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August 30, 2022

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

GC NOHO, LLC (O)  
c/o Gryphon Capital,  
LLC 133 Lomisa St. Suite A  
El Segundo, CA 90245

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

CASE NO. ZA-2022-3259-CUB  
CONDITIONAL USE  
12121 Victory Boulevard  
North Hollywood – Valley Village  
Zone : C2-1L  
D.M. : 180B165  
C.D. : 2  
CEQA: ENV-2022-3260-CE  
Legal Description: Lot 17, Tract TR  
15405

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

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

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

a Conditional Use to allow the sale of a full-line of alcoholic beverages for off-site consumption in conjunction with a new Target retail store in the C2-1L Zone,

Upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Zoning Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.
7. Authorized herein is the sale of a full-line of alcoholic beverages for off-site consumption in conjunction with a new 80,411 square-foot Target retail store. The grant shall be subject to the following limitations:
  - a. The hours of operation shall be limited to 7:00 a.m. to 11:00 p.m., daily.
8. After hour use shall be prohibited, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.
9. 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.
10. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
11. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.

12. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
13. Only the front door shall be used for patron access. All other doors shall be equipped on the inside with an automatic locking device and shall be kept closed at all times, other than to permit access for deliveries, trash removal, and emergency access.
14. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.
15. The exterior windows and glass doors of the store shall be maintained substantially free of signs and other materials from the ground to at least 6 feet in height above the ground so as to permit surveillance into the store by Police and/or private security.
16. **Complaint Log.** A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:
  - a. Entry, visible to pedestrians
  - b. Customer service desk, front desk or near the reception area.

Complaints shall be responded to within 24-hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved.
17. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.
18. 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 such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
19. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.

20. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the subject premises and the facility to discourage illegal and criminal activities and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.
21. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department, Department of Alcoholic Beverage Control, or the Department of Building and Safety. The on-site Manager and employees shall be knowledgeable of the conditions herein.
22. The applicant shall be responsible for maintaining the premises over which they have control, including the adjoining sidewalk and any public or temporarily closed alleys abutting the site, free of debris or litter.
23. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.
24. Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor dining areas in accordance with Los Angeles Municipal Code Section 41.50 B 2 C. This prohibition applies to all outdoor areas of the establishment if the outdoor area is used in conjunction with food service and/or the consumption, dispensing or sale of alcoholic or non-alcoholic beverages.
25. The applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.
26. Any music, sound or noise which is under control of the applicant shall not violate Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance). At any time, a City representative may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulation, the owner/operator will be notified and will be required to modify or eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.

27. **Private Events.** Any use of the restaurant for private events, including corporate events, birthday parties, anniversary parties, weddings or other private events which are not open to the general public, shall be subject to all the same provisions and hours of operation stated herein.
28. There shall be no live entertainment or amplified music on the premises. There shall be no karaoke, disc jockey, topless entertainment, male or female performers or fashion shows.
29. Prior to the issuance of a building permit, including tenant improvements or signage, the applicant shall obtain necessary approvals from the San Vicente Scenic Corridor Specific Plan.

### ADMINISTRATIVE CONDITIONS

30. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
31. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per L.A.M.C Section 19.01-E,3 - Monitoring of Conditional Use Permits, Inspection, and Field Compliance for Review of Operations and Section 19.04 - Miscellaneous ZA Sign Offs shall be paid to the City.
  - a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.
  - b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
32. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30 days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing floor plan, seating arrangement or number of seats of the new operation.

33. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (Upon his/her initiative, or upon written request by LAPD or Department of ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to LAMC Section 19-01-E, the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall prepare a radius map and cause notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office and the Los Angeles Police Department's corresponding division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

#### **INDEMNIFICATION AND REIMBURSTMENT OF LITIGATION COSTS**

34. Applicant shall do the following:
  - a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
  - b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgements or awards against the City (including an award of attorney's fees), damages, and /or settlement costs.
  - c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from the responsibility to reimburse the City pursuant to the requirement in paragraph (b).
  - d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall 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 this 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 a said time and carried on diligently to completion, the authorization shall terminate and become void.

### **TRANSFERABILITY**

The 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 **SEPTEMBER 14, 2022** unless an appeal therefrom is filed with the City Planning Department. 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:

<b>Downtown</b>	<b>San Fernando Valley</b>	<b>West Los Angeles</b>
Figueria Plaza 201 North Figueria Street, 4th Floor Los Angeles, CA 90012 (213) 482-7077	Marvin Braude Constituent Service Center 6262 Van Nuys Boulevard, Room 251 Van Nuys, CA 91401 (818) 374-5050	Development Services Center 1828 Sawtelle Boulevard, 2nd Floor Los Angeles, CA 90025 (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 Zoning Administrator who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

## FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on August 23, 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 plan approval under the provisions of Section 12.24-W have been established by the following facts:

### BACKGROUND

The proposed project is a Conditional Use to allow the sale and dispensing of a full-line of alcoholic beverages for off-site consumption in conjunction with a new 80,411 square foot Target retail store. The project will provide 426 shared parking spaces within a surface level parking lot. The proposed hours of operation will be from 7:00 a.m. to 11:00 p.m., daily.

The subject property is located on a 99,176 square-foot rectangular corner lot with a frontage of approximately 293 linear feet along Laurel Canyon Boulevard. The new Target will be located in the recently remodeled Valley Plaza shopping center at the northwest corner of Victory Boulevard and Laurel Canyon Boulevard. Target will occupy approximately 80,411 on two (2) levels of an existing retail building with on-site surface parking. The subject property was previously occupied by a Sears retail store. The proposed Target will share the plaza with Ross Dress for Less and Burlington Department Store.

The subject property is located within the North Hollywood – Valley Village Community Plan area with a land use designation of Community Commercial with corresponding CR, C1, C1.5, RAS3, RAS4, and P Zones. The project site is zoned C2-1L and this consistent with the existing land use designation. The subject property is also located within a Redevelopment Project Area: Laurel Canyon Commercial Corridor, Freeway Adjacent Advisory notice for Sensitive Uses, and a Local Emergency Temporary Regulations – Time Limits and Parking Relief Area.

Surrounding land uses are characterized by similar uses including a variety of commercial uses with surface level parking lots. Properties to the north, across Hamlin Street, are zoned C2-1L and P-1L with a land use designation of Community Commercial and developed with two educational facilities including Roy Romer Middle School and ISANA Palmati Academy. Properties to the east adjacent to the subject property, are zoned C2-1L and P-1L with a land use designation of Community Commercial and developed with a large surface level parking utilized by Valley Plaza customers, as well as a multi-story bank building across Laurel Canyon. Properties to the south, across Victory Boulevard, are zoned C2-1L and P-1L with a land use designation of Community Commercial and developed with a one (1)-story corner mini-shopping center with surface level parking lot. Properties to the west, immediately adjacent to the subject property, are zoned C2-1L with a land use designation of Community Commercial and developed with a similar large one (1)-story shopping center with surface level parking lot as well as, West Coast University educational facility.

## **STREETS**

Victory Boulevard, adjacent to the property is designated as a Boulevard II with a right-of-way width of 110 feet and improved with asphalt roadway, concrete curb, and sidewalk.

Laurel Canyon, adjacent to the property is designated as Avenue I with a right-of-way width of 100 feet and improved with asphalt roadway, concrete curb, and sidewalk.

Hamlin Street, adjacent to the property is designated as a Local Street - Standard with a right-of-way width of 60 feet and improved with asphalt roadway, concrete curb, and sidewalk.

### **Previous Cases, Affidavits, Permits, and Orders on the Applicants Property:**

Case No. ZA-1994-0350-SP: On September 2, 1994, the Zoning Administrator approved a proposed outpatient medical and pharmacy service facility and approximately 26 other commercial uses to share their off-street parking spaces in the C2-1L Zone.

### **Previous Cases, Affidavits, Permits, and Orders on Surrounding Properties (since 2010):**

Case No. ZA-2009-3519-CUB: On September 30, 2010, the Zoning Administrator approved a Conditional Use permit allowing the sale and dispensing of a full-line of alcoholic beverages for off-site consumption, in conjunction with an existing 32,647 square-foot supermarket in the C2-1L Zone.

## **PUBLIC CORRESPONDENCE**

A letter dated June 6, 2022, from the Los Angeles Police Department's North Hollywood Vice Unit was submitted indicated LAPD's stance of non-opposition to the project with recommended conditions of approval.

A letter from Laura Napoli of the Planning and Land Use Committee Chair of the North Hollywood Northeast Neighborhood Council was submitted. The letter indicated the neighborhood council's support of a motion to support the subject conditional use request.

## **PUBLIC HEARING**

A public hearing was held before the Zoning Administrator on Tuesday, August 23, 2022 at 9:30 a.m. Due to COVID-19 and continued concerns that meeting in person would present imminent risks to the health and safety of the attendees, the hearing was conducted entirely telephonically. The hearing was attended by the applicant's representative, Beth Aboulafia, and a representative from Council District 2.

Ms. Aboulafia made the following statements:

- This is a request for a conditional use to sell a full line of alcoholic beverages for off-site consumption.
- This is for the new Target at the Valley Plaza Shopping Center.

- Target will occupy two levels of the existing building. Ross and Burlington came in one year ago.
- Alcohol will be offered along with other products Target sells. This includes dry goods, fresh meats, etc.
- Alcohol is offered at most Targets.
- Target will follow all procedures to sell alcohol. They will be responsible in their sales.
- Target will include video surveillance, security to monitor the store both inside and outside the premises. Security from the shopping center patrols the outdoor areas.
- Cashiers are trained in alcohol sales.
- Letters of support were submitted. One letter from the North Hollywood North East Neighborhood Council was submitted. A letter of non-opposition with conditions were also received.

During the public comment portion of the public hearing, one participant, Tiffany Zeytounian, Planning Deputy for Council District 2, requested confirmation of the operating hours, and inquired of a letter from the Los Angeles Police Department.

Ms. Aboulafia responded to public comment and stated that the hours would be to 11 p.m.

**CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES**

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.

- Fortified wine (greater than 16% alcohol) shall not be sold.
- No signs are permitted on the outside of the building or directed from the inside to the outside which display or advertise the availability of alcoholic beverages.
- Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages and shall be installed on the premises at each point-of-sale location. The device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverages.
- The sale of alcoholic beverages shall be limited to the hours as prescribed by State law, but in no instance shall sales extend past 11 p.m.
- Wine coolers shall be sold in four packs and wine shall be sold in 750 ml or larger bottles.

### **BASIS FOR CONDITIONAL USE PERMITS**

A particular type of development is subject to the conditional use plan approval 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 sale of a full line 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 proposed project involves a Conditional Use to allow the sale of a full-line of alcoholic beverages for off-site consumption in conjunction with a new 80,411 square-foot Target retail store. The proposed hours of operation will be from 7:00 a.m. to 11:00 p.m., daily.

A variety of commercial uses are an intrinsic part of the service amenities necessary for the conservation, development, and success of a vibrant neighborhood. The subject property has previously operated as large retail store within an existing shopping plaza and will operate as such a new Target retail store. The availability of a full-line of alcoholic beverages for off-site consumption in conjunction a new Target retail store will offer an amenity of convenience of one-stop shopping. It will cater to the local community, local employees, patrons of adjacent commercial uses, and the residents in the neighborhood.

Moreover, the subject site and surrounding properties were planned, zoned, and subsequently developed for commercial uses such as the subject retail store. Said

use will continue to be a convenience to the general public including a wide variety of commercial uses along and around Laurel Canyon Boulevard a well-travelled thoroughfare for residents and passers-by alike. The subject property is also developed in a manner similar to surrounding properties – as shopping plaza across the street from a mini-shopping center with similar uses including retail and restaurant uses that serve a diverse population within the North Hollywood – Valley Village Community Plan area. As such, the Target retail store with alcohol service will offer a convenient location and amenity for local residents and visitors and will perform a function and provide a service that is beneficial to the surrounding community.

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

The subject property is located on a 99,176 square-foot rectangular corner lot with a frontage of approximately 293 linear feet along Laurel Canyon Boulevard. The new Target will be located in the recently remodeled Valley Plaza shopping center at the northwest corner of Victory Boulevard and Laurel Canyon Boulevard. Target will occupy approximately 80,411 square feet on two (2) levels of an existing retail building with on-site surface parking. The subject property was previously occupied by a Sears retail store. The proposed Target will share the plaza with Ross Dress for Less and Burlington Department Store. Hours of operation will be from 7:00 a.m. to 11:00 p.m., daily.

The subject property is located within the North Hollywood – Valley Village Community Plan area with a land use designation of Community Commercial with corresponding CR, C1, C1.5, RAS3, RAS4, and P Zones. The project site is zoned C2-1L and this consistent with the existing land use designation. The subject property is also located within a Redevelopment Project Area: Laurel Canyon Commercial Corridor, Freeway Adjacent Advisory notice for Sensitive Uses, and a Local Emergency Temporary Regulations – Time Limits and Parking Relief Area.

Surrounding land uses are characterized by similar uses including a variety of commercial uses with surface level parking lots. Properties to the north, across Hamlin Street, are zoned C2-1L and P-1L with a land use designation of Community Commercial and developed with two educational facilities including Roy Romer Middle School and ISANA Palmati Academy. Properties to the east adjacent to the subject property, are zoned C2-1L and P-1L with a land use designation of Community Commercial and developed with a large surface level parking utilized by Valley Plaza customers, as well as a multi-story bank building across Laurel Canyon. Properties to the south, across Victory Boulevard, are zoned C2-1L and P-1L with a land use designation of Community Commercial and developed with a one (1)-story corner mini-shopping center with surface level parking lot. Properties to the west, immediately adjacent to the subject property, are zoned C2-1L with a land use designation of Community Commercial and

developed with a similar large one (1)-story shopping center with surface level parking lot as well as, West Coast University educational facility.

The subject property is zoned and developed in a manner consistent with both the City's desired land use designation for the site and the surrounding area. The proposed new Target within an existing building with the sale of a full-line of alcoholic beverages for off-site consumption is compatible with the function of Laurel Canyon Boulevard and Victory Boulevard as streets mainly occupied by commercial uses and is a desirable use for the location. Conditions have been imposed to encourage responsible management and deter criminal activity. As conditioned, the new Target retail store with the sale of a full-line of alcoholic beverages for off-site consumption will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety and the development of the community.

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

The elements of the General Plan establish policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code (LAMC). Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The Land Use element of the City's General Plan divides the City into 35 Community Plans. The subject site is located within the North Hollywood – Valley Village Community Plan with a land use designation of Community Commercial. proposed retail use with the sale of a full-line of alcoholic beverages for off-site consumption is consistent with this zone and land use designation. The North Hollywood – Valley Village Community Plan text is silent in regard to alcohol sales. In such cases, the Zoning Administrator must interpret the intent of the Plan. The North Hollywood – Valley Village Community Plan serves to address a number of issues and opportunities present in the area and recognizes the importance of retaining a viable and vibrant commercial sector. Additionally, the project is consistent with the following goals, objectives and policies of the Community Plan:

*Goal 2                    A strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while reserving the historic commercial and cultural character of the community.*

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

The project will allow a neighborhood serving Target store that will provide a desirable retail service and convenience with the sale of a full-line of alcoholic beverages for off-site consumption to the surrounding community. The proposed alcohol service will allow the new Target to provide an additional type of consumer

good for sale for people 21 years and older. This will provide a beneficial service to the existing community, as a large retail store that will provide a variety of consumer goods as well as the convenience to purchase alcoholic beverages for one-stop shopping. The project furthers the function and identity of Laurel Canyon Boulevard, a street occupied mainly with commercial uses, and contributes to the preservation of the area as there are no sustainable changes to the existing building. The project proposes a desirable commercial service within an existing building designated for such uses. The project maintains an existing and desirable commercial pattern of zoning and land use that is consistent and compatible with other properties and uses in the surrounding neighborhood. Thus, the project substantially conforms with the purpose, intent, and provisions of the General Plan and Community Plan.

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

The Conditional Use permit allows the sale of a full-line of alcoholic beverages for off-site consumption, and will not adversely affect the welfare of the community. The subject property is zoned C2-1L, which allows for commercial uses. The subject site is located at the intersection of Laurel Canyon Boulevard and Victory Boulevard. The use will continue to enhance the character of the area and provides a beneficial and essential service to the surrounding neighborhood. The addition of the sale of a full-line of alcoholic beverages for off-site consumption to the retail store will positively impact the financial health of the property and improve the economic vitality of the area via increased tax revenue.

Conditional authorization for the sale of a full-line of alcoholic beverages for off-site consumption is allowed through the approval of the Zoning Administrator, subject to certain findings. Given the scope of the conditions and limitations established herein, the surrounding land uses will not be significantly impacted by any of the proposed conditional uses. Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring responsible management and deterrents against loitering. Employees will undergo training on the sale of alcoholic beverages, including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retainers (STAR) Program. Additionally, other conditions related to excessive noise, noise prevention, and litter will safeguard the residential community. Therefore, with the imposition of such conditions, the sale of a full-line of alcoholic beverages at this location will not adversely affect the welfare of the pertinent community.

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

**rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

According to the State Department of Alcoholic Beverage Control (ABC), there are two on-site licenses and three off-site licenses allocated to Census Tract No. 1239.01. Concentration can be undue when the addition of a license will negatively impact a neighborhood. However, concentration is not undue when the approval of a license provides a public service and benefits the community. In this case, the granting of the application will not result in undue concentration as the project provides a unique amenity and service and enhances the community. Additionally, the sale of a full-line of alcoholic beverages at the subject property will not result in an overwhelming presence of alcohol sale in the neighborhood as the quantity of active licenses in the surrounding area is relatively low. In active commercial areas where there is a demand for licenses beyond the allocated number, the ABC has recognized that high-activity retail and commercial centers are supported by significant employee population, in addition to the increasing resident population base in the area. The ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents.

According to statistics provided by the Los Angeles Police Department's North Hollywood Division Unit, within the Crime Reporting District. 1524, which has jurisdiction over the subject property, a total of 122 crimes and arrests were reported in 2021, including 65 for Part I Crimes and 57 Part for II Arrests, compared to the Citywide average of 149 crimes and arrests, and compared to the High Crimes average of 179 crimes for the same reporting period. Alcohol-related Part II crimes reported by LAPD include, Narcotic Drug Laws (1), Liquor Laws (0), Public Drunkenness (0), Disturbing the Peace (0), Disorderly Conduct (0), and Driving Under the Influence (12). 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.

No evidence was submitted for the record establishing any link between the subject site and the area's crime rate. The statistics cover an entire district and do not pertain particularly to the subject site. No complaints were submitted for the record concerning any criminal or nuisance activity associated with the subject site. The incorporation of conditions relative to the specific operation of the establishment will address and minimize any possible adverse impact on the welfare of the surrounding area, including restrictions on noise, safety and security to ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity. As such, approval of the request will not result in an undue concentration of licensed premises.

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

The project site is zoned for Community Commercial uses and will continue to be a utilized as such with the proposed new restaurant within an existing one-story commercial building. The following sensitive uses are located within a 600-foot radius of the site:

**Sensitive Uses**

Galaxy Medical College	6400 Laurel Canyon Boulevard
ISANA Palmati Academy & Roy Middle School	6501 Laurel Canyon Boulevard
CPR School	6426 Bellingham Avenue
Marmel Beauty Academy	6444 Bellingham Avenue
Bellingham Elementary School	6728 Bellingham Avenue
West Coast University LA Campus	12215 Victory Boulevard
Valley Plaza Recreation Area	St. Claire Avenue
Victory Valley Childcare Center	6451 St. Claire Avenue
My Little Angels Weecare Daycare Center	6613 Bellingham Avenue
Academy of Music & Fine Arts	6244 Laurel Canyon Boulevard
Holy Trinity Armenian Church & Preschool	11960 Victory Boulevard

**Alcohol Uses**

Le Reve Restaurant	6304-06 North Laurel Canyon Boulevard
Smart & Final	6601 North Laurel Canyon Boulevard

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. The grant has been well conditioned, which would protect the health, safety, and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. This project will contribute to the neighborhood and will serve the neighboring residents and the local employees as well as visitors. Therefore, as conditioned, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

**FLOOD HAZARD FINDING**

7. The National Flood Insurance Program rate maps, which are part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in a 500-year Flood Zone.

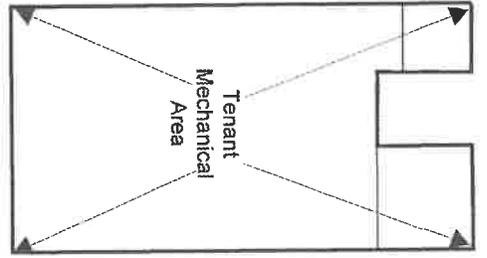
Inquiries requiring this matter shall be directed to Stephanie Escobar, Planning Staff for the Department of City Planning at (213) 978-1492.



HENRY CHU  
Associate Zoning Administrator

HC:RO:SE:bk

cc: Councilmember Paul Krekorian  
Second Council District  
Adjoining Property Owners



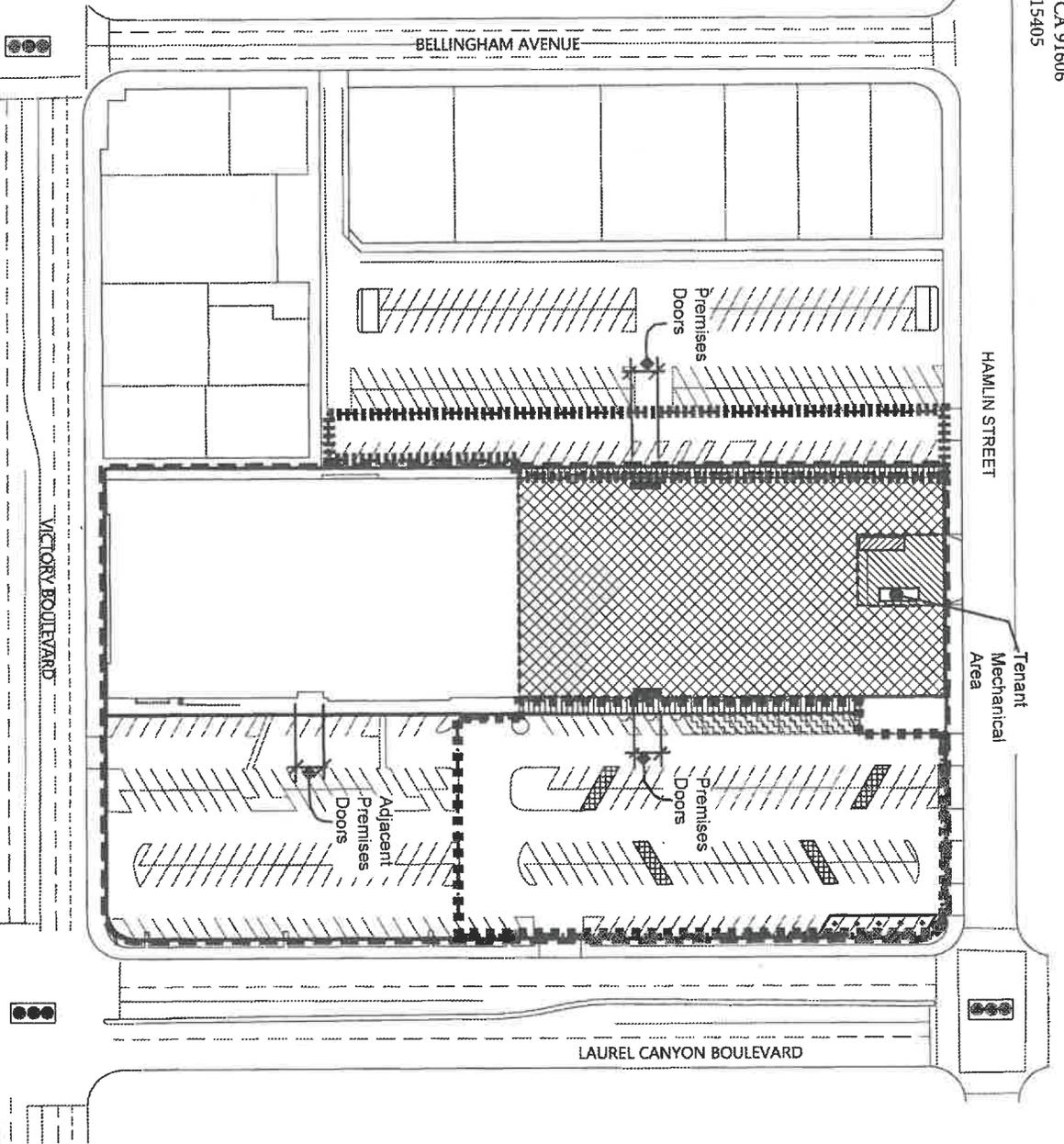
**ROOF PLAN**

- Property
- Adjacent Rear Parking
- Tenant Control Area
- Building Line
- Premises
- Truck Dock
- Cart Storage
- Drive Up Area
- Tenant Employee Parking Area
- Sidewalk Sales Area
- Tenant's Trash Area
- Traffic Signal



**T-3427 LA-North Hollywood, CA**

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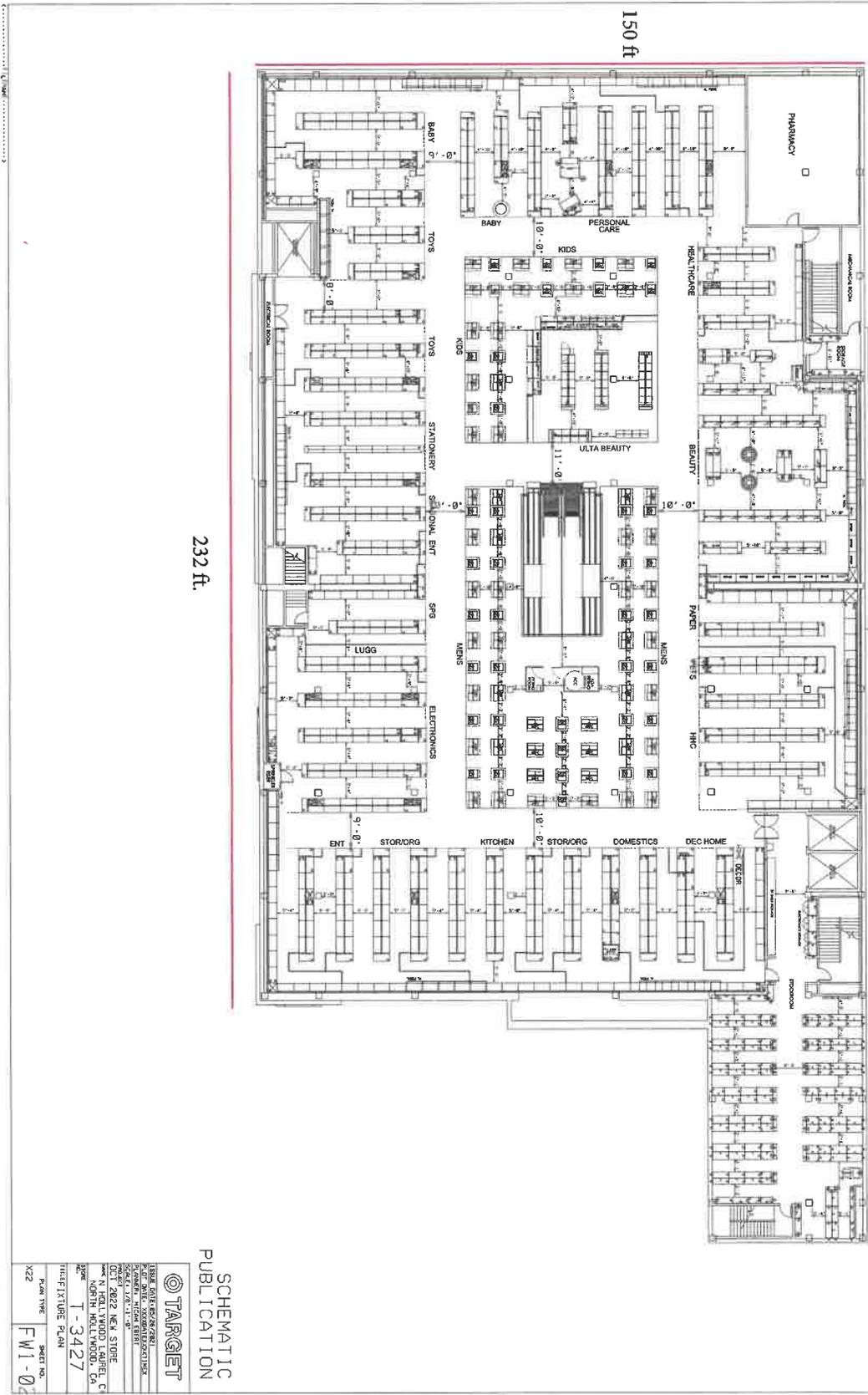
Summary Table:  
 Lot/Parcel: 2.28 ac.  
 Target Leased Premises: 80,411 sq. ft.

**Exhibit B  
 Site Plan**

**EXHIBIT "A"**  
 Page No. 1 of 2  
 Case No. 2A-2022-3259-CLB

**2A-2022-3259**

*(Handwritten initials)*



293 ft.

232 ft.

150 ft.

CEILING HEIGHT	
A & A+	12'-6"
HARDLINES	12'-6"
STOCKROOM	15'-0"

\* USE 4' DIM TO DETERMINE STRUCTURE

**TARGET CORPORATION**  
 1675 AVENUE OF THE STARS  
 SUITE 100  
 BOSTON, MA 02116  
 TEL: 617-252-0000  
 FAX: 617-252-0001  
 WWW.TARGET.COM

**SCHEMATIC PUBLICATION**



ISSUE DATE: 05/28/2021  
 PROJECT: TARGET STORE #1000158  
 SCALE: 1/8" = 1'-0"  
 DATE: 05/28/2021 NEW STORE  
 STORE: N HOLLYWOOD LAUREL C  
 ADDRESS: NORTH HOLLYWOOD, CA  
 PHONE: 1-3427  
 PROJECT: FIXTURE PLAN  
 SHEET NO.: FW1-02  
 PLAN TYPE: X22

ZA-2022-3259

**EXHIBIT "A"**  
 Page No. 2 of 2  
 Case No. ZA-2022-3259-C18

OFFICE OF ZONING  
ADMINISTRATION  
200 N. SPRING STREET, ROOM 763  
LOS ANGELES, CA 90012-4801  
(213) 978-1318

ESTINEH MAILIAN  
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING  
ADMINISTRATORS

JACK CHIANG  
HENRY CHU  
JONATHAN A. HERSHEY, AICP  
THEODORE L. IRVING, AICP  
CHARLES J. RAUSCH JR.  
CHRISTINA TOY LEE

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

LOS ANGELES DEPARTMENT  
OF CITY PLANNING  
EXECUTIVE OFFICES

VINCENT P. BERTONI, AICP  
DIRECTOR

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

planning.lacity.org

September 26, 2022

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

GC NOHO, LLC (O)  
c/o Gryphon Capital,  
LLC 133 Lomisa St. Suite A  
El Segundo, CA 90245

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

CASE NO. ZA-2022-3259-CUB  
CONDITIONAL USE  
12121 Victory Boulevard  
North Hollywood – Valley Village  
Zone : C2-1L  
D.M. : 180B165  
C.D. : 2  
CEQA: ENV-2022-3260-CE  
Legal Description: Lot 17, Tract TR  
15405

## LETTER OF CORRECTION

On August 30, 2022, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,1, the Zoning Administrator approved a Conditional Use to allow the sale of a full-line of alcoholic beverages for off-site consumption in conjunction with a new two-story Target retail store in the C2-1L Zone located at 12121 Victory Boulevard.

On September 26, 2022, the applicant's representative requested a Letter of Correction to address conditions that were identified as not being applicable to the subject project and stated that second level floor plan was not included in the stamped Exhibit A that was attached with the August 30, 2022 determination letter.

### CONDITIONS OF APPROVAL

Condition Nos. 13 and 24 were inadvertently included as conditions of approval. The conditions were intended for a project that operates as a restaurant. This project is a retail store, and does not have outdoor dining areas. These conditions should be deleted since it is not applicable to the subject project. Condition No. 29 required the project comply with the provisions of the San Vicente Specific Plan. The subject site is not located within the San Vicente Specific Plan overlay area. Therefore, Condition No. 29 should be removed. In addition, Condition No. 27 identified the operation as a restaurant and imposed a condition related to special events. The intent was ensuring if there were to be any special event on the premises, the same conditions and hours of operation of the retail store would still be applicable.

Therefore, the following conditions should be DELETED/MODIFIED as follows:

13. ~~DELETED. Only the front door shall be used for patron access. All other doors shall be equipped on the inside with an automatic locking device and shall be kept closed at all times, other than to permit access for deliveries, trash removal, and emergency access.~~
24. ~~DELETED. Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor dining areas in accordance with Los Angeles Municipal Code Section 41.50 B 2 C. This prohibition applies to all outdoor areas of the establishment if the outdoor area is used in conjunction with food service and/or the consumption, dispensing or sale of alcoholic or non-alcoholic beverages.~~
27. **MODIFIED. Private Events.** Any use of the restaurant retail store for private events, including corporate events, birthday parties, anniversary parties, weddings or other private events which are not open to the general public, shall be subject to all the same provisions and hours of operation stated herein.
29. ~~DELETED. Prior to the issuance of a building permit, including tenant improvements or signage, the applicant shall obtain necessary approvals from the San Vicente Scenic Corridor Specific Plan.~~

APPROVED PLAN (EXHIBIT B Supersedes EXHIBIT A)

In addition, since the second story floor plan was inadvertently not included as part of Exhibit A as part of the August 30, 2022 determination letter, the attached file, identified as "Exhibit B" shall supersede the stamped plans labeled "Exhibit A". There are no changes to the floor plan or site plan from those previously approved. Exhibit B merely adds the second story floor plan that was previously reviewed and approved as part of this Conditional Use grant. No other conditions or findings have been changed.

Inquiries requiring this matter shall be directed to Stephanie Escobar, Planning Staff for the Department of City Planning at (213) 978-1492.



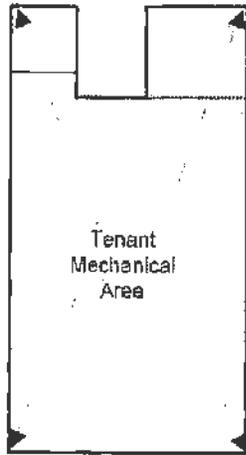
HENRY CHU  
Associate Zoning Administrator

HC:RO:SE:bk

cc: Councilmember Paul Krekorian  
Second Council District  
Adjoining Property Owners

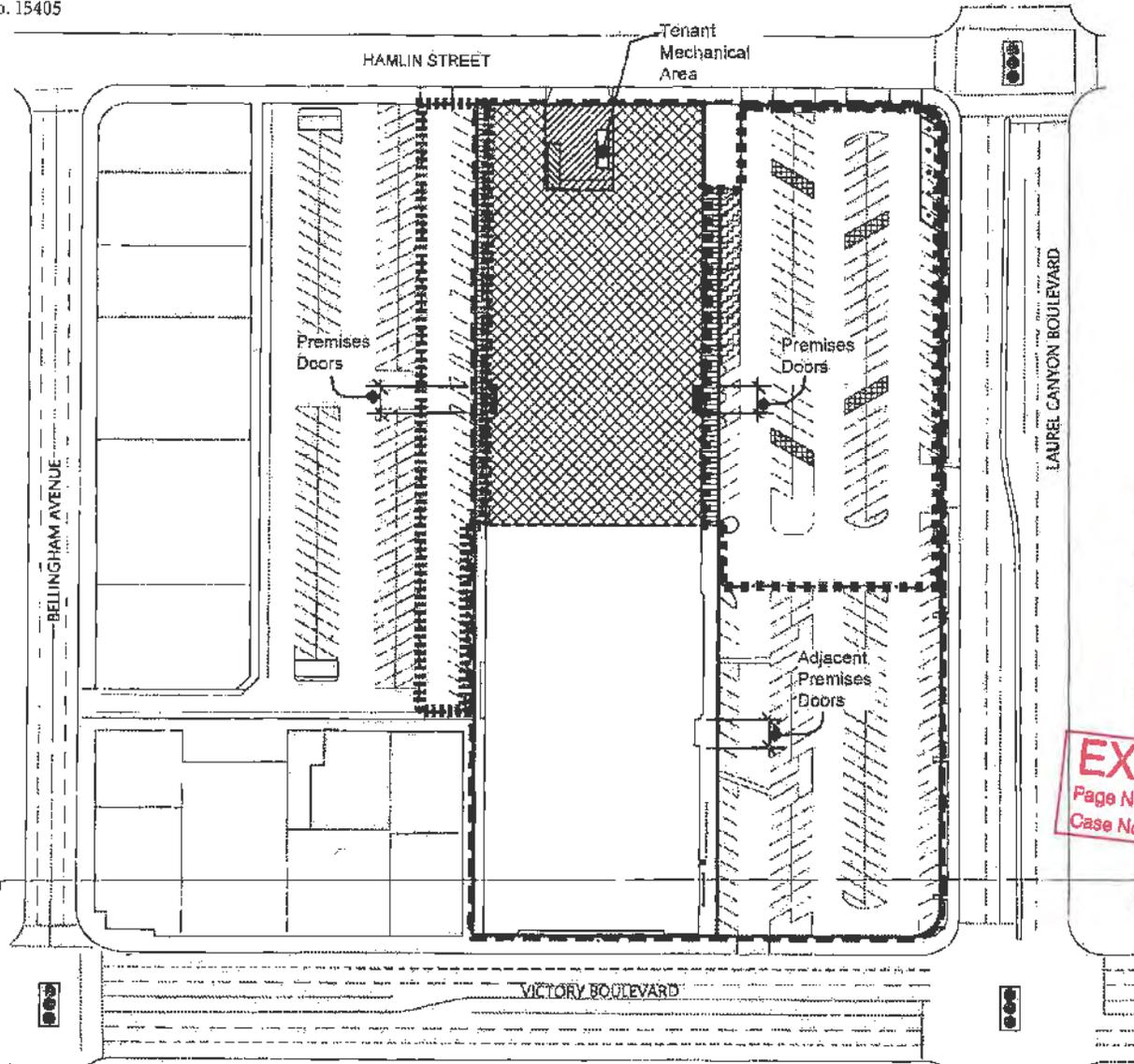
ATTACHMENT: "EXHIBIT B"

Target, 12121 Victory Blvd., North Hollywood, CA 91606  
 Legal Description: Lots 17 and 18 of Tract No. 15405



**ROOF PLAN**

- Adjacent Rear Parking
- Property
- Tenant Control Area
- Building Line
- Premises
- Truck Dock
- Cart Storage
- Drive Up Area
- Tenant Employee Parking Area
- Sidewalk Sales Area
- Tenant's Trash Area
- Traffic Signal



*EXHIBIT "A" from August 30, 2022 superseded by this EXHIBIT "B" since 2nd floor plans were indistinctly omitted. This is attachment to September 26, 2022 Letter of Correction.*

**EXHIBIT "B"**  
 Page No. 1 of 3  
 Case No. 24-2022-3294

*AD*

**T-3427 LA-North Hollywood, CA**

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Summary Table:  
 Lot/Parcel: 2.28 ac.  
 Target Leased Premises: 80,411 sq. ft.

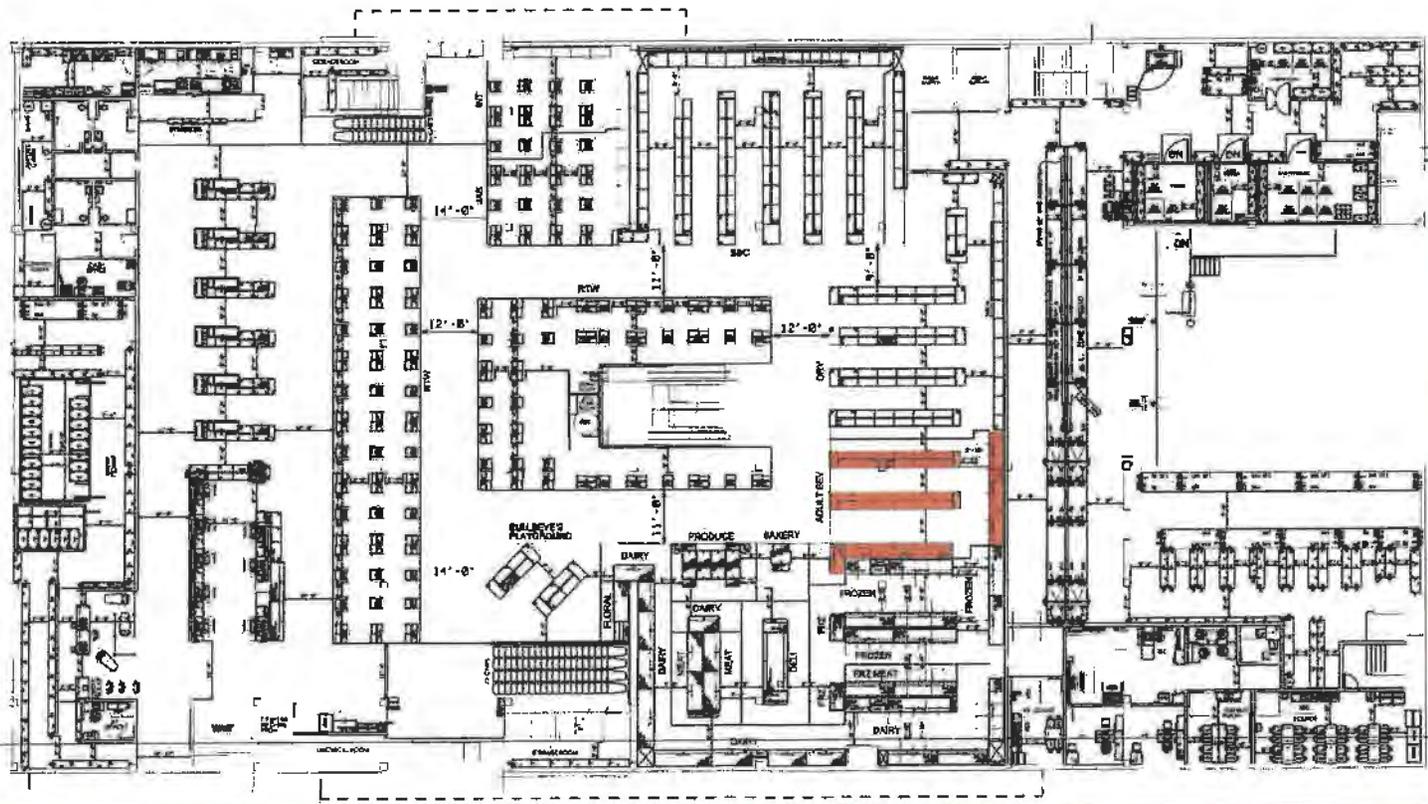
**Exhibit B  
 Site Plan**

CEILING HEIGHT

A & A: 12'-6"  
HARDLINES: 12'-6"  
STOCKROOM: 17'-0"

TARGET CORPORATION

UNIVERSITY MICROFILMS INTERNATIONAL  
SERIALS ACQUISITION  
300 N ZEEB RD  
ANN ARBOR MI 48106



150 ft.

293 ft.

**EXHIBIT "B"**  
 Page No. 2 of 3  
 Case No. LA 001-3769 sub  
*AD*

Target, 12121 Victory Blvd., North Hollywood, CA 91606

Store: 80,411 sq. ft.  
 Sales Floor Area: 36,377 sq. ft.  
 Alcohol Beverage Display Area (red): 300 sq. ft.

SCHEMATIC PUBLICATION

**TARGET**

PROJECT: 12121 VICTORY BLVD.  
 STORE TYPE: NEW STORE  
 DATE: 12/12/00  
 STORE NO.: 12121  
 ADDRESS: 12121 VICTORY BLVD., NORTH HOLLYWOOD, CA  
 STORE NO.: T-3427  
 MANUFACTURE PLAN

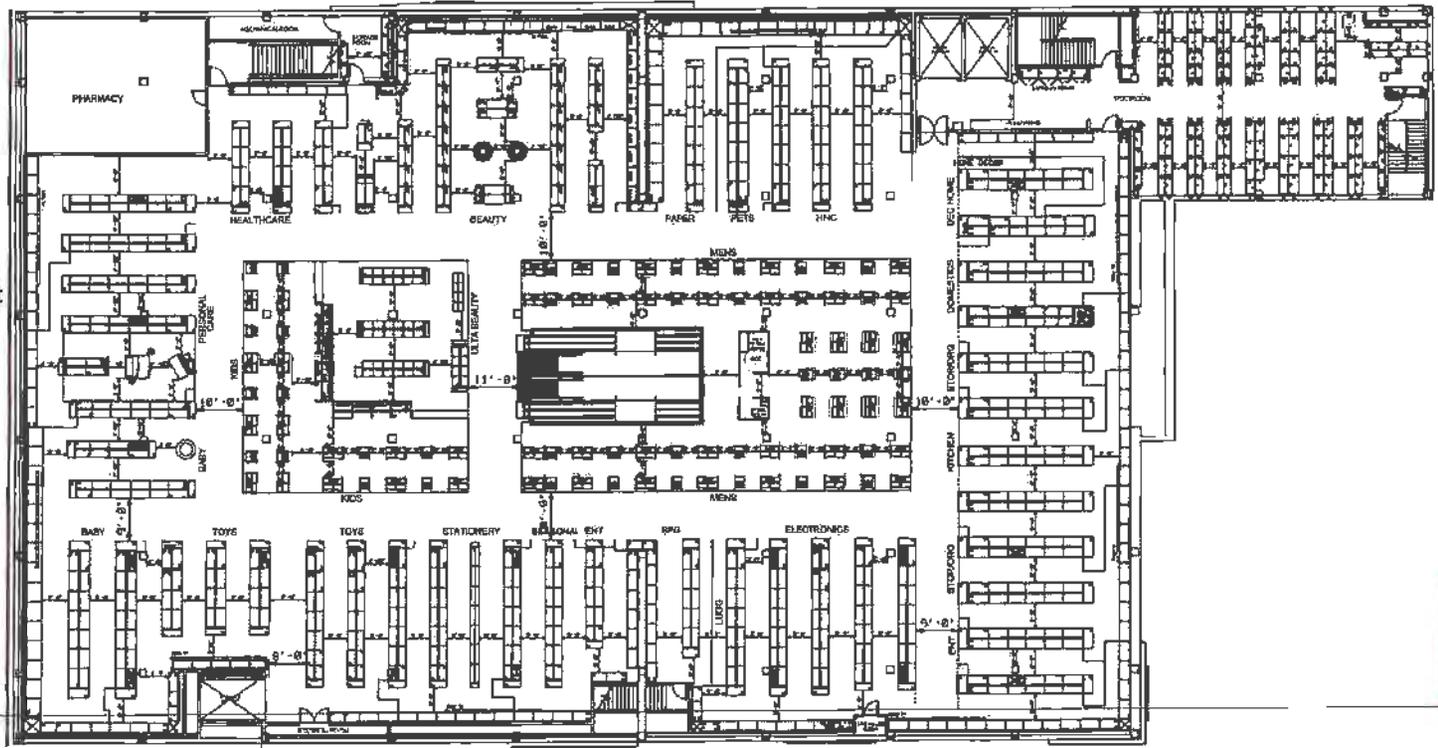
PLAN TYPE: FW1-01  
 SHEET NO.: K22

CEILING HEIGHT  
 A & A: 12'-6"  
 HARD LINES: 12'-6"  
 STOCKROOM: 15'-0"  
 \* SEE HEIGHT TO BOTTOM OF STRUCTURE



293 ft.

150 ft.



232 ft.

**EXHIBIT "B"**  
 Page No. 3 of 3  
 Case No. CA-200-3259-016

*(Handwritten initials)*

SCHEMATIC PUBLICATION

<b>TARGET CORPORATION</b>	
1000 WEST 100TH STREET SPOKANE, WASHINGTON 99201 TEL: (509) 325-1111	
DCI 2022 NEW STORE 444 N HOLLYWOOD BLVD NORTH HOLLYWOOD, CA NO. T-3427	
PLAN NO.	REV. NO.
K22	FW1-02