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March 12, 2026

Last Day to File an Appeal: March 27, 2026

Vikas Prajapati (A)
Sindhval Inc.
14131 Vanowen Street
Van Nuys, CA 91405

Vivian Wainberg (O)
16211 Hayes St, LLC
5737 Kanan Road
Agoura Hills, CA 91301

Sherrie Olson (R)
PLRC
1030 N Mountain Avenue
Ontario, CA 91762

CASE NO. ZA-2025-2582-CUB
CONDITIONAL USE - ALCOHOL
14131 West Vanowen Street
(14127, 14125, 14129, 14127 ½,
14123 West Vanowen Street)
Van Nuys - North Sherman Oaks
Community Plan
Zone: [Q]C2-1VL
C.D: 6
D.M.: 183B153
CEQA: ENV-2025-2583-CE
Legal Description: Lot FR 14, Tract 4199

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 Section 12.24 W.1 of Chapter 1 and Section 13B.2.2. [Class 2] of Chapter 1A, I hereby APPROVE:

a conditional use to allow the sale of a full line of alcoholic beverages for off-site consumption, in conjunction with an existing market in the [Q]C2-1VL Zone.

Upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan 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. Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for inclusion in the case file.
7. **Authorization.** Approved herein is the sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing approximately 1,160 square-foot mini market (Ben's Mini Market), upon the following:
 - a. The hours of operation are limited to 9:00 a.m. to 10:00 p.m. daily.

- b. After hour use shall be prohibited, 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.
- 8. **Good Neighbor Program.** Prior to the utilization of this grant, a telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:
 - a. Entry, visible to pedestrians
 - b. Cashier's area

Complaints shall be responded to within 24-hours. The applicant shall keep and maintain a log of all calls and emails, detailing: (1) date and time complaint received; (2) nature of complaint, and (3) the date, time, and manner in which the complaint was resolved.
- 9. **STAR/LEAD Training.** Within the first six months of utilizing this grant, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or the California Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) 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 referencing Case No. ZA-2025-2582-CUB and identifying which employees completed the training. STAR or LEAD training shall be conducted for all new hires within three months of their employment and all employees every 24 months thereafter.
- 10. An electronic age verification device shall be purchased and retained on the premises available to determine the age of any individual and shall be installed at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.
- 11. 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.
- 12. **Specific Conditions.**
 - a. The applicant shall also offer a selection of healthy and fresh food and beverage options.
 - b. All exterior signage shall be made compliant with LAMC Section 14.4.4. regarding the general provisions for commercial signage and [Q] Condition No. 2 of Ordinance No. 174,075-SA2, also regarding signage.

- c. All references to the availability of alcoholic beverages, including beer and wine, shall be permanently removed from existing signage.
 - d. The adjoining on-site driveway shall be maintained free of obstruction, litter, and trash, including sufficient nighttime lighting to illuminate and discern the identity of persons standing thereon.
 - e. Provide for a mural on the east-facing wall of the driveway that represents the community, completed by a local artist. Please consult with the Council District on artist selection in advance.
 - f. Provide for regular maintenance and limited landscaping of the property, including grass and potted plants along the store entrance wall.
13. Any music, sound or noise which is under control of the 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.
14. A camera surveillance system shall be installed, in consultation with the Los Angeles Police Department, 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. All data shall be made available to law enforcement upon request.
15. No variance from parking requirements have been granted herein. Parking shall be subject to the determination of the Department of Building and Safety.
16. Vendor(s) delivery of alcoholic beverages shall be permitted only between the hours of 8:00 a.m. through 7:00 p.m. daily.
17. Trash/recycling pick-up is permitted to occur only between the hours of 8 a.m. and 7 p.m., Monday through Saturday.
- a. Trash/recycling containers shall be locked when the market is not in use.
 - b. Trash/recycling containers shall not be placed in or block access to required parking.
 - c. Trash/recycling items shall not be emptied or disposed of into outside trash containers earlier than 9 a.m. or later than 9 p.m.
18. Adequate lighting shall be installed and maintained in all areas within the business in conformance with the LAMC. The lighting shall be such that it renders all objects and persons clearly visible.

19. The exterior windows and glass doors of the market shall be maintained substantially free of signs and other materials from the ground to at least 6 feet in height so as to permit surveillance into the market by Police and private security.
20. 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.
21. The applicant shall be responsible for maintaining the premises and adjoining sidewalk and parkway free of trash, litter, and debris.
22. Loitering is prohibited on or around these premises or the area under the control of the applicant. Signs shall be prominently posted in English and the predominant language of the facility's clientele, if different, stating that California State law prohibits sale of alcoholic beverages to persons who are under 21 years of age. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility in the same language(s).
23. 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.
24. The applicant(s) shall comply with Section 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.
25. The applicant/business operator/manager shall be responsible for monitoring both patron 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.
26. Conditions of this grant shall be retained at all times on the premises and shall be made immediately available upon request by the LAPD, ABC, Building and Safety, or City Planning. The manager and all employees shall be knowledgeable of the conditions herein.
27. The applicant/business operator/manager of the premise permitted by this action shall maintain on the premise, and present upon request to any law enforcement officer, a copy of the business permit and insurance information.
28. 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, 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, including accessory parking areas, 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.

29. The applicant/business operator/manager shall be responsible for mitigating the potential negative impacts of its operation on surrounding uses, especially, noise derived from patrons.
30. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Additionally, a copy shall be provided to all employees who shall sign an acknowledgment form stating that they have read and understood all the ABC conditions as well as all the conditions of this grant. Said form shall be maintained at the location by the owner and/or manager who shall present it to Police personnel, ABC investigators or any other City agency upon request.
31. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per LAMC Section 15.3.5.A. of Chapter 1A – Monitoring of Class 2 Conditional Use Permits, Inspection and Field Compliance Review of Operations, and Section 15.3.2 of Chapter 1A – Miscellaneous Clearance Zoning Administrator, 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.
32. Should there be a change in the ownership and/or the operator of the business, the property owner and/or 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 Development Services Center, 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 Development Services Center, Department of City Planning, within 30 days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing the floor plan of the new operation.

33. 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.
34. 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 their own initiative, or upon written request by LAPD or Department of ABC) reserves the right to call for a public hearing, the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall file for a plan approval application together with associated fees, 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, the Los Angeles Police Department's corresponding division, and the local Neighborhood Council. 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.

35. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS**

Applicant shall do all of the following:

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

costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

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

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 13A.2.7.G. of Chapter 1A 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 I. (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 I. (General Provisions and Zoning), shall constitute a violation of this Chapter or Chapter I. (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 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 January 8, 2026, all of which are by reference made a part hereof, as well as knowledge of the property

and surrounding district, I find that the requirements for authorizing a conditional use approval under the provisions of Section 12.24 W.1 of Chapter 1 and Section 13B.2.2. of Chapter 1A have been established by the following facts:

BACKGROUND

The subject property is a level, rectangular, interior, approximately 20,849 square-foot parcel of land with an approximately 75-foot frontage on the north side of Vanowen Street. The property has an even width and depth of 75 feet and 278 feet, respectively.

The property is developed with a four-building complex: a two-story, 20-unit apartment building, constructed circa 1961, bisected by a driveway and located toward the rear of the property and, and two one-story commercial buildings, constructed circa 1957, and fronting on Vanowen Street. On-site parking spaces are located in front of the commercial buildings, between the commercial buildings and the residential buildings, and along the northeastern side of the property, toward the rear of the property. Vehicle ingress and egress is via a single driveway accessing Vanowen Street. It is noted that the subject property and driveway provides vehicular access to the otherwise land-locked parcel to the north, also under the same ownership, and is developed as a continuation of the parking lot that serves the subject property. Other commercial uses on the property include religious institution (Iglesia Pentecostes Presencia Divina) and a beauty salon (Nicole's Beauty Salon), in addition to the subject mini market.

The property is located within the Van Nuys – North Sherman Oaks Community Plan area, and the associated General Plan Land Use Map designates the property for Neighborhood Commercial land uses, with corresponding Zones of C1, C1.5, C2, C4, RAS3, and RAS4, and a Height District of 1VL (three stories). The property is zoned [Q]C2-1VL. The "Q" Qualified Conditions imposed upon the zoning of the property do not directly impact the requested use. Further, the property is located within a General Restaurant Beverage Program Eligible Area, a State Enterprise Zone, an Opportunity Zone, a Tier 3 Transit Oriented Community, Within a 1/2 Mile of a Major Transit Stop Area (AB 2097), a Low Vehicle Miles Travel Area (AB 2334), an Airport Hazard Area with a 250-Height Limit above Elevation 790, an Urban Agriculture Incentive Zone, a Liquefaction area, and is located approximately 6.91 kilometers from the Verdugo fault.

The applicant requests a conditional use approval to upgrade their current beer and wine only for off-site consumption privileges to a full line of alcoholic beverages for off-site consumption, in conjunction with the continued operation of the existing market (Ben's Mini Market).

According to information submitted by the applicant:

This existing market is currently authorized for the off-site sale of a beer and wine, and we are requesting to add distilled spirits to its current offerings. The small amount will be located behind the sales counter only. This full-service market has been in the community for many years, and will continue to service this community.

The proposed project is requesting to expand its beverage department to its existing market with a remodel. The project will be compatible to its surrounding uses.

The market will operate Monday through Sunday from 7:00 a.m. to 11p.m. daily.

The project includes a conditional use request to allow the sale of distilled spirits and to an existing floor area of 1,160 S.F. market.

... the site's location is in the midst of offices, a regional shopping center and other commercial uses. The mode and character of the proposed market consists of a variety of items and services for the nearby residents and area. Hours of operation will be to 7am a.m. -11pm daily. The applicant is an experienced and responsible. Based on the proposed mode and character of the business and the site's location in a Neighborhood Office Commercial area, the proposed use will not adversely affect the welfare of the surrounding community.

This site has been in the community with a beer and wine license for many years. The Conditions of approval have been imposed to address noise, security and safety and it is not anticipated that the sale of alcoholic beverages in the proposed mini market will detrimentally affect nearby residential areas or other land uses in the area.

According to the submitted plans, the 1,160 square-foot mini market will contain 542 square feet of retail area, 194 square feet of back room/storage area, 145 square feet of service area, 121 square feet of walk-in cooler space, and a total of 158 square feet of miscellaneous, restroom, and office space. Spirits would be on display only behind the front cashier and service area, and beer and wine would be available at the rear of the store on a gondola rack and within half of the rear walk-in coolers. According to additional information submitted by the applicant, the store would be staffed by two employees at all times; "fortified" wine (greater than 16%) would not be sold; there will be no signs visible from the exterior that advertise the availability of alcohol; the sales of alcohol would not exceed the sale of food items on a quarterly basis; cups, glasses or other containers would not be sold which might be used for the consumption of alcohol on the premises; and beer or wine coolers would be sold in single cans, or will wine be sold in containers less than 750ml.

The market currently offers the sale of beer and wine for off-site consumption through an existing ABC Type 20 license (License No. 625686). Research into the licensure history of the site revealed that a Type 20 license was first issued to the property in 1992; it is unclear if the property held an older license prior to this. There is no corresponding conditional use authorization issued around this time or prior.

There is no disciplinary action or history associated with the existing ABC license. The last disciplinary actions associated with the site took place in the mid- and late 1990's.

In 1994, the establishment was denied a Conditional Use (Case No. ZA-1994-723-CUB) to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption, in conjunction with an existing 1,160 square-foot convenience market. The

request was denied due to concerns about the over-concentration of alcohol in the local community.

Surrounding properties

The north adjoining properties are zoned R1-1 and [Q]RD1.5-1 and developed with a continuation of the surface parking lot on the subject property and a multi-family residential use building; farther north, the properties are similarly zoned and developed with a single-family dwelling and a multi-family residential use building. The east adjoining property is zoned [Q]C2-1VL and developed with a multi-tenant commercial use building with warehouse-type uses. The south adjoining properties, across Vanowen Street, are zoned [Q]C2-1-VL and [Q]R3-1 and developed with an automotive repair facility and a multi-family residential use building. The west adjoining property is zoned [Q]R3-1 and developed with a multi-family residential use building.

Streets

Vanowen Street, adjoining the property on the south, is designated as an Avenue II, dedicated to a variable width of 84 feet and 87 feet, and is improved with an asphalt roadway, concrete gutter, curb, sidewalk, parkway, and street trees.

Previous Cases, Affidavits, and Orders

City Planning staff, utilizing the Department's Zoning Information and Map Access System (ZIMAS) and the Planning Case Tracking System (PCTS), reviewed current and prior actions associated with the subject property and those within a 500-foot radius of the subject property and found the following:

Subject Property:

Case No. CPC 2000-3235-ZC – On June 27, 2001, the City Council passed Ordinance No. 174,075-SA2, resulting in a Zone Change to [Q]C2-1VL and imposing the following "Q" Qualified Conditions:

1. USES. Uses shall be limited to those uses first permitted in the C1.5 Zone. The following uses shall be prohibited: bail bond broker; bath, Turkish and the like (bathhouse); boarding or rooming house; firearm sales; fortune telling, psychic counseling (psychic reader, fortune teller, tarot card reader); indoor swap meets; open storage; payroll loan/check cashing office; recyclable material collection or buyback center (does not include recycling area or room); secondhand merchandise stores; and, self-service car wash.
2. SIGNS.
 - a. Only one (1) wall sign shall be affixed to each business on the main building and is to be located in the area above the individual store front, except corner lots which are permitted one (1) additional sign facing the public right-of-way. Pedestrian entrances fronting an alley, parking area, or a street, are permitted to have one (1) additional sign. In no

- instance shall there be more than a maximum of three (3) signs.
 - b. Signs shall be prohibited on free-standing walls and fences.
 - c. The following signs shall also be prohibited:
 - (1) Banners, sandwich signs, except temporary signs under Section 91.6215 LAMC;
 - (2) Billboards, pole signs, and other freestanding signs;
 - (3) Inflatable devices used for display, advertising or to attract attention;
 - (4) Posters, flags, pennants, streamers, ribbons, spinners, festoons, and other attention attracting displays, except official government flags;
 - (5) Moving signs or and signs with any rotating or moving parts which give the appearance or impression of movement, blinking and flashing signs.
 - d. Awnings are permitted to have only the business name, type of business, business logo, and street number of the premises.
 - e. All signs rendered nonconforming by this section shall be completely removed within five years from the effective date of this zone change provided, however, that a funding source is established for the purpose of paying compensation to the owner for the cost in materials and labor concerning that sign or to install a conforming sign if permitted at that location.
3. FENCES/WALLS.
- a. Fences and walls must be setback a minimum of 3 feet from the front lot-line abutting a street and must be landscaped. This shall apply to all fences and walls except for mini-shopping center or commercial corner developments, per Section 12.22 A 23, LAMC.
 - b. All fence pickets shall be perpendicular to the finish grade. Chain-link, razor wire (concertina wire) and barbed wire fencing adjacent to the public right of way shall be prohibited.
 - c. Only decorative walls shall be permitted. Fluorescent or neon colors shall be prohibited.
4. BUILDING CONDITIONS.
- a. All security devices such as grills, exterior mounted window bars/barricades and the like shall not be visible during store hours of operation and shall only be placed within the interior of a building or structure, and shall be retracted during business hours. All interior moveable or retractable security grills must recess completely into pockets which completely conceal the grill when the premise is open for business.
 - b. Those security devices rendered nonconforming by this section shall be completely removed within five years from the effective date of this zone change provided, however, that a

funding source is established for the purpose of paying compensation to the owner for the cost, or to install a conforming security devices.

- c. Colored exteriors classified as neon or fluorescent colors shall be prohibited.

Case No. ZA 94-0723(CUB) – On December 12, 1994, the Zoning Administrator denied a Conditional Use to allow the sale and dispensing of alcoholic beverages for off-site consumption, in conjunction with an existing 1,160 square-foot convenience market (Ben's Mini Market) with hours of operation from 8 a.m. to 10 p.m., Sunday through Thursday and 8 a.m. to 11 p.m. Friday and Saturday, at 14131 Vanowen Street.

Case No. CPC-86-0784-GPC – On June 28, 1992, Ordinance No. 167,939-AREA1-SA5042A became effective, resulting in a change of Zone from [Q]C2-1VL to [Q]C2-1VL, with the following “Q” Qualified Conditions:

1. “Q” Condition 1 in Section 2 of Ordinance No. 159,661 is incorporated herein by this reference.
2. Limited to existing uses, thereafter must conform to uses permitted in the C1.5-1-VL Zone.

Case No. CPC-84-0231-ZC – On March 29, 1985, Ordinance No. 159,661 became effective, resulting in a change of Zone from C2-1VL to [Q]C2-1VL, and the addition of the following “Q” Qualified Condition:

The use of the property shall be limited to the continued use or modification of C2 uses existing on the effective date of this ordinance and thereafter to those uses and provisions of the C1.5 Zone and Height District No. 1VL, except for theaters, showcase theaters, and hotels (including motels), which shall be prohibited.

Case No. CPC 29277 – On August 20, 1984, Ordinance No. 159,220-AREA1-SAH42 was published, resulting in a change in Height District to 1-VL.

Case No. CPC 4782 – On March 8, 1961, City Council approved Ordinance No. 118,467, resulting in the northern adjoining property being rezoned R3.

On March 12, 1954, Ordinance No. 102,949 was published, resulting in a change of Zone from R1 to R3.

Case No. CPC 231 – On June 6, 1944, Ordinance No. 88,504 was published, resulting in a change in Zone from R1 to R3.

Surrounding Properties:

Case No. ZA 2013-0175(CUB)(CU) – On October 4, 2013, the Zoning Administrator approved Conditional Uses to allow an upgrade from the sale of beer and wine to the sale of a full line of alcoholic beverages for off-site consumption

and hours of operation from 6 a.m. to 12 a.m. Sunday through Thursday and from 6 a.m. to 2 a.m., Friday and Saturday, in conjunction with an existing 2,160 square-foot convenience store (Neil Full Stop Market), for a limited term of seven years, on property located within the [Q]C2-1VL Zone, at 14054 Vanowen Street.

Case No. ZA 2002-1277(CUB) – On September 9, 2002, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of beer and wine only for off-site consumption in conjunction with a 1,500 square-foot retail market/deli (Food Mart/Arco Gas Station) with hours of operation from 7 a.m. to 10 p.m. daily, for a limited term of three years, on property located within the [Q]C2-1-VL and [Q]P-1VL Zones, at 14105 Vanowen Street.

Correspondence

Andres Sandoval, Council District 6 - In an email dated January 23, 2026, the Council District Office submitted the following statement:

While I harbor serious concerns regarding the concentration of liquor stores in Council District 6, I will withhold opposition to this permit only on the condition that the business owner commits to specific improvements to the facility, fosters a family-friendly environment, and operates as a responsible neighbor. As stipulated in the permit application, the store must cease all sales no later than 10 PM. As this process moves forward, the applicant is required to coordinate directly with the Council District's Planning and Field staff regarding the following obligations:

- Execute comprehensive upgrades to the interior and storefront design to foster a family-friendly environment. This must include stocking healthy, fresh food and beverage options and the immediate removal of all exterior and interior signage or advertisements promoting alcohol and tobacco.
- Maintain clear, high-visibility lighting for the entire store perimeter, to include the storefront, the shared driveway, and the rear of the store. As the driveway serves as the primary entrance for the adjacent apartment complex, it should have unobstructed and well-lit access as a requirement.
- Provide for a mural on the east-facing wall of the driveway that represents the community, completed by a local artist. Please consult with the Council District on artist selection in advance.
- Provide for regular maintenance and limited landscaping of the property, including grass and potted plants along the store entrance wall.
- Limit access to refrigerated alcohol beverages after 8 pm to prevent theft, per the recommendation of the Senior Lead Police Officer.
- Relocate and maintain all hard liquor and high-value alcohol products behind the front counter at all times to ensure they are inaccessible to the public.

Sherrie Olson – In an email dated January 8, 2026, to Council District 6, the applicant's representative makes the following statements:

Thanks for your input at the hearing today. As stated before, the applicant is willing to work with your office on the requested improvements to store. Please let us know on our site plan

What you want completed. As for signage, he is also willing to do a new sign, planters, mural and property frontage. We have taken your request serious and have already made improvements from our first meeting. The propane and water are being removed now. Please outline your request, so we can ensure it gets completed to your wishes. We also need a name and phone number of a local artist and your suggestions as to what you would like it to look like, and on what wall you want it placed on.

We look forward to working with your office.

Petition – A petition dated January 30, 2025, was submitted in support of the request, signed by 104 individuals.

PUBLIC HEARING

A Notice of Public Hearing was sent to abutting property owners and/or occupants residing near the subject site for which an application was filed with the Department of City Planning. All interested persons were invited to attend the public hearing where they could listen, ask questions or present testimony regarding the project. Interested parties were also invited to submit written comments regarding the request prior to the public hearing. A public hearing was held before the Zoning Administrator on January 8, 2026 at 10:46 a.m. Due to concerns over COVID-19, the hearing was conducted entirely telephonically. Two individuals participated in the meeting. The purpose of the hearing was to obtain public testimony from affected and/or interested persons regarding the application.

Sherrie Olson, representative for the applicant, summarized the project and request as follows:

- The request is to upgrade an existing license from beer and wine to a full line of alcoholic beverages for off-site consumption.
- Distilled spirits would only be available from behind a sales counter only.
- We have met with the local Neighborhood Council Land Use Committee, and received support from the full Neighborhood Council.
- We will submit a Neighborhood Council letter in support.
- We have met with the Council Office, who has requested some items, including expanded fresh produce.
- We have added exterior lighting.
- There is a very limited area for landscaping.
- We have removed all exterior advertisements for alcoholic beverages.
- We have revised our proposed hours of operation to 9 a.m. to 10 p.m. daily.

In response to questions posed by the Zoning Administrator, the applicant's representative clarified that they would consider removing or modifying the rooftop signage reference to beer and wine; the water and propane vending machines at the front of the property have been there for many years; the existing location of beer and wine is consistent with prior authorizations; and the existing ABC License No. is 625686.

The hearing was then opened to receive comments from the general public.

Paulina Alvarado, Field Deputy, Council District 6

- The Council Office continues to work with the applicant.
- We will have a number of conditions to recommend.
- We will submit those conditions in writing.

Following public comments, the applicant's representative was given an opportunity to respond to the comments heard:

Sherrie Olson

- We will work with the Council Office.
- We agree to taking the matter under advisement in order to continue working with them.

At the conclusion of the hearing, the Zoning Administrator took the matter under advisement, holding the public record open to receive additional written comment, With the agreement of both the applicant's representative and the Council Office Deputy, the record would be held open until the close of the business day on January 23, 2026.

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.

The following conditions are submitted for consideration:

- The single unit sales of malt liquors and/or malt-based products shall be prohibited.
- The sales of “fortified” wine (greater than 16%) shall be prohibited.
- All distilled spirits and high-value alcohol products shall only be available from behind the cashier’s counter, and shall not be available for self-service by the customer.
- In order to prevent theft after 8:00 p.m., all refrigerated alcohol shall only be accessible by staff and shall not be available through self-service by the customer.
- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
- No sale of 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.

BASIS FOR CONDITIONAL USE PERMITS

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

CONDITIONAL USE FINDINGS

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

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

The subject property is a level, rectangular, interior, approximately 20,849 square-foot parcel of land with an approximately 75-foot frontage on the north side of Vanowen Street. The property has an even width and depth of 75 feet and 278 feet, respectively.

The property is developed with a four-building complex: a two-story, 20-unit apartment building, constructed circa 1961, bisected by a driveway and located toward the rear of the property and, and two one-story commercial buildings, constructed circa 1957, and fronting on Vanowen Street. On-site parking spaces

are located in front of the commercial buildings, between the commercial buildings and the residential buildings, and along the northeastern side of the property, toward the rear of the property. Vehicle ingress and egress is via a single driveway accessing Vanowen Street. It is noted that the subject property and driveway provides vehicular access to the otherwise land-locked parcel to the north, also under the same ownership, and is developed as a continuation of the parking lot that serves the subject property. Other commercial uses on the property include religious institution (Iglesia Pentecostes Presencia Divina) and a beauty salon (Nicole's Beauty Salon), in addition to the subject mini market.

The north adjoining properties are zoned R1-1 and [Q]RD1.5-1 and developed with a continuation of the surface parking lot on the subject property and a multi-family residential use building; farther north, the properties are similarly zoned and developed with a single-family dwelling and a multi-family residential use building. The east adjoining property is zoned [Q]C2-1VL and developed with a multi-tenant commercial use building with warehouse-type uses. The south adjoining properties, across Vanowen Street, are zoned [Q]C2-1-VL and [Q]R3-1 and developed with an automotive repair facility and a multi-family residential use building. The west adjoining property is zoned [Q]R3-1 and developed with a multi-family residential use building.

The applicant requests a conditional use approval to upgrade their current beer and wine only for off-site consumption privileges to a full line of alcoholic beverages for off-site consumption, in conjunction with the continued operation of the existing market (Ben's Mini Market).

According to information submitted by the applicant:

This existing market is currently authorized for the off-site sale of a beer and wine, and we are requesting to add distilled spirits to its current offerings. The small amount will be located behind the sales counter only. This full-service market has been in the community for many years, and will continue to service this community.

The proposed project is requesting to expand its beverage department to its existing market with a remodel. The project will be compatible to its surrounding uses.

This site has been in the community with a beer and wine license for many years. The Conditions of approval have been imposed to address noise, security and safety and it is not anticipated that the sale of alcoholic beverages in the proposed restaurant will detrimentally affect nearby residential areas or other land uses in the area.

The market currently offers the sale of beer and wine for off-site consumption through an existing ABC Type 20 license (License No. 625686).

There is no disciplinary action or history associated with the existing ABC license. The last disciplinary actions associated with the site took place in the mid- and late 1990's.

No written or verbal testimony has been received in opposition to the project request.

The existing market is a part of the fabric of the local commercial activity within the community. The area serves a mixture of uses which includes commercial services with residential uses nearby. The upgrading of the existing beer and wine for off-site consumption to allow the sale of a full line of alcoholic beverages in conjunction with this market is not an uncommon request. Granting the request will assist with the continued activation of the site and promote commercial activity by contributing to the viability of a local market. The market has a history of being a responsible operator with no violations cited on the property.

A variety of commercial uses, including 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 already caters to a variety of needs and serves a mixture of residential and commercial uses. The existing market, already offering beer and wine sales for off-site consumption, is a contributing part of that mix.

Upgrading the authorization, along with the imposition of several conditions addressing operational and alcohol-related issues, will assure that the sale of a full line of alcoholic beverages for off-site consumption in conjunction with the continued operation of the mini market, will not be disruptive to the community. Compliance with the conditions of operation will minimize the potential for disruptive impacts on the surrounding community. In this way, the market will contribute to the economic welfare of the community and will add economic vigor by drawing more customers to the area.

Through the approval of these requests, the market will continue to serve its patrons as well as contribute to the collection of tax revenue, increased employment opportunities, and the cultural character of the community. Therefore, as conditioned, the project will provide a service that is beneficial to the community, city or 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 a level, rectangular, interior, approximately 20,849 square-foot parcel of land with an approximately 75-foot frontage on the north side of Vanowen Street. The property has an even width and depth of 75 feet and 278 feet, respectively.

The property is developed with a four-building complex: a two-story, 20-unit apartment building, constructed circa 1961, bisected by a driveway and located toward the rear of the property and, and two one-story commercial buildings, constructed circa 1957, and fronting on Vanowen Street. On-site parking spaces are located in front of the commercial buildings, between the commercial buildings and the residential buildings, and along the northeastern side of the property, toward the rear of the property. Vehicle ingress and egress is via a single driveway accessing Vanowen Street. It is noted that the subject property and driveway provides vehicular access to the otherwise land-locked parcel to the north, also under the same ownership, and is developed as a continuation of the parking lot that serves the subject property. Other commercial uses on the property include religious institution (Iglesia Pentecostes Presencia Divina) and a beauty salon (Nicole's Beauty Salon), in addition to the subject mini market.

The north adjoining properties are zoned R1-1 and [Q]RD1.5-1 and developed with a continuation of the surface parking lot on the subject property and a multi-family residential use building; farther north, the properties are similarly zoned and developed with a single-family dwelling and a multi-family residential use building. The east adjoining property is zoned [Q]C2-1VL and developed with a multi-tenant commercial use building with warehouse-type uses. The south adjoining properties, across Vanowen Street, are zoned [Q]C2-1-VL and [Q]R3-1 and developed with an automotive repair facility and a multi-family residential use building. The west adjoining property is zoned [Q]R3-1 and developed with a multi-family residential use building.

The applicant requests a conditional use approval to upgrade their current beer and wine only for off-site consumption privileges to a full line of alcoholic beverages for off-site consumption, in conjunction with the continued operation of the existing market (Ben's Mini Market).

According to information submitted by the applicant:

This existing market is currently authorized for the off-site sale of a beer and wine, and we are requesting to add distilled spirits to its current offerings. The small amount will be located behind the sales counter only. This full-service market has been in the community for many years, and will continue to service this community.

The proposed project is requesting to expand its beverage department to its existing market with a remodel. The project will be compatible to its surrounding uses.

The project includes a conditional use request to allow the sale of distilled spirits and to an existing floor area of 1,160 S.F. market.

This site has been in the community with a beer and wine license for many years. The Conditions of approval have been imposed to address noise, security and safety and it is not anticipated that the sale of alcoholic

beverages in the proposed restaurant will detrimentally affect nearby residential areas or other land uses in the area.

According to the submitted plans, the 1,160 square-foot mini market will contain 542 square feet of retail area, 194 square feet of back room/storage area, 145 square feet of service area, 121 square feet of walk-in cooler space, and a total of 158 square feet of miscellaneous, restroom, and office space. Spirits would be on display only behind the front cashier and service area, and beer and wine would be available at the rear of the store on a gondola rack and within half of the rear walk-in coolers. According to additional information submitted by the applicant, the store would be staffed by two employees at all times; "fortified" wine (greater than 16%) would not be sold; there will be no signs visible from the exterior that advertise the availability of alcohol; the sales of alcohol would not exceed the sale of food items on a quarterly basis; cups, glasses or other containers would not be sold which might be used for the consumption of alcohol on the premises; and beer or wine coolers would be sold in single cans, or will wine be sold in containers less than 750ml.

The applicant has revised their proposed hours of operation to 9 a.m. to 10 p.m. daily.

The market currently offers the sale of beer and wine for off-site consumption through an existing ABC Type 20 license (License No. 625686). Research into the licensure history of the site revealed that a Type 20 license was first issued to the property in 1992; it is unclear if the property held an older license prior to this. There is no corresponding conditional use authorization issued around this time or prior.

There is no disciplinary action or history associated with the existing ABC license. The last disciplinary actions associated with the site took place in the mid- and late 1990's.

No written or verbal testimony has been received in opposition to the project request.

The Sixth Council District Office has submitted several terms upon which they state that they would not oppose the request. Some of the terms are within the jurisdiction of the ABC and thus have been recommended to them as part of their permitting process. Conditions have been adopted concerning exterior lighting, a mural, and landscaping maintenance. The request that "comprehensive upgrades to the interior and storefront design to foster a family-friendly environment. This must include stocking healthy, fresh food and beverage options" is too vague to determine compliance or enforcement and cannot be accommodated. It is incumbent upon the applicant to satisfy the request of the Council Office to demonstrate good faith in maintaining compatible operations with the surrounding neighborhood.

Given the compatible way in which the operator has conducted business in close proximity to their residential neighbors and the longevity of their operation, some consideration of the request is appropriate. So long as the operator is mindful of and sensitive to their residential neighbors, granting of the request should pose little disruption in the community

The grant authorized herein incorporates conditions that are intended to ensure that the proposed operation with the upgraded alcohol sales will be compatible with other uses in the surrounding community. These conditions represent limitations on the type of activity that is allowed to be conducted on the site as well as explicit advisories about the responsibilities of the applicant. Further, conditions have been imposed to delineate steps to be taken if the operation of the market is found to be noncompliant with these conditions. Conditions have also been recommended to the Department of Alcoholic Beverages Control for consideration as part of their license issuing process, which the applicant may also be subject to. Further, the applicant will need to be mindful of the Council Office's conditional support and should continuously address their concerns in good faith. Therefore, based on the facts herein and in conjunction with the imposition of operational conditions, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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

The applicant requests a conditional use approval to upgrade their current beer and wine only for off-site consumption privileges to a full line of alcoholic beverages for off-site consumption, in conjunction with the continued operation of the existing market (Ben's Mini Market).

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

The Land Use Element of the City's General Plan divides the City into 34 Community Plans. The subject property is located within the Van Nuys – North Sherman Oaks Community Plan area. The associated General Plan Land Use Map designates the property for Neighborhood Commercial land uses, with corresponding zones of C1, C1.5, C2, C4, RAS3, and RAS4, and a Height District of 1VL (three stories). The property is zoned [Q]C2-1VL. The property's zoning is thus consistent with the General Plan's land use designation for the site.

The Van Nuys – North Sherman Oaks Community Plan is silent with regards to the sale and dispensing of alcohol. In such cases, the Zoning Administrator must interpret the intent of the Plans. Specifically, the project addresses the following goals and policies of the Community Plan:

Goal 2 A Strong and Competitive Commercial Sector Which Best Serves the Needs of the Community Through Maximum Efficiency and Accessibility While Reserving the Historic Commercial and Cultural Character of the Community.

Objective 2-1 To conserve and strengthen viable commercial development.

The market is a desirable use in an area designated for commercial and residential uses. In this case, the project will continue to provide a convenience to residents, workers, and visitors in the immediate neighborhood, and as conditioned, will not negatively impact the area. The sale of alcoholic beverages for off-site consumption is an incidental use of the existing market and will strengthen the long-term viability of the use, in conformance with Objective 2-1, through increasing the variety of goods offered for sale at this location. Given the numerous conditions of approval, the approval is in line with these purpose, intent and provision of the General Plan, the Community Plan by locating commercial uses in existing established commercial areas and substantially conforms to the project area. As such, the project substantially conforms with the purpose, intent and provisions of the General Plan and applicable community plan.

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

The applicant requests a conditional use approval to upgrade their current beer and wine only for off-site consumption privileges to a full line of alcoholic beverages for off-site consumption, in conjunction with the continued operation of the existing market (Ben's Mini Market).

The north adjoining properties are zoned R1-1 and [Q]RD1.5-1 and developed with a continuation of the surface parking lot on the subject property and a multi-family residential use building; farther north, the properties are similarly zoned and developed with a single-family dwelling and a multi-family residential use building. The east adjoining property is zoned [Q]C2-1VL and developed with a multi-tenant commercial use building with warehouse-type uses. The south adjoining properties, across Vanowen Street, are zoned [Q]C2-1-VL and [Q]R3-1 and developed with an automotive repair facility and a multi-family residential use building. The west adjoining property is zoned [Q]R3-1 and developed with a multi-family residential use building.

No written or verbal testimony has been received in opposition to the project request. A petition in support of the request containing 104 names has been submitted for consideration. The local City Council Office does not oppose the

request, so long as the applicant makes specified improvements to the property and business.

The market is an established commercial use that has operated at this location for several decades, with beer and wine sales since at least the 1990's. The market is a permitted use within the property's [Q]C2-1VL Zone and the approval of the conditional use is not expected to adversely affect the welfare of the community. The use will continue to serve the residents of the local community as well as local employees and visitors.

In conjunction with the approval of the request to authorize the sale of a full line of alcoholic beverages for off-site consumption in conjunction with the continued operation of the mini market, the Zoning Administrator has imposed numerous conditions of approval that the owner/operator/manager is required to comply with. These conditions represent limitations on the type of activity that is allowed to be conducted on the site as well as explicit advisories about the responsibilities of the applicant. Further, conditions have been imposed to delineate steps to be taken if the operation of the mini market is found to be noncompliant with these conditions. Additional conditions have been recommended for consideration by the Department of Alcoholic Beverage Control (ABC) in conjunction with their approval process. Conditions are intended to ensure that the continued use and operation of the market is well integrated into the community as well as protect community members from potential adverse impacts associated with alcohol sales. Conditions imposed will require responsible operations and will maintain order and ensure cleanliness of the project site and its surroundings. Adherence to and compliance with these conditions of approval will minimize the potential for adverse impacts on the surrounding community, and as a result, granting the request 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.**

The applicant requests a conditional use approval to upgrade their current beer and wine only for off-site consumption privileges to a full line of alcoholic beverages for off-site consumption, in conjunction with the continued operation of the existing market (Ben's Mini Market).

According to the California Department of Alcoholic Beverage Control (ABC) licensing criteria, five on-site and three off-site consumption licenses are allocated

to subject Census Tract No. 1279.1. Currently there are two on-site and three off-site active licenses in this Census Tract.

According to information submitted by the applicant, the following locations possess an active ABC license within a 1,000-foot radius of the subject property:

• Ben's Mini Market	14131 Vanowen St	Type 20
• 7 Eleven	14114 Vanowen St	Type 21
• Neil's Liquor Market	14054 Vanowen St	Type 21
• El Internacional	14034 Vanowen St	Type 47

According to statistics provided by the Los Angeles Police Department, which has jurisdiction over the subject property, within the Crime Reporting District No. 915, a total of 74 crimes (30 Part I Crimes and 44 Part II Arrests) were reported in 2024, compared to the total citywide average of 89 Crimes and compared to High Crime Reporting District Average of 106 Crimes for the same reporting period. Alcohol related Part II Arrests reported include (1) Narcotic Drug Laws, (1) Driving Under Influence, (0) Liquor Laws, (0) Disorderly Conduct, and (8) 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 number of active on-site ABC licenses within the census tract where the project is located exceeds ABC guidelines. Concentration can be undue when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license does not negatively impact an area, but rather such license benefits the public welfare and convenience. The above statistics indicate that the crime rate in the reporting district where the subject site is located is lower than the citywide average. No evidence has been submitted to the record establishing any nexus between the subject site or use and the area's crime rate. No comments from the community at-large were received concerning the concentration of alcoholic-beverage establishments in the area.

Granting of the request will not result in an increase in the number of off-site licenses because the applicant is already in possession of one; approval of the request would allow the applicant to exchange their current license for another. The applicant is a long-time mini market within the community, and the location has been associated with a Type 20 license to sell beer and wine only for off-site consumption since at least 1992.

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

with this approval. The ABC also has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents. The Zoning Administrator has also made recommendations related to the sale and distribution of alcohol for further consideration by the ABC as conditions on the alcohol license. These imposed conditions are a necessary and integral part of this action and requires diligent compliance on the part of the applicant for effectiveness. As conditioned, allowing the sale of alcoholic beverages for off-site consumption at the subject location will benefit the public welfare and convenience because a successful mini market business supports the economic vitality of the area. Therefore, as conditioned, the granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved.

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

The applicant requests a conditional use approval to upgrade their current beer and wine only for off-site consumption privileges to a full line of alcoholic beverages for off-site consumption, in conjunction with the continued operation of the existing market (Ben's Mini Market).

The north adjoining properties are zoned R1-1 and [Q]RD1.5-1 and developed with a continuation of the surface parking lot on the subject property and a multi-family residential use building; farther north, the properties are similarly zoned and developed with a single-family dwelling and a multi-family residential use building. The east adjoining property is zoned [Q]C2-1VL and developed with a multi-tenant commercial use building with warehouse-type uses. The south adjoining properties, across Vanowen Street, are zoned [Q]C2-1-VL and [Q]R3-1 and developed with an automotive repair facility and a multi-family residential use building. The west adjoining property is zoned [Q]R3-1 and developed with a multi-family residential use building.

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

- | | |
|---|-----------------------|
| • Iglesia Pentecostes Presencia Divina | 14127 Vanowen Street |
| • Iglesia Pentecostes Camino Al Cielo | 14042 Vanowen Street |
| • Andres and Maria Cardenas Elementary School | 6900 Calhoun Avenue |
| • The Care Center for Hazeltine | 6835 Hazeltine Avenue |

No written or verbal testimony has been received from any representative of the identified sensitive uses. No written or verbal testimony has been received in

opposition to the project request. A petition in support of the request containing 104 names has been submitted for consideration. The local City Council Office does not oppose the request, so long as the applicant makes specified improvements to the property and business.

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. The grant has been well conditioned, which should protect the health, safety, and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. Numerous conditions, several of which have been recommended to ABC, have been incorporated into this grant to minimize the potential for adverse effects on the community. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. This project will continue to contribute to the neighborhood and will serve the neighboring residents and the local employees as well as visitors. Therefore, for the reasons given, the proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including full line of alcoholic beverages.

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 in Zone C, areas of minimal flooding.

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 North 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 Los Angeles 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

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

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

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

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



QR Code to Online
Appeal Filing



QR Code to Forms for In-
Person Appeal Filing



QR Code to BuildLA
Appointment Portal for
Condition Clearance

Inquiries regarding this matter shall be directed to Christian Pearson, Planning Staff for the Department of City Planning at (213) 978-1181 or Christian.Pearson@lacity.org.

A handwritten signature in blue ink, appearing to read 'Jonathan A. Hershey', located below the inquiry text.

JONATHAN A. HERSHEY, AICP
Associate Zoning Administrator

JAH: JP:MG:CP:mc

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

Site Description

Total Site Area = 28,349.1 Sq.Ft.
Total Floor Area = 14,768 Sq.Ft.
Subject Premises Floor Area = 1,160 Sq.Ft.

Legal Description

FR Lot 10 and FR Lot 14, Tract No. 4199, M.B. 46-13, See Application

Parking Required (Subject Premises)

Total Spaces Required = 3 Spaces
per Permit No. 1961LAB3979

Total Spaces Provided (Subject Premises) = 3 Spaces

ZA-2025-2582-CUB

CADFILE: VANOWEN-PP-FP

PLOT PLAN

SCALE: 1" = 20'

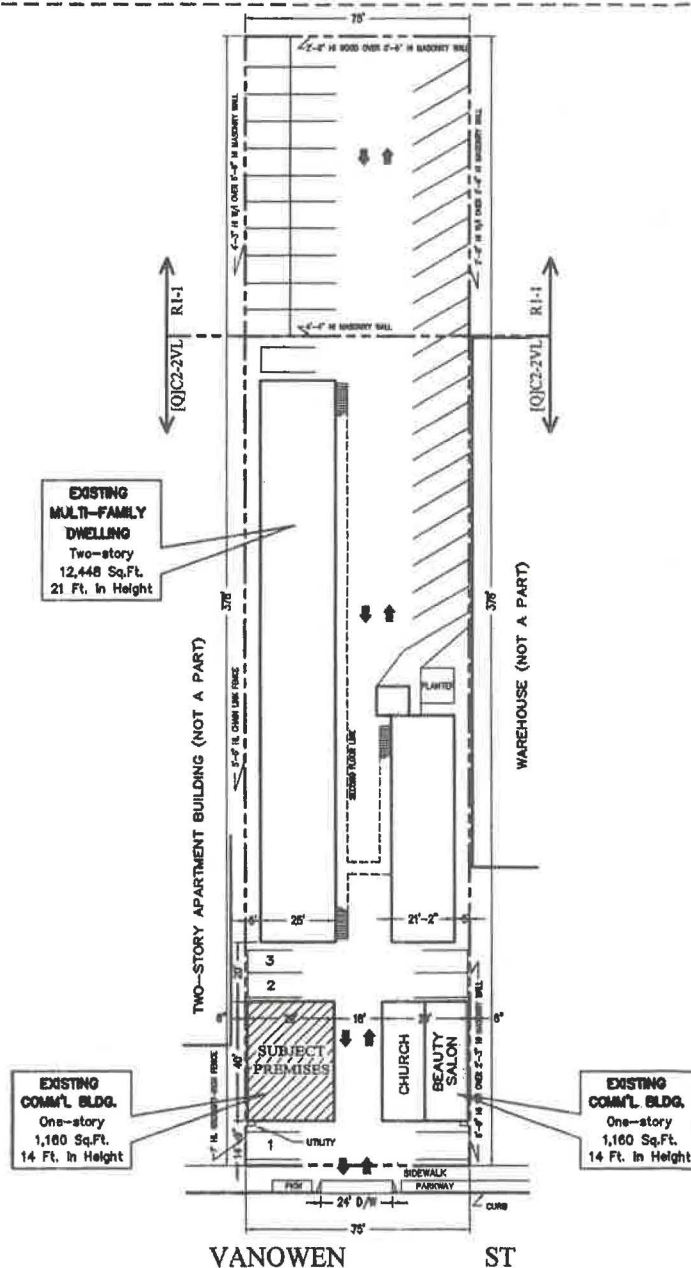


ZUPAY MAPPING SERVICE

13645 SHABLOW AVE.
SYLMAR, CA 91342
818-833-9059

SITE: BEN'S MINI MARKET
14131 VANOWEN STREET
VAN NUYS, CA 91405
JOB # 25-833

CASE No:
DATE: MARCH 4, 2025



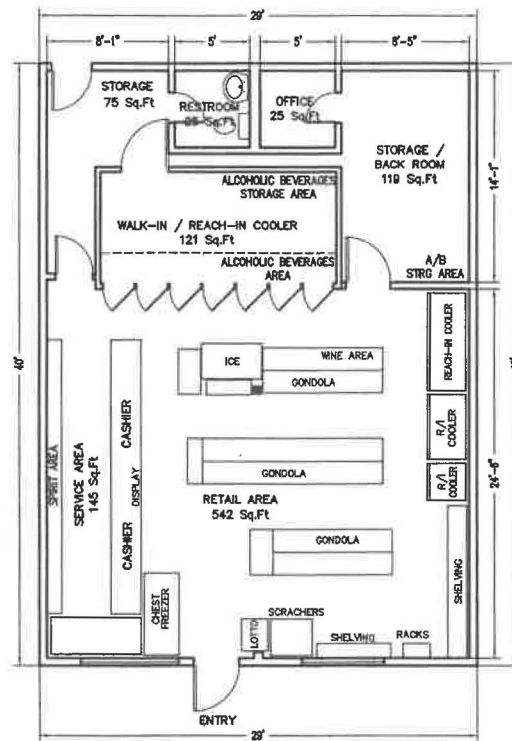
D.M. : 183 B 153



EXHIBIT "A"

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ZA-2025-2582-CWB

AREAS	
RETAIL AREA =	542 Sq.Ft.
SERVICE AREA =	145 Sq.Ft.
BACK ROOM /STORAGE AREA =	194 Sq.Ft.
W/I COOLER =	121 Sq.Ft.
RESTROOM =	25 Sq.Ft.
OFFICE =	25 Sq.Ft.
MISCELLANEOUS =	108 Sq.Ft.
TOTAL FLOOR AREA =	1,160 Sq.Ft.

NOTE: MISCELLANEOUS AREA INCLUDES WALLS, ETC

CADFILE: VANOWEN-PP-FP

FLOOR PLAN

SCALE: 1/4" = 1'-0"



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EXHIBIT "A"

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