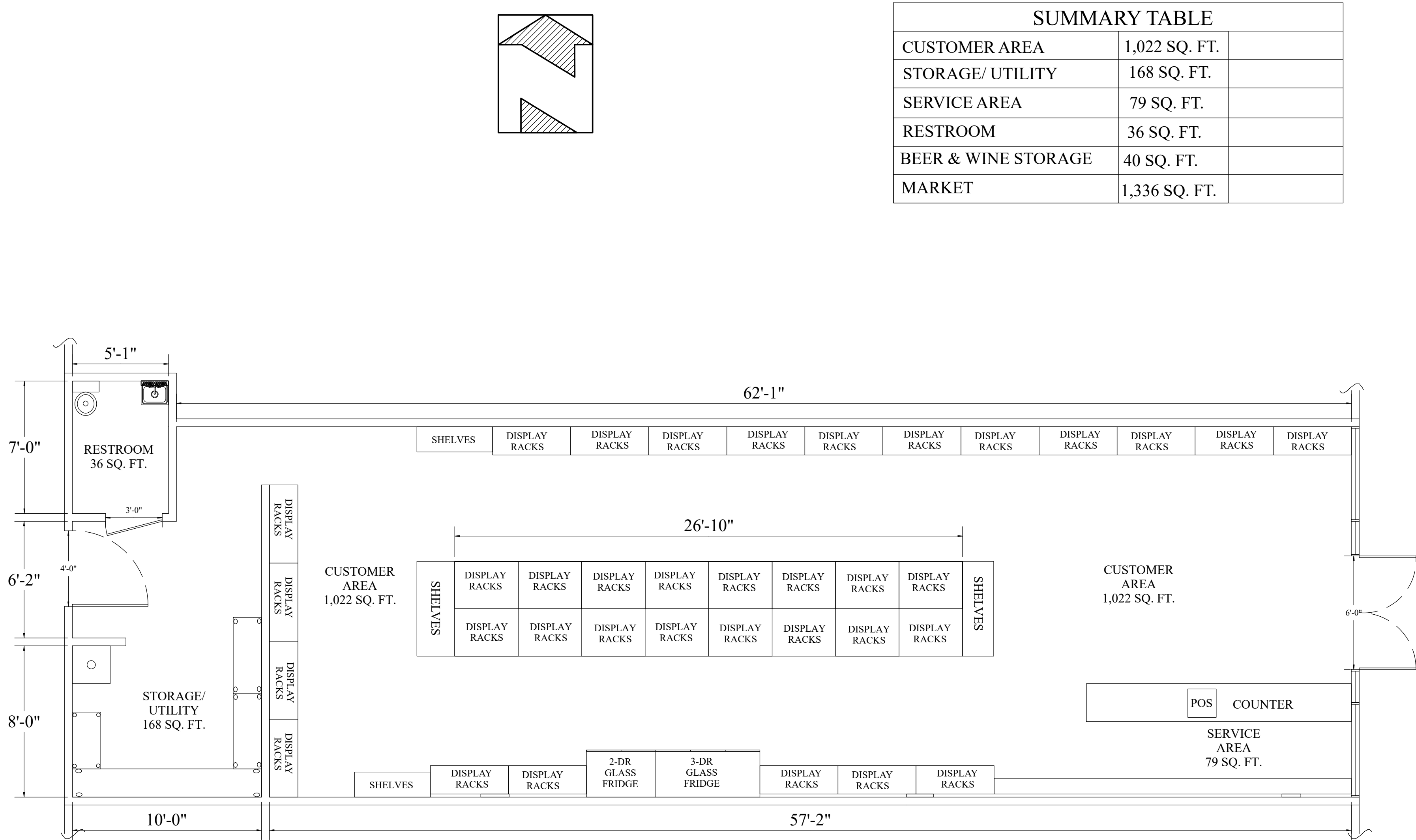
APPLICANT: LIQUOR LICENSE AGENTS
(310) 975-8589

10/ 21/ 22

A - 1

PLANS BY:

PATRICK E. PANZARELLO
CONSULTING SERVICES
PO BOX 1085
SUN VALLEY, CA 91353
(818) 310-8589
PatrickPanzarello@gmail.com



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

FLOOR PLAN
1/4" = 1'

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

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A - 2