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Decision Date: June 5, 2026

Last Day to File an Appeal: June 22, 2026

Ervand Karakhanian (A)
AN-SK GROUP, Inc.
12643 Sherman Way, Unit G-H
North Hollywood, CA 91605

J.H. Lee Property, LLC (O)
3785 Wilshire Boulevard, Ste. 214
Los Angeles, CA 90010

Lee Rabun (R)
CLR Enterprises, Inc.
420 South San Pedro Street, Apt. 225
Los Angeles, CA 90013-2186

CASE NO. ZA-2026-380-CUB
CONDITIONAL USE PERMIT
12643 Sherman Way, Unit G & H
(12643, 12653, 12655
West Sherman Way; 7220 North
Bellaire Avenue)
North Hollywood – Valley Village
Community Plan Area
Zone : C2-1VL
D.M. : 183B161
C.D. : 2
CEQA: ENV-2026-410-CE
Legal Description: Lot FR 9 (Arb 1),
Tract 1081

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

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

Pursuant to Los Angeles Municipal Code (LAMC) Sections 12.24.W 1 and 13B.2.2 of Chapter 1A, I hereby APPROVE:

a Conditional Use permit to allow the sale of a full-line of alcoholic beverages for off-site consumption with incidental on-site instructional tastings in conjunction with a grocery market, and the sale and dispensing of beer and wine for on-site consumption for on-site consumption in conjunction with an adjoining cafe within the grocery market in the 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 Zoning Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.
7. Authorized herein is the sale of a full-line of alcoholic beverages for off-site consumption with incidental on-site instructional tastings in conjunction with a grocery market, and the sale and dispensing of beer and wine for on-site consumption for on-site consumption within an existing 10,312 square-foot grocery market that includes instructional tasting area, and a 632 square-foot adjoining café with a 430 square-foot outdoor patio. The grant shall be subject to the following limitations:

- a. The hours of operation for the grocery market and café shall be limited to 8:00 a.m. to 11:00 p.m., daily.
 - b. Indoor seating within the 10,320 square-foot grocery market and within the for the instructional tasting area shall be limited to a maximum of 12 seats. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.
 - c. There are no indoor seats for the café.
 - d. Outdoor seating for the 430 square-foot outdoor café patio shall be limited to a maximum of 27 seats. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.
8. After hour use of the grocery market and adjoining café for the public shall be prohibited, except for routine clean-up.
9. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.
10. Game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
11. There shall be no public dancing at any time. Dancing shall require the filing of a new Conditional Use Permit pursuant to LAMC Section 12.24,18. No conditional use for patron dancing has been requested or approved herein.
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. **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.

15. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.
16. The applicant 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.
17. Loitering is prohibited on or around these premises, including the alley, or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
18. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the subject premises and the facility to discourage illegal and criminal activities and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.
19. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department, Department of Alcoholic Beverage Control, or the Department of Building and Safety. The on-site Manager and employees shall be knowledgeable of the conditions herein.
20. The applicant shall be responsible for maintaining the premises over which they have control, including the adjoining sidewalk and any public or temporarily closed alleys abutting the site, free of debris and litter.
21. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual, and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.

22. The applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.
23. Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor dining areas in accordance with Los Angeles Municipal Code Section 41.50 B 2 C. This prohibition applies to all outdoor areas of the establishment if the outdoor area is used in conjunction with food service and/or the consumption, dispensing or sale of alcoholic or non-alcoholic beverages.
24. Any music, sound or noise which is under control of the applicant shall not violate Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance). At any time, a City representative may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulation, the owner/operator will be notified and will be required to modify or eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.
25. **Private Events.** Any use of the subject property for private events, including corporate events, birthday parties, anniversary parties, weddings, or other private events which are not open to the general public, shall be subject to all the same provisions and hours of operation stated herein.
26. There shall be no outdoor speakers for the café patio. There shall be no ambient music played outdoors.
27. 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.
28. **Designated Driver Program.** Prior to the utilization of this grant, the applicant shall establish a "Designated Driver Program" which shall include, but not be limited to, signs/cards, notation on websites/social media, notifying patrons of the program. The signs/cards/website/social media shall be visible to the customer and posted or printed in prominent locations or areas. These may include signs/cards on each table, at the entrance, at the host station, in the waiting area, at the bars, or on the bathrooms, or a statement in the menus, a website, or on social media.

ADMINISTRATIVE CONDITIONS

29. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
30. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per L.A.M.C Section 19.01-E,3 - Monitoring of Conditional Use Permits, Inspection, and Field Compliance for Review of Operations and Section 19.04 - Miscellaneous ZA Sign Offs shall be paid to the City.
 - a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.
 - b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
31. 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.
32. 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.

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

INDEMNIFICATION AND REIMBURSTMENT OF LITIGATION COSTS

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

OBSERVANCE OF CONDITIONS – TIME LIMIT – LAPSE OF PRIVILEGES

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

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

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

A Quasi-judicial action or any conditional approval granted by the Director, pursuant to the authority of this Chapter or Chapter 1 (General Provisions and Zoning) of this Code shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its conditions. The violation of any condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission, or City Council in connection with the granting of any action taken pursuant to the authority of this Chapter or Chapter 1 (General Provisions and Zoning), shall constitute a violation of this Chapter or Chapter 1 (General Provisions and Zoning) and shall be subject to the same penalties as any other violation of this Code.

NOTICE

The applicant is further advised that subsequent contact regarding this determination must be with the staff assigned to this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on May 19, 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 under the provisions of Section 12.24-W and 13B.2.2 have been established by the following facts:

BACKGROUND

The subject property is rectangular shaped, approximately 87,467 square feet in size, with a frontage of approximately 290 linear feet along Sherman Way and a frontage of approximately 299 feet along Bellaire Avenue. The site is currently developed with a one-story mini-shopping center with surface parking lot. The mini-shopping center consists of commercial uses including retail stores, a dentist clinic, and restaurants.

The subject establishment, "Blackjack Marketplace and Blackjack Café," has existed at the site since 1994 and has been authorized to sell beer and wine since 1999 as approved under Case No. ZA-1999-412-CUB. The marketplace with café specializes in Armenian/Middle Eastern food products.

The subject property is located within the North Hollywood – Valley Village Community Plan Area with a land use designation of Limited Manufacturing with corresponding zones of M2, MR2, and P. The project site is zoned C2-1VL which is consistent with the existing

land use designation. The project is also located within a Local Emergency Temporary Regulations – Time Limits and Parking Relief, a Housing Element Inventory of Sites and State Enterprise Zone in Los Angeles. Additionally, the project is located within an Urban Agriculture Incentive Zone and is located within 4.3 km of the Verdugo Fault.

The proposed project involves a Conditional Use to allow the sale and dispensing of a full-line of alcoholic beverages for off-site consumption with instructional tastings and the sale and dispensing of beer and wine for on-site consumption within an existing 10,312 square-foot market including a 632 square-foot cafe, 85 square-foot tasting area with 12 indoor seats, and a 430 square-foot outdoor patio with 27 outdoor seats. Hours of operation are proposed from 8:00 am to 11:00 pm, daily.

SURROUNDING PROPERTIES

Properties to the north, abutting the subject property, are zoned M2-1VL with a land use designation of Light Manufacturing and developed with various one-story warehouses with surface parking lot. Properties to the east, abutting the subject property are zoned C2-1VL with a land use designation of Limited Manufacturing and developed with a one-story mini-shopping center. Properties to the south of the subject property, across Sherman Way, are zoned C2-1VL with a land use designation of Limited Manufacturing and developed with a one-story mini-shopping center with surface parking lot. Properties to the west, across Bellaire Avenue, are zoned C2-1VL with a land use designation of Limited Manufacturing and developed with a one-story shopping center with a surface parking lot.

STREETS

Bellaire Avenue, is designated as a Collector street, dedicated with a 66-foot right-of-way and improved with curbs, sidewalks, and gutters.

Sherman Way, is designated as a Boulevard II, dedicated with a 110-foot right-of-way and improved with curbs, sidewalks, and gutters.

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

Case No. ZA-1999-412-CUB: On October 20, 1999, the Zoning Administrator approved a Conditional Use permit to allow the sale and dispensing of beer and wine for off-site consumption located at the subject site.

Case No. ZA-1993-953-CUB: On March 10, 1994, the Zoning Administrator approved a Conditional Use permit to allow the sale and dispensing of beer and wine for off-site consumption located at the subject site.

Previous Cases on Surrounding Properties

Case No. ZA-2021-2123-CUB: On March 21, 2023, the Zoning Administrator approved a Conditional Use to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing grocery store located at 12811-12847 West Sherman Way Boulevard, 12807-12809 West Sherman Way Boulevard and 12861 West Sherman Way Boulevard.

Case No. ZA-2021-9856-CUB: On September 27, 2022, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption located at 12855 Sherman Way.

Case No. ZA-2021-3506-CUB-CU: On December 15, 2021, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of beer and wine for on-site consumption located at 12708 Sherman Way.

Case No. ZA-2017-2319-CU-CUB: On May 2, 2019, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of a full-line of alcoholic beverages for off-site consumption and the remodel of an existing fueling station/ convenience store operating as a commercial corner development including deviations from 12.22A.23 to allow the continued 24-hour operation and having less than fifty percent transparent windows fronting the adjacent street located at 12500 Sherman Way.

PUBLIC CORRESPONDENCE

A letter dated April 9, 2026 from the North Hollywood Neighborhood Council was submitted. The letter expressed the neighborhood council's support for the request.

A letter dated March 18, 2026 from the Los Angeles Police Department North Hollywood Area Vice Unit was received. The letter expressed non-opposition and provided recommended conditions.

A Petition of Support with 313 names was submitted as part of the case file.

PUBLIC HEARING

A public hearing was held virtually by the Zoning Administrator over Zoom Webinar on Tuesday, May 19, 2026, at 10:00 a.m. The hearing was attended by the applicant's representative, Lee Rabun, and others representing the owner.

Mr. Rabun made the following statements:

- The request is to allow Blackjack Market to upgrade from existing sales and dispensing of beer and wine to a full line of alcohol for off-site consumption. It also adds instructional tasting, and it adds sale and dispensing of beer and wine for on-site consumption at the adjoining café.
- Blackjack Market has a fresh produce section, on-site bakery, pastries and other specialty items. They have a 70-ft butcher counter, also called protein counters, and offers fresh meat, seafood, and poultry.
- They have prepared foods prepared in the kitchen, geared towards Armenian and Eastern European households.
- This is a one-stop shopping experience.
- Blackjack has held an off-site beer and wine license since 1993. AN-SK dba Blackjack Marketplace has held an ABC license since July 2017. There is no record of alcohol complaints or violations.
- Mr. Karakhanian also has an on-site sales ABC license in a café in Glendale.

- The marketplace totals 10,312 square feet with 12 indoor seats/.. There is an adjoining café and an outdoor patio with 27 seats.
- Instructional tastings will be no more than 12 times a year.
- The shopping center provides 102 shared parking spaces.
- There is one state-licensed security officer present from 6 pm to 30 minutes after closing time.
- The market employs 12 to 20 employees during operation and total staff is 42.
- The floor plan shows the layout and location of the seats, including the adjoining café.
- The area does not have a high crime rate versus the average reported crimes in the reported district. This will not lead to an undue concentration.

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

CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-W and 13B.2.2 of the Los Angeles Municipal Code. In order for sale of a full line of alcoholic beverages for off-site consumption, ancillary instructional tasting, and the sale and dispensing of beer and wine for on-site consumption to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

CONDITIONAL USE FINDINGS

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

The subject property is rectangular shaped, approximately 87,467 square feet in size, with a frontage of approximately 290 linear feet along Sherman Way and a frontage of approximately 299 feet along Bellaire Avenue. The site is currently developed with a one-story mini-shopping center with surface parking lot. The mini-shopping center consists of commercial uses including retail stores, a dentist clinic, and restaurants.

The grant allows the applicant to upgrade from existing sales of beer and wine to a full line of alcohol for off-site consumption and ancillary instructional tastings. It also allows for the adjoining 632 square-foot café and 430 square-foot patio to offer beer and wine for on-site consumption. sale and dispensing of a full-line of alcoholic beverages for off-site consumption with instructional tastings and the sale and dispensing of beer and wine for on-site consumption within an existing 10,312 square-foot market that includes the 85 square-foot instructional tasting area, with 12 indoor seats, and an adjoining 632 square-foot café with no indoor seats and a 430 square-foot outdoor café patio with 27 outdoor seats. Hours of operation for the entire operation is from 8:00 am to 11:00 pm, daily.

The availability of alcoholic beverages ancillary to an existing market with the cafe is consistent with the pattern of many neighborhoods in Los Angeles. Approval of the applicant's requests will enhance the built environment by allowing the existing marketplace to offer a wide range of alcoholic beverages for on-stop shopping in addition to food products, produce and groceries, and prepared foods that Blackjack Market offers. The subject approval will provide neighborhood residents, guests, and visitors the opportunity to purchase an alcoholic beverages ancillary to a marketplace with cafe. Alcohol service would occur during the hours of operation, subject to the authorization of the State Department of Alcoholic Beverage Control.

Instructional tastings gives customers an opportunity to sample an alcoholic product. It provides information and taste to give them an opportunity to make a decision of whether to purchase a product or not.

The café offers foods and beverages for the community. By offering beer and wine, the café, which is operated by the market, can compete with other restaurant establishments and serve as a viable dining option in the community.

Furthermore, the continued operation of the market with the cafe will serve to bring in more visitors from abroad and help create a more competitive service industry which, in turn, will bolster the economic vitality of the North Hollywood – Valley Village community plan area. The subject market within a mini-shopping center will allow the community to gather, eat, and share their interests within a local

market. The project will provide new opportunities for employment within the community, as well as provide tax revenue to the City.

The subject property is located within walking distance to residential housing and is also accessible by transit, as there is a transit stop located on the same street as the subject property.

The project will contribute to the economic vitality of the area by providing the addition of alcoholic beverages for on-site and off-site sale for nearby residents and visitors of the area. In doing so, the establishment will serve as a desirable and vibrant neighborhood-serving commercial use. Thus, the project provides a valuable community service and enhances the physical environment. Furthermore, the grant will not adversely impact neighboring residents or other sensitive uses. Conditions have been imposed to ensure compatibility with surrounding uses. As such, the project will enhance the built environment in the surrounding neighborhood and will provide a service that is beneficial to the community, city, and region.

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

The subject property is located within the North Hollywood – Valley Village Community Plan Area with a land use designation of Limited Manufacturing with corresponding zones of M2, MR2, and P. The project site is zoned C2-1VL which is consistent with the existing land use designation. The project is also located within a Local Emergency Temporary Regulations – Time Limits and Parking Relief, a Housing Element Inventory of Sites and State Enterprise Zone in Los Angeles. Additionally, the project is located within an Urban Agriculture Incentive Zone and is located within 4.3 km of the Verdugo Fault.

Properties to the north, abutting the subject property, are zoned M2-1VL with a land use designation of Light Manufacturing and developed with various one-story warehouses with surface parking lot. Properties to the east, abutting the subject property are zoned C2-1VL with a land use designation of Limited Manufacturing and developed with a one-story mini-shopping center. Properties to the south of the subject property, across Sherman Way, are zoned C2-1VL with a land use designation of Limited Manufacturing and developed with a one-story mini-shopping center with surface parking lot. Properties to the west, across Bellaire Avenue, are zoned C2-1VL with a land use designation of Limited Manufacturing and developed with a one-story shopping center with a surface parking lot.

The proposed project involves a Conditional Use to allow the sale and dispensing of a full-line of alcoholic beverages for off-site consumption, upgrading from beer and wine, with ancillary instructional tastings, and the sale and dispensing of beer and wine for on-site consumption all within a 10,312 square-foot grocery market that includes the 85 square feet of instructional tasting, a 632 square-foot adjoining

café and 430 square-foot outdoor café patio 27 outdoor seats. Hours of operation for the entire operation is proposed to be from 8:00 am to 11:00 pm, daily. The operation currently utilizes a security guard that is State-licensed and the representative at the public hearing stated the operator would continue to utilize security from 6 p.m. to 30 minutes after closing time. In addition, the operation would be subject to the regulations of the ABC licenses, including instructional tastings.

Furthermore, the Zoning Administrator has imposed other conditions to prevent adverse impacts to the neighborhood. Conditions address responsible management, mode and character, nuisance, surveillance and training. In addition, the Alcoholic Beverage Control will impose their own set of conditions, which the applicant will also be subject to. 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, and 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 elements of the General Plan establish policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code (LAMC). Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The Land Use element of the City's General Plan divides the City into 34 Community Plans. The subject site is located within the North Hollywood – Valley Village Community Plan with a land use designation Limited Manufacturing. The market use with a café, the sale and dispensing of a full-line of alcoholic beverages for off-site consumption with instructional tastings and the sale and dispensing of beer and wine for on-site consumption are consistent with this zone and land use designation.

The subject property is located in the C2-1VL zone with a land use designation of Limited Manufacturing within the North Hollywood – Valley Village Community Plan. The North Hollywood – Valley Village Community Plan text is silent in regard to alcohol sales. In such cases, the Zoning Administrator must interpret the intent of the Plan. The North Hollywood – valley Village community plan serves to address a number of issues and opportunities present in the area, and recognizes the importance of retaining a viable and vibrant commercial sector. The market with the cafe use is consistent with this zone and land use designation. Additionally, the project is consistent with the following objectives 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 project will allow continued operation of the market with the café with the upgraded service of the sale and dispensing of a full-line of alcoholic beverages for off-site consumption with instructional tastings and the sale and dispensing of beer and wine for on-site consumption. Thus, the project furthers the function and identity of the commercial area of the North Hollywood – Valley Village Community Plan area and contributes to the preservation of the area as an existing commercial boulevard. The project proposes a desirable commercial service within an existing area designated for such uses. The project follows an established pattern of zoning and land use that is consistent and compatible with other properties and uses in the surrounding area, which is a walkable and accessible through public transit boulevard which includes a variety of commercial uses. Thus, the project substantially conforms with the purpose, intent, and provisions of the General Plan and the Community Plan.

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

The Conditional Use permit for the sale and dispensing of a full-line of alcoholic beverages for off-site consumption with instructional tastings, and the sale and dispensing of beer and wine for on-site consumption for the adjoining café, will not adversely affect the welfare of the community. The subject property is zoned C2-1VL, which allows for commercial uses. The subject site along Sherman Way and Bellaire Avenue enhances the character of the area and provides a unique use with alcohol service that is walking distance for the surrounding neighborhood and visitors in the area. The market with the café will continue to positively impact the financial health of the property and improve the economic vitality of the area via increased tax revenue.

Negative impacts commonly associated with the sale and dispensing of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring deterrents against loitering and responsible management. Employees will undergo training on the sale of alcoholic beverages including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program, Department of Alcoholic Beverage Control Licensee Education on Alcohol and Drugs (LEAD) Program, or the Responsible Beverage Service (RBS) Training Program.

Furthermore, the Zoning Administrator has imposed numerous conditions to integrate the use into the community as well as protect community members from adverse potential impacts. Additional conditions have been included to ensure the operation provides adequate security measures, requires a surveillance system,

adherence to the City's Noise Ordinance, and responsible management practices. Both the Conditions of Approval and the requirements of the California Department of Alcoholic Beverage Control are intended to protect the public health, welfare and safety of the community. Therefore, as conditioned herein, the sale and dispensing of a full-line of alcoholic beverages for off-site consumption with instructional tastings and the sale and dispensing of beer and wine for on-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 Department of Alcoholic Beverage Control (ABC) licensing criteria, there are a total of nine (9) alcohol beverage licenses within the respective Census Tract No. 1233.04. There are six (6) for off-site consumption and three (3) licenses for on-site general eating place.

According to statistics provided by the Los Angeles Police Department's North Hollywood Division Unit, within the Crime Reporting District 1513, which has jurisdiction over the subject property, a total of 242 crimes were reported in 2025 including, 15 for alcohol related crimes, compared to the Citywide Average of 194 and compared to the High Crimes average of 232 crimes for the same reporting period. Alcohol-related crimes reported include two (2) for Disorderly Conduct, three (3) for Driving Under the Influence and 10 for Drug & Narcotic Offences.

The project will not adversely affect public welfare because the market with the cafe is a desirable use in an area designated for commercial uses. In this case, the project will provide a unique amenity to workers, visitors, and residents. The project will also enhance the physical environment and, as conditioned, will not negatively impact the area. As a market with a cafe operation with incidental sales of alcoholic beverages, the project alone is unlikely to have a significant impact on local crime. The Zoning Administrator has also incorporated numerous operational conditions to the grant that address noise, safety, and security to ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity. Therefore, the granting of the request herein will not result in undue concentration.

6. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential**

buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.

The project site is zoned for commercial uses and will continue to be utilized as such with the theater use. There are no sensitive uses located within a 1,000-foot radius of the site. Nevertheless, consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. The grant has been well conditioned, which would protect the health, safety, and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. This project will contribute to the neighborhood and will serve the neighboring residents and the local employees as well as visitors. Therefore, as conditioned, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

FLOOD HAZARD FINDING

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

APPEAL PERIOD - EFFECTIVE DATE

WHO CAN FILE AN APPEAL

An applicant or any other person aggrieved by the Decision Maker's decision may file an appeal.

Or

Only an applicant or an owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property aggrieved by the Director's decision may file an appeal on projects seeking approval pursuant to Chapter I. (General Provisions and Zoning), Sec. 12.22 A.37(d)(5)(ii) (State Density Bonus Program), Sec. 12.22 A.38(d)(3) (Mixed Income Incentive Program), Sec. 12.22 A.39.d.3 (Affordable Housing Incentive Program), or Sec. 12.22 A.25. (Affordable Housing Incentives – Density Bonus) of this Code; or Sec. 9.2.1. (State Density Bonus Program), Sec. 9.2.2. (Affordable Housing Incentive Program), Sec. 9.2.3. (Opportunity Corridors Housing Incentive Program), Sec. 9.2.4. (Corridor Transitions Incentive Program), Sec. 9.2.5. (Transit Oriented Incentive Program) of this Zoning Code (Chapter 1A).

Or for TOC cases

Only an applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property can appeal the Transit Oriented Communities/Density Bonus Compliance Review Determination. Per the Density Bonus Provision of State Law (Government Code Section 65915), the Density Bonus increase in units above the

base density limits per the underlying zone(s) and the appurtenant parking reductions are not a discretionary action and therefore cannot be appealed. Only the requested incentives are appealable. Per LAMC Sections 12.22 A.25 and 12.22 A.31, appeals of Density Bonus Compliance Review and Transit Oriented Communities cases with the Director of Planning or Zoning Administrator as the initial decision maker are heard by the City Planning Commission.

HOW TO FILE AN APPEAL

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. Appeals may be filed either online or in person as referenced below:

Forms are available online at <http://planning.lacity.gov/development-services/forms>.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)



QR Code to
Online Appeal Filing

Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely online. Appeal fees may be paid for by credit card or e-check.

IN-PERSON APPEAL FILINGS



QR Code to Forms for
In-Person Appeal
Filing

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays only, and payment can be made by credit card or check.

- a. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications;
- b. Alternatively, appeal applications can be filed with staff at DSC public counters. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination

CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa St 4th Floor Los Angeles, CA 90012	(213) 482- 7077	planning.figcounter@lacity.org

Van Nuys DSC	6262 Van Nuys Blvd Suite 251 Van Nuys, CA 91401	(818) 374- 5050	planning.mbc2@lacity.org
South LA DSC <i>Tuesday and Thursday Only</i>	8475 S. Vermont Ave, 1st Floor Los Angeles, CA 90044	(213) 978- 1465	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.

DETERMINATION EFFECTIVE DATE

This determination will become effective after the end of the appeal period date on the first page of this document unless an appeal is filed with the Department of City Planning.

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).

SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS



QR Code to BuildLA
Appointment Portal for
Condition Clearance

In order to clear conditions and/or obtain building permit sign-offs, you must make an [appointment](#) with the Department of City Planning's Development Services Center (DSC). You may schedule a Case Condition Clearance Appointment with the DSC at appointments.lacity.org after the effective date of the determination..

See instructions on how to prepare for your appointment at planning.lacity.gov/project-review/case-filings

Inquiries requiring this matter shall be directed to Stephanie Escobar, Planning Staff for the Department of City Planning at (213) 978-1492.


HENRY CHU
Associate Zoning Administrator

HC:HB:MC:SE:ae

cc: Councilmember Adrin Nazarian
Second Council District
Neighborhood Council
Adjoining Property Owners
Interested Parties

BLACK JACK MARKETPLACE & CAFE
LOCATED AT: 12643 SHERMAN WAY LOS ANGELES, CA. 91605

(E) ADJ. BUILDING - NOT A PART - 293.00'

EXISTING BUILDING #1
SINGLE STORY- ±25 FT. In Height
18,000 SQ.FT.
(E) RETAIL SHOPS

(E) SUBJECT BLACKJACK MARKET
12643 SHERMAN WAY
SINGLE STORY- ±25 FT In Height
10,312 SQ.FT.

(E) ADJ. BUILDING
- NOT A PART -

OWNER: J H LEE PROPERTY LLC
OWNER ADDRESS: 3785 WILSHIRE BLVD #1708
LOS ANGELES, CA 90010

APPLICANT: BLACKJACK MARKET
APPLICANT ADDRESS: 12643 SHERMAN WAY
LOS ANGELES, CA 91605

REPRESENTATIVE: CLR ENTERPRISES, INC
LEE RABUN
REPRESENTATIVE ADDRESS: 420 S. SAN PEDRO ST #225
LOS ANGELES, CA 90013

SITE ADDRESS: 12643 SHERMAN WAY
LOS ANGELES, CA. 91605

APN: 2324-003-046
ZONE: C2-1VL
LEGAL DESCRIPTION: TR=1081 EX OF STS W 300 FT OF LOT 9

PROJECT INFORMATION

LOT SIZE : IRREGULAR (230' X 230')
LOT AREA: 87,465 SQ.FT. (2.035 AC)
BUILDING AREA:
 - (E) BUILDING #1, RETAIL = 18,000 SQ.FT.
 - (E) BUILDING #2, RESTAURANT = 3,000 SQ.FT.
TOTAL BUILDING AREA = 21,000 SQ.FT.

EXISTING SUBJECT MARKET = 10,312 SQ.FT.
PROPOSED CAFE (WITHIN EXISTING SPACE)= 632 SQ.FT.
NEW OUTDOOR SEATING AREA= 430 SQ.FT.

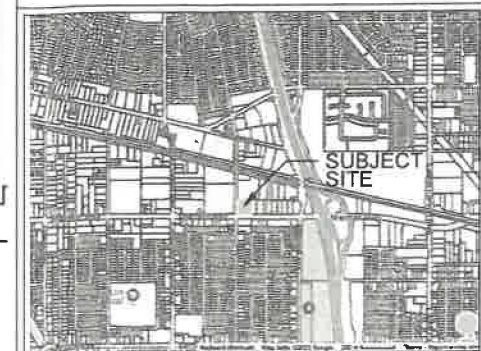
PARKING STALLS: 102 - 9'-0" X 18'-0" STALLS
(8 ACCESSIBLE)

LOT CALCULATIONS

NEW 85 SQ. FT. TASTING AREA WITHIN EXISTING MARKET.
632 SQ. FT. CAFE WITHIN EXISTING EXITING RETAIL PLAZA
WITH NEW 430 SQ. FT. OUTDOOR PATIO SEATING.

Page No. 1 of 2
Case No. 24.2026.390

SCOPE OF WORK

VICINITY MAP SCALE: NTS 

Revisions	By
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More Services
JOE MORENO
(626) 350-5944
moreservices@biglobel.net
OWNERSHIP / OCCUPANTS LIST - RADIUS MAPS - CONSULT
USE PLANS - MUNICIPAL COMPLIANCE CONSULTING
12108 LAMBERT AVE/EL MONTE, CA 91732

CLR ENTERPRISES, INC
120 S. SAN PEDRO ST STE 225
LOS ANGELES, CA. 90013
LEE RABUN - (213) 718-0512

**TITLE SHEET
&
EXISTING SITE PLAN**

BLACKJACK MARKETPLACE & CAFE AT:
12643 SHERMAN WAY
LOS ANGELES, CA. 91605
LEE RABUN

Date	12/10/2025
Scale	AS NOTED
Drawn	MORENO
Job	25-338
Sheet	A1

Market upgrade
cafe, tastings
CUB

NOTE: THIS PLAN IS NOT A SURVEY OF LAND AND IS A DIAGRAM FOR INFORMATION ONLY AND IS DEEMED TO BE ACCURATE FOR THE PURPOSES INTENDED. ALL INFORMATION AND PHYSICAL MONUMENTS SHOWN ON THE SITE PLAN ARE BY FIELD MEASURE AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.

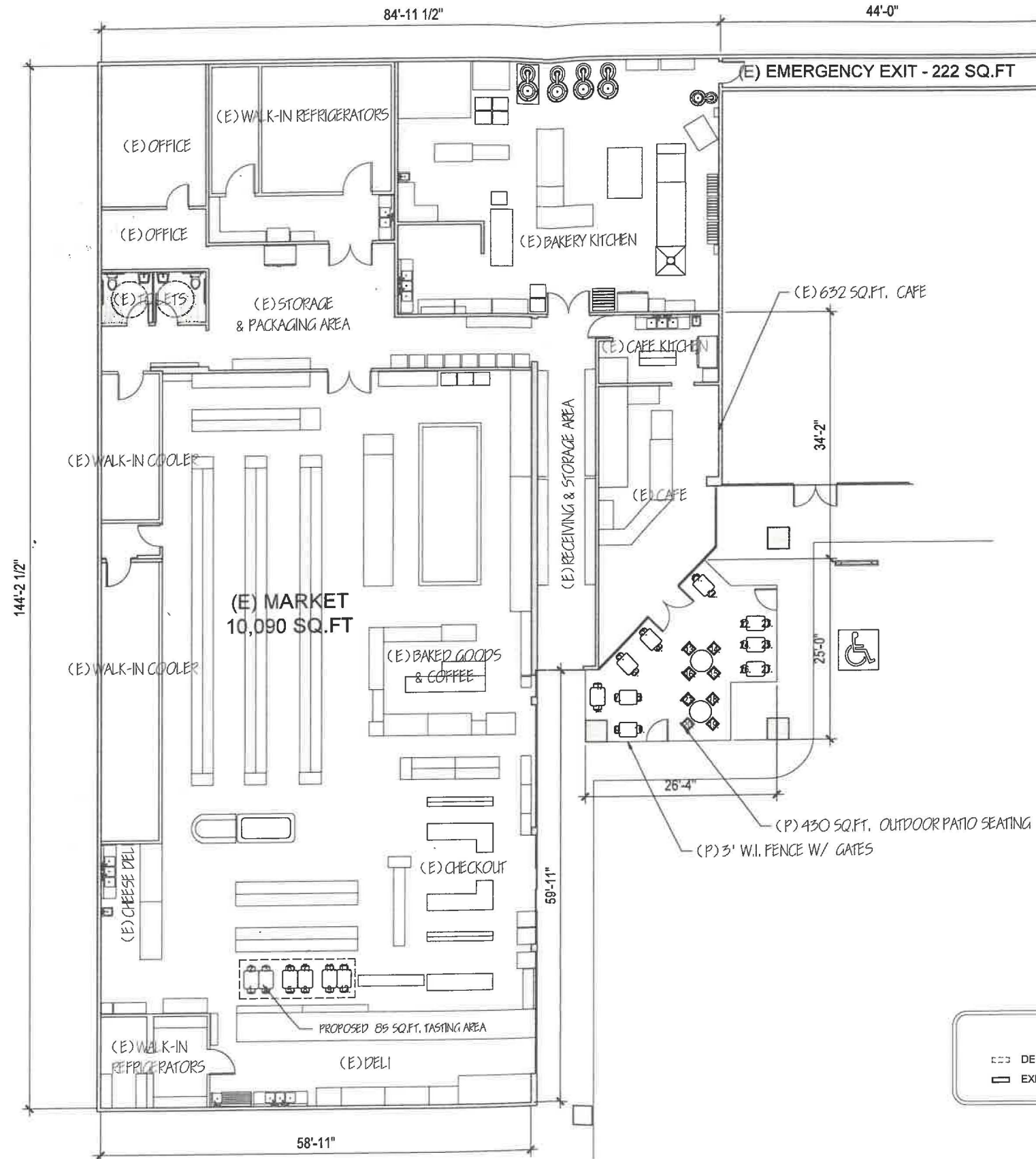
PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"

62 BELLAIRE AVE

AREAS	
MARKET AREA	= 10,227 SQ.FT.
MARKET TASTING AREA	= 85 SQ.FT.
CAFE AREA	= 632 SQ.FT.
TOTAL INDOOR AREA	= 10,944 SQ.FT.
CAFE PATIO AREA	= 430 SQ.FT.
TOTAL OUTDOOR ARE	= 430 SQ.FT.
TOTAL FLOOR AREA	= 11,374 SQ.FT.

SEATING CAPACITY	
MARKET TASTING SEATING	= 12 SEATS
CAFE PATIO SEATING	= 27 SEATS
TOTAL SEATING	= 39 SEATS



WALL LEGEND	
	DEMO
	EXISTING
	(E) MASONRY WALL
	NEW

EXHIBIT "A"
 Page No. 2 of 2
 Case No. ZA-2026-380

Revisions

By

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 moreno@abglobal.net
 OWNERSHIP / OCCUPANTS LIST - RADIUS MAPS - LAND
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 420 S. SAN PEDRO ST STE 225
 LOS ANGELES, CA. 90013
 LEE RABUN - (213) 718-0512

**EXISTING FLOOR PLAN
 W/ NEW OUTDOOR PATIO
 SEATING AREA**

BLACKJACK MARKETPLACE & CAFE AT:
 12643 SHERMAN WAY
 LOS ANGELES, CA. 91605
 LEE RABUN

Date: 12/22/2025
 Site: AS NOTED
 Drawn: MORENO
 Job: 25-338
 Sheet: **A2**