

# **POLICY MOTION**

**COMMITTEE:** Planning and Land Use Management (PLUM)

**TITLE:** Approval of a Conditional Use Permit for the off-sale of beer and wine at Tara's Market

**PURPOSE:** This motion is to express the Mar Vista Community Council's support of a conditional use permit (CUP) for Tara's Market, located at 12131 W Washington Pl., designated as DCP ENV-2021-4312-CE

## **BACKGROUND:**

On May 20th, 2021, local business owner Tara Devi Black, represented by Patrick E. Panzarello Consulting Services, submitted an application for a conditional use permit (CUP) for Tara's Market, located at 12131 W. Washington Pl., for the off-sale of beer and wine for use in conjunction with its existing market and coffee shop operations. Mr. Panzarello and Ms. Black presented this permit request at the MVCC PLUM meeting on October 5th, 2021, at which time the committee conditionally gave its approval of this permit providing Mr. Panzarello engaged in outreach to the nearby schools and other surrounding stakeholders. Mr. Panzarello returned to PLUM for its meeting on January 11th, 2022, to confirm that he had submitted letters to the administration of any nearby schools and had received no negative feedback.

## **THE MOTION:**

The MVCC is for the granting of a conditional use permit to Tara's Market for the off-sale of beer and wine.

## **DIRECTED TO:**

Patrick E. Panzarello Consulting Services  
Attn: Patrick E. Panzarello  
PO Box 1085  
Sun Valley, CA 91353  
818-310-8589  
patrickpanzarello@gmail.com

## **ACTION/VOTE COUNT:**

MVCC PLUM Committee meeting, October 5<sup>th</sup>, 2021

Moved by 2nd Vice Chair Tyler Laferriere, seconded by Director MB Blakey

Motion of approval approved by MVCC PLUM 8-2-0

11/ 03/ 21

TO: THE WILDWOOD SCHOOL  
12201 W. WASHINGTON PLACE  
CULVER CITY, 90066

FROM: PATRICK E. PANZARELLO (R)  
TARA BLACK (A)  
CUP (CUB)CONSIDERATION  
12131 W. WASHINGTON PLACE, SUITE E.  
GLENDALE, CA., 91203  
(818) 310-8589 patrickpanzarello@gmail.com

RE: TARA'S MARKET  
ZA 2021-4311(CUB)  
TO ALLOW OFF-SITE BEER & WINE SALES

TO WHOM THIS MAY CONCERN:

Hello, We are the existing neighborhood convenience market located at the above address. We have been operating for several years and have recently remodeled to add coffee & sandwich service. We are family owned and operated. We also have experience with the implementation and operation of ABC beer & wine licenses. We also own and operate Tara's Himalayan Cuisine restaurant at 262 26<sup>th</sup> St., Santa Monica; and the Tara's Kitchen at 10855 Venice Blvd., Los Angeles. We operate both restaurants with alcohol service and have never had any violation or concern.

As part of our neighborhood outreach, we are contacting you because of your close proximity to our market. We are applying to the City for a Conditional Use Beverage permit. The location, when approved, will be under the new City of LA Zoning guidelines on mandatory conditions for alcohol licenses. This includes many conditions such as mandatory training by LAPD and/or the ABC LEAD program. Limited hours of operation, video cameras, age verification devices, 24-hour emergency contact signage as well as No-loitering signage, and processes to easily terminate the Use Permit if the operation is not responsible.

In addition to the City wide Conditions; the applicant is going further in volunteering many other conditions:

- THE HOURS OF OPERATION WILL BE BETWEEN 7 AM UNTIL 10 PM. WITH BEER & WINE SALES FROM 10 AM UNTIL 10 PM.
- No single bottle or beer would be served less than 28 oz.
- No fortified wines will be carried or sold.
- No wine sold less than 750 ml. Unless packaged with multiple bottles.
- No signage or advertising beer & wine sales in the front windows.
- That beer & wine sales will not exceed 35% of her overall gross sales.

We are hoping for your support and acquiescence on our implementation of this off-sale Beer & Wine license to our facility. Please call or write to us any concerns, or anything that you want us to address. Thank you for consideration.

Sincerely,

Tara Black (Applicant)

Patrick E. Panzarello (Representative)

11/03/21

TO: GRAND VIEW BLVD. ELEMENTARY SCHOOL  
3951 GRAND VIEW BLVD.,  
LOS ANGELES, 90066

FROM: PATRICK E. PANZARELLO (R)  
TARA BLACK (A)  
CUP (CUB)CONSIDERATION  
12131 W. WASHINGTON PLACE, SUITE E.  
GLENDALE, CA., 91203  
(818) 310-8589 patrickpanzarello@gmail.com

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