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May 31, 2022

Grand Ridge Market, Inc. (A)
Armen Takayan, Krikor Greg
Nalbandian & Marine Nalbandian
16811 Kinzie Street
Northridge, CA 91343

GH-Balboa 1998 L.P. (O)
21201 Victory Boulevard #255
Canoga Park 91303

Steve Rawlings (R)
Rawlings Consulting
26023 Jefferson Avenue, Unit # D
Murrieta, CA 92562

CASE NO. ZA-2021-4646-CUB
CONDITIONAL USE
11118 Balboa Boulevard (11108 – 11166
Balboa Boulevard)
Granada Hills – Knollwood Community
Plan
Zone : C4-1VL
C.D. : 12 – John Lee
D.M. : 210B133
CEQA: ENV-2021-4647-CE
Legal Description: Fraction of Lot 1;
Tract 26368

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061,
I hereby **DETERMINE**:

based on the whole administrative record, that the project is exempt from CEQA pursuant to CEQA Guidelines Article 19, Section 15301, Class 1 (Operation and licensing of existing facilities), and there is no substantial evidence demonstrating that an exception pursuant to CEQA Guidelines, Section 15300.2 regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, hazardous waste sites or historic resources applies; and

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

A Conditional Use to permit the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a new 6,121 square foot grocery store in the C4-1VL Zone;

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
3. 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.
4. 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's Development Services Center and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
5. 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 main covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.
6. Authorized herein is the sale of a full line of alcohol for off-site consumption in conjunction with a 6,121 square-foot market.
7. 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.
8. Any music, sound, or noise including amplified or acoustic music which is under control of the applicant shall not constitute a violation of Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance) and shall not be audible beyond the subject premises. At any time during the term of the grant a City inspector may visit the site during operating hours to measure the noise levels

using a calibrated decibel/sound level meter. If upon inspection it is found that the noise level exceeds those allowed by the Citywide Noise Ordinance, 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 the property such as noise barriers, sound absorbers, or buffer zones.

9. A camera surveillance system and monitors shall be installed and operated at all times to monitor the interior, entrance, and exterior areas, in front of and around the premises including the rear door. Recorded tapes/images shall be maintained for a minimum period of 30 days.
10. All exterior portions of the site shall be adequately illuminated at night 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.
11. Interior lighting shall be installed in all areas within the business in conformance with the Los Angeles Municipal Code. The lighting shall be such that it renders all objects and persons clearly visible within the establishment.
12. The applicant shall be responsible for maintaining free of debris or litter the area adjacent to the premises over which they have control including in the parking area to the rear of the site.
13. The applicant shall be responsible for discouraging loitering in and around the subject property including the parking area to the rear of the site.
14. All windows and glass doors shall be maintained free of excessive signs and/or other material which inhibit view into the facility by either the Police or on-site Security Guards.
15. Signs shall be posted in English and Armenian stating that California State Law prohibits the sale of alcoholic beverages to people who are under 21 years of age.
16. Prior to the utilization of this grant, a phone 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 or near the cash registers.

The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the

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

17. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject premises and any exterior area over which the building owner exercises control, in an effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism or truancy occur.
18. STAR/LEAD Training. Within the first six months of the effectuation of the grant, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department's "Standardized Training for Alcohol Retailers" (STAR) or the ABC's "Licensee Education on Alcohol and Drugs" (LEAD) training program. Upon completion of such training, the applicant shall request the Police Department or the ABC to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter referencing Case No. ZA-2021-4646-CUB, from the Police Department or the ABC to the Department of City Planning as evidence of compliance. In the event there is a change in the licensee, within six months of such change, this training program shall be required for all new staff. The STAR or LEAD training shall be conducted for all new hires within two months of their employment.
19. An electronic age verification device shall be retained on the premises to determine the age of any individual attempting to purchase alcoholic beverages or tobacco products and shall be installed at each cash register. This device shall be maintained in operational condition and all employees shall be instructed in its use.
20. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
21. A copy of these conditions shall be retained 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.

22. Smoking tobacco or any non-tobacco substance including from electronic smoking devices is prohibited in or within 10 feet of any outdoor entrance in accordance with LAMC Section 41.50 B(2)(c).
23. The business operator and/or the operator's agents shall comply with Section 6404.5(b) of the Labor Code which prohibits the smoking of tobacco or any non-tobacco substance, including from electronic smoking devices, within any place of employment.

ADMINISTRATIVE CONDITIONS

24. MViP – Monitoring Verification and Inspection Program. Prior to the effectuation of this grant, fees required per L.A.M.C section 19.01 E.3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City. Within 12 to 18 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. The owner/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 the floor plan, seating arrangement or number of seats of the new operation.
26. At any time during the period of validity of this grant, if it is determined that the operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or if documented evidence be submitted showing a continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator

consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

“A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code.”

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for

violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after **June 15, 2022**, unless an appeal therefrom is filed with the Department of City Planning. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at <http://planning.lacity.org>. Public offices are located at:

Downtown
Figueroa Plaza
201 North Figueroa
Street,
4th Floor
Los Angeles, CA 90012
[\(213\) 482-7077](tel:(213)482-7077)

San Fernando Valley
Marvin Braude San
Fernando
Valley Constituent Service
Center
6262 Van Nuys Boulevard,
Room 251
Van Nuys, CA 91401
[\(818\) 374-5050](tel:(818)374-5050)

West Los Angeles
West Los Angeles
Development Services
Center
1828 Sawtelle Boulevard,
2nd Floor
Los Angeles, CA 90025
[\(310\) 231-2598](tel:(310)231-2598)

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.

NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the Development Services Center. 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, the statements made at the public hearing on April 6, 2022, 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 permit under the provisions of Section 12.24-W have been established by the following facts:

BACKGROUND

The subject site is located on an irregular shaped 344,784 square foot lot zoned C4-1VL. The subject tenant space is located within a larger commercial shopping center on the northeast corner of Balboa Boulevard and San Fernando Mission Boulevard. The site is developed with a shopping center with surface level parking. There are 27 tenant spaces on the subject site and the vacant 6,121 square-foot space occupies the fourth storefront from the northeast building edge. The site shares parking lot access with the businesses already in operation on the subject lot. Directly west of the subject site is a Trader Joes grocery store and a Jack In the Box fast food restaurant. The entire shopping center has a total of five driveways: three on the west side fronting Balboa Boulevard and two on the southside fronting San Fernando Mission Boulevard. The proposed site is located within the Granada Hills – Knollwood Community Plan. The requested hours of operation are from 6:00 a.m. to 11:00 p.m. No additional square footage nor change in operating hours has been proposed to the existing site.

Surrounding Properties

On the northeast corner of the intersection is a gas station in the C2-1VL Zone directly abutting the subject site. The northwest corner is developed with a gas station in the C2-1VL Zone and a Target in the (T)(Q)C2-1VL Zone. The southeast corner of the intersection is developed with a gas station in the C2-1L Zone and a larger shopping center with many commercial uses including a Vons supermarket, Big 5 Sporting Goods, Ross Dress for Less, and Wells Fargo Bank as the larger anchor and with restaurants, pet supplies, retail services, and other support services in the C2-1L and P-1L Zones. The northwest corner of the intersection is developed with two mini-shopping centers occupied with a liquor store / delicatessen, florist, a variety of small local restaurants, eyewear store and cigar / smoke shop in the C2-1VL, C1-1VL and CR-1VL Zones.

Directly north of the subject site are single-family homes zoned RS-1 that front on Balboa Boulevard, McLennan Avenue, Forbes Avenue, Donmetz Street, and McKeever Street. To the east side of the subject is a row of multiple-family residential condominiums in the RD2-1 Zone and a row of single family residential buildings that front San Fernando Mission Boulevard in the RS-1 Zone.

Streets

Balboa Boulevard is designated as a Boulevard II with a 100-foot width at the project's street frontage and improved with curb, gutter, sidewalk, landscaping, street trees, and streetlights.

San Fernando Mission Boulevard is designated as an Avenue I & II with a varying width between 91-foot and 88-foot width at the crossing of Balboa Boulevard. The street is improved with a curb, gutter, sidewalk, telephone poles, a sidewalk, landscaping, a trash can and street lights.

Previous zoning related actions on the subject site:

ZA-2021-10445-CUB: On December 20, 2021, a conditional use was applied for to consider the sale of a full line of alcohol for off-site consumption with a new 16,816 square-foot grocery store (Grocery Outlet-Granada Hills) with proposed hours of operation from 6:00 a.m. to 11:00 p.m. located at 11130 N. Balboa Boulevard in the C4-1VL Zone. No action has been taken to date.

ZA-2019-6081-ZV: On June 17, 2020, the Zoning Administrator approved a change of use from a banquet hall to a 23,685 square foot 24-hour gym in an existing Multi-tenant Commercial Center.

DIR-2009-2510-DRB-SPP: On September 16, 2009, the Director of Planning approved: wall signs, directional signs and ATM Surrounds and the refacing of a pole sign for the subject shopping center C2-1VL, C4-1, C4-1, C4-1VL and P-1VL Zones.

DIR-2007-5118-DRB-SPP: On November 21, 2007, The Director of Planning approved a wall sign for a business located within the shopping center in the C4-1VL Zone.

DIR-2003-3685-DRB-SPP: On June 6, 2003, The Design Review Board and Project Permit Compliance to allow the remodel of an existing bank and to relocate two existing ATM Machines and to add two ATM Machines within the C2-1VL, C4-1, C4-1, C4-1VL and P-1VL Zones.

ZA-1995-263-ZV: On August 4, 1995, The Zoning Administrator approved a Zoning Variance to allow the encroachment of 7 feet on to the P-zone to allow for the commercial loading docks for an automobile repair and retail shop.

CPC-1995-91-SPE: On August 4, 1995, the City Planning Commission approved an automobile service and retail shop to replace a hardware store in the C4-1VL Zone.

ZA-1994-709-CUZ: On March 8, 1995, the Zoning Administrator approved the request to add an unmanned cellular facility in the rear of an existing commercial center in the C4-1VL and P1-VL Zone.

Cases on Surrounding Properties:

DIR-2004-597-DRB-SPP: On February 27, 2004, The Design Review Board and project permit compliance pursuant to the Granada Hills Specific Plan to allow the construction, use, and maintenance of a monument sign located 145 south of the northern property line on a landscape planter within the C2-1VL Zone.

DIR-2004-5332-DRB-564-SP: On September 10, 2004, The Design Review Board approved the installation of on a new wall sign attached to a gas canopy for a fueling station within the C2-1VL Zone.

DIR-2003-3685-DRB-SPP: On June 6, 2003, The Design Review Board and project permit compliance to allow the remodel of an existing bank and to relocate two existing ATM Machines and to add two ATM Machines within the C2-1VL, C4-1, C4-1, C4-1VL and P-1VL Zones.

Public Correspondence:

On June 3, 2021, a motion from the Granada Hills South Neighborhood Council (GHSNC) Planning and Land Use Management (PLUM) Committee was considered by the entire board. The motion read as follows: The Granada Hills South Neighborhood Council Planning and Land Use Management Committee recommends to the Board to take no opposition to the application for a liquor license at the proposed Grand Ridge Market to be located at 11118 Balboa Boulevard, Granada Hills, California, 91344.

On January 19, 2022, the Los Angeles Police Department Vice Unit that oversees the Devonshire Division reported that they are not opposed to the Conditional Use as long as a specific set of conditions are adhered to help mitigate possible future nuisances and crime. These measures were adopted as necessary but not in all cases as shown in the Conditions of Approval.

PUBLIC HEARING

A public hearing was held on Wednesday, April 6, 2022 at approximately 10:00 a.m., virtually. In attendance was the applicant's representative. After the conclusion of the hearing, an additional person spoke who was having trouble connecting through the telephone system and with staff. No other local stakeholders from the neighborhood or the Council Office were in attendance. The applicant's representative stated that the market on the site would be 6,121 square feet in size and sell exclusively Armenian goods and groceries. There will also be a commercial kitchen for the production of take-out food. There will be no tables and chairs inside or outside of the market. The request is for a full line of alcohol for off-site consumption. The liquor will mainly be produced in Armenia. The alcohol will be mainly brandies and liqueurs. The Neighborhood Council voted not to oppose, and the Police Department was not opposed as long as their standard conditions were included. Council District 12 also expressed no opposition. The deli and kitchen will produce and sell Armenian dishes. The store will occupy two commercial spaces of the complex. They will change out signage, but they propose to maintain the outside of the commercial spaces. The liquor will be stored and sold from behind the cash register.

One person spoke in opposition to the request. He worked at Country Club Liquor which is located on the west side of Balboa Boulevard. We have a number of off-site alcohol sales sites in the area. There is too much competition in the area, and one more will begin to affect my business. They can sell anything with a Type 21 permit not just what they say will be primarily Armenian liquors. They will go for the high-end business. A full line is a full line, and the ABC will not limit them to Armenian produced items only.

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.

- Alcohol sales shall be limited to the hours of 6:00 a.m. to 11:00 p.m. daily.
- There shall be no exterior advertising of any type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs that are clearly visible to the exterior shall constitute a violation of this condition.
- No sale of alcohol shall be permitted at any self-service, automated check-out station (checkout conducted primarily by the customer, with assistance by a store monitor) if such are available on the site. All sales of alcohol shall be conducted at a full-service checkout station directly attended by a cashier/checkout clerk specifically assigned solely to that station.
- Signs shall be posted in English and Armenian stating that California State Law prohibits the sale of alcoholic beverages to people who are under 21 years of age.
- No single sales of beer, malt liquors or wine coolers shall be permitted from pre-packaged six- or four-packs. The only exception is for the sale of single bottles of beer primarily from 22 or 32 oz. containers.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24 W of the Los Angeles Municipal Code. In order for the sale of alcoholic beverages for on-site consumption to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

CONDITIONAL USE FINDINGS

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

1. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The subject site is located on a rectangular shaped 344,784 square-foot lot zoned C4-1VL. The site is developed with a shopping center with three buildings and a large surface parking lot including 414 shared parking spaces for all the businesses. There are 27 tenant spaces on the subject site and the vacant 6,121 square-foot space occupies one of the middle tenant spaces in the easterly most building. The proposed site is located within the Granada Hills – Knollwood Community Plan area. The proposed hours of operation would be from 6:00 a.m. to 11:00 p.m. No additional square footage has been proposed for the existing site. Only interior renovations are to be made and new signage for the use within the existing sign structure.

The proposed market would enhance the shopping options to the Granada Hills - Knollwood Community Plan area as it is conveniently located within an existing shopping center. Alcohol sales will be an accessory use to the sale of ethnic groceries. The presence of a new and niche market will diversify the shopping opportunities and strengthen the commercial shopping center. Grand Ridge Market will provide culturally relevant food items and products to the Armenian population in the area. The alcohol sales will also specialize in a unique and imported selection of Armenian Spirits / Alcoholic beverages. The site is a fully developed, one-story shopping center fronting on Balboa and San Fernando Mission Boulevards. The center is developed with a bank, various retailers and a fitness center. The site is located within the Commercial Sector A of the Granada Hills Specific Plan.

Allowing the sale of alcohol for off-site consumption, in conjunction with the operation of an Armenian specialty market; will support the markets' clientele in providing its service and unique products. The residential properties located within the proximity of the site are separated from the tenant space by parking areas, driveways, streets, and walls. Therefore, the sale of alcohol for off-site consumption will not adversely affect the public health, safety and welfare of the surrounding area.

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

The site is located within an existing commercial corner development at the intersection of two major streets in Granada Hills. The shopping node offers a variety of different shopping outlets and nearby gasoline stations. The allowed use of a market and the sale of a full-line of alcohol contributes to the variety of

commercial uses in and around the surrounding and adjacent properties. The adjacent residential properties are buffered from the site by an existing access driveway and parking lot. Residents would not have direct contact with the operations of the subject site. The store's hours of operation will be from 6:00 a.m. to 11:00 p.m., daily. The sale of a full line of alcohol at a full-service grocery store will not be materially detrimental to the character of the neighborhood. The retail establishment will be maintained and operated with ample lighting and trained staff, while enhancing the neighborhood's aesthetics, convenience, and diverse shopping experience.

Given the specific conditions regarding the sale of alcoholic beverages, the surrounding land uses will not be adversely impacted by the conditioned use. As a result, 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, or 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. Policy 7.3.2 of the Framework Element encourages the establishment and retention of "neighborhood commercial activities within walking distance of residential areas."

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject property is zoned C2-1VL and is located within the Granada Hills - Knollwood Community Plan Area, and the adopted land use map for this Plan designates the subject site as Community Commercial, corresponding to the C2, C4, R3, and RAS3 Zones. The property's C2-1VL zoning is consistent with the General Plan's land use designation for the site. Additionally, the subject property is located within the boundaries of the Granada Hills Specific Plan. However, the proposed sale of a full line of alcohol at a market is not a project that is subject to the regulations of this Specific Plan.

The Granada Hills - Knollwood Community Plan text is silent with regard to the sale and dispensing of alcohol. In such cases, the Zoning Administrator must interpret the intent of the Community Plan and Specific Plan. Specifically, the project addresses the following goals, objectives, and policies applicable to Commercial Areas of the Granada Hills - Knollwood Community Plan:

Goal LU12: Vibrant and economically thriving commercial areas that serve the community with a wide range of goods and services, support the local businesses and economy, and provide employment opportunities and revenue to the City.

Policy LU12.1: Commercial Preservation. Protect areas designated and zoned for commercial use so that commercial development and reinvestment is encouraged, and the community maintains and increases its employment base.

Policy LU12.2: Activity-Generating Uses. Encourage additional uses in existing commercial shopping centers, such as restaurants, entertainment, childcare facilities, public meeting rooms, recreation, and public open spaces, which enhance neighborhood activity.

Goal LU13: Attractive, pedestrian-friendly commercial areas with architectural and design elements that reflect Granada Hills-Knollwood's architectural history and uniqueness.

Policy LU13.4 Signage. Integrate commercial signs into the design of buildings as a means of enhancing the streetscape appearance.

Approving the alcohol sales for off-site consumption will help support the economic viability of the incoming market and the Granada Hills - Knollwood community as a whole. Therefore, the proposed project is in conformance with the spirit and intent of the General Plan and other City polices which aim to promote the subject property and its immediate area with healthy and viable commercial activity.

ADDITIONAL REQUIRED FINDINGS FOR THE SALE OF ALCOHOLIC BEVERAGES

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

The grant is for the sale of a full line of alcohol for off-site consumption in conjunction with the operation of a market. The use is compatible with the character of the immediate neighborhood as the sales, with oversight from the California Department of Alcoholic Beverage Control and the incorporation of numerous conditions with this grant, will not adversely affect the pertinent community. Conditions have been incorporated into this grant to require security measures such as the operation of a surveillance system and deterrence of graffiti. In addition, the grant requires the installation of age verification devices at the point of sale to deter underage drinking. Employees must also undergo training provided by the Los Angeles Police Department STAR (Standardized Training for Alcohol Retailers) Program or the Department of Alcoholic Beverage Control's LEAD (Licensee Education on Alcohol and Drugs) Program. Both the Conditions of Approval and the requirements of the State Alcoholic Beverage Control agency are intended to protect the public health, welfare and safety of the community.

The approval of the Conditional Use Permit to allow for the sale of a full line of alcohol will not adversely affect the welfare of the community. Nearby residential uses are buffered from the market by the location of an employee parking lot and access driveway for deliveries. The public entrance to the market faces the large commercial parking lot to the west of the store and is separated from the residences by the building bulk, the single loaded parking lot and the access driveway. This will block any commercial use noise from reaching these homes. It should be noted that no one from these residences attended the hearing to complain about existing noise or crime in the commercial center. The site is located within an existing corner commercial development and the addition of alcoholic beverage sales will not change the character of the proposed retail use of the Armenian grocery store. Alcoholic beverage sales will be a small component and incidental to the overall retail operations of the ethnic food grocery store and will not adversely affect the surrounding community.

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

narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

The proposed project is for a Conditional Use to allow the of a full line of alcohol for off-site consumption in conjunction with the operation of a 6,121 square-foot market. A search conducted on the Alcohol Beverage Control (ABC) database showed that three licenses for on-site consumption and two licenses for off-site consumption are allocated for Census Tract: 1112.01. There is one license in utilization for the on-site sale and consumption of a full line of alcoholic beverages within this census tract. There are currently four licenses in utilization in the census tract that are licensed to sell alcohol for off-site consumption.

Tender Glow Inc., 16909 San Fernando Mission Boulevard

Trader Joe's, 11114 Balboa Boulevard

Manny's Mobil, 16955 San Fernando Mission Boulevard

Italia Bakery & Delicatessen, 11134 Balboa Boulevard

Western Refining Retail LLC, #1471, 11105 Balboa Boulevard

The existing number of licenses within the Census Tract 1112.01 do exceed the allocated number of licenses allowed per the Alcohol Beverage Control's allocations for census tracts. However, though there are four current licenses in the tract, the subject market is a specialty market which specializes in selling ethnic foods from Armenia. Generally, market and grocery stores sell alcohol incidental to other groceries and consumer goods. In this case, the proposed alcohol sales will be mainly Armenian products derived from wine. It was pointed out at the hearing by an employee of a nearby liquor store that the ABC will not restrict them to Armenian only products. General liquor sales are not a part of the business model for ethnic markets and especially ones like this which sell food products only and not general household goods. The full line is required because many liqueurs have higher alcohol contents than are allowed by beer and wine sales only.

According to statistics provided by the Los Angeles Police Department Mission Division, which has jurisdiction over the subject property within Crime Reporting District No. 1737, a total of 79 Part I Crimes and 14 Part II arrests were reported in 2021, compared to the citywide average of 149 crimes and arrests and the high crime average of 179 crimes for 2021. In 2021, there were (1) Narcotics, (0) Liquor Law, and (2) DUI related arrests. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years. The number of alcohol related arrests constitute only 2% of the reported arrests in the area. Thus, because

this is an ethnic market specializing in Armenian food products and the low crime rate due to alcohol arrests, there is not an over concentration of alcohol sales sites for off-site consumption in the Census Tract.

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.**

Granada Hills Grand Ridge Market is in a commercial building zoned for commercial uses. The incidental sale of alcoholic beverages for off-site consumption has not had a detrimental effect on nearby residences or sensitive uses as several other retailers in the area have been selling for many years.

The following sensitive uses were observed within a 1,000-foot radius of the subject property:

- Single-Family and Multiple-Family Residential
- Granada Hills Community Church: 11263 N. Balboa Avenue
- Northridge Community School (elementary): 11263 N. Balboa Avenue

The project is for a Conditional Use to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with the operation of a 6,121 square-foot market. The subject site does not interfere with the composition of the single-family residential uses in the surrounding area as the public entrance is facing the parking lot and the tenant spaces are in the eastern building in which the public entrances face the parking lot not adjacent residential uses. There is a deliver driveway and employee parking between the building and the RD2-1 zoned condominiums to the east.

The grant has been conditioned, to protect the health, safety, and welfare of the surrounding neighbors. The Zoning Administrator has considered the distance of the subject establishment from the above-referenced sensitive uses and recognizes that implementing proactive security measures will decrease the potential for adverse effects to the community due to the alcohol sales and operations of the subject site. The potential effects of excessive noise or disruptive behavior, criminal activity and underage drinking have been considered and addressed by requiring adequate lighting and requiring the use of electronic age verification devices to deter underage purchases. As conditioned, the use will not

detrimentally affect nearby residentially zoned community and other sensitive uses located in close proximity to the subject site.

ADDITIONAL MANDATORY FINDINGS

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 186,952, have been reviewed and it has been determined that this project is located outside the flood zone.

Inquiries regarding this matter shall be directed to William Cabrera, Planning Staff for the Department of City Planning at (818) 374-9903.



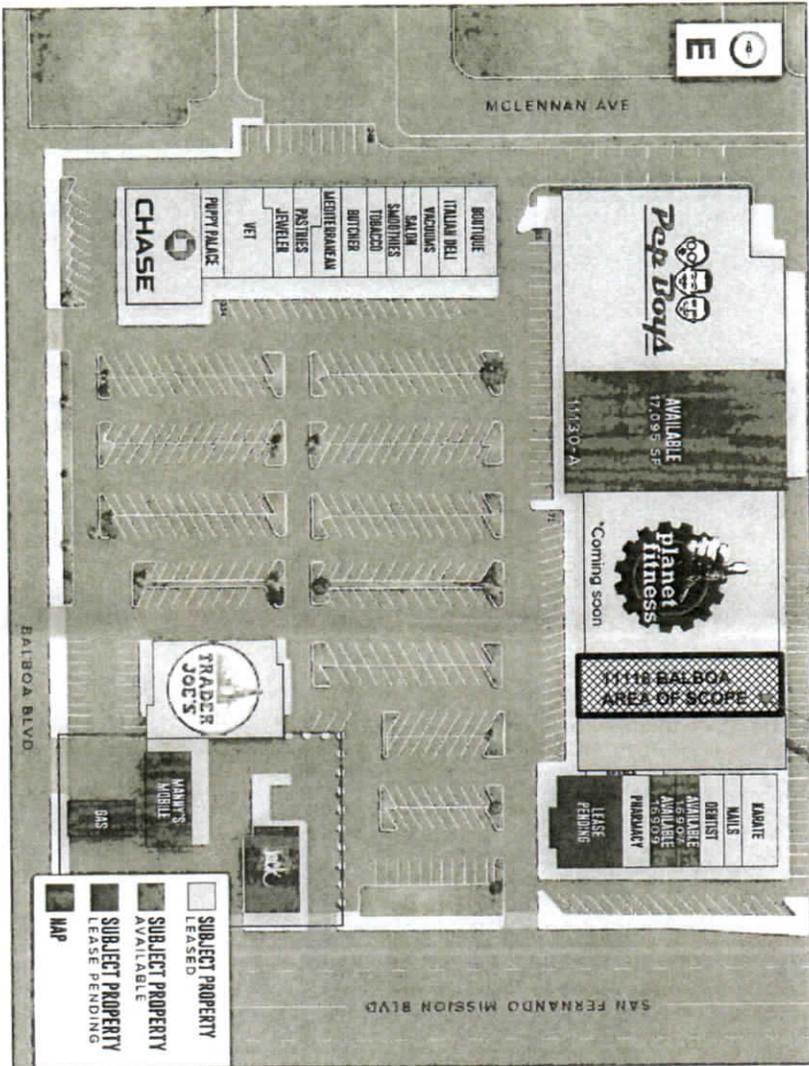
CHARLES J. RAUSCH, JR.
Associate Zoning Administrator

CJR:CR:SH:WC:xx

cc: Councilmember John Lee
Twelfth Council District
Adjoining Property Owners

SITE PLAN

GRAND RIDGE MARKET



SITE PLAN
SCALE: 1/2" = 1'-0"
1

APN: 2682-021-032

LOT SIZE: 7.91 ACRES

PARKING SPACES: 414 SPACES



GRANDRIDGE MARKET
11118 BALBOA BLVD.
GRANDA HILLS, CA

SITE PLAN

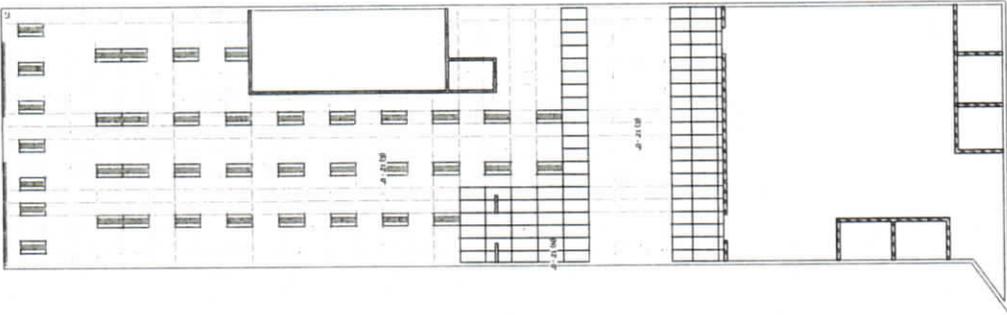
DATE: 3/16/2021 10:54:14 AM
SUBMITTAL DATE: XX XXXXXXXX, 2020
PLAN CHECK #: B20VW6520

A0

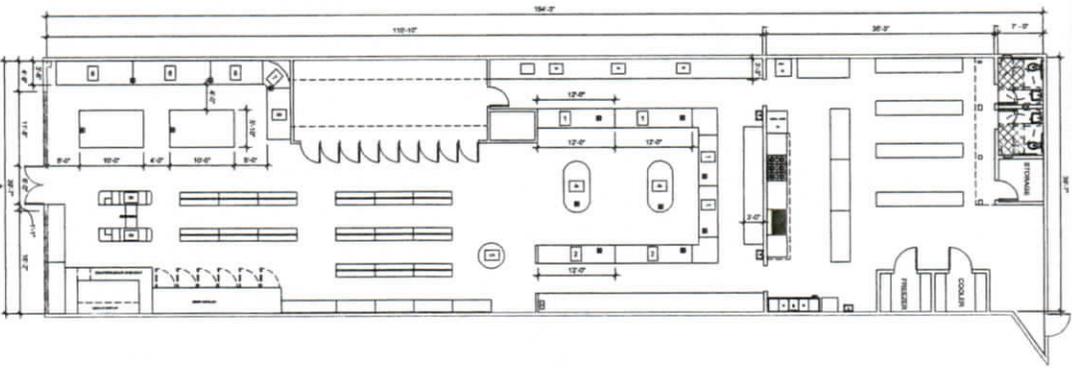
CONTRACTOR TO VERIFY ALL PERMITTING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK. DESIGN, IDEAS AND INFORMATION SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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ZA-2021-4646-CUB



(N) RCP
SCALE: 1/8" = 1'-0"
2



SCALE: 1/8" = 1'-0"
MAIN ENTRANCE

A2

GRANDRIDGE MARKET

11118 BALBOA BLVD.
GRANDA HILLS, CA

PROPOSED PLAN
FLOOR PLAN
DATE: 3/16/2021 10:54:30 PM
SUBMITTAL DATE: XX XXXXXXX, 2020
PLAN CHECK #: B20106920

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC. BEFORE PROCEEDING WITH THE WORK AS INDICATED ON THESE DRAWINGS AND TO SHOW ON THESE DRAWINGS AND TO SHALL RETURN THE PROPERTY OF THE CONTRACTOR TO THE ORIGINAL OWNER OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN THE WRITTEN CONSENT OF HELMARCH LA VISUAL CONTACT WITH THESE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



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ZA-2021-4646-CUB