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Decision Date: June 7, 2023

Appeal Period Ends: June 22, 2023

Mounir Sami Iskander and
Lilianne Alphonse Iskander (A/O)
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Tujunga, CA 91402

Liliger Damaso (R)
Liquor License Agents
5243 East Beverly Boulevard,
Los Angeles, CA 90022

CASE NO. ZA-2022-4437-CUB
CONDITIONAL USE
10505 North Mount Gleason Avenue and
7807 West Summitrose Street
Sunland – Tujunga – Lake View Terrace –
Shadow Hills – East La Tuna Canyon
Community Plan
Zone: C2-1VL
C.D: 7 - Rodriguez
D.M.: 204B193, 207A195
CEQA: ENV-2022-4438-CE
Legal Description: Lot Nos. 1, 2, and 32,
Tract 3829

Pursuant to California Environmental Quality Act (CEQA), I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from the 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; and,

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

a Conditional Use to permit an alcohol license upgrade from beer and wine to full line and the sales and dispensing of a full line of alcoholic beverages for off-site consumption, in conjunction with the operation of an existing convenience store in the C2-1VL 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 use and development of the property shall be in substantial conformance with the plot 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 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 Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
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 Development Services Center approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for inclusion in the case file.
7. The grant made herein shall have a life of **SEVEN YEARS** after which the grant entitlement shall be null and void and the applicant shall file for and win approval of a new grant from the Office of Zoning Administration in order to continue the sale of beer and wine for off-site consumption.
8. Approved herein is the alcohol license upgrade from beer and wine to full line and the sales and dispensing of a full line of alcoholic beverages for off-site consumption, in conjunction with the operation of a 2,155 square-foot existing convenience store

9. Hours of operation shall be limited to 7 a.m. to 11 p.m. daily. No after-hour use is permitted, 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.
10. The establishment shall be maintained as a bona fide neighborhood convenience store/mini-mart, offering food items for sale as well as a selection of packaged food, fresh food, and household items. Items for sale may include fresh and packaged meats, drinks, dairy products, produce, dry goods, frozen goods, sundries, paper goods, and other similar products. In no event shall the establishment morph into a bona fide wine or liquor store where alcoholic beverages are the primary for sales items and revenue.
11. No pennants, banners, ribbons, streamers, spinners or balloon signs are permitted. All new signages shall be compliant to the Foothill Boulevard Corridor Specific Plan.
12. No on-site indoor or outdoor seating, or on-site consumption of alcoholic beverages is authorized herein.
13. No public pay phones shall be maintained on the exterior of the premises.
14. No coin operated games, video games, pool tables or similar game activities or equipment is permitted and maintained within the store.
15. Parking shall be compliant to the LAMC requirements. No parking space shall encroach into public sidewalks. No parking variance requested or approved.
16. All exterior portions of the site (front, side, and rear) 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.
17. A camera surveillance system shall be maintained at all times to monitor the common areas of the business, high-risk areas, sidewalk areas, and entrances or exits. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
18. 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.
19. The applicant shall fully comply with all California State Department of Alcoholic Beverage Control (ABC) regulations governing the sale of alcoholic beverages for the business, specifically 25612.5 B & P (retail operating standards).

20. Prior to the utilization of this grant, an electronic age verification device shall be purchased and retained on the premises to determine the age of any individual attempting to purchase alcoholic beverages or tobacco products, 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.
21. **STAR/LEAD/RBS Training.** Within the first six months of already selling alcohol, 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 "Responsible Beverage Service" (RBS) training program. A record of the completion of a training program shall be maintained and shall be transmitted 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/LEAD/RBS training shall be conducted for all new hires within two months of their employment.
22. 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 State Department of 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, including parking lot commonly used by patrons, 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.
23. Owner/operator shall ensure adherence to the maximum occupancy for the premise.
24. All employees working at the location shall be attired in distinctive, matching uniforms during hours of employment and wear name tags identifying them as employees of the location.
25. A file containing all employees' names, current addresses, and photocopies of valid identifications shall be maintained on-site, and accessible by law enforcement agencies.
26. A thorough background/criminal check shall be conducted on all new senior management personnel employed at the location and shall be in accordance with State Labor Code Section 432.7.

27. All employees shall have valid identification and possess them when working.
28. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Additionally, a copy shall be provided to all employees who shall sign an acknowledgment form stating that they have read and understood all the ABC conditions as well as all the conditions of this grant. Said form shall be maintained at the location by the owner and/or manager who shall present it to Police personnel, ABC investigators or any other City agency upon request.
29. No employee or agent shall be permitted to solicit or accept any alcoholic, non-alcoholic beverage, accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the premises, nor shall the licensee provide, permit, or make available, either gratuitously or for compensation, male or female patrons who act as escorts, companions, or guests of and for the customer.
30. Staff will monitor the immediate vicinity in order to ensure that no public consumption of alcoholic beverages occurs. Staff will also be responsible to constantly monitor and ensure patrons do not take open alcoholic beverages for on-site and off-site consumption beyond the entrance doors onto the sidewalk.
31. The applicant, owner and on-site manager(s) shall comply with all applicable laws and conditions and shall properly manage the facility to discourage illegal and criminal activity on the subject premises and any accessory parking areas over which they exercise control.
32. 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.
33. Operator and its personnel shall, at all times maintain a policy of not selling/serving obviously intoxicated patrons and taking preventative measure to help avert intoxication-related problems.
34. There shall be no individual cups, glasses, or similar receptacle commonly used for the drinking of beverages, whether constructed of glass, plastic, or Styrofoam, or other material sold, furnished or given away on the premises.
35. Signs shall be prominently posted in English, and the predominant language of the facility's clientele, if different, stating that: "California State law prohibits sale of alcoholic beverages to persons who are under 21 years of age"; "No loitering or Public Drinking" and "It is a violation of Section 41.27(C) of the Los Angeles Municipal Code to possess any bottle, can or other receptacle containing any alcoholic beverage which has been opened, seal broken or the contents of which have been partially removed, on or adjacent to this premise."

36. The owner or the operator shall comply with California Labor Code 6404.5 which prohibits the smoking of tobacco or any non-tobacco substance, including from electronic smoking devices or hookah pipes, within any enclosed place of employment.
37. The establishment shall make an effort to control any unnecessary noise made by store staff or any employees contracted by the store, or any noise associated with the operation of the establishment.
38. The Project shall comply with the City of Los Angeles Noise Ordinance Nos. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
39. 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 outside of the subject facility. The applicant shall be responsible for ensuring persons are dissuaded from loitering on or immediately around the subject premises.
40. Deliveries to the business, shall occur between the hours of 9:00 a.m. and 8:00 p.m. to minimize noise impacts to the surrounding neighbors. Trash and recycling bins shall be locked. Trash deposit in dumpsters will be carried out quietly and be respectful to neighbors. Trash/recycling containers shall not be placed in or block access to required parking.
41. The owner/business operator shall at all times maintain the abutting public access ways free of obstruction as well as maintaining the premises and adjoining sidewalk free of debris or litter which they have control.
42. Prior to the utilization of this grant, 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 entry, customer service desk, and cashier's counter or near the hostess station visible to the public.
43. 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. This log shall be made available to LAPD, law enforcement, and ABC 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.
44. A copy of the conditions of this letter of determination shall be retained on the premises at all times and produced upon request by the Police Department, the Department of Building and Safety, the Department of City Planning, or the State Department of ABC.

45. These conditions of approval as well as a copy of any Business permit, insurance information, security and any emergency contact phone numbers shall be maintained in the office at all times and produced immediately upon request of the Police Department, the Zoning Administrator, the Department of Building and Safety or other enforcement agency.
46. Within one year from the Decision Date of this grant, the owner/operator shall complete and implement the landscape improvements, painting of the building exterior, and installation of new applicable signage and removal of non-compliant signages all complying to LAMC and Foothill Boulevard Corridor Specific Plan.
47. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per LAMC section 19.01 E.3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City.
 - a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.
 - b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
48. 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-I (Miscellaneous Plan Approval), 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.

49. The Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application, if it is determined that the new 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 application, in association with the appropriate fees, and a 500-foot notification radius, shall be submitted to the Department of City Planning within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.
50. Should there be a change in the ownership and/or the operator of the business, the property owner, 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.
51. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS**
Applicant shall do all of the following:
- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

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

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

“A 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.

NOTICE

The applicant is further advised that subsequent contact regarding this determination must be with the staff assigned to this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on June 6, 2023, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a Conditional Use approval under the provisions of Section 12.24W1 have been established by the following facts:

BACKGROUND

The subject property is a gently sloping, irregular shaped lot, approximately 12,200 square feet in size with an approximate total 80-foot frontage along Summitrose Street, a frontage of approximately 140 feet along Mt. Gleason Avenue, and a frontage of approximately 40 feet on Greenburn Avenue. Access to the site is via a driveway on Summitrose Street, located at the front of the property, and a driveway on Mt. Gleason Avenue and Greenburn Avenue, located at the rear of the property.

The property is located within the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan Area. The property is zoned C2-1VL and R1-1VI-RFA with a land use designation of Community Commercial. The property is also located within the Foothill Boulevard Corridor Specific Plan (ZI-2172), an Urban Agriculture Incentive Zone, and is within the Verdugo Fault Zone. There are no exterior changes proposed.

The subject site is developed with a one-story 2,155 square-foot convenience store, a 270 square-foot storage building, a single-family dwelling unit, an open-air vehicle storage area, and a surface parking lot with nine parking spaces. The subject establishment has been in operation for 30 years. The applicant seeks a conditional use authorization to upgrade the existing beer and wine license for the sale of a full-line of alcohol for off-site consumption in conjunction with the operation of an existing, approximately 2,155 square-foot convenience store, with hours of operation from 7 a.m. to 11 p.m., daily.

According to the California Department of Alcoholic Beverage Control's publicly accessible License Lookup database, the establishment is in possession of License No. 538532, a Type 20, for off-sale beer and wine in conjunction with a corner market. There is an operating restriction associated with the license that states "the sale of products, other than beer and wine, measured by gross receipts on an annual basis, shall exceed the annual sales of beer and wine products, measured by gross receipts." There are no noted disciplinary actions or history associated with the license. The subject establishment has been in possession of an alcohol license for off-sale beer and wine since 1993.

Surrounding properties

The north adjoining properties are zoned R1-1VL-RFA and developed with single-family residential uses. The eastern, western, and southern adjoining properties are zoned C2-1VL and developed with one-story commercial buildings.

Streets

Summitrose Street, adjoining the subject property to the south, is a designated Collector Street, dedicated to a right-of-way width of 66 feet and improved with asphalt roadway, concrete curb, and sidewalk.

Mt. Gleason Avenue, adjoining the subject property to the east, is a designated Collector Street, dedicated to a right-of-way width of 66 feet and improved with asphalt roadway, concrete curb, and sidewalk.

Previous Cases, Affidavits, Permits, and Orders on the Subject Property (since 2000):

Case No. ZA-2003-6621-CUB – On December 3, 2003, the Zoning Administrator denied a Conditional Use Permit to permit the sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing grocery store in the C2-1VL Zone, located at 10505 Mt. Gleason Avenue.

Previous Cases, Affidavits, Permits, and Orders on the Surrounding Properties:

Staff utilized a 1,000-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with the sales and dispensing of alcoholic beverages. The following relevant cases were filed within the last 10 years and identified as being within 1,000 feet of the project site:

There were no previous cases, affidavits, permits or orders found on the surrounding properties.

PUBLIC HEARING

A Notice of Public Hearing was sent to owners and occupants within a 500-foot radius. The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the project. All interested persons were invited to attend the public hearing where they could listen, ask questions or present testimony regarding the project. The hearing was held on Tuesday, June 6, 2023, at approximately 10:00 a.m. The Office of Zoning Administration Public Hearing was conducted entirely telephonically. The following testimony was provided at the hearing:

The applicant provided the following comments:

- The applicant is also the property owners. The applicant is requesting to obtain a new conditional use to upgrade their current beer and wine license to a full line of alcoholic beverages for off-site consumption in conjunction with their existing 2,155 square-foot convenience store.
- The existing establishment known as the Corner Market operates daily from 7:00 AM to 11:00 PM.
- The main reason for this upgrade is because the applicant won the priority license during the State Department of ABC yearly priority drive.

- The Corner Market has been serving the needs of the surrounding community for several years. The premise actually has been used as a market with off-site sales since 1986.
- The subject business serves the neighboring areas of the surrounding areas primarily in shopping centers. We have commuters, visitors, residents, and workers from the surrounding area that come and patronize of the convenience store.
- We had the opportunity to meet with the Neighborhood Council on various occasions and were able to uphold their support with our conditions.
- We submitted letters of support from the community.
- We also submitted the LAPD non-opposition letter for the application.
- The applicant also met with Seventh Council District, and the Council Office requested that the applicant submitted renderings of proposed landscaping and proposed upgrades which we actually did yesterday.
- The applicant confirmed with LADBS that they do have the conforming use so the currently four existing parking spaces are the required parking spaces. The applicant will no longer use the 5 parking space at north, so there will not be any parking spaces encroaching into public sidewalk.
- The applicant is in the process of repainting the building. They are going to paint it with a beige color, that is something that the applicant is looking forward to do.
- The building itself is 2,155 square-feet with no expansion, and the hours of operation will remain to be from 7:00 AM to 11:00 PM.

Cindy Claiborne, representing Sunland-Tujunga Neighborhood Council:

- I just wanted to emphasize the importance that the signage upgrades to be part of the approval process for this as well as the exterior paint.
- The Zoning Administrator has already mentioned there was a concern about the parking on the sidewalk. The matter was thoroughly discussed.
- There was a great deal of support from neighbors in the community.
- This market is located at a very busy intersection and has been here for a long time. So we want to take this the opportunity when we can to see improvements with our Specific Plan.

Seventh Council District:

- Our office is in communication with the applicant, and the Council Office has expressed to them our desire for improvements as to the aesthetic of the establishment in order to prevent loitering activity.

- The Council Office has also expressed improvements as such as reduction of window clutter to the Code, and improved landscaping in order to provide an enhanced pedestrian experience, as well as upgraded signages.
- Our office would like to see these improvement to enhance the value to the community.
- We look forward to continuing to work with the applicant in this regard.

The applicant's last comments:

- The applicant is more than willing to make the necessary upgrades that are needed. I also forgot to mention they added new lights on the exterior as well, and they have also upgraded their camera surveillance indoors and outdoors as well.
- The applicant is willing to work with the Council District to make sure that the esthetics will improve for the patrons and for the residents of the community.
- The applicant is not just tenants, they are also property owner, so they are absolutely on board with doing what needs to be done to ensure everyone is pleased.
- We consider ourself as a market. No pre-package food, but we have bath tissues, all kind of drinks, water, sodas, and snacks, and we are now including the liquor as a part of the merchandises.

At the closing of the public hearing, the Zoning Administrator commented that the focus of the application should be on the sales of alcoholic beverages and alcoholic license upgrade, but that has taken a back seat because the surrounding area has a bar, a liquor store across the street, and a Vons Supermarket. However, the Neighborhood Council voted to support the project. A lot of neighbors also support the application as well as LAPD not opposing to the full line license, CD7 is also not opposed to it, thus the Zoning Administrator believes the community is comfortable with an addition of a full line license.

The community is more concerned with the property improvement so the improvements have become the centerpiece of the project. The Zoning Administrator agrees that the site improvement truly makes a difference for the safety of a business and for the surrounding neighborhood because properties that are not maintained will suffer from graffiti and trash and will further invite loitering and become a community problem. Google Street Views from 2008 to 2023 show the property owner and business operator is conscientious to keep the site clean with very few trash and little graffiti, but the property including its parking lot can certainly use some upgrade, paint the building, and bring in some modern signages, and landscaping. The improvements to the site and to the subject corner will bring a sense of safety and a sense of community to the neighborhood.

The Zoning Administrator also encouraged the business owner to include more assorted food and household items into the store to truly become business with a market mode and character to benefit the community. The Zoning Administrator stated that he is inclined to approve the application as requested with the inclusion of property improvements and LAPD conditions.

Communication

Los Angeles Police Department, Foothill Area Vice has issued a non-opposition letter dated March 21, 2023, for the application. The Foothill Area Vice Unit has recommended 20 conditions which the subject Grant has incorporated all recommended applicable conditions into the determination letter.

Sunland-Tujunga Neighborhood Council – In a letter dated January 12, 2023, the Sunland-Tujunga Neighborhood Council indicated their support for the proposed project with recommendation that the business owner shall not allow parking on sidewalk, signages shall conform to Foothill Boulevard Corridor Specific Plan, and maintain the exterior paint of the building.

Sunland Tujunga Chamber of Commerce – In a letter dated January 6, 2023, the Sunland Tujunga Chamber of Commerce indicated their support for the proposed project.

Sunland Tujunga Business Association – In a letter dated January 6, 2023, the Sunland Tujunga Business Association indicated their support for the proposed project.

The project manager received signed petitions from local residents in support of the proposed full line alcohol license upgrade.

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.

- There shall be no service, sales or possession of an alcoholic beverage in an open container or glass on any sidewalk or area under the control of the business. There shall be no on-site consumption of alcoholic beverages.
- The applicant shall ensure that no alcoholic beverage which are purchased within the applicant's establishment are consumed on any property adjacent to the licensed premise that is under the control of the applicant.
- No person under 21 years of age shall sell or deliver alcoholic beverages.
- 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.
- No sale of keg beer is permitted.
- No single cans or bottles sales of alcohol apart from premium beer with a price point of more than ten dollars (\$10). Wine sales are also limited to a minimum of 750 milliliter bottles with a price point of more than eight dollars (\$8).
- There shall not be any sale of single cans or bottles of beer, wine coolers, or malt liquor from pre-packaged 6- or 4- packs. The sales of beer or malt beverages in quantities of 12-ounce, 16-ounce, 22-ounce, 32-ounce, 40-ounce, or similar size containers are prohibited. (With the exception of \$10 and above premium beer selections.)
- There shall be no cups, glasses, or similar receptacles commonly used for the drinking of beverages, sold, furnished, or given away at the petition's premises in quantities of less than twenty-four in their original multi-container package.
- No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverages from any customer while in the premises.
- All off-site sales of alcoholic beverages shall be conducted at a checkout station directly attended by a manager/checkout clerk assigned to that station.
- The subject alcoholic beverage license shall not be exchanged for a public premise type license.

BASIS FOR CONDITIONAL USE PERMITS

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

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 property is a gently sloping, irregular shaped lot, approximately 12,200 square feet in size with an approximate total 80-foot frontage along Summitrose Street, a frontage of approximately 140 feet along Mt. Gleason Avenue, and a frontage of approximately 40 feet on Greenburn Avenue. Access to the site is via a driveway on Summitrose Street, located at the front of the property, and a driveway on Mt. Gleason Avenue and Greenburn Avenue, located at the rear of the property. The property is located within the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan Area. The property is zoned C2-1VL and R1-1VI-RFA with a land use designation of Community Commercial. The property is also located within the Foothill Boulevard Corridor Specific Plan (ZI-2172), an Urban Agriculture Incentive Zone, and is within the Verdugo Fault Zone.

The subject site is developed with a one-story 2,155 square-foot convenience store, a 270 square-foot storage building, a single-family dwelling unit, an open-air vehicle storage area, and a surface parking lot with nine parking spaces. The subject establishment has been in operation for the past 30 years. The applicant seeks a conditional use authorization to upgrade the existing beer and wine license for the sale of a full-line of alcohol for off-site consumption in conjunction with the operation of an existing, approximately 2,155 square-foot convenience store, with hours of operation from 7 a.m. to 11 p.m., daily. There are no exterior changes proposed, and the applicant will remove five excess non-Code required parking spaces that encroached into the public sidewalk.

According to the California Department of Alcoholic Beverage Control's publicly accessible License Lookup database, the establishment is in possession of License No. 538532, a Type 20, for off-sale beer and wine in conjunction with the

Corner Market. There is an operating restriction associated with the license that states “the sale of products, other than beer and wine, measured by gross receipts on an annual basis, shall exceed the annual sales of beer and wine products, measured by gross receipts.” There are no noted disciplinary actions or history associated with the license. The subject establishment has been in possession of an alcohol license for off-sale beer and wine since 1993.

The existing convenience store provides a service that benefits the neighborhood by keeping in nature with the area’s commercial development. The subject site has been a convenience store and has been in operation for at least 30 years. The convenience store sells prepackaged goods and household items and provides an essential neighborhood serving use and convenience that benefits the community. The sale of alcohol is an expected offering of a convenience store and allows the Sunland-Tujunga community to enjoy the same level of amenities and beverage options as expected in other convenience stores. The sale of alcohol is only a portion of the goods and services offered by the convenience store, where select sundries, beverages, and other goods typically offered at a convenience store are available. With the imposition of conditions, the sale of a full line of alcohol for off-site consumption at the convenience store will be compatible with surrounding uses in the 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 subject site is developed with a one-story 2,155 square-foot convenience store with a surface parking lot that has four parking spaces. The subject establishment has been in operation and selling beer and wine for the past 30 years. The north adjoining properties are zoned R1-1VL-RFA and developed with single-family residential uses. The eastern, western, and southern adjoining properties are zoned C2-1VL and developed with one-story commercial buildings. According to the California Department of Alcoholic Beverage Control’s publicly accessible License Lookup database, the establishment is in possession of License No. 538532, a Type 20, for off-sale beer and wine in conjunction with a corner market. There is an operating restriction associated with the license that states “the sale of products, other than beer and wine, measured by gross receipts on an annual basis, shall exceed the annual sales of beer and wine products, measured by gross receipts.” There are no noted disciplinary actions or history associated with the license.

The subject full line application received an overwhelm support from the Community. The Neighborhood Council voted to support the application although with recommendation for the applicant to provide some property and signage improvements. Seventh Council District also does not oppose the full line application and requested the applicant to implement on-site landscaping amenity.

LAPD also issued a non-opposition letter with recommended conditions. No opposition comment was received prior to, at, or after the June 6, 2023, public hearing. The Community was more interested in the site improvement instead of the alcohol license upgrade to full line. The Community consensus is supportive of the full line application and is comfortable with various points of alcohol sales that located in the Community. The applicant indicated in the June 6, 2023, public hearing, that the business owner is willing to follow though the property improvement, and the Zoning Administrator has also imposed a stie improvement condition.

In addition to standard conditions, conditions have been adopted to ensure the mode and character of the convenience store will operate as proposed. The grant authorized herein incorporates conditions that are intended to ensure that the proposed operation with off-site alcoholic beverage sales and service, will be compatible with other uses in the surrounding community. These conditions represent limitations on the type of activity that is allowed to be conducted on the site as well as explicit advisories about the responsibilities of the applicant. Further, conditions have been imposed to delineate steps to be taken if the operation of the convenience store is found to be noncompliant with these conditions. Various security and responsible management conditions are also imposed to assure public safety and wellbeing of the Community. Therefore, based on the facts herein and in conjunction with the imposition of operational conditions, 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.

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

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

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The property is located within the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan Area. The property is zoned C2-1VL and R1-1VI-RFA with a land use designation of Community Commercial, but the lot where the convenience store is located on is zoned C2-1VL. The property is also located within the Foothill Boulevard Corridor Specific Plan (ZI-2172), an Urban Agriculture Incentive Zone, and is within the Verdugo Fault Zone. There are no exterior changes proposed.

The Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan text is silent with regards to the sale and dispensing of alcohol. In such cases, the Zoning Administrator must interpret the intent of the Plans. Specifically, the project addresses the following goals 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 preserving the unique character of the community.

Objective 2-1 To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services.

A variety of commercial uses, including convenience stores, are an intrinsic part of the diversity of commercial uses necessary for the conservation, development, and success of a vibrant commercial area. The development in the area caters to a variety of needs and serves a mixture of residential, office and commercial uses, as well as visitors. The sale of a full line of alcohol for off-site consumption in conjunction with this convenience store is not an uncommon request and offering such would be an otherwise expected amenity here. The convenience store is located along a commercial corridor occupied by other, similar kinds of development and establishments, and within an area designated for general commercial uses. The required findings in support have been made and numerous conditions have been adopted as a part of this determination to minimize the potential of this convenience store from becoming incompatible with its surroundings. Therefore, as conditioned, the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

ALCOHOLIC BEVERAGE FINDINGS

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

According to the California Department of Alcoholic Beverage Control's publicly accessible License Lookup database, the establishment is in possession of License No. 538532, a Type 20, for off-sale beer and wine in conjunction with a corner market. There is an operating restriction associated with the license that states "the sale of products, other than beer and wine, measured by gross receipts on an annual basis, shall exceed the annual sales of beer and wine products, measured by gross receipts." There are no noted disciplinary actions or history associated with the license. The subject establishment has been in possession of an alcohol license for off-sale beer and wine since 1993.

Alcohol sales are an expected amenity within a convenience store. The establishment provides convenience for residents and visitors in the area. The grant includes a number of conditions to safeguard the community. Possible effects associated with a retail market selling alcoholic beverages are loitering and littering issues. The approval, as conditioned, will avert these impacts by requiring that there be no loitering, and that security cameras be installed to monitor activity on the premises. Employees will undergo training on the sale of alcoholic beverages including training provided by the Los Angeles Police Department STAR Program. The grant also requires conditions that will mitigate potential negative effects commonly associated with the sale of a full line of alcoholic beverages for off-site consumption. Lighting around the exterior of the subject site, age verification devices, and monitoring of the property will ensure the operation will not adversely affect the welfare of the community.

The subject full line application received an overwhelm support from the Community. The Neighborhood Council voted to support the application although with recommendation for the applicant to provide some property and signage improvements. Seventh Council District also does not oppose the full line application and requested the applicant to implement on-site landscaping amenity. LAPD also issued a non-opposition letter with recommended conditions. No opposition comment was received prior to, at, or after the June 6, 2023, public hearing. The Community was more interested in the site improvement instead of the alcohol license upgrade to full line. The Community consensus is supportive of the full line application and is comfortable with various points of alcohol sales that located in the Community. The applicant indicated in the June 6, 2023, public hearing, that the business owner is willing to follow though the property improvement, and the Zoning Administrator has also imposed a stie improvement condition. It is also important to note that Google Street Views from 2008 to 2023 show the business property experienced very little evidence of trash and graffiti, which shows that the property owner and business operator is either conscientious to keep the site clean with very few trash and little graffiti or the subject neighborhood is in fact a neighborhood with strong community sense. Therefore, the granting of the Conditional use will not adversely affect the welfare of the pertinent community.

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

According to the California State Department of Alcoholic Beverage Control licensing criteria, five on-site and two off-site licenses are allocated to the subject Census Tract 1031.02. Currently there are six active on-site license and five active off-site licenses in this Census Tract.

According to information submitted by the applicant, within 1,000 feet of the subject site, there are five establishments that have an ABC license.

Alcohol Establishment	License Type	Address
Carusos 2	On-site – Full Line	10504 Mount Gleason Avenue
Foothill Market and Deli	Off-site – Beer & Wine	7802 Foothill Boulevard, Suite B & C
Stan’s Liquor Market	Off-site – Full Line	7816 Foothill Boulevard
Vons	Off-site – Full Line	7789 Foothill Boulevard
That Just Happened	On-site – Full Line	7803 Foothill Boulevard

According to statistics provided by the Los Angeles Police Department, within Crime Reporting District No. 1637, which has jurisdiction over the subject property, a total of 118 crimes were reported in 2022 (88 Part I Crimes and 30 Part II Arrests), compared to the Citywide Average of 156 crimes and the High Crime Reporting District Average of 187 crimes. Part II Arrests reported include (4) Narcotics, (0) Liquor Laws, (0) Public Drunkenness, (0) Disturbing the Peace, (1) Disorderly Conduct, (0) Gambling, and (5) 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.

Concentration can be undue when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license does not negatively impact an area, but rather such license benefits the public welfare and convenience. The number of active on-site ABC licenses within the census tract where the subject site is located exceeds the ABC guidelines. 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 a significant employee population, in addition to the resident population base in the area. ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents.

The above crime statistics indicate that the crime rate in the reporting district where the subject site is located are lower than the citywide average. Additionally, no evidence has been submitted to the record establishing any nexus between the subject site or use and the area’s crime rate.

Nevertheless, to safeguard the welfare of the community and provide for a reasonable operation, conditions have been imposed as a part of this approval. Negative impacts commonly associated with the availability of alcohol such as criminal activity, public drunkenness, and loitering are minimized through compliance with public safety measures to mitigate nuisance and criminal activities, such as participation in a STAR/LEAD/RBS Training Program, age verification, security cameras, and staff monitoring, which have been incorporated into the grant by the Zoning Administrator to assure better oversight in conjunction with this approval.

The ABC also 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. These imposed conditions are a necessary and integral part of this action and requires diligent compliance on the part of the applicant for effectiveness. As conditioned, allowing the sale of alcoholic beverages for off-site consumption at the subject location will benefit the public welfare and convenience because a successful restaurant business supports the economic vitality of the area. Therefore, as conditioned, 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.

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.**

According to information submitted by the applicant, in addition to surrounding residential uses, the following sensitive uses are located within a 1,000-foot radius of the site:

Schools/Day Care	
Mt. Lukens High School	7705 Summitrose Street
Simonyan Family Childcare	10446 Whitegate Avenue
Religious Institutions	
N/A	N/A
Hospitals	
N/A	N/A
Recreation and Parks	
Howard Finn Park	7747 Foothill Boulevard

No communication or testimony has been received by any representative of the identified sensitive uses expressing concern or opposition to the project or request.

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. The grant has been well conditioned, which should protect the health, safety, and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. Numerous conditions have been incorporated into this grant to minimize the potential for adverse effects on the community. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. This project will continue to contribute to the neighborhood and will serve the neighboring residents and the local employees as well as visitors. Therefore, for the reasons given, 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, schools, parks, similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages.

ADDITIONAL FINDING

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

APPEAL PERIOD - EFFECTIVE DATE

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

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

An appeal may be filed utilizing the following options:

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

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

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

Metro DSC
(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012
planning.figcounter@lacity.org

Van Nuys DSC
(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401
planning.mbc2@lacity.org

West Los Angeles DSC
(CURRENTLY CLOSED)
(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025
planning.westla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's [BuildLA](http://appointments.lacity.org) portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to
Online Appeal Filing



QR Code to Forms for In-
Person Appeal Filing



QR Code to BuildLA
Appointment Portal for
Condition Clearance

Inquiries regarding the matter shall be directed to Jaime Espinoza, Planning Staff for the Department of City Planning at (213) 978-1357 or jaime.espinoza@lacity.org.



JACK CHIANG
Associate Zoning Administrator

JC:CS:JE:ds

cc: Councilmember Monica Rodriguez
Seventh Council District
Adjacent Property Owners
Interested Parties

EXHIBIT "A"

Page No. 1 of 2
Case No. 2A-2022-4437-48

LEGAL DESCRIPTION:

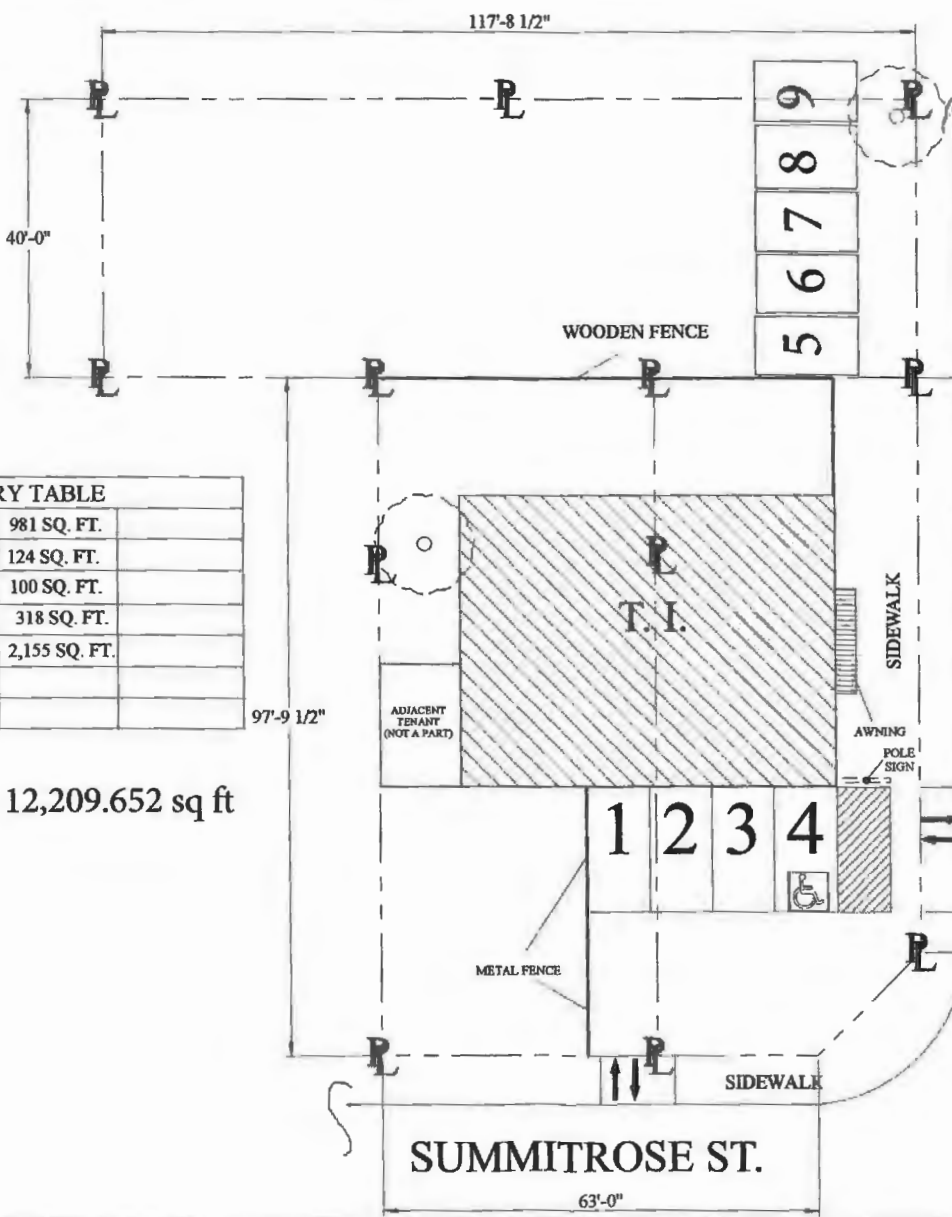
APN: 2556-030-051
LOT: 32
TRACT: TR 3829
Parking - 9 provided

PLANS BY:
PATRICIA E. PANZARILLO
CONSULTING SERVICES
PO BOX 1083
SUN VALLEY, CA 91343
PatriciaEPanzarillo@cs.com
(818) 310-8989
PatriciaPanzarillo@gmail.com

CORNER MARKET
10505 MOUNT GLEASON AVE., TUJUNGA 91040

6/8/22

A-1



SUMMARY TABLE	
CUSTOMER AREA	981 SQ. FT.
OFFICE	124 SQ. FT.
BEER & WINE STORAGE	100 SQ. FT.
STORAGE	318 SQ. FT.
MARKET	2,155 SQ. FT.

Total Lot Area - 12,209.652 sq ft

MOUNT GLEASON AVE.

SUMMITROSE ST.

LEGAL DESCRIPTION:

APN: 2556-030-050
LOT: 1 & 2
TRACT: TR 3829

SITE PLAN
1/8" = 1'

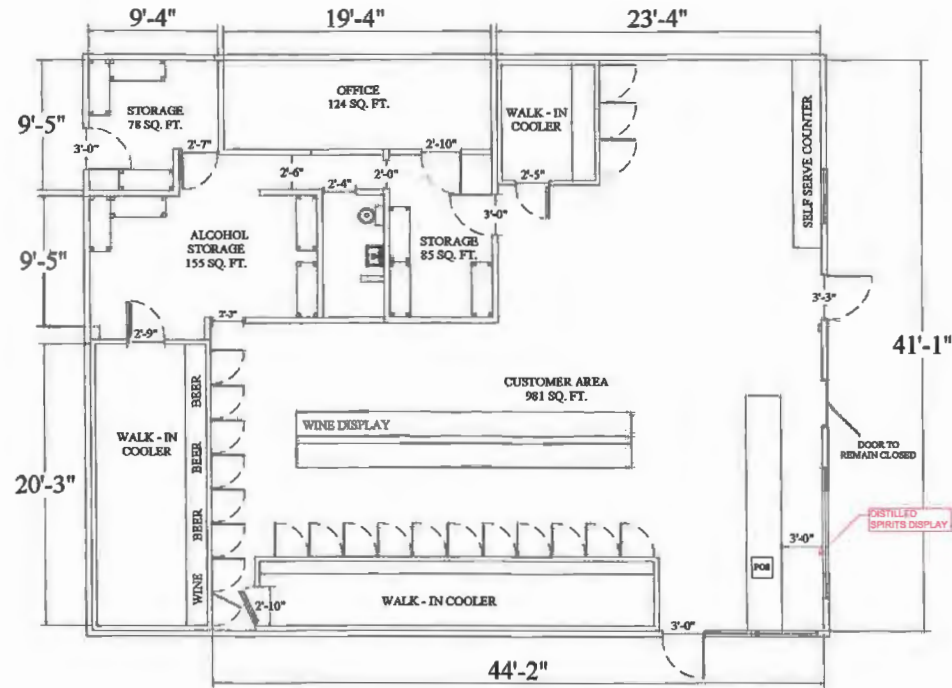
2A-2022-4437-48

2022-4437-CWP



SUMMARY TABLE	
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EXHIBIT "A"
 Page No. 2 of 2
 Case No. 2A-2022-4437-CWP



2,155 SQ. FT. MARKET

FLOOR PLAN
 1/4" = 1'

PLANS BY:
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CORNER MARKET
 10505 MOUNT GLEASON AVE., TUJUNGA 91040

6/8/22

A-2