

APPLICATIONS



CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

☐ ED1 Eligible ☐ AB 2097 Eligible

Case Number: _____

Env. Case Number: _____

Application Type: _____

Case Filed With (Print Name): _____ Date Filed: _____

Application includes letter requesting:

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

Related Case Number(s): _____

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Refer to the City Planning Application Filing Instructions ([CP13-7810](#)) for more information.

1. PROJECT LOCATION

Street Address¹: 12131 WASHINGTON PL. Unit/Space Number: E&F

Legal Description² (Lot, Block, Tract): LOTS 59-64, TRACT 8356

Assessor Parcel Number: 4235029042 Total Lot Area: 15,972.18

2. PROJECT DESCRIPTION

Present Use: MARKET

Proposed Use: MARKET

Project Name (if applicable): 77 MINIMARKET

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>).

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site).

Describe in detail the characteristics, scope and/or operation of the proposed project:

a conditional use permit to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with an existing market operating daily from 7 am to 1 am in the C2-1.

Additional Information Attached:

☐ YES ☒ NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

- | | |
|---|---|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e., vacant) | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad |
| <input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits) | <input checked="" type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g., school, park) |
| <input type="checkbox"/> Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial) | <input type="checkbox"/> Site has special designation (e.g., National Historic Register, Survey LA) |

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

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

HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing N/A - Demolish(ed)³ N/A + Adding N/A = Total N/A

Number of Affordable Units⁴: Existing N/A - Demolish(ed) N/A + Adding N/A = Total N/A

Number of Market Rate Units: Existing N/A - Demolish(ed) N/A + Adding N/A = Total N/A

Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

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

⁴ As determined by the Los Angeles Housing Department.

PARKING INFORMATION

Is the project utilizing AB 2097?

☐ YES

☒ NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: _____ Required # of Parking Spaces: _____

Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.

Check all that apply:

- ☐ Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- ☐ Contain fewer than 20 dwelling units
- ☐ Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the Planning Case Referral Form to BOE? (if required)

☐ YES

☒ NO

Is the project required to dedicate land to the public right-of-way?

☐ YES

☒ NO

If so, what is/are the dedication requirement(s)? _____ feet

If dedications are required on multiple streets, identify as such: _____

3. ACTION(S) REQUESTED

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

Does the project include Multiple Approval Requests per LAMC Section 13A.2.10. of Chapter 1A?

☐ YES

☒ NO

Authorizing Code Section: 12.24 W-1

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

Action Requested: a conditional use permit to allow the sale and dispensing of a full line of alcohol for off-site consumption in conjunction with an existing market in the C2-1 Zone.

Authorizing Code Section: 12.24-W-27

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

Action Requested: a conditional use permit to allow daily operating hours of 7 am to 1 am in lieu of 11am to 11 pm hours on a commercial corner lot.

Additional Requests Attached:

☐ YES

☒ NO

4. RELATED CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site?

☒ YES

☐ NO

If YES, list all case number(s): ZA-2021-4311-CUB

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

Case No.: _____

Ordinance No.: _____

☐ Condition Compliance Review

☐ Clarification of Q (Qualified) Condition

☐ Modification of Conditions

☐ Clarification of D (Development) Limitation

☐ Revision of Approved Plans

☐ Amendment to T (Tentative) Classification

☐ Renewal of Entitlement

☐ Plan Approval subsequent to Main Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project?

☐ YES

☒ NO

Have you filed, or is there intent to file, a Subdivision with this project?

☐ YES

☒ NO

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

5. RELATED DOCUMENTS / REFERRALS

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

Are there any recorded Covenants, affidavits or easements on this property?

☒ YES (provide copy)

☐ NO

6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

APPLICANT

Applicant⁵ Name: YOUSSEF BASTAWROUS
Company/Firm: 77 MINI MARKET INC.
Address: 9825 TOPANGA CANYON BLVD. Unit/Space Number: 01
City: CHATSWORTH State: CA Zip Code: 91311
Telephone: 818-564-2914 E-mail: wickyshan@gmail.com

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

PROPERTY OWNER OF RECORD ☐ Same as applicant ☒ Different from applicant

Name (if different from applicant): Yasam Legacy
Address: 2001 S. BARRINGTON AVENUE Unit/Space Number: 104
City: LOS ANGELES State: CA Zip Code: 90025
Telephone: 310-473-6810 E-mail: sam@waldeninvestments.com

AGENT / REPRESENTATIVE NAME: LILIGER DAMASO & ROB DE LA TORRE
Company/Firm: LIQUOR LICENSE BROKERS.COM
Address: 8737 VENICE BLVD. Unit/Space Number: 105
City: LOS ANGELES State: CA Zip Code: 90034
Telephone: 310-614-8492 E-mail: LILI@LIQUORLICENSEBROKERS.COM

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project.
An agent/representative is someone filing an application on behalf of a client.

OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): _____

Name: _____

Company/Firm: _____

Address: _____ **Unit/Space Number:** _____

City: _____ **State:** _____ **Zip Code:** _____

Telephone: _____ **E-mail:** _____

Primary Contact for Project Information⁶

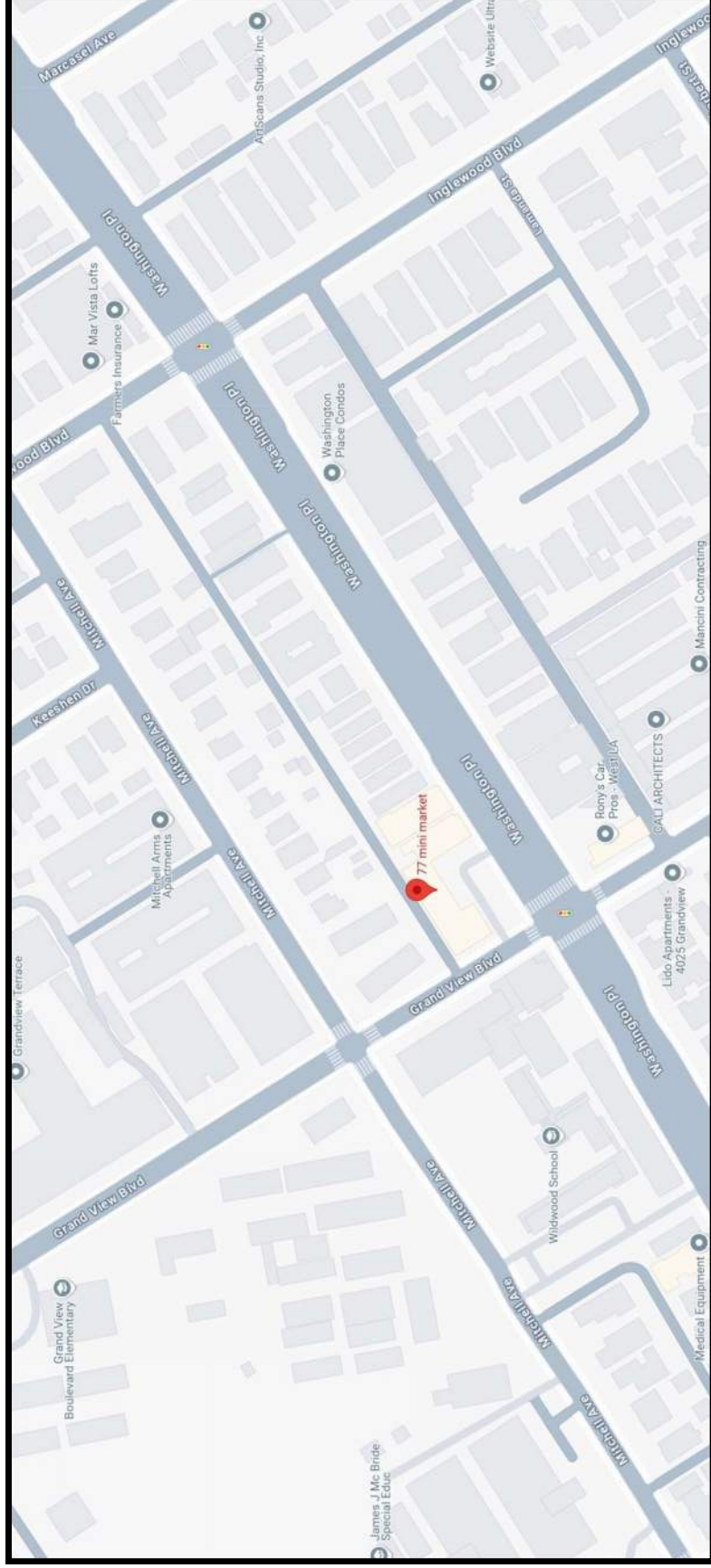
(Select only one. Email address and phone number required.)

☐ Owner ☐ Applicant ☒ Agent/Representative ☐ Other: _____

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

⁶ As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section 49.7.37(A)(6). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

VICINITY MAP



PROPERTY OWNER AFFIDAVIT

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

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** An LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
 - a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
 - b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
 - c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
 - d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

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

Signature: 

Date: 1-14-25

Print Name: Sam Yadegor

Signature: _____

Date: _____

Print Name: _____

SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE '1189

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

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State of California

County of Los Angeles

Sydney Lauren Ross, Notary Public

On Jan. 14, 2025 before me, _____

(Insert Name of Notary Public and Title)

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

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

WITNESS my hand and official seal.



Signature



APPLICANT DECLARATION

A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

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

paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

- i. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
- j. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

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

Signature: 

Date: 1/15/2025

Print Name: Youssef Bastainrou

NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

7. SIGNATURES

Signatures of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).



CERTIFICATE OF OCCUPANCY

OWNER BJD TARZANA LLC 2001 S BARRINGTON AVE UNIT 104 LOS ANGELES CA	90025	No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof.	
		Section	
		CERTIFICATE: BY:	Issued-Valid TED RIES
		GREEN - NONE	

<u>SITE IDENTIFICATION</u>
<u>ADDRESS:</u> 12131 W WASHINGTON PL 90066

<u>LEGAL DESCRIPTION</u>						
<u>TRACT</u>	<u>BLOCK</u>	<u>LOT(s)</u>	<u>ARB</u>	<u>CO. MAP REF #</u>	<u>PARCEL PIN</u>	<u>APN</u>
TR 8356		61		M B 118-36/37	111B157 482	4235-029-042


COMMENT CHANGE OF USE OF A PORTION OF AN (E) RETAIL SPACE TO TAKE-OUT RESTAURANT WITH NO SEATING. INTERIOR ALTERATION INCLUDE NON-BEARING PARTITIONS, FINISHES, FIXTURES, AND RELATED MILLWORK.

<u>USE</u>	<u>PRIMARY</u>	<u>OTHER</u>
	Restaurant - Take Out	Retail

<u>PERMITS</u>	
20016-10000-02742	

<u>STRUCTURAL INVENTORY</u>		
ITEM DESCRIPTION	CHANGED	TOTAL
Type V-B Construction		
B Occ. Group	170 Sqft	170 Sqft
M Occ. Group	-170 Sqft	1296 Sqft
Parking Req'd for Bldg (Auto+Bicycle)	0 Stalls	



<u>APPROVAL</u>	
CERTIFICATE NUMBER	221708
BRANCH OFFICE:	WLA
COUNCIL DISTRICT:	11
BUREAU:	INSPECTN
DIVISION:	BLDGINSF
STATUS:	CofO Issued
STATUS BY:	TED RIES
STATUS DATE:	09/03/2021
	
APPROVED BY:	TED RIES
EXPIRATION DATE:	

PERMIT DETAIL						
PERMIT NUMBER 20016-10000-02742	PERMIT ADDRESS 12131 W Washington Pl	PERMIT DESCRIPTION CHANGE OF USE A PORTION OF AN (E) RETAIL SPACE TO TAKE-OUT RESTAURANT WITH NO SEATING. INTERIOR ALTERATION INCLUDE NON-BEARING PARTITIONS, FINISHES, FIXTURES, AND RELATED MILLWORK.			STATUS - DATE - BY CofO Issued - 09/03/2021 TED RIES	

PARCEL INFORMATION		
Area Planning Commission: West Los Angeles Community Plan Area: Palms - Mar Vista - Del Rey Energy Zone: 6 Near Source Zone Distance: 4.9 Zone: C2-1	Census Tract: 2723.02 Council District: 11 Fire District: 2 School Within 500 Foot Radius: YES	Certified Neighborhood Council: Mar Vista District Map: 111B157 LADBS Branch Office: WLA Thomas Brothers Map Grid: 672-D4

PARCEL DOCUMENT		
Affidavit (AFF) AFF-28846 City Planning Cases (CPC) CPC-1984-226-SP City Planning Cases (CPC) CPC-2018-7547-CPU Ordinance (ORD) ORD-186104 Zoning Information File (ZI) ZI-2452 Transit Priority Area in the City of Los A	Affidavit (AFF) AFF-59796 City Planning Cases (CPC) CPC-2005-8252-CA Ordinance (ORD) ORD-168999 Specific Plan Area (SPA) Los Angeles Coastal Transportation Corridor	Affidavit (AFF) AFF-61121 City Planning Cases (CPC) CPC-2014-1456-SP Ordinance (ORD) ORD-183497 Zoning Information File (ZI) ZI-1874 LA Coastal Transportation Corridor

CHECKLIST ITEMS		
Attachment - Plot Plan Std. Work Descr - Patch Plaster/Drywall	Permit Flag - Fire Life Safety by LADBS Std. Work Descr - Seismic Gas Shut Off Valve	Std. Work Descr - Interior Non-struct. Remo

PROPERTY OWNER, TENANT, APPLICANT INFORMATION		
<u>OWNER(S)</u> Bjd Tarzana Llc 2001 Barrington Ave UNIT 104 LOS ANGELES CA 90025		
<u>TENANT</u>		
<u>APPLICANT</u> Relationship: Other Ashol Parikit- .. . (310) 901-0057		

BUILDING RELOCATED FROM:		
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(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION				
<u>NAME</u> (C) Cypress Builders Inc	<u>ADDRESS</u> 5009 Maytime Lane, Culver City, CA 90230	<u>CLASS</u> B	<u>LICENSE #</u> 735333	<u>PHONE #</u>

SITE IDENTIFICATION-ALL		
<u>ADDRESS:</u> 12131 W WASHINGTON PL 90066		

LEGAL DESCRIPTION-ALL						
<u>TRACT</u> TR 8356	<u>BLOCK</u>	<u>LOT(s)</u> 61	<u>ARB</u>	<u>CO.MAP REF #</u> M B 118-36/37	<u>PARCEL PIN</u> 111B157 482	<u>APN</u> 4235-029-042



FINDINGS

12131 WEST WASHINGTON PLACE UNITS E & F LOS ANGELES, CA 90066

PROJECT DESCRIPTION / REQUEST:

Pursuant to Los Angeles Municipal Code Section 12.24 W.1, the Applicant is requesting to obtain a new conditional use permit to upgrade their current beer and wine off sale privileges to include a full line of alcoholic beverages for off-site consumption (ABC Type 21 liquor license) in conjunction with an existing 1,362 square foot market. The existing establishment, known as 77 MINI MARKET operates daily from 7 am to 10 pm and is in the C2-1- Zone.

The applicant is proposing operating hours of 7 am to 1 am with the liquor license upgrade.

BACKGROUND

The subject property, consisting of six adjoining lots, is a level, rectangular-shaped, corner, approximately 15,976- square-foot parcel of land with a 135-foot frontage on the north side of Washington Place and an 85-foot frontage on the east side of Grandview Boulevard. The property also abuts a 20-foot wide alleyway to the northwest (rear). The property has a generally even width and depth of 160 feet and 100 feet, respectively, with a rounded southwestern 15-foot radius corner.

The property is located within the Palms - Mar Vista - Del Rey Community Plan Area which designates the property for Neighborhood Commercial land uses, corresponding to the C1, C1 (PV), C1 .5, C2, C4, RAS3 and RAS4 Zones and Height District No. 1. In addition, the project site is located within the boundaries of the Coastal Transportation Corridor Specific Plan. It is also located within a Transit Priority Area in the City of Los Angeles and the Local Emergency Temporary Regulations - Time Limits and Parking Relief. The project site is located within 4.86 kilometers of the Newport-Inglewood Fault Zone.

The site is improved with a one-story, L-shaped, approximately 8,138 square-foot mini shopping center constructed circa 1985 and associated parking lot. Tenants include a restaurant (El Sazon Oaxaqueño), bakery (Pan Dulce Bakery), party rental (Cecis Party Rental), beauty salon (Excelencia Latina Beauty Salon), and a laundromat (310 Laundromat). The subject establishment, 77 MINI MARKET is a market that occupies approximately 1,362 square feet of floor area.

Surrounding properties

The northeast adjoining property is zoned C2-1 and developed with a two-story mixed-use building containing a barbershop and check cashing business, along with eight dwelling units. Farther northeast, properties are zoned R3-1 and developed with multi-family residential uses. The southeast adjoining properties, across Washington Place, are zoned C2-1 and R3-1 and developed with automotive repair use, an office building, and multifamily residential uses. The southwest adjoining properties, across Grand View Boulevard, are located within the Culver City and developed with a private K-12 school and multi-family residential uses. The northwest adjoining properties, across an alleyway and fronting Mitchell Avenue, are zoned R3-1 and R1V2 and developed with a multi-family residential complex and single-family dwellings.

Streets & Circulation

Washington Place, adjoining the property to the southeast, is designated as Boulevard **11**, dedicated a variable 100- and 102-foot width, and improved with an asphalt roadway, concrete curb, gutter, and sidewalk.

Grand View Boulevard, adjoining the property to the southwest, is an undesignated roadway, dedicated to a width of approximately 60 feet, and improved with an asphalt roadway, concrete curb, gutter, and sidewalk.

Alley, adjoining the property to the northwest, is dedicated to a width of 20 feet and improved with an asphalt roadway and concrete centerline gutter.

CUB FINDINGS:

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

The site is improved with a one-story, L-shaped, approximately 8,138 square-foot mini shopping center constructed circa 1985 and associated parking lot. Tenants include a restaurant (El Sazon Oaxaqueño), bakery (Pan Dulce Bakery), party rental (Cecis Party Rental), beauty salon (Excelencia Latina Beauty Salon), and a laundromat (310 Laundromat). The subject establishment, 77 MINI MARKET is a market that occupies approximately 1,362 square feet of floor area.

The applicant is requesting a conditional use to permit the beer and wine alcohol license upgrade to a full line for off-site consumption in conjunction with the existing 1,362 square foot convenience store with proposed hours of operation from 7 a.m. to 1 a.m. daily.

The Mini- Market has been serving the needs of the surrounding community for several years. The premise has been generally used as a market with off-site beer and wine sales since October 11th, 2022. The surrounding area is a mix of primarily mini shopping centers and single/multi-family residential uses. The subject business serves these neighboring areas. Residents, commuters, visitors, workers and guests from the surrounding area patronize the market on a regular basis.

The facility's beneficial use for the site has been well established. Furthermore, the facility fulfills a convenience market niche that has operated with a beer and wine license since as early as 2022. The applicant seek to upgrade from beer and wine only to full line alcoholic beverages since they won a Type 21 Liquor License during the ABC's yearly priority lottery.

The development of commercial uses, such as that of the 77 Mini Market, is needed to keep pace with a growing population, and their proportionate needs. The proposed upgrade in licensing privileges at this location will allow the business to develop economically and meet the needs of area residents who benefit from having said use located within walking distance of their place of employment or residence. This results in a use which is both proper and positive in its relation to adjacent uses.

The Market is located along Washington Place and is also at Grand View Blvd; both a strong and major transportation corridors in this community. These businesses cater to a growing local population appreciative of finding services in close proximity to their area of residence, rather than having to travel a considerable number of miles to have access to these services. The sale of a full line of alcoholic beverages, in addition to grocery items, will logically complete the line of products offered by the store. Proposed as a use accessory to the operation of an existing store, part of an existing site oriented towards the provision of services to the surrounding community, the instant request at this location can be found to be desirable to the public convenience and welfare.

Denial of the requested entitlement would unfairly prevent the applicant from enjoying reasonable use of the subject site. The conditional use permit process considers individual unique characteristics of a specific intended use. In this instance, the Code's desire to achieve compatibility between respective sites and protect neighboring properties and the applicants desire to provide a viable business can be accommodated in a manner consistent with the intent and purpose of the zoning regulations. The selling of alcoholic beverages for off-site consumption when incidental to the other goods and services provided in the convenience store, can be proper in relation to adjacent uses when appropriately conditioned.

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

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 comprises six contiguous lots forming a level, rectangular-shaped corner parcel spanning approximately 15,976 square feet. It features a 135-foot frontage along the north side of Washington Place and an 85-foot frontage along the east side of Grandview Boulevard. Additionally, the property borders a 20-foot-wide alley to the northwest (rear). With a generally uniform width of 160 feet and a depth of 100 feet, the parcel also includes a rounded southwestern corner with a 15-foot radius.

The project site is located within the C2-1 Zone and is in proper relation to the adjacent commercial uses. The location is zoned for commercial uses, which permits convenience markets within its guidelines. The existing market is not undergoing any structural changes

that will alter the size or height features of the establishment. The subject property falls within the parameters outlined in the municipal code for commercial zones. The market is a one-story structure and is within guidelines. The primary function of the establishment is a convenience market, and the current character and method of operation will not change with the herein authorization. The grant is requested to complete the product selection at the store and establish an all-inclusive experience for its clients. This assures a use that is both convenient to patrons and respects the welfare of the community.

The property is located within an area characterized by a variety of neighborhood oriented commercial uses serving the local residential community. Multiple-family complexes and single-family neighborhoods are located along the major thoroughfares and local streets, respectively. The proposed use, including reasonable operating hours, is in keeping with the character of the immediate area, serving the varied needs of the community. The orientation of the establishment, away from the nearest residential uses, provides a reasonable buffer to the adjacent neighbors from the proposed activities. The services provided in this general commercial area including the proposed use, make it a convenience to the immediate community. As such, it can be found that the proposed use at this location is proper in relation to adjacent uses and the development of the community and will not be materially detrimental to the character of the development in the immediate neighborhood.

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

The General Plan serves as the City's blueprint for future growth and development, outlining goals, policies, and programs that guide regulatory decisions and address environmental concerns. Its elements establish the framework for managing the City's development and ensuring sustainable planning. Many of the policies derived from these elements are implemented through Municipal Code requirements. The General Plan consists of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element provides overarching policy direction, shaping the City's long-term vision and guiding its implementation.

The Land Use Element of the City's General Plan divides the City into 35 Community Plans, with the subject property situated within the Palms-Mar Vista-Del Rey Community Plan area. According to the Community Plan Area Map, the property is designated for **Neighborhood Commercial** land uses, corresponding to zoning classifications **C1, C1 (PV), C1.5, C2, C4, RAS3, and RAS4**, within **Height District No. 1**. The property is specifically zoned **C2-1**, aligning with the General Plan's land use designation. The Palms-Mar Vista-Del Rey Community Plan does not explicitly address the sale and dispensing of alcohol. In such cases, the Zoning Administrator is responsible for interpreting the intent of the Plan. This project aligns with the following goals and policies outlined in the Community Plan:

- **Goal 2** A strong and competitive commercial sector which promotes economic vitality, serves the needs of a community through well designed, safe and accessible areas while preserving the historic, commercial and cultural 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 within existing commercial areas.

- ✓ **Policy 2-1.3** Ensure the viability of existing neighborhood stores and businesses which support the needs of residents and are compatible with the neighborhood.

The property is also located within the Coastal Transportation Corridor Specific Plan. However, this is an implementation plan focused on transportation-related impacts; it contains no guidance concerning the sale of alcoholic beverages.

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

Approval of the proposed use will enhance the viability of the local area without creating significant adverse impacts to any surrounding properties, and as such, is consistent with the spirit, intent and objectives of the General Plan.

SUPPLEMENTAL FINDINGS

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

The Applicant is requesting to obtain a new conditional use permit to upgrade their current beer and wine off sale privileges to include a full line of alcoholic beverages for off-site consumption (ABC Type 21 liquor license) in conjunction with an existing 1,362 square foot market . The existing establishment, known as 77 MINI MARKET is proposing new daily operating hours of 7 am to 1 am with the liquor license upgrade.

The property's northeastern adjacent lot features a two-story mixed-use building that includes a barbershop, a check-cashing business, and eight residential units. Further northeast, properties are primarily developed for multi-family residential use. To the southeast, across Washington Place, the area consists of an automotive repair facility, an office building, and multi-family residential developments. Southwest of the property, across Grand View Boulevard, lies Culver City, where the adjoining properties include a private K-12 school and multi-family residential units. To the northwest, across an alleyway and fronting Mitchell Avenue, the area is developed with a multi-family residential complex and single-family homes.

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

Previous approvals and multiple discretionary actions for the subject premise, the general use of the site as a market and the fact that this particular market has operated with beer and wine privileges without harm for three years, suggests that the public convenience is served and continues to be served.

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

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, 4 on-site and 2 off-site licenses are allocated to the subject Census Tract No. 2723.02. However, the instant request is not for a new additional license as the premise is already licensed with a Type 20 Beer and Wine license (License #20 - 660825). The applicant is merely requesting an upgrade in licensing privileges, hence, surrendering their current Type 20 license.

The granting of this request will help the mini market to continue to offer a wider range of drink options for its customers and will continue to vitalize the commercial corridor along Washington Place, complimenting the other commercial establishments and residential community in the area resulting in economic benefits to the pertinent community.

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 property is located in the midst of a community oriented commercial center. Other than the previously noted residential uses located adjacent to the property to the rear, sensitive uses identified within 1,000 feet of the site consist of two schools. Considering the location and orientation of the property, as detailed above and the mitigation measures imposed on the project, it can be found that the proposed use will not detrimentally affect any nearby residentially zoned communities or other sensitive uses.

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

The applicant is fully aware of the responsibility of serving alcoholic beverages and will take all necessary measures to ensure it is cohesive with its neighboring establishments that also

serve beer, wine, and distilled spirits as an ancillary service. No detrimental effects should be expected from approval of this request since the request is for the continued sale of such.

RADIUS MAP FOR ALCOHOL USES

