

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

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
HENRY CHU
TIM FARGO
JONATHAN A. HERSHEY, AICP
PHYLLIS NATHANSON
CHRISTINE M. SAPONARA
COURTNEY SHUM
CHRISTINA TOY LEE
JORDANN TURNER

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

LOS ANGELES DEPARTMENT
OF CITY PLANNING
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DIRECTOR

KEVIN J. KELLER, AICP
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DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

planning.lacity.org

Decision Date: November 5, 2025

Appeal Period Ends: November 20, 2025

Garabet Hazour (A)
266 South Rampart Boulevard,
Los Angeles, CA 90057

Brian Han, Crenshaw Country Club LLC
(O)
3055 Wilshire Boulevard,
Los Angeles, CA 90010

Steve S Kim (R)
GSD Partners,
800 West 1st Street,
Los Angeles, CA 90012

CASE NO. ZA-2025-247-MPA
MAIN PLAN APPROVAL
Westlake Community Planning Area
266 South Rampart Boulevard (264-280
South Rampart Boulevard)
Zone : C2-1 and P-1
D. M. : 136-5A203
C.D. : 13 - Soto-Martinez
CEQA : ENV-2025-248-CE
Legal Description: Lots 63-66, TR91 Tract

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

based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), and there is no substantial evidence demonstrating that any exception contained in Section 15300.2 of the State CEQA Guidelines applies; and

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

a Main Plan Approval to allow the sale of beer and wine for off-site consumption in conjunction with a proposed market within an existing shopping center in the C2-1 Zone;

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the

- development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
 3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the 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 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. **Authorization.** Authorized herein is the sale of beer and wine for off-site consumption, in conjunction with a proposed 2,800 square-foot market within an existing two-story shopping center. The grant shall be subject to the following limitation:
 - a. The hours of operation shall be limited to 7:00 a.m. to 2:00 a.m. daily.
 8. After hours use shall be prohibited, except for 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. The establishment shall be maintained as a bona fide market, offering food items for sale. Items for sale may include fresh and packaged meats, drinks, dairy products, produce, dry goods, frozen goods, sundries, paper goods, and other similar products.
 10. 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.

11. Coin operated game machines, pool tables, or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
12. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits, and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
13. 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.
14. The exterior windows and glass doors of the store shall be maintained substantially free of signs and other materials from the ground to at least six feet in height above the ground so as to permit surveillance into the store by Police and any private security.
15. **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.

16. 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, the Department of Building and Safety, the Department of City Planning, or any other agency responsible for enforcement. The on-site Manager and employees shall be knowledgeable of the conditions herein.
17. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter to the Department of City Planning identifying which employees completed the training. STAR or LEAD or RBS

- training shall be conducted for all new hires within three months of their employment.
18. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under their control to assure such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses. The applicant/business operator/manager shall comply with all applicable laws and conditions and shall properly manage the facility to discourage illegal, criminal, and nuisance activity.
 19. Loitering is prohibited on and around the premises and the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted outside of the subject facility.
 20. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the subject premises and the facility to discourage illegal and criminal activities and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism, and truancy occur.
 21. Upon receipt of any violations issued by any City department or other public jurisdictions relating to such operation's alcohol service, the applicant shall submit a copy of the violation, within five business days, to the Development Services Center, Department of City Planning, for inclusion in the administrative case file.
 22. The applicant shall be responsible for maintaining the premises over which they have control, including the adjoining sidewalk and any public alleys abutting the site, free of debris and litter.
 23. An electronic age verification device shall be purchased and retained on the premises for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.

ADMINISTRATIVE CONDITIONS

24. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per LAMC Section 19.01 E.3 for Monitoring of Conditional Use Permits, 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.
25. 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.
26. 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.
27. 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.

28. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.
29. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
30. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
31. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning through the enforcement of the Department of Building and Safety.
32. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- a. Defend, indemnify, and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. Unless otherwise provided in Chapter 1A, Chapter 1 (General Provisions and Zoning), or in a project's conditions of approval, any approval by the Zoning Administrator, Director of Planning, an Area Planning Commission, or the City Planning Commission as initial decision makers that is not effectuated within three years of its effective date becomes null and void.

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Chapter 1A 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.”

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

NOTICE

The applicant is further advised that subsequent contact regarding this determination must be with the Development Services Center. 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 October 23, 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 an approval of plans under the provisions of LAMC Chapter 1 Section 12.24 M have been established by the following facts:

BACKGROUND

The project site is a sloped, irregular shaped, corner parcel of land consisting of five contiguous plots with a total lot area of 29,315 square feet. The project site has an approximate 226-foot frontage along South Rampart Boulevard and 138-foot frontage along West 3rd Street. The project site is improved with an existing two-story, 18,890 square-foot shopping center and parking lot. Vehicular access is through Rampart Boulevard and 3rd Street. There are 41 total vehicular parking spaces provided on site within two surface parking lots. The proposed project is a Main Plan Approval to allow the sale of beer and wine for off-site consumption within a proposed 2,800 square-foot market. The proposed market will be located on the ground floor on the western side of the property. Hours of operation will be from 7 am to 2 am daily.

The sale of alcoholic beverages was authorized by a Main Conditional Use Permit (Case No. ZA-2021-10755-MCUP) on September 29, 2022. The Main Conditional Use Permit authorized the sale of beer and wine for on-site consumption in conjunction with four proposed restaurants and the sale of beer and wine for off-site consumption with one market. Two restaurants and the market are located on the first floor and two restaurants are located on the second floor. The shopping center also has two commercial tenants that are not within the Main Conditional Use Permit.

The subject property is zoned C2-1 and P-1 and is located within the Westlake Community Plan area. The Community Plan designates the subject property for Highway Oriented Commercial land uses corresponding to the C2, C1, CR, RAS3, RAS4, and P Zones. The property's C2-1 zoning is consistent with the General Plan's land use designation for the site. The portion of the lot zoned P-1 is limited to parking areas.

The subject property is located within the Urban Agriculture Incentive Zone, Methane Zone, Special Grading Area, Oil Well Adjacency, Environmental Protection Measures for Residential Projects with Five or More Units (Oil Wells) (ZI-2536), Housing Element Sites (ZI-2512), State Enterprise zone (ZI-2374), and lies within 1.26 kilometers of the Puente Hills Blind Thrust Fault Line.

Surrounding Properties

Surrounding properties are developed with commercial and residential uses. The properties to the north are developed with multi-family residential uses and are zoned R4-1. The property to the east, fronting onto 3rd Street, is developed with retail and office and is zoned C2-1. The properties further east fronting onto Corondo Street are developed with single-family and multi-family residential uses and are zoned R3-1. The property to the south across 3rd Street is developed with restaurants and a dry cleaner and is zoned C2-1. The properties to the west across Rampart Boulevard are developed with an auto repair shop and multi-family residential uses and are zoned C2-1 and R4-1.

Streets

Rampart Boulevard, adjoining the subject property to the west, is a designated Avenue I, dedicated to a right-of-way width of 100 feet and a roadway width of 70 feet.

3rd Street, adjoining the subject property to the south is a designated Avenue II, dedicated to a right-of-way width of 86 feet and a roadway width of 56 feet.

Previous Cases, Affidavits, Permits, and Orders on the Applicant's Property

ZA-2021-10755-MCUP – On September 20, 2022, the Associate Zoning Administrator approved a Main Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with (4) proposed restaurants and the sale of beer and wine for off-site consumption in conjunction with one (1) proposed market totaling 15,012 square-feet of floor area with a total of 300 seats within an existing two-story 18,890 square-foot shopping center and a Conditional Use to allow hours of operation of 11:00 am to 2:00 am., daily in for the new restaurants and 7:00 am to 2:00 am daily for the new market in lieu of the permitted hours of 7:00 am to 11:00 pm for a Mini-Shopping Center/Commercial Corner Development.

Permit Application No. 21041-10000-51339 – On September 21, 2021, the Department of Building and Safety issued a permit for the installation of roof mounted solar panels.

Permit Application No. 21141-90000-22093 – On December 4, 2021, the Department of Building and Safety issued a permit for main panel upgrade to 200 amps.

Case No. ZA-2000-3685(CU)(ZV) – On April 19, 2001, the Zoning Administrator denied requests for a conditional use permit seeking deviations from the requirements of Section 12.22 A.23(a) and a request for a variance from Section 12.26 E.

Previous Cases on Surrounding Properties

Staff utilized a 500-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with the sales and dispensing of alcoholic beverages. The following relevant case was identified to be within 600 feet of the subject property.

Case No. ZA-2020-4907-CUB – On December 17, 2020, the Associate Zoning Administrator approved a Conditional Use Permit to allow the continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant at 2610 West 3rd Street.

PUBLIC HEARING

A Notice of Public Hearing was sent to property owners and occupants abutting the subject site, for which an application was filed with the Department of City Planning. The purpose of

the hearing was to obtain testimony from affected and/or interested persons regarding the project. All interested persons were invited to attend the public hearing where they could listen, ask questions, and present testimony regarding the project. Interested parties were also invited to submit written comments regarding the request prior to the public hearing. The hearing was held on October 23, 2025 at approximately 9:30 a.m. The hearing was conducted by Zoom webinar and telephonically. The following testimony was received at the hearing:

Steve Kim, representative:

- Application is part of a grant that was approved in a prior MCUP
- Property owner applied for a Master CUP in 2021
- Four restaurants and one market
- Rampart and 3rd Street
- This is a MPA review
- Market there for 5-6 years
- Economic downturn has affected the shopping center
- Market owner has applied for beer and wine at existing market
- Property owner working with tenant to revitalize development
- Bona fide market and not a liquor store that focuses on alcohol
- Parking of 41 spaces
- 2,800 square feet of market space and hope to expand in the future to abutting tenant space
- Of the 2,800 square feet, alcohol storage 63 square feet, 216 square feet walk-in-cooler for alcohol, and 67 square feet shelves for alcohol
- Floor plan shows alcohol sales and storage areas

Tim Fargo, Associate Zoning Administrator:

- If expanding to neighboring space in future, applicant will likely need a Plan Approval or other discretionary application

Steve Kim, representative:

- Noted

Tim Fargo, Associate Zoning Administrator:

- Has there been any feedback from community members, the Neighborhood Council, or the Council District?

Steve Kim, representative:

- Vetted in 2021 as part of MCUP
- Did not reach out this time

Tim Fargo, Associate Zoning Administrator:

- How is the operator addressing potential community safety issues?

Steve Kim, representative:

- There are 18 closed-circuit TV cameras inside and outside of the premises
- Have met with Rampart Vice Unit
- If there are any problems, will address them and resolve issues
- Will continue to be vigilant to make sure there is safety

PUBLIC WRITTEN CORRESPONDENCE

No public written correspondence has been received.

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.

- Signs shall be posted in English and Spanish stating that California state law prohibits the sale of alcoholic beverages to people who are under 21 years of age.
- The sale of alcoholic beverages shall be incidental to the sale of food.
- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
- Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages and shall be installed on the premises at each point-of-sale location. The device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverages.
- No sale of alcohol shall be permitted at any self-service, automated check-out station

(checkout conducted primarily by the customer, with assistance by a store monitor) if such are available on the site. All sales of alcohol shall be conducted at a full-service checkout station directly attended by a cashier/checkout clerk specifically assigned solely to that station.

- No alcohol shall be allowed to be consumed onsite nor on any adjacent property under the control of the applicant.
- The alcoholic beverage license shall not be exchanged for a public premises type license nor operated as a public premises.

BASIS FOR CONDITIONAL USE PERMIT PLAN APPROVALS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. Uses requiring a Class 2 Conditional Use Permit approval from the Zoning Administrator are listed within Section 12.24 W of the Los Angeles Municipal Code. The authority to issue a Main Plan Approval by the Zoning Administrator is located within Section 13B.2.2.H of Chapter 1A of the Los Angeles Municipal Code. In order for a Main Plan Approval for the sale of beer and wine for off-site consumption to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

GENERAL CLASS 2 CONDITIONAL USE PERMIT FINDINGS PURSUANT TO LAMC SECTION 13B2.2

Following (in bold) is a delineation of the findings and the application of the relevant facts to same:

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

The project site is a sloped, irregular shaped, corner parcel of land consisting of five contiguous plots with a total lot area of 29,315 square feet. The project site has an approximate 226-foot frontage along South Rampart Boulevard and 138-foot frontage along West 3rd Street. The project site is improved with an existing two-story, 18,890 square-foot shopping center and parking lot. Vehicular access is through Rampart Boulevard and 3rd Street. There are 41 total vehicular parking spaces provided on site within two surface parking lots. The proposed project is a Main Plan Approval to allow the sale of beer and wine for off-site consumption within a proposed 2,800 square-foot market. The proposed market will be located on the ground floor on the western side of the property. Hours of operation will be from 7 am to 2 am daily.

The sale of alcoholic beverages was authorized by a Main Conditional Use Permit (Case No. ZA-2021-10755-MCUP) on September 29, 2022. The Main Conditional Use Permit authorized the sale of beer and wine for on-site consumption in conjunction with four proposed restaurants and the sale of beer and wine for off-site consumption with one market. Two restaurants and the market are located on the first

floor and two restaurants are located on the second floor. The shopping center also has two commercial tenants that are not within the Main Conditional Use Permit.

The subject property is zoned C2-1 and P-1 and is located within the Westlake Community Plan area. The Community Plan designates the subject property for Highway Oriented Commercial land uses corresponding to the C2, C1, CR, RAS3, RAS4, and P Zones. The property's C2-1 zoning is consistent with the General Plan's land use designation for the site. The portion of the lot zoned P-1 is limited to parking areas.

The proposed market, within walking distance of residential uses and local businesses, will benefit the local community by providing a service of offering groceries and household goods at the subject location. The project activates a vacant space within the shopping center by adding a neighborhood-serving commercial use which will enhance the mixed-used character of the area. The sale of beer and wine will be incidental to the sale of groceries and other household items and will provide customers with a convenient one-stop shopping experience. Thus, the project will perform a function and provide a service that is beneficial to the community.

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

The proposed project is a Main Plan Approval to allow the sale of beer and wine for off-site consumption within a proposed 2,800 square-foot market. The proposed market will be located on the ground floor on the western side of the property. Hours of operation will be from 7 am to 2 am daily.

Surrounding properties are developed with commercial and residential uses. The properties to the north are developed with multi-family residential uses and are zoned R4-1. The property to the east, fronting onto 3rd Street, is developed with retail and office and is zoned C2-1. The properties further east fronting onto Corondo Street are developed with single-family and multi-family residential uses and are zoned R3-1. The property to the south across 3rd Street is developed with restaurants and a dry cleaner and is zoned C2-1. The properties to the west across Rampart Boulevard are developed with an auto repair shop and multi-family residential uses and are zoned C2-1 and R4-1.

As described in Finding No. 1, the proposed market will benefit the local community by providing a service of offering groceries and household goods at the subject location. The sale of beer and wine will be incidental to the sale of groceries and other household items. The Zoning Administrator has imposed conditions to prevent adverse impacts and integrate the use into the neighborhood. Conditions address the mode and character of the store, responsible management, addressing of nuisance, surveillance, adequate lighting, and training. In addition, the Alcoholic Beverage Control will impose their own set of conditions, to which the applicant will also be

subject. Therefore, 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, or safety of the community.

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

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are implemented in the form of Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan. The project is consistent with Policy 7.3.2 of the Framework Element, which encourages the establishment and retention of "neighborhood commercial activities within walking distance of residential areas."

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The property is located within the Westlake Community Plan Area, which designates the subject property as Highway Oriented Commercial land use with corresponding zones of C2, C1, CR, RAS3, RAS4, and P. The subject property is zoned C2-1 and P-1 and is thus consistent with the Community Plan's land use designation for the site. The Community Plan text allows a variety of commercial uses but is silent regarding the sale of alcohol, leaving interpretation of the intent of the Plan to the Zoning Administrator. Given the conditions and limitations established herein, the project is consistent with the following objective and policy of the Community Plan:

Commercial

Objective 2-1: To conserve and strengthen viable commercial development and to provide additional opportunities for new commercial development and services within existing commercial areas.

Policy 2-1:1: New commercial uses shall be located in an existing established commercial areas or shopping centers.

The approval will bolster the economic viability of the proposed market, thereby strengthening the vibrancy and longevity of the existing commercial development and the surrounding neighborhood. The market will provide neighboring residents and the local workforce with a convenient grocery option that will support pedestrian activity in the neighborhood, thus increasing public safety.

Neighborhood markets are an intrinsic part of the diversity of commercial uses necessary for the conservation, development, and success of a vibrant commercial

area. The development in the area caters to a variety of needs and serves a mixture of residential and commercial uses, as well as visitors. The sale of beer and wine for off-site consumption in conjunction with a market at the subject site is not anticipated to impact the surrounding community in a negative manner. Given the foregoing, the project substantially conforms with the purpose, intent, and provisions of the General Plan and the applicable community plan. Additionally, the project is not located within a specific plan area.

ALCOHOLIC BEVERAGE FINDINGS

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

As discussed in Finding Nos. 1 and 2 and given the scope of the conditions and limitations established herein, the surrounding land uses are not expected to be adversely affected by the sale of beer and wine for off-site consumption at the proposed market. Neighborhood markets are an intrinsic part of the diversity of commercial uses necessary for the conservation, development, and success of a vibrant commercial area. A market is a permitted use in the C2-1 Zone and is a use that is consistent with the existing neighborhood and other commercial centers in the surrounding area.

Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring deterrents against loitering and promoting responsible management. Employees will undergo training on the sale of alcohol including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program. Other conditions related to excessive noise, litter, and noise prevention will safeguard the nearby uses. With compliance with the imposed conditions, the sale of beer and wine for off-site consumption at this location will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, or safety.

The State of California's Department of Alcoholic Beverage Control will impose conditions as deemed necessary for alcohol sale, as the City has no jurisdiction to otherwise mandate said conditions. Additionally, 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, or if, at any time during the period of validity of this grant, documented evidence is submitted showing continued violation of any condition(s) of this grant resulting in disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. Thus, as conditioned, it can be found that the proposed use, including the sale of beer and wine for off-site consumption, will not adversely affect the welfare of the pertinent community.

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

According to the California State Department of Alcoholic Beverage Control licensing criteria, four on-site and two off-site licenses are allocated to Census Tract No. 2086.2. There are currently two on-site licenses and three off-site licenses in this Census Tract, as well as a caterer permit.

- (3) Type 21 – Off-Sale General
- (1) Type 41 – On-Sale Beer and Wine – Eating Place
- (1) Type 42 – On-Sale Beer and Wine – Public Premises
- (1) Type 58 – Caterer Permit

Concentration can be undue when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license provides a public service and benefits the community, public welfare, and convenience. The subject site is in an existing commercial development, would provide a one-stop shopping experience for patrons, and is conditioned to lessen any potential negative impact on the surrounding community. Furthermore, ABC has the 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. Thus, as conditioned, the granting of this application will not negatively impact the area, will provide a public service, and will not result in undue concentration.

According to statistics provided by the Los Angeles Police Department Rampart Division, which has jurisdiction over the subject property within Crime Reporting District No. 233, a total of 111 crimes were reported in 2024 (41 Part I Crimes and 70 Part II Arrests) compared to the citywide average of 89 crimes and arrests and the high crime average of 120 crimes for 2024. Part II Crimes reported in 2024 include (0) Drug Abuse Violations, (0) Driving Under the Influence, (0) Liquor Laws, (0) Disorderly Conduct, (10) all other offenses. 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 the reporting district where the subject site is located is higher than the Citywide Average, but not higher than the high crime average. No evidence has been submitted to the record establishing any nexus between the subject site or use and the area's crime rate.

Negative impacts commonly associated with the sale and dispensing of beer and wine such as criminal activity, public drunkenness, and loitering are minimized by the conditions of approval that are imposed in this grant. The project is not expected to adversely affect public welfare and is in an area that is appropriate for its use. Operational conditions in the grant address public drinking, loitering, noise, security, STAR/LEAD/RBS Training, and age verification to ensure that the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity. These imposed conditions are an integral component of this approval and require diligent compliance on the part of the applicant for effectiveness. Therefore, given the above, and as conditioned, the granting of the application will not result in an undue concentration of premises for the sale of alcoholic beverages in the area of the City involved.

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

The following sensitive uses are located within a 1,000-foot radius of the site:

| | |
|---------------------------------------|--|
| Residential | |
| Condominiums and Apartments | |
| School, Church, Hospital, Park | |
| Lafayette Park Primary | 310 South La Fayette Park Place |
| Carranza Family Child Care | 331 South Coronado Street |
| Superet Light Church | 2516 West 3 rd Street |
| One Medical: Century City | 10250 Santa Monica Boulevard Suite 1280 |

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. No communication has been received by any residents or representative expressing concern about or opposition to the request. The grant has been conditioned to protect the health, safety, and welfare of the surrounding neighbors. The potential effects of public drinking, excessive noise, and disruptive behavior have been considered and addressed by imposing conditions related to loitering, noise, and the monitoring of the site by responsible management during hours of operation and with a security camera system. The project is consistent with the zoning and the existing uses adjacent to the development. This project will contribute to the neighborhood and will serve neighboring residents, local employees, and others. 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 a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 186,952, have been reviewed and it has been determined that this project is located outside the 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

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

Van Nuys DSC

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

South LA DSC

(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



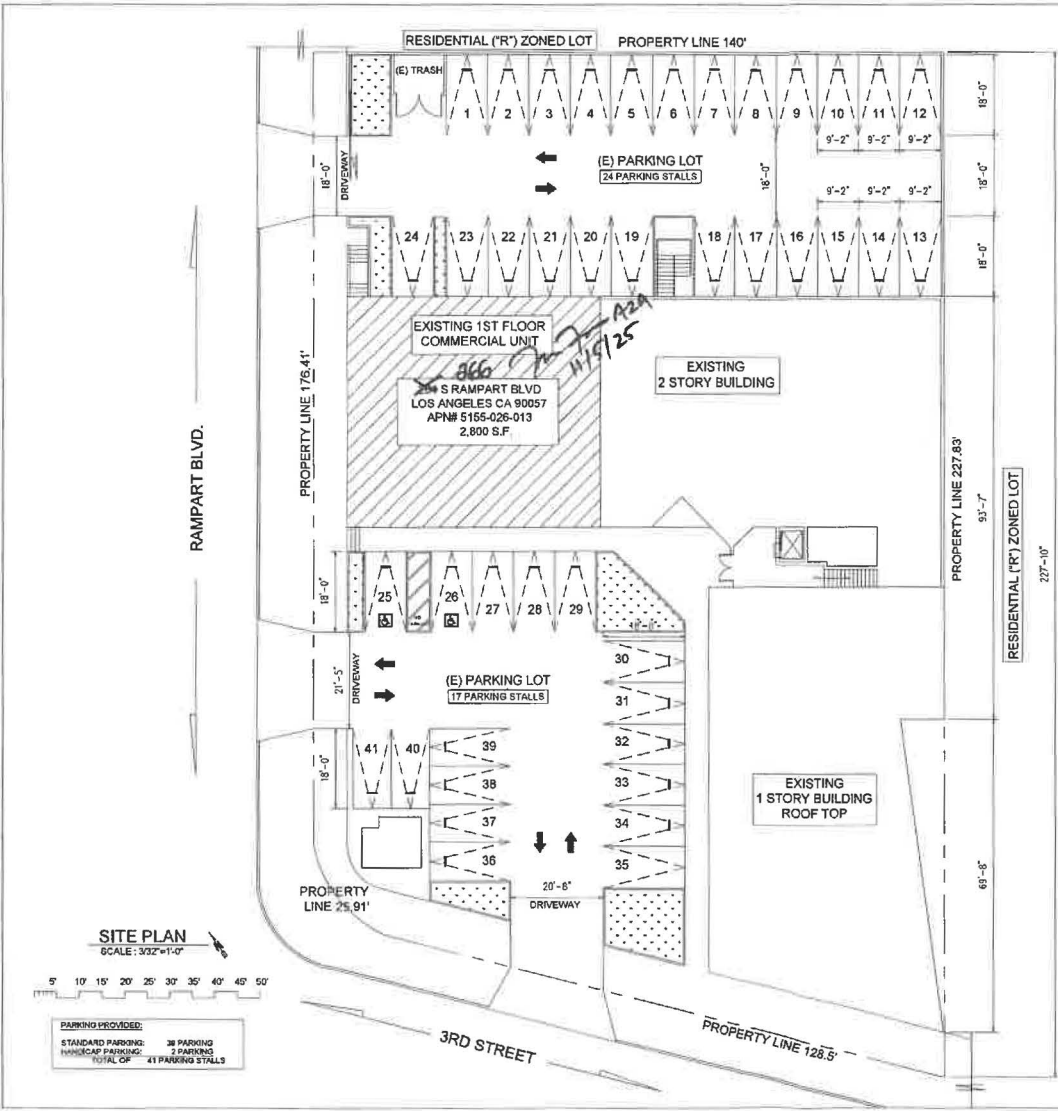
QR Code to BuildLA Appointment Portal for Condition Clearance

Inquiries regarding the matter shall be directed to Andres Gutierrez, Planning Staff for the Department of City Planning at (213) 682-6399 or andres.gutierrez@lacity.org.

TIM FARGO
Associate Zoning Administrator

TF:AC:AT:AG:mc

cc Councilmember Hugo Soto-Martinez
Thirteenth Council District
Adjoining Property Owners



SITE PLAN
SCALE: 3/32"=1'-0"

5' 10' 15' 20' 25' 30' 35' 40' 45' 50'

PARKING PROVIDED:
STANDARD PARKING: 38 PARKING
HANDICAP PARKING: 2 PARKING
TOTAL OF: 41 PARKING STALLS

SHEET INFO.

A-1 EXISTING SITE PLAN
A-2 1ST & 2ND FLOOR LAYOUT
A-3 PROJECT FLOOR PLAN

BUILDING DATA:

SITE ADDRESS
264, 266, 270, 268, 276, 272, 274, 272 1/2, 274 1/2, 280 & 278
S RAMPART BLVD
LOS ANGELES CA 90057

APN# 5155-028-013
LOT SIZE: 27,852.5 (SQ FT) 2IMAS

PROPERTY TYPE: COMMERCIAL / INDUSTRIAL
ZONING: C2-1 & P-1

PROPERTY BOUNDARY DESCRIPTION:
TRACT NO 91 LOTS 63, 64 AND 65 AND VAC ALLEY ADJ ON SW AND (EX OF ST)
LOT 60 AND (EX OF ST6) LOT 67

EXISTING BUILDING DESCRIPTION: 18,890 S.F.
EXISTING BUILDING: 1987 / 1987
YEAR BUILT / EFFECTIVE YEAR BUILT:

PROJECT LOCATION:
TRUE DREAM SMOKE SHOP
S RAMPART BLVD LOS ANGELES CA 90057
USE: MARKET
UNIT #24 S.F.: 2,600 S.F.

PARKING PROVIDED:
STANDARD PARKING STALLS: 38 STALLS
ACCESSIBLE PARKING STALLS: 2 STALLS
TOTAL PARKING STALLS: 41 STALLS

VICINITY MAP

RAMPART HEIGHTS DIVISION 5 TRACT NO. 91
M.B. 12-78 M.B. 13-112

EXHIBIT "A"
Page No. 1 of 3
Case No. ZA-2025-247-MPA

REVISIONS

PROJECT PROPOSER:
TRUE DREAM SMOKE SHOP
S RAMPART BLVD
LOS ANGELES CA 90057
APN# 5155-028-013

DATE: 6-28-2024
SCALE: 1/32" = 1'-0"
SHEET

PREPARED BY:
GSD PARTNERS, INC.
2404 WILSHIRE BLVD.
LOS ANGELES, CA 90057
TEL 213-536-8787

PROJECT NO.:
GARRET HAZOUR
S RAMPART BLVD 266
LOS ANGELES CA 90057

A-1

