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Decision Date: August 20, 2025

Appeal Period Ends: September 4, 2025

B&V Enterprises, Inc. (A)
c/o Gabriel Mercado
7901 South Mission Road
Los Angeles, CA 90023

Carrotwood Properties, LP (O)
c/o Reliable Properties
6420 Wilshire Boulevard #150
Los Angeles, CA 90048

Will Nieves (R)
Nieves and Associates
21250 Hawthorne Boulevard, #500
Torrance, CA 90503

CASE NO. ZA-2025-2754-CUB
CONDITIONAL USE
8723-8729 North Sepulveda Boulevard
Mission Hills – Panorama City –
North Hills
Zone : QP-1, [Q]C1-1VL, C2-1,
QP- 1VL
D.M. : 195B145
C.D. : 6
CEQA: ENV-2025-2755-CE
Legal Description: LT A, PM 2775
(PM54-1)

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

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

Pursuant to Los Angeles Municipal Code (LAMC) Section 13B.2.2 of Chapter 1A, I hereby APPROVE:

a Conditional Use to allow sale of a full-line of alcoholic beverages for off-site consumption in conjunction with a grocery store in the QP-1, [Q]C1-1VL, C2-1, QP-1VL Zones,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Zoning Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.
7. Authorized herein is the sale of a full-line of alcoholic beverages for off-site consumption in conjunction with an approximately 27, 752 square foot Super King grocery store. The grant shall be subject to the following limitations:
 - a. The hours of operation shall be limited to 7:00 a.m. to 9:00 p.m., daily.
8. No after-hours 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.
9. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.

10. Game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
11. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
12. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.
13. **Good Neighbor Program.** A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:
 - a. Entry, visible to pedestrians
 - b. Customer service desk, front desk or near the reception area.

Complaints shall be responded to within 24-hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved.

14. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.
15. The applicant shall be responsible for monitoring both patron/residents/residents' guests and employee conduct on the premises and within the parking areas under his/her control to assure such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
16. Loitering is prohibited on or around these premises, including the alley, or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
17. The applicant shall be responsible for maintaining free of litter in the area adjacent to the premises over which they have control.

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

ADMINISTRATIVE CONDITIONS

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

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

INDEMNIFICATION AND REIMBURSTMENT OF LITIGATION COSTS

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

- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

For purposes of this condition, the following definitions apply:

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

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

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

OBSERVANCE OF CONDITIONS – TIME LIMIT – LAPSE OF PRIVILEGES

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

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 13A.2.7.G. of the Los Angeles Municipal Code provides:

A Quasi-judicial action or any conditional approval granted by the Director, pursuant to the authority of this Chapter or Chapter 1 (General Provisions and Zoning) of this Code 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 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 or Chapter 1 (General Provisions and Zoning), shall constitute a violation of this Chapter or Chapter 1 (General Provisions and Zoning) and shall be subject to the same penalties as any other violation of this Code.

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 August 19, 2025 all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use plan approval under the provisions of Section 12.24-W have been established by the following facts:

BACKGROUND

The subject property is flat, irregularly shaped, and measures approximately 113,066 square feet (2.6-acres) and is located between Sepulveda Boulevard to the east and Parthenia Street to the south. The subject property has a street frontage of approximately 224.01 feet on the west side of the Sepulveda Boulevard, a frontage of 104.34 feet on the north side of Parthenia Street, and a depth of 361 feet.

The site is a developed with a one-story shopping center. The proposed Super King grocery market will occupy the former anchor tenant, 99 Cents Only Store, and offers 156 off-street vehicle parking spaces accessible via Sepulveda Boulevard and Parthenia Street. Other tenants include Metro by T Mobile, a laundromat, La Michoacana Ice Cream, Jimmy's Alteration and Isabella's Salon.

The property is zoned QP-1, [Q]C1-1VL, C2-1, QP-1VL and is located within Mission Hills – Panorama City – North Hills Community Plan Area with a General Plan Land Use Designation of General Commercial. The site is also located within a Transit Priority Area in the City of Los Angeles (ZI-2452), a Housing Element Site (ZI-2512), and within a Time Limits and Parking Relief (ZI-2498) Zone. The site is accessible from Sepulveda

Boulevard and Parthenia Street. The subject property is also within an Urban Agriculture Incentive Zone. The project site is not located within any specific plan. The site is not located within a landslide, tsunami inundation zone, or liquefaction zone. It is located approximately 4.67 kilometers from the Northridge Fault.

At the time of filing, the applicant requested a Conditional Use to allow sale of a full-line of alcoholic beverages for off-site consumption in conjunctions with a Super King grocery store in the QP-1, [Q]C1-1VL, C2-1, and QP-1VL Zones. Super King offers fresh produce, premium meats and an extensive selection of international and other specialty items. The ancillary sale of alcoholic beverages with groceries at the existing location is a desired amenity and one that is expected by the general public. The availability of sale of alcohol for off-site consumption will allow the grocery store to offer a convenience to shoppers where alcohol can be purchased with groceries and other products.

SURROUNDING PROPERTIES

Surrounding properties are zoned C2-1, [Q]C1-1VL, [Q]C2-1VL, QP-1, QP-1VL, RA-1 and R3-1 characterized by level topography and fully improved streets. Abutting properties to the north are zoned C2-1 and R3-1 and are developed with a two-story automotive center with retail, auto repair uses, and a two story forty-four-unit apartment building. Abutting properties to the east are zoned C2-1 and are developed with a Shell gas station. Adjacent properties to the east, across Sepulveda Boulevard, properties are zoned C2-1 and developed with a one-story mini shopping center with retail and offices uses. Abutting properties to the south are zoned [Q]C1-1VL and are developed with a one-story retail mini shopping center. Adjacent properties to the south, across Parthenia Street, properties are zoned [Q]C2-1VL and RA-1 and are developed with a one-story mini shopping center and single-family homes. Abutting properties to the west are zoned R3-1 and are developed with a two-story multi-family apartment complex.

STREETS

Sepulveda Boulevard, adjoining the subject property to the east, has a street designation of Boulevard II with a dedicated right-of-way width of 110 feet and roadway width of 80 feet. The right-of-way is improved with asphalt roadway, and concrete curb, gutter and sidewalk.

Parthenia Street, adjoining the subject property to the south, has a street designation of Avenue II with a dedicated right of way width of 86 feet and roadway width of 56 feet. The right-of-way is improved with asphalt roadway, and concrete curb, gutter and sidewalk.

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

There are no relevant cases on the Applicant's property.

Previous Cases on Surrounding Properties

Staff utilized a 600-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 cases were identified to be within 600 feet of the subject property and filed within the last 15 years:

Case No. ZA-2018-5799-CUB-CUX - On May 22, 2019, the Zoning Administrator approved a Conditional Use authorizing the continued sale and dispensing of beer and wine for on-site consumption in a 2,456 square-foot restaurant with patron dancing in the C2 Zone.

PUBLIC CORRESPONDENCE

On May 13, 2025, a letter was from the Los Angeles Police Department stating no opposition to the project along with specific conditions to help mitigate possible future nuisances and crime.

PUBLIC HEARING

A public hearing was held virtually by the Zoning Administrator over Zoom Webinar on Tuesday, August 19, 2025 at 9:30 a.m. The purpose of the hearing was to obtain public testimony from affected and/or interested persons regarding the application. Interested parties were also invited to submit written comments regarding the request prior to the public hearing.

Mr. Nieves made the following statements:

- He is the applicant's representative.
- The market will utilize the existing 27,722 square foot, one-story building, previously utilized as a 99 Cent store.
- These 99 Cent stores have closed down and have been converted to grocery markets.
- There are 156 parking spaces on the site.
- The site is at the corner of Parthenia and Sepulveda Boulevard.
- In the past, the 99 Cent store location has had problems with vagrancy and loitering.
- Super King Market is a small, growing market that sells international foods.
- This will be the 11th store here in southern California.
- There is one that recently opened in Culver City and another in the San Fernando Valley.
- There are two off-site licenses permitted for this tract. Currently, zero licenses exist.
- The hours of operation are from 7 am to 9 p.m., daily.
- We reached out to the Northeast Neighborhood Council. We have not received any response.
- We reached out to CD 6. Lamber Cobb responded and requested a layout of the market, and asked for additional security lighting. He raised council office's concerns of vagrancy and loitering.

- Super King operates with loading docks at the rear. This loading dock will be gated, and have security presence. They will not allow trucks to stagger. Each delivery truck has a dedicated delivery time so they can load and take off.
- There is a separated liquor feature dedicated to sell alcohol. This will be with specialty meats and cheese. A security guard will be present at this front area/door. There will be no exterior or separate door leading directly into this alcohol area.

There were no public speakers providing public testimony during the public comment portion of the public hearing.

At the conclusion of the public hearing, the Zoning Administrator stated he would grant the request subject to standard conditions of approval.

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.

BASIS FOR CONDITIONAL USE PERMITS

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

CONDITIONAL USE FINDINGS

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 flat, irregularly shaped, and measures approximately 113,066 square feet (2.6-acres) and is located between Sepulveda Boulevard to the east and Parthenia Street to the south. The subject property has a street frontage of approximately 224.01 feet on the west side of the Sepulveda Boulevard, a frontage of 104.34 feet on the north side of Parthenia Street, and a depth of 361 feet.

The site is a developed with a one-story shopping center. The proposed Super King grocery market will occupy the former anchor tenant, 99 Cents Only Store, and offers 156 off-street vehicle parking spaces accessible via Sepulveda Boulevard and Parthenia Street. Other tenants include Metro by T Mobile, a laundromat, La Michoacana Ice Cream, Jimmy's Alteration and Isabella's Salon.

The Conditional Use allows the sale of a full-line of alcoholic beverages for off-site consumption in conjunction with a Super King grocery store in the QP-1, [Q]C1-1VL, C2-1, and QP-1VL Zones. According to the applicant, Super King offers fresh produce, premium meats and an extensive selection of international and other specialty items. The ancillary sale of alcoholic beverages with groceries at the existing location is a desired amenity and one that is expected by the general public. The availability of sale of alcohol for off-site consumption will allow the grocery store to offer a convenience to shoppers where alcohol can be purchased with groceries and other products.

The project will directly serve nearby homes and businesses by providing a desirable amenity for area workers and residents. The availability of alcoholic beverages incidental to the sale of groceries is an essential feature of a grocery store, as patrons in general expect these goods to be available. The primary emphasis of the neighborhood-serving grocery store will continue to be groceries, and it will offer the convenience of purchasing alcoholic beverages. A small portion of the store's floor area and shelf space will be devoted to alcohol sales. The provision of alcohol sales in conjunction with the proposed grocery store store will provide a convenience to shoppers and as such, will provide a beneficial service to the community.

Furthermore, the grant to allow the alcohol service has been well conditioned to ensure that that use will not adversely impact neighboring residents or other sensitive uses. As such, the project will enhance the built environment in the surrounding neighborhood and will provide a service that is beneficial to the community, city and region.

2. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade**

adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

The subject property is flat, irregularly shaped, and measures approximately 113,066 square feet (2.6-acres) and is located between Sepulveda Boulevard to the east and Parthenia Street to the south. The subject property has a street frontage of approximately 224.01 feet on the west side of the Sepulveda Boulevard, a frontage of 104.34 feet on the north side of Parthenia Street, and a depth of 361 feet.

The Conditional Use allows the sale of a full-line of alcoholic beverages for off-site consumption in conjunction with a Super King grocery store in the QP-1, [Q]C1-1VL, C2-1, and QP-1VL Zones. Super King offers fresh produce, premium meats and an extensive selection of international and other specialty items. The ancillary sale of alcoholic beverages with groceries at the existing location is a desired amenity and one that is expected by the general public. The availability of sale of alcohol for off-site consumption will allow the grocery store to offer a convenience to shoppers where alcohol can be purchased with groceries and other products. The hours of operation are from 7 a.m. to 9 p.m., daily.

The grocery market will locate all alcohol within a designated, closed off area of the store. A door will allow for entrance, and allow for customers over the age of 21 to enter. Alcohol purchases will be made in this area. There will be no self check-out for alcohol purchases. A security guard will be present near the designated alcohol entrance. Another will be near the main entrance.

Surrounding properties are zoned C2-1, [Q]C1-1VL, [Q]C2-1VL, QP-1, QP-1VL, RA-1 and R3-1 characterized by level topography and fully improved streets. Abutting properties to the north are zoned C2-1 and R3-1 and are developed with a two-story automotive center with retail, auto repair uses, and a two story forty-four-unit apartment building. Abutting properties to the east are zoned C2-1 and are developed with a Shell gas station. Adjacent properties to the east, across Sepulveda Boulevard, properties are zoned C2-1 and developed with a one-story mini shopping center with retail and offices uses. Abutting properties to the south are zoned [Q]C1-1VL and are developed with a one-story retail mini shopping center. Adjacent properties to the south, across Parthenia Street, properties are zoned [Q]C2-1VL and RA-1 and are developed with a one-story mini shopping center and single-family homes. Abutting properties to the west are zoned R3-1 and are developed with a two-story multi-family apartment complex.

The Zoning Administrator has imposed conditions of this grant to ensure the mode and character of the grocery store remains such. In addition, conditions that address responsible management, addressing of potential nuisances, and safety and security have been imposed to ensure the project will not be a detriment to surrounding uses. Conditions will also alleviate the issues of vagrancy and loitering identified at the public hearing.

Policies 2-1.1 *New commercial uses shall be located in existing established commercial areas or existing shopping centers.*

Objective 2-4 *To enhance the appearance of commercial districts.*

The grant to allow the ancillary sale of a full line of alcoholic beverages for off-site consumption will help augment the desirability the proposed grocery store, thereby supporting the vibrancy and longevity of the commercial corridor along Sepulveda Boulevard and the surrounding neighborhood. The proposed grocery store will provide neighboring residents and the local workforce with convenient retail that will bolster pedestrian activity in the neighborhood. The grocery store will serve and bring in more visitors from abroad and help create a more competitive retail industry which, in turn, will bolster the economic vitality of the district. The project will provide new opportunities for employment within the community, as well as provide tax revenue to the City. The proposed use conforms to the intent, purpose, and provisions of the General Plan and the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan and advances the objectives and intent of the plan by offering a service that will address the needs of the visitors and residents in the community.

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

The subject property is flat, irregularly shaped, and measures approximately 113,066 square feet (2.6-acres) and is located between Sepulveda Boulevard to the east and Parthenia Street to the south. The subject property has a street frontage of approximately 224.01 feet on the west side of the Sepulveda Boulevard, a frontage of 104.34 feet on the north side of Parthenia Street, and a depth of 361 feet.

Negative impacts commonly associated with the sale and on-site consumption of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are alleviated by the imposition of conditions requiring responsible management and deterrents against loitering. As noted in more detail under Finding No. 2 above, conditions have been incorporated into this grant to require security measures such as the provision of installation of surveillance cameras and other conditions that address noise, safety and security. Furthermore, the hours of operation have been limited to 9:00 p.m., daily. Employees will undergo training on the sale of alcoholic beverages, including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program or the Department of Alcoholic Beverage Control's Licensee Education on Alcohol and Drugs (LEAD) Program.

Furthermore, the Zoning Administrator has imposed numerous conditions to integrate the use into the community as well as protect community members from

adverse potential impacts. Additional conditions have been included to ensure the operation provides adequate security measures, includes a surveillance system, adherence to the City's Noise Ordinance, and responsible management practices. Both the Conditions of Approval and the requirements of the California Department of Alcoholic Beverage Control are intended to protect the public health, welfare and safety of the community. Therefore, as conditioned herein, the sale of a full line of alcoholic beverages for off-site consumption, in conjunction with a proposed grocery store 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 Department of Alcoholic Beverage Control ("ABC") licensing criteria, three (3) on-sale and two (2) off-sale alcoholic beverage licenses are allocated to subject Census Tract No. 1174.07. Currently there are zero (0) existing on-site and zero (0) existing off-site licenses within this Census Tract.

Concentration can be undue when the addition of a license will negatively impact In these active commercial areas where there is a demand for licenses beyond the allocated number and where an over-concentration of licenses is suggested, the ABC has recognized that high-activity retail and commercial centers located within community-serving hubs are supported by a significant employee population, in addition to the increasing resident population base in the area. The ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents. In addition, the Zoning Administrator is imposing conditions of approval in order to prevent public drinking, driving under the influence, and public drunkenness.

According to statistics provided by the Los Angeles Police Department's Mission Division Unit, within the Crime Reporting District 1981, which has jurisdiction over the subject property, a total of 158 crimes and arrests were reported in 2024, including 56 for Part I Crimes and 102 Part for II Arrests, compared to the Citywide average of 89 crimes and arrests, and compared to the High Crimes average of 106 crimes for the same reporting period. Alcohol-related Part II crimes reported by LAPD include, Drug Abuse Violations (9), Driving Under the Influence (1), Liquor Laws (0), Disorderly Conduct (2), all other offenses (7). These numbers do not reflect the total number of arrests in the subject reporting district over the

accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The above statistics indicate that the crime rate in Reporting District 1981 is higher than the citywide average, and there has been no evidence submitted for the record establishing any nexus between the subject site and the area's crime rate. The project consists of an existing retail store that will be governed by a number of conditions of approval that would reduce the possibility of alcohol-related offenses. The project will not adversely affect public welfare because it is a desirable use and convenient amenity in an area designated for such neighborhood-serving commercial uses as demonstrated over its years in operation. Nevertheless, conditions, such as those related to the STAR/LEAD/RBS Program, age verification, and security cameras, have been imposed by the Zoning Administrator in conjunction with this approval. Public safety measures to mitigate nuisance and criminal activities have been incorporated into the grant to assure better oversight. Further conditions may be imposed by the California Department of Alcoholic Beverage Control as conditions on the alcohol license. Therefore, as conditioned, the use is not expected to contribute to the area's crime rate or generate any nuisance activity and will not result in an undue concentration of establishments providing alcohol.

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

The project site is zoned for General Commercial uses and will continue to be utilized as such with the proposed restaurant. The following sensitive uses and alcohol-serving establishments are located within a 1,000-foot radius of the site:

- Residential Uses
- Iglesia De Cristo Ministerio 15329 Parthenia Street
- Iglesia Principe De Paz 15428 Parthenia Street
- Ministerio Pentecostes 8739 Sepulveda Boulevard
- Langdon Avenue School 8817 Langdon Avenue
- Avetisyan Family Child Care 8627 Langdon Avenue

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. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. This project will contribute to a neighborhood and will continue to serve the neighboring residents and the local employees as well as visitors.

Therefore, as conditioned, the project will not detrimentally affect residentially-zoned properties or any other sensitive uses in the area.

FLOOD HAZARD FINDING

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

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	Van Nuys DSC	South LA DSC
201 N. Figueroa Street Los Angeles, CA 90012 planning.figcounter@lacity.org (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 planning.mbc2@lacity.org (818) 374-5050	(In person appointments available on Tuesdays and Thursdays 8am-4pm only) 8475 S. Vermont Avenue 1st Floor Los Angeles, CA 90044 planning.southla@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](https://www.lacity.org/buildla) 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

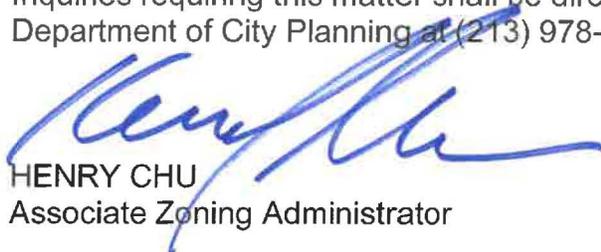


QR Code to Forms for In-
Person Appeal Filing



QR Code to BuildLA Appointment Portal
for Condition Clearance

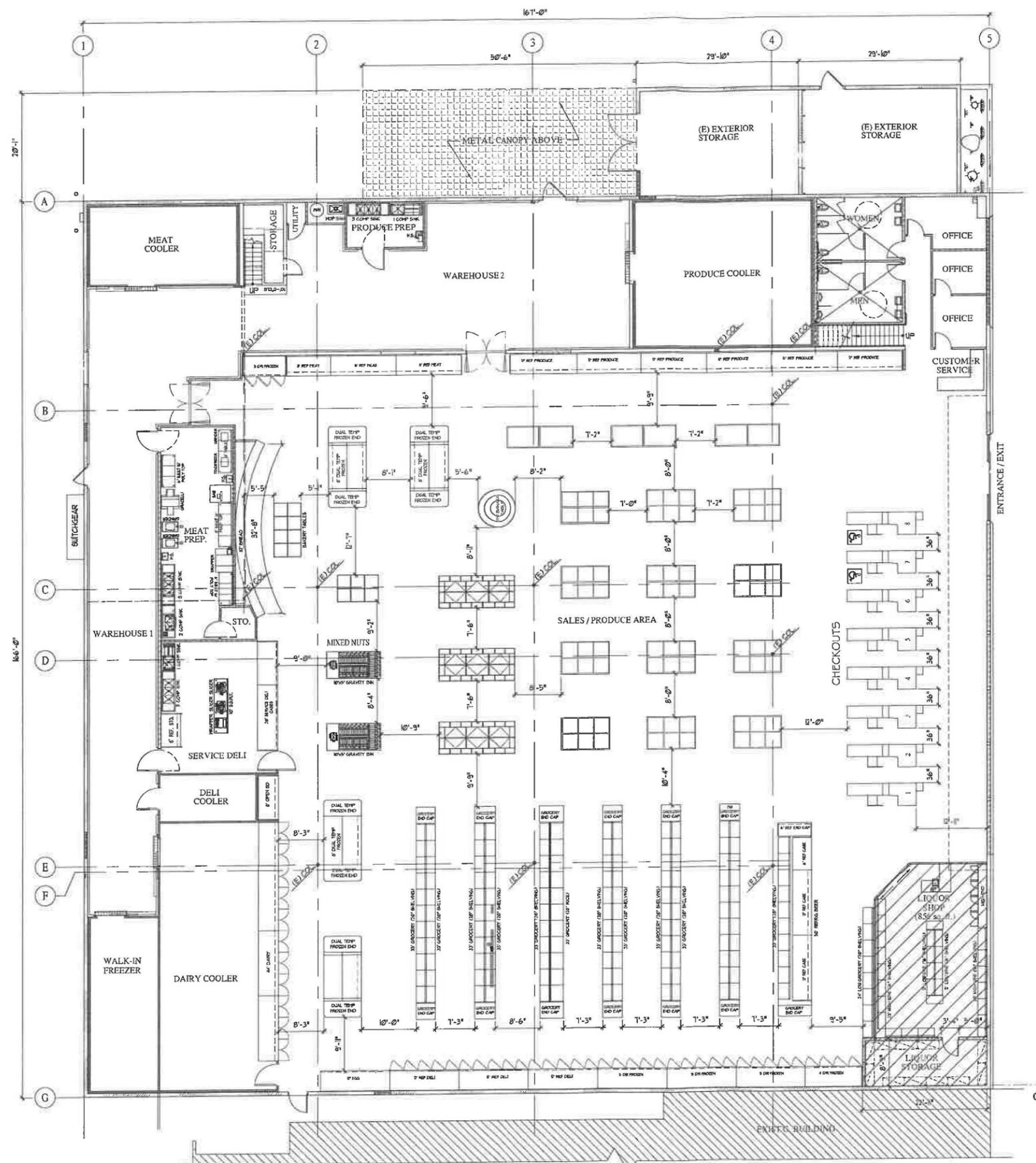
Inquiries requiring this matter shall be directed to Jessica Jimenez, Planning Staff for the Department of City Planning at (213) 978-1227.



HENRY CHU
Associate Zoning Administrator

HC:JJ:nm

cc: Councilmember Imelda Padilla
Sixth Council District
Neighborhood Council
Adjoining Property Owners



ALCOHOLIC BEVERAGE AREA CALCULATION:

REFRIGERATED COOLERS:	20'-0" W x 3'-6" D = 70 SF
ALCOHOL BEHIND COUNTER:	11'-6" W x 1'-6" D = 172.5 SF
DRY SHELVING WINE DISPLAY:	79'-0" W x 1'-6" D = 128.5 SF
TOTAL ALCOHOL SALES AREA :	205.5 SF
SALES AREA :	17,471 SF
205.5 SF / 17,471 SF =	0.0117 = 1.2%

FIXTURE FLOOR PLAN
1/8" = 1'-0"

EXHIBIT "A"
Page No. 2 of 2
Case No. 2A-2025-2754-UB
AB

REVISED	DT
PROJECT	
SUPER KING MARKET NO. 11 8723 SEPULVEDA BLVD. NORTH HILL, CALIFORNIA	
DRAWING	
FIXTURE FLOOR PLAN	
DRAWING	
CHECKED BY:	DATE: 5-6-2025
DESIGNED BY:	
REVIEWED BY:	
PLANNING:	
ROOMS:	
DATE:	
CONSTRUCTION:	
DRAWN BY:	
SHEET NO.	
A-2	
CAD FILE	
JOB NO.	SP-035

ZA-2025-2754-UB