

INTRADEPARTMENTAL CORRESPONDENCE

February 27, 2025

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TO: Office of the City Clerk, Council and Public Services Division

FROM: Commanding Officer, Devonshire Area

SUBJECT: PUBLIC CONVENIENCE OR NECESSITY (CALDERA) APPLICATION
COUNCIL FILE NO. 25-0072; CD 12

On July 26, 2024, the Los Angeles Police Department (LAPD), Devonshire Area Vice Unit, received a correspondence from the Office of Zoning Administration. The correspondence indicated that the applicant, Adis Hovhannisyan, was requesting a Conditional Use Permit (CUP) for use at 8650 Reseda Blvd, Unit #1, Northridge, CA 91324 (Heavenly Liquor 4U Inc). This request was met without opposition, but self-imposed conditions were set forth in order to mitigate possible future nuisances and crime.

However after much review, it was determined that the issuance of a liquor license for Heavenly Liquor 4U Inc (CF 25-0072), will not serve the Public Convenience or necessity and will create a law enforcement problem, as statistics provided by the LAPD show significantly higher crimes reported compared to the Citywide Average and the High Crime Reporting District Average. In addition to creating a law enforcement problem, it will also generate significantly more issues within the community, which will lead to a spike in crime rates in the area.

According to the California State Department of Alcoholic Beverage Control (ABC) licensing criteria, three on-sale and two off-sale licenses are allocated to the subject Census Tract 1154.03. Currently there are five active on-sale licenses and five active off-sale licenses in the subject census tract. Per statistics provided by the LAPD, within Crime Reporting District No. 1794, which has jurisdiction over the subject property, a total of over 250 combined Part I & Part II crimes were reported. The citywide average is 162 crimes, and the High Crime Reporting District Average is 194 crimes. Part II crime arrests reported include narcotics, liquor laws, public drunkenness, disturbing the peace, disorderly conduct, illegal gambling, and DUI related arrests.

In addition to these existing on-sale and off-sale establishments, the Trebek Center, which is a vital facility offering housing and essential support to individuals grappling with homelessness and addiction, is situated near the proposed off-sale liquor location at 8650 Reseda Blvd, Unit #1. The introduction of yet another off-sale liquor outlet in this area poses a significant risk, as increased accessibility to alcohol may encourage relapse among those working toward recovery.

Such setbacks not only endanger the well-being of these individuals, leading to self-destructive behaviors, but also compromise public safety by exacerbating issues associated with substance abuse.

The proposed off-sale liquor establishment is in close proximity to the PALS Youth Center, a critical safe haven for at-risk children seeking refuge from the pervasive gang activity in the area. This center provides a secure and supportive environment where young individuals can focus on their education, complete homework, and engage in positive physical activities. The introduction of an off-sale liquor location near this facility threatens to undermine its mission by increasing exposure to negative influences, potentially drawing in undesirable activity that compromises the safety and well-being of the hopeful youth who rely on this space for protection, stability, and a brighter future in an otherwise underprivileged area.

The escalating rates of crime and DUI incidents represent a dire and growing threat to public safety, with profound implications for businesses, particularly those with off-sale liquor licenses. As intoxication-related offenses surge, so too does the likelihood of heightened scrutiny, regulatory restrictions, and public backlash, all of which could severely undermine the viability of new liquor establishments. The potential for a more hostile community environment will inevitably exacerbate operational challenges, leading to a diminished customer base and reputational harm to landlords and businesses alike. Thus, the expansion of such establishments in this climate risks compounding the very issues they aim to profit from, ultimately creating a cycle of legal, social, and financial instability.

Therefore, the LAPD, Devonshire Area Vice Unit is ***strongly opposed*** to granting any form of an ABC Permit to the location of 8650 Reseda Blvd, Unit #1, Northridge, CA 91324, as well as the business of Heavenly Liquor 4U Inc. Should the aforementioned concerns be overlooked despite our objections, under Section 23800(a) Business and Professions Code the LAPD would request the following conditions be placed on the ABC license:

EMPLOYEES

1. Obey all laws.
2. Every employee involved in the service and sales of alcohol will attend Standardized Training for Alcohol Retailers (STAR) training sponsored by the Los Angeles Police Department or Licensee Education on Alcohol and Drugs (LEAD) provided by Alcoholic Beverage Control within 90 days of employment. The owner/operator shall maintain proof of each employee's attendance and have it available for inspection by the Los Angeles Police Department and Alcohol Beverage Control. All employees who serve alcoholic beverages shall attend follow-up STAR or LEAD classes every 24 months.
3. All employees working at the location shall be attired in distinctive, or matching uniforms during hours of employment and wear name tags identifying them as employees of the location.

4. A file containing all employees' names, current address and a photocopy of valid identification shall be maintained and accessible.
5. All employees shall have valid identification and shall possess them on the premises when working.
6. A thorough background/criminal check shall be conducted on all new senior management personnel employed at the location and shall be in accordance with State Labor Code section 432.7
7. Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages or tobacco products shall be installed on the premise at each point-of-sale location for the purpose of off-site consumption in conjunction with ABC license type 86 and 21. 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 beverage or tobacco products.
8. If electronic device(s) are not installed at location, all employees shall verify Identification card of any individual attempting to purchase an alcoholic beverage. Employees shall not sell alcoholic beverages to any individual under the age of 21 during on-sale/off-sale purchases.

BUSINESS

The business conditions set forth by Alcohol Beverage Control shall be imposed as stated in their correspondence.

9. There shall be no exterior advertising or sign of any kind or type, including advertising directed 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.
10. Cashiers selling alcoholic beverages shall be 18 years of age or older.
11. Loitering is prohibited on or around these premises or this area under the control of the licensee(s) as delineated on the ABC-257 and ABC-253.
12. 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.
13. 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.

14. 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.
15. Sales and service of alcoholic beverages shall be permitted only between the hours of 10:00 am to 10:00 pm each day of the week, with alcohol sales starting at 10:00 am pursuant to State Law.
16. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be removed or painted over within 72 hours of being applied.
17. Strict adherence to Department of Alcohol and Beverage Control laws and conditions, specifically 25612.5 B & P (retail operating standards).
18. The Petitioner(s) shall be responsible for maintaining the area adjacent to the premises over which they have control and keep it free of litter.
19. 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.

SECURITY

20. All windows shall be maintained free of excessive signs and/or other material which inhibit view into the facility.
21. The property owner shall be responsible for discouraging loitering on and around the subject property.
22. The Petitioner(s) shall post a prominent, permanent sign stating, "NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES" in a place that is clearly visible to patrons of the licensed premises. The sign shall be at least two feet squared with at least two-inch block lettering and include "VIOLATORS ARE SUBJECT TO ARREST". The signage shall be posted in English and Spanish.
23. The Petitioner(s) shall post a prominent, permanent sign stating, "NO OPEN ALCOHOLIC BEVERAGE CONTAINERS ARE ALLOWED ON THESE PREMISES" in a place that is clearly visible to patrons of the licensed premises. The sign shall be at least two feet squared with at least two-inch block lettering and include "VIOLATORS ARE SUBJECT TO ARREST". The signage shall be posted in English and Spanish.

24. The business operator shall install video surveillance cameras. Video surveillance cameras are to be installed, at a minimum, to view the area where alcohol is being displayed, the common open areas including the inside of the premise, sidewalk, and main entry/exit of the establishment.

The cameras installed will be digital, capable of high resolution images stored on a digital video recorder (DVR) that can store a minimum of 30 days of video. The business operator shall maintain these recordings for at least 30 days and make them available to the police department upon request. The cameras for the entry/exit shall be capable of providing a video image that can be used for identification purposes. Evidence of compliance shall be submitted by the business operator to the zoning administrator.

If you have any questions or need additional information, please feel free to contact Sergeant II Matthew Magsadia, Devonshire Area Vice Unit, Officer-in-Charge, at (818) 832-0811.



KATHLEEN J. BURNS, Captain
Commanding Officer
Devonshire Area