

APPLICATIONS



CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

☐ ED1 Eligible ☐ AB 2097 Eligible

Case Number: _____

Env. Case Number: _____

Application Type: _____

Case Filed With (Print Name): _____ Date Filed: _____

Application includes letter requesting:

☐ Waived Hearing ☐ Concurrent hearing ☐ Hearing not to be scheduled on a specific date (e.g. vacation hold)

Related Case Number(s): _____

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
All terms in this document are applicable to the singular as well as the plural forms of such terms.
Refer to the City Planning Application Filing Instructions ([CP13-7810](#)) for more information.

1. PROJECT LOCATION

Street Address¹: 12643 Sherman Way Unit/Space Number: G and H

Legal Description² (Lot, Block, Tract): _____

Assessor Parcel Number: 2324003046 Total Lot Area: 87,465 sq ft

2. PROJECT DESCRIPTION

Present Use: SUPERMARKET with off-site beer and wine sales

Proposed Use: Supermarket with off-site full line; on-site instructional tastings; and on-site beer and wine in a cafe

Project Name (if applicable): Blackjack Marketplace and Cafe

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>).

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site).

Describe in detail the characteristics, scope and/or operation of the proposed project:

Pursuant to 12.24-W.1, a Class 2 Conditional Use permit to allow the off-site sales of a full line of alcoholic beverages, with on-site Instructional Tastings, in a 10,312 sq ft existing Supermarket; and on-site sales of beer and wine only in a 632 sq ft Cafe with patio seating for

Additional Information Attached:

☒ YES ☐ NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

- | | |
|---|---|
| ☐ Site is undeveloped or unimproved (i.e., vacant) | ☐ Site is located within 500 feet of a freeway or railroad |
| ☒ Site has existing buildings (provide copies of building permits) | ☐ Site is located within 500 feet of a sensitive use (e.g., school, park) |
| ☐ Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial) | ☐ Site has special designation (e.g., National Historic Register, Survey LA) |

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

- | | |
|---|--|
| ☐ Demolition of existing buildings/structures | ☐ New construction: _____ square feet |
| ☐ Relocation of existing buildings/structures | ☐ Additions to existing buildings |
| ☐ Removal of any on-site tree | ☒ Interior tenant improvement |
| ☐ Removal of any street tree | ☐ Exterior renovation or alteration |
| ☐ Removal of protected trees onsite/in public right-of-way | ☐ Change of use and/or hours of operation |
| ☐ Grading | ☐ Uses or structures in public right-of-way |
| ☐ Haul Route | ☐ Phased project |

HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing _____ - Demolish(ed)³ _____ + Adding _____ = Total _____

Number of Affordable Units⁴: Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units: Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

³ Number of units to be demolished and/or which have been demolished within the last five years.

⁴ As determined by the Los Angeles Housing Department.

PARKING INFORMATION

Is the project utilizing AB 2097?

☐ YES

☒ NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: 102 Required # of Parking Spaces: none

Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.

Check all that apply:

- ☐ Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- ☐ Contain fewer than 20 dwelling units
- ☐ Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the [Preliminary Land Use Report](#) to BOE? (if required)

☐ YES

☒ NO

Is the project required to dedicate land to the public right-of-way?

☐ YES

☒ NO

If so, what is/are the dedication requirement(s)? _____ feet

If dedications are required on multiple streets, identify as such: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 13A.2.10. of Chapter 1A?

☐ YES

☐ NO

Authorizing Code Section: 12.24-W.1

Code Section from which relief is requested (if any): _____

Action Requested: CUP to allow the upgrade off-site alcoholic beverages from beer & wine to full line; and an original on-site sales beer & wine in an adjoining cafe.

Authorizing Code Section: _____

Code Section from which relief is requested (if any): _____

Action Requested: _____

Additional Requests Attached: ☐ YES ☐ NO

4. RELATED CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ YES ☐ NO

If YES, list all case number(s): ZA-93-0953(CUB); ZA-99-0412(CUB)

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No.: ZA-99-0412(CUB) Ordinance No.: _____

- | | |
|--|---|
| ☐ Condition Compliance Review | ☐ Clarification of Q (Qualified) Condition |
| ☒ Modification of Conditions | ☐ Clarification of D (Development) Limitation |
| ☒ Revision of Approved Plans | ☐ Amendment to T (Tentative) Classification |
| ☐ Renewal of Entitlement | ☐ Plan Approval subsequent to Main Conditional Use |

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☒ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☐ YES ☒ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, provide a copy of any applicable form and reference number if known.

Are there any recorded Covenants, affidavits or easements on this property?

☐ YES (provide copy) ☒ NO

6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

APPLICANT

Applicant⁵ Name: Ervand KARAKHANIAN
Company/Firm: AN-SK GROUP, INC.
Address: 12643 Sherman Way Unit/Space Number: G-H
City: North Hollywood State: CA. Zip Code: 91605
Telephone: 747-977-0202 E-mail: info@blackjackmarket.com

Are you in escrow to purchase the subject property?: ☐ YES ☐ NO

PROPERTY OWNER OF RECORD

☐ Same as applicant ☐ Different from applicant

Name (if different from applicant): J.H. Lee Property, LLC
Address: 3785 Wilshire Blvd. Unit/Space Number: ste. 214
City: Los Angeles State: Ca Zip Code: 90010
Telephone: 213-251-9000 E-mail: none

AGENT / REPRESENTATIVE NAME: Lee Rabun

Company/Firm: CLR ENTERPRISES, INC.
Address: 420 S. San Pedro St. Unit/Space Number: 225
City: Los Angeles State: Ca. Zip Code: 90013
Telephone: 213-718-0512 E-mail: CLR1985LEE@YAHOO.COM

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project.
An agent/representative is someone filing an application on behalf of a client.

OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): _____

Name: none

Company/Firm: _____

Address: _____ **Unit/Space Number:** _____

City: _____ **State:** _____ **Zip Code:** _____

Telephone: _____ **E-mail:** _____

Primary Contact for Project Information⁶

(Select only one. Email address and phone number required.)

☐ Owner ☐ Applicant ☒ Agent/Representative ☐ Other: _____

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

⁶ As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section [49.7.37\(A\)\(6\)](#). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** An LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
 - a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
 - b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
 - c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
 - d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.



*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature: _____ **Date:** _____

Print Name: _____

Signature: _____ **Date:** _____

Print Name: _____

SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE '1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____

On _____ before me, _____
(Insert Name of Notary Public and Title)

personally appeared _____, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)

APPLICANT DECLARATION

A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- g. I understand that if this application is denied, there is no refund of fees paid.
- h. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this

paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

- i. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
- j. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____ **Date:** _____

Print Name: _____

NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

7. SIGNATURES

Signatures of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

FINDINGS/SPECIAL REQUIREMENTS



ALCOHOL & ENTERTAINMENT ESTABLISHMENTS Class 2 Conditional Use Permit (Chapter 1 Zoning)

Related Code Sections

This form applies to properties subject to zoning established in Chapter 1 of the Los Angeles Municipal Code (LAMC). For properties subject to zoning established in Chapter 1A of the LAMC, please use form CP13-7773.A. For more information on a property's applied zoning, visit zimas.lacity.org.

Los Angeles Municipal Code (LAMC) Section 12.24 W.1 (Class 2 Conditional Use Permit) of Chapter 1 authorizes applications for alcohol establishments (CUB); and Section 12.24 W.18 (Class 2 Conditional Use Permit) of Chapter 1 authorizes applications for entertainment establishments (CUX). Procedures for a Class 2 Conditional Use Permit are governed by LAMC Section 13B.2.2. of Chapter 1A.

Public Hearing and Notice

Notification of a public hearing for the above process includes Property Owners and Occupants (i.e., tenants) within 300 feet from the boundaries of the subject site and the Certified Neighborhood Council representing the area in which the property is located, as well as on-site posting of the notice. This is for informational purposes only and not required at the time of filing, unless otherwise requested. Refer to the Mailing Procedures Instructions ([CP13-2074](#)) and Posting Instructions ([CP-7762](#)) for applicable requirements.

Specialized Requirements

When filing for the above application, the following items are required in addition to those specified in the City Planning Application Filing Instructions ([CP13-7810](#)).

Radius Map Requirements

Requests for alcohol establishments pursuant to LAMC Section 12.24 W.1 of Chapter 1 are required to include the following. Note that these requirements are separate from the Public Noticing requirements detailed in the Mailing Notification Procedures ([CP13-2074](#)), which will be requested by the Project Planner 6-8 weeks prior to the public hearing.

- ☒ A 600-foot radius map showing land uses. See Radius Map Guidelines ([CP-7826](#)) for applicable additional requirements.
- ☒ A list of alcohol establishments between 600 and 1,000 feet of the site. Include the type of license and address.

☐ A list of the following types uses within 600 feet:

- Residential uses and type (e.g., single-family, apartment, hotel)
- Churches
- Schools, including nursery schools and child-care facilities
- Hospitals
- Parks, public playgrounds, and recreational areas
- Establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises

Additional Requirements for Main CUBs or CUXs

☐ A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating the:

- Type of alcohol permit sought
- Square footage of each particular restaurant, bar, or event space
- Address or suite/unit number corresponding to each CUB or CUX request
- Tenant-operator of each alcohol or adult entertainment establishment (if known)

Specialized Questions

The items below cover important information which will help acquaint the decision maker with your request. The information is required but should not be considered as a limitation upon materials to be submitted. The applicant is encouraged to include any additional relevant materials. In the space below, or on separate paper, if necessary, complete the following:

Physical Development of the Site

1. What is the total square footage of the building or center in which the establishment is located?
87,465 sq. ft., or 2.035 acres
2. What is the total square footage of the space the establishment will occupy? 10,934
3. What is the total occupancy load of the space as determined by the Fire Department? tbd
4. What is the total number of seats that will be provided: Indoors? 12 Outdoors? 27
5. If there is an outdoor area, will there be an option to consume alcohol outdoors?
☒ YES ☐ NO ☐ N/A

6. If there is an outdoor area, is it located on private property or the public right-of-way, or both?

Private Property

7. If an outdoor area is within the public right-of-way, has a revocable permit been obtained?
☐ YES ☐ NO ☒ N/A

8. Is floor area being added? ☐ YES ☒ NO

If YES, how much is enclosed? _____ Outdoors? _____

9. Is the site located within 1,000 feet of any schools (public, private, or nursery), churches or parks?
☐ YES ☒ NO

10. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B.17 of Chapter 1?
☐ YES ☒ NO

Parking

11. How many parking spaces are available on the site? 102

12. Are they shared or designated for the subject use? shared

13. If adding floor area, what is the parking requirement as determined by the Department of Building and Safety (LADBS)?

N/A

14. Have any arrangements been made to provide off-site parking? ☐ YES ☒ NO

If YES, is the parking secured via a private lease or a covenant/affidavit approved by LADBS?

Note: Required parking must be secured via a covenant pursuant to LAMC Section 12.26 E.5 of Chapter 1. A private lease is only permitted by a Variance.

15. Provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.

16. Will valet service be available? ☐ YES ☒ NO

17. Will the service be for a charge? ☐ YES ☒ NO

Operation of the Establishment

18. Has the use been discontinued for more than a year?

☐ YES ☒ NO

If YES, it is **not eligible** for the Plan Approval process.

If NO, the applicant may be required to prove that the discontinuance of the use did not occur. See LAMC Section 12.23 B.9 or 12.24 Q of Chapter 1.

19. What are the proposed hours of operation and which days of the week will the establishment be open?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	8am To 11pm	8am To 11pm	8am To 11pm	8am To 11pm	8am To 11pm	8am To 11pm	8am To 11pm

20. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc.? ☐ YES ☒ NO

If YES, describe: _____

Note: An establishment that allows for dancing needs a Class 2 Conditional Use Permit pursuant to 12.24 W.18 of Chapter 1.

21. Will there be minimum age requirements for entry?

☐ YES ☒ NO

If YES, what is the minimum age requirement and how will it be enforced? _____

22. Will there be any accessory retail uses onsite?

☐ YES ☒ NO

If YES, what will be sold? _____

Security

23. How many employees will be on the site at any given time? 12-20

24. Will security guards be provided onsite?

☐ YES ☒ NO

If YES, how many and when? One state licensed guard, from 6pm to 1/2 hour past closing

25. Has LAPD issued any citations or violations?

☐ YES ☒ NO

If YES, provide copies.

Alcohol

26. Will there be beer & wine only, or a full line of alcoholic beverages available? Both
27. Will "fortified" wine (greater than 16% alcohol) be sold? ☐ YES ☒ NO
28. Will alcohol be consumed on any adjacent property under the control of the applicant? ☐ YES ☒ NO
29. Will there be signs visible from the exterior that advertise the availability of alcohol? ☐ YES ☒ NO

Food

30. Will there be a kitchen on the site? ☒ YES ☐ NO
31. Will alcohol be sold without a food order? ☒ YES ☐ NO
32. Will the sale of alcohol exceed the sale of food items on a quarterly basis? ☐ YES ☒ NO
33. Provide a copy of the menu if food is to be served.

On-Site

34. Will a bar or cocktail lounge be maintained incidental to a restaurant? ☐ YES ☒ NO
If YES, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.
35. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? ☐ YES ☒ NO
If YES, a request for off-site sales of alcohol is also required.
36. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? ☐ YES ☒ NO

Off-Site

37. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? ☐ YES ☒ NO
38. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 750 ml? ☒ YES ☐ NO

Note: Contact the California Department of Alcoholic Beverage Control (ABC) regarding its requirements at <http://www.abc.ca.gov/>.

Caldera Bill (CA Business and Professions Code Section 23958 and 23958.4)

39. Is this application a request for on-site or off-site sales of alcoholic beverages?
☒ YES ☐ NO

If YES, is the establishment a bona-fide eating place (restaurant) or hotel/motel?

Cafe is a bona-fide restaurant,

If NO, contact ABC to determine whether the proposed site is located in an area where issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or if issuance would result in, or add to an undue concentration of licenses.

Notes: *If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience** or **necessity**. This is in addition to obtaining the Conditional Use Permit or Plan Approval. Contact the ABC regarding its requirements at <http://www.abc.ca.gov/>.*

Findings

The decision maker must decide if the facts presented in the record support the findings (i.e., criteria for approval) established in the LAMC. On a separate sheet, provide a detailed justification/explanation of how the proposed project conforms with the following:

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

Supplemental Findings

In addition to the above findings for approval, the decision maker must also consider the following matters. The information is required but should not be considered as a limitation upon materials to be submitted. The applicant is encouraged to include any additional relevant materials.

1. The proposed use will not adversely affect the welfare of the pertinent community.
2. 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.

3. 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.

See Findings Attached

BLACKJACK MARKETPLACE and CAFÉ

12643 Sherman Way, Suites G and H
North Hollywood, 91605

Attachment to CP13-7773**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 location of the Blackjack Marketplace and Blackjack Café have existed at this location since 1994. The Market has been authorized to sell beer and wine pursuant to Case No. ZA 99-0412(CUB), receiving no citations from the LAPD and the ABC. The surrounding community is in the heart of the Armenian community in the Valley. Blackjack specializes in food products largely geared towards the Armenian/Middle Eastern community, and has become a stable retailer in this community. These services are becoming customary in supermarkets, and this request will provide these services to a large ethnic population.

This application requests the upgrade in ABC license from the existing beer & wine license to a Full Line Off-Sale license (Type 21), a Type 86 license which allows Instructional Tastings of alcoholic beverages within the Market, and a Type 41 license On-Sale beer and wine license in the Café.

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 public health, welfare, and safety

The project is strategically placed in the heart of the Armenian community in San Fernando Valley, and as such, will provide goods and services not currently provided in this community. All abutting properties are zoned Commercial, and the nearest residential zoning is 300 feet south. Upgrading the market license from beer and wine to Full Line will offer these new products at a local market, increasing the convenient access to new products, while reducing trip generations. With moderate hours of operation (11pm closing), and providing security Officers from 6pm to closing, should assist in maintaining the public health, welfare, and safety.

3. The North Hollywood-Valley Village Community Plan states that "The commercial lands (not including associated parking) designated by this Plan to serve suburban residential areas are adequate in quantity to meet the needs of projected population".

This application is to increase the availability for nearby residents to purchase goods and services not currently available in near proximity without travelling outside of the immediate neighborhood, in compliance with the stated Community Plan objective.

Supplemental Findings

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

The purpose of this project is to bring goods and services to this neighborhood that may not be readily available in near proximity. The intent is not to encourage additional alcoholic beverage consumption, but to offer conveniences not currently available nearby.

2. 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 of nuisance proceedings have been initiated for any use in the area.

We have requested the ABC for the Crime and Population ratio versus licenses in this census tract, and will include those statistics when received.

3. The proposed use will not detrimentally 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 nearest residents are 300 feet south, with no line-of-site vision of the applied-for location. It is doubtful that these residents will experience any negative impacts on the peaceful and quiet enjoyment of these properties.

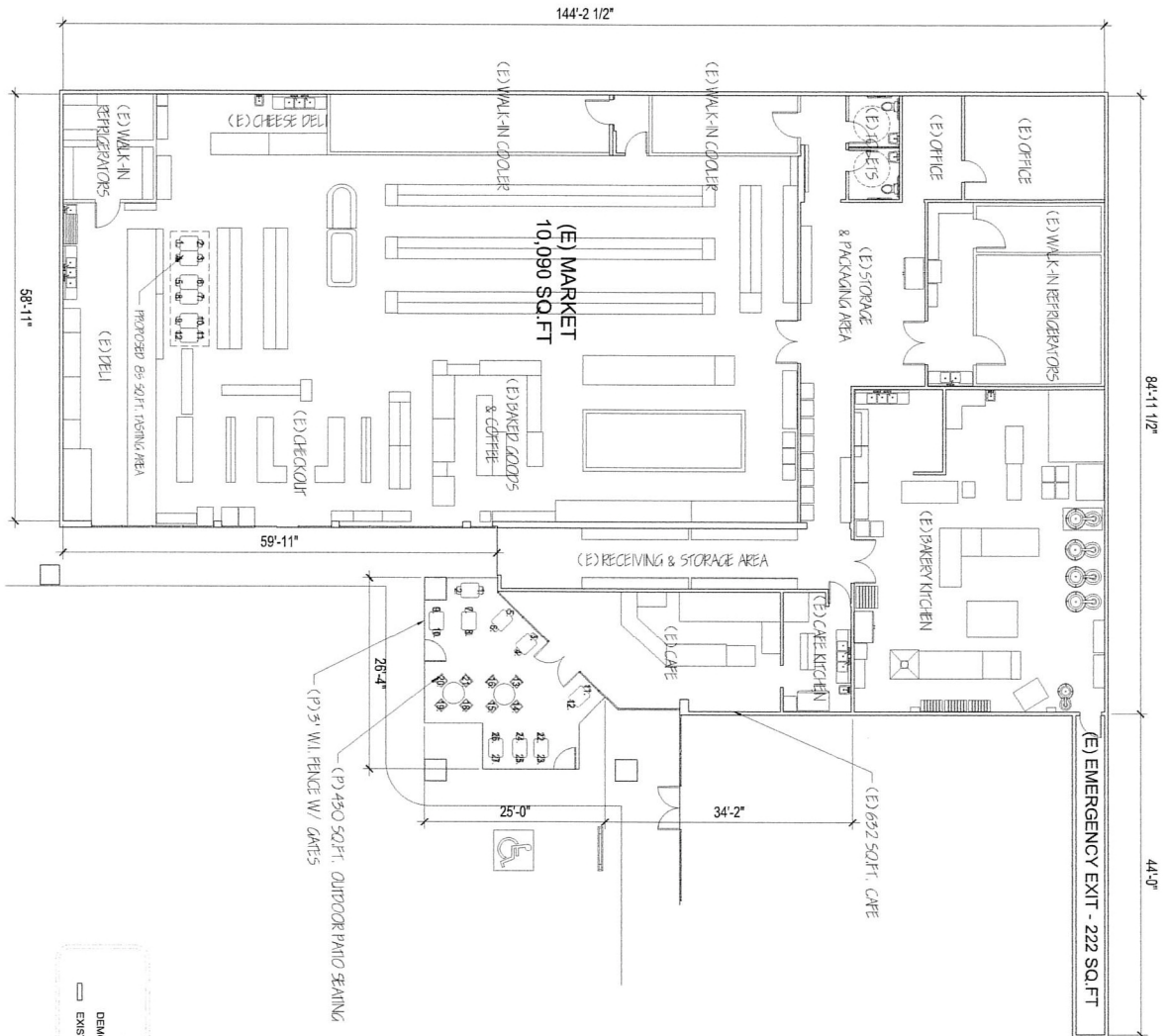
There are no churches, schools, hospitals, public playgrounds, and other similar uses within at least 600 feet of the applied-for location.

This application will bring new goods and services to the community for upscale alcoholic beverages, both for off-site sales of a full line of beverages, with instructional tastings on occasion, and beer and wine in a café setting.

This business is the largest, best stocked, Supermarket anywhere in near proximity, now wishing to expand its business to include amenities that are found in upscale supermarkets in more affluent neighborhoods of the Los Angeles. These services will be brought to North Hollywood, with attention given to the Armenian community which surrounds this Supermarket.

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



(E) BUILDING #1- PROPOSED 1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"

A2

DATE	11/22/2025
STATUS	AS NOTED
DESIGNER	MORENO
CHECKER	25/25
TITLE	

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

EXISTING FLOOR PLAN
W/ NEW OUTDOOR PATIO
SEATING AREA

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

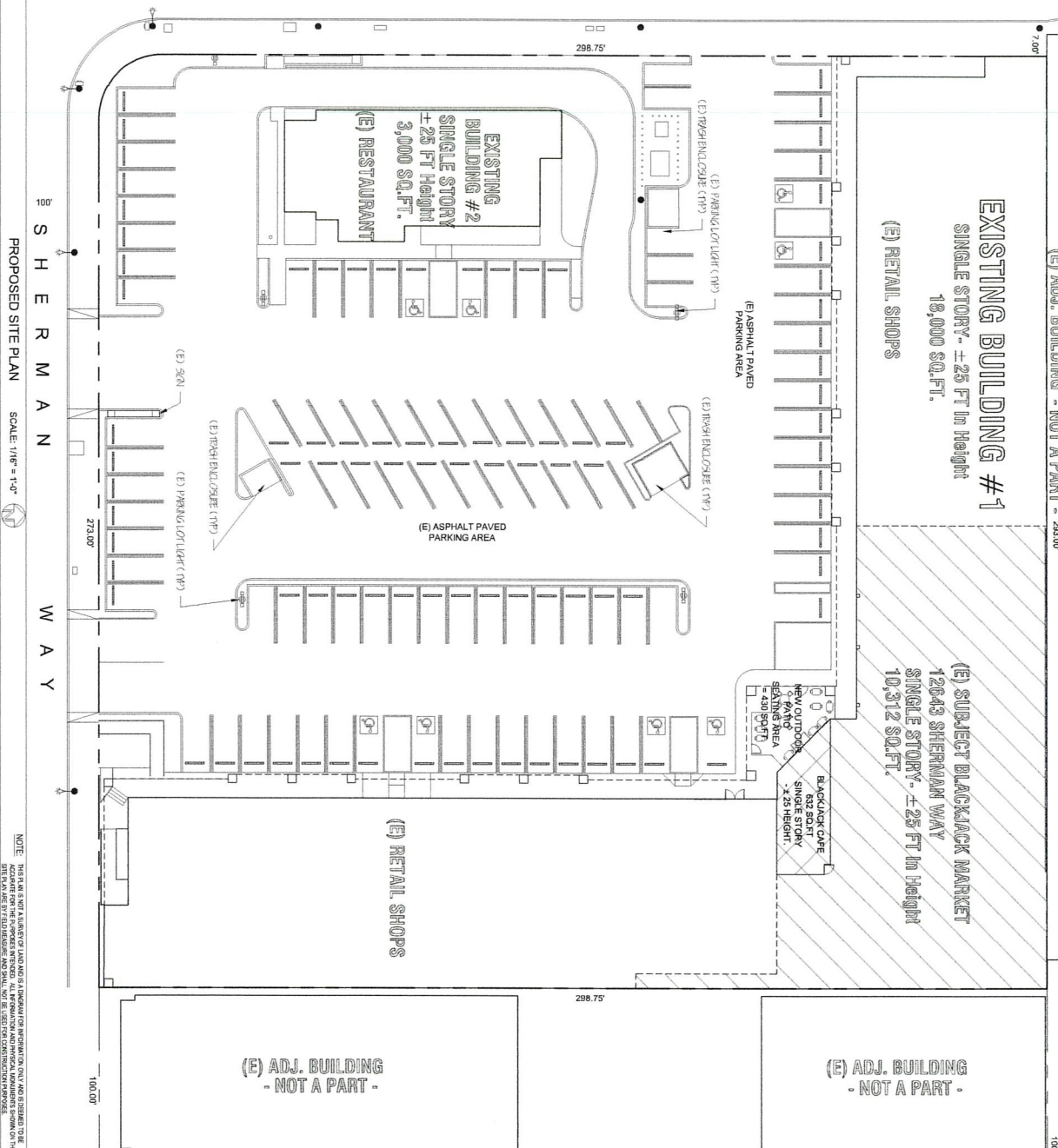
More Services
JOE MORENO
(828) 350-5944
moreno@aboglobal.net
OWNERSHIP / OCCUPANTS LIST - RADIUS MAPS - LAND
USE PLANS - MUNICIPAL COMPLIANCE CONSULTING
12106 LAMBERT AVE. EL MONTE, CA 91732

REVISIONS	87
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BLACKJACK MARKETPLACE & CAFE

LOCATED AT: 12643 SHERMAN WAY LOS ANGELES, CA 91605

(E) ADJ. BUILDING - NOT A PART - 25.00'



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

NOTE: THIS PLAN IS NOT A WARRANTY, GUARANTEE, OR ENDORSEMENT OF ANY KIND. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

OWNER: J. 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: TRP+1091 EX OF STS W 200 FT OF LOT 9

PROJECT INFORMATION

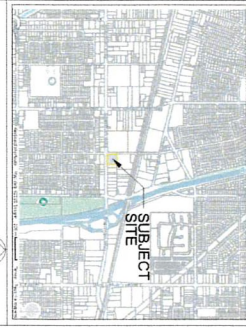
LOT SIZE: IRREGULAR (230' X 230')
LOT AREA: 87,485 SQ. FT. (2,035 AC)
BUILDING AREA:
- (E) BUILDING #1, RETAIL = 18,000 SQ. FT.
- (E) BUILDING #2, RESTAURANT = 3,000 SQ. FT.
TOTAL BUILDING AREA = 21,000 SQ. FT.

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

SCOPE OF WORK



VICINITY MAP SCALE: NTS

DATE: 12/10/2025
DRAWN: AS NOTED
CHECK: MORENO
JOB: 25-338

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

TITLE SHEET
&
EXISTING SITE PLAN

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

Joe Moreno
(805) 350-5944
morenoservices@icloud.com
OWNERSHIP / OCCUPANTS LIST - RADIIUS MAPS - LAND
USE PLANS - MUNICIPAL COMPLIANCE CONSULTING
12106 LAMBERT AVE EL MONTE, CA 91732

Revisions
By

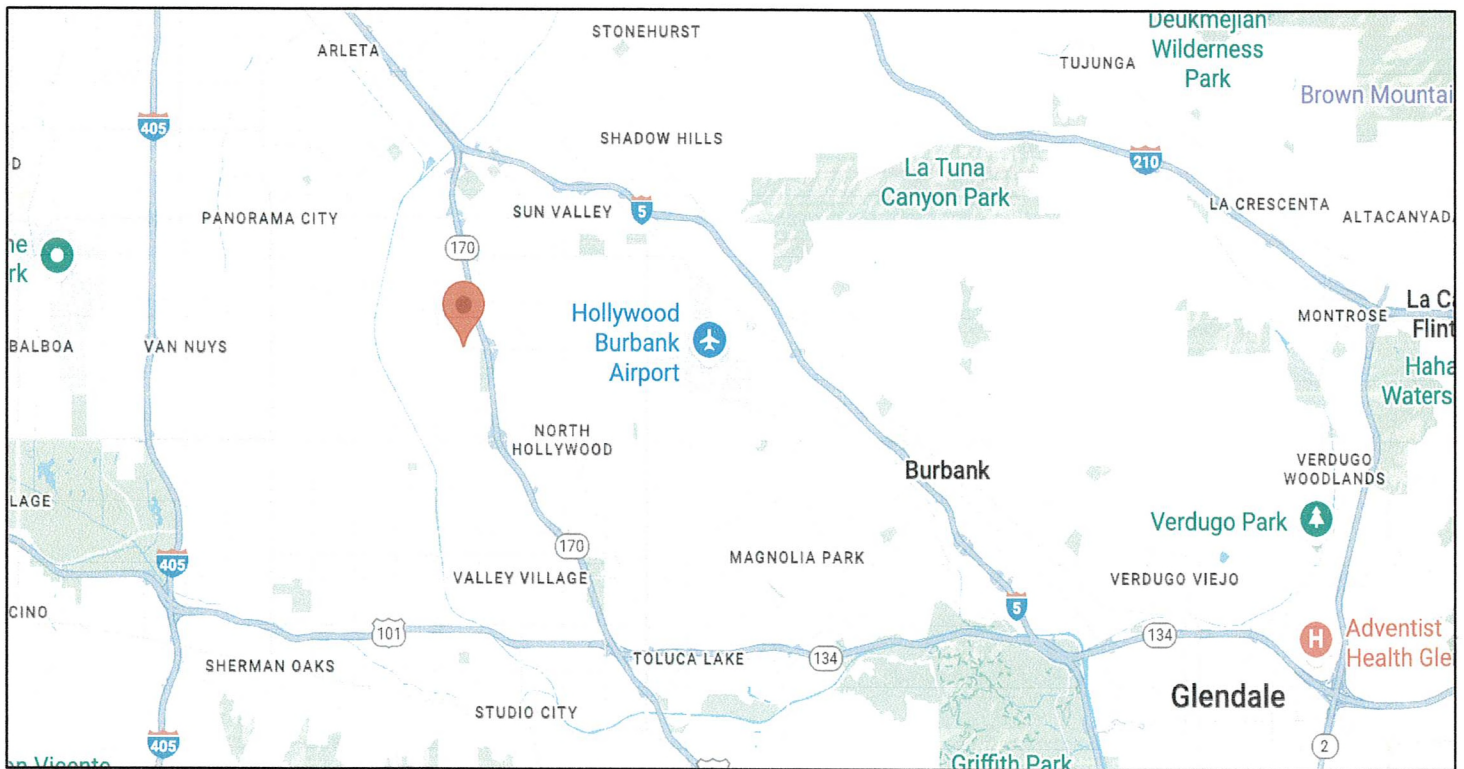
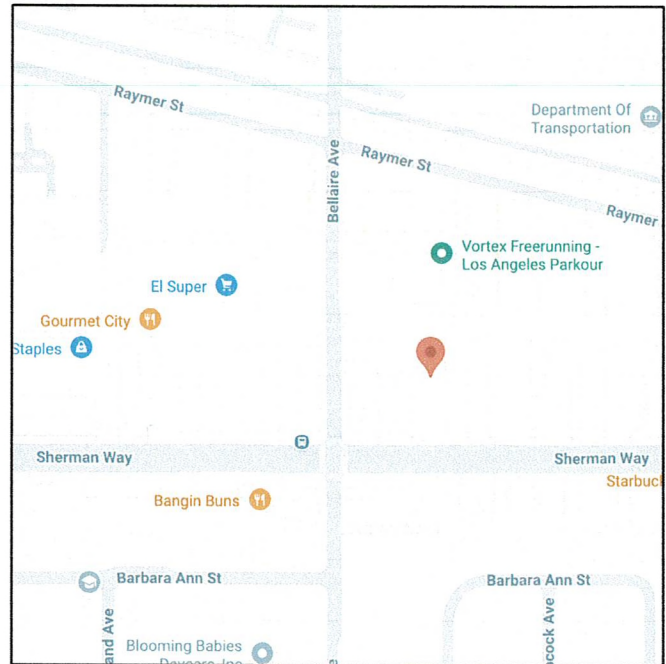
A1

More Services

VICINITY MAP

PROJECT INFORMATION:

**12643 W SHERMAN WAY
NORTH HOLLYWOOD
APN: 2324-003-046**



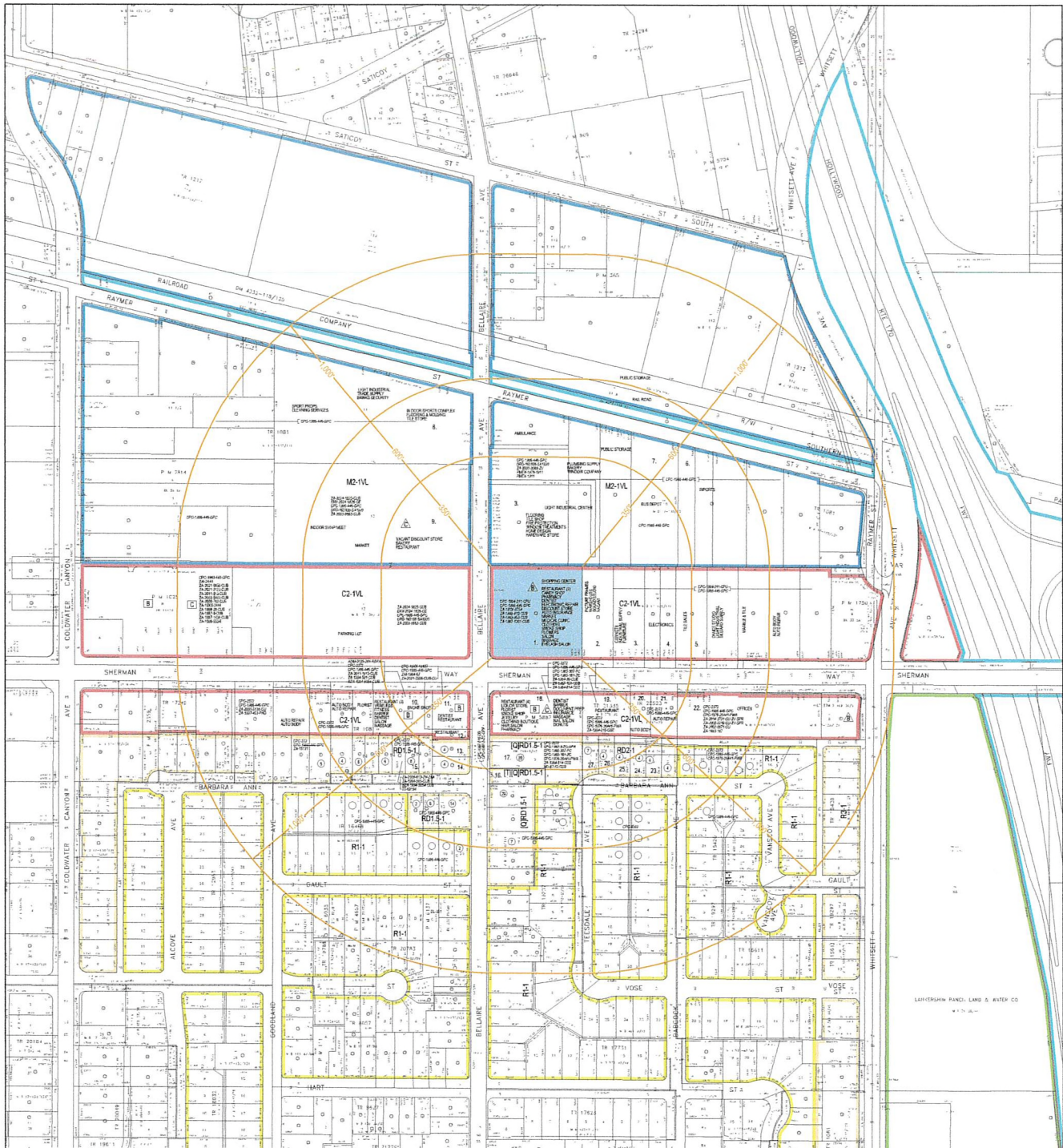
12106 Lambert Ave., El Monte, CA 91732 Tel (626) 350-5944, Fax (626) 350-1532
moreservices@sbcglobal.net

SENSITIVE USES

WITHIN 600'

RESIDENTIAL USES		
NAME	NUMBER OF PARCELS	NOTES
SINGLE FAMILY	24 PARCELS	RESIDENTIAL USES
MULTI-FAMILY	20 PARCELS	RESIDENTIAL USES
SCHOOL USES		
NAME	ADDRESS	NOTES
NONE		
CHURCH USES		
NAME	ADDRESS	NOTES
NONE		
HOSPITAL USES		
NAME	ADDRESS	NOTES
NONE		
RECREATIONAL USES		
NAME	ADDRESS	NOTES
NONE		
ALCOHOL USES		
NAME	ADDRESS	NOTES
BLACK JACK MARKET	12643 SHERMAN WAY STE G	 20 OFF SALE BEER/WINE
A & D LIQUOR MART	12650 SHERMAN WAY STE 18	 21 OFF SALE GENERAL
LA LIBERTAD RESTAURANT #4	12650 SHERMAN WAY STE 15	 41 ON SALE BEER/WINE EATING PLACE
CHARLIE'S GRILL	12708 SHERMAN WAY	 41 ON SALE BEER/WINE EATING PLACE

BANGIN BUNS	12717 SHERMAN WAY	B 41 ON SALE BEER/WINE EATING PLACE
EL SUPER #005	12727 SHERMAN WAY	C 21 OFF SALE GENERAL



LEGAL DESCRIPTION:
 LOT: FR29
 TRACT: TR NO. 1081
 SITUS ADDRESS:
 12643 W. SHERMAN WAY
 APN: 2324-003-046

LEGEND		
SYMB	TYPE	DESCRIPTION
C	57	ON-SALE CONSUMPTION OF FULL LINE ALCOHOL BEVERAGES
B	41	ON-SALE CONSUMPTION OF BEER AND/OR WINE
C	21	OFF-SALE CONSUMPTION OF FULL LINE ALCOHOL BEVERAGES
B	20	OFF-SALE CONSUMPTION OF BEER AND/OR WINE
W	18	WHOLESALE - NONE FOUND
R		RELIGIOUS - NONE FOUND
S		SCHOOL - NONE FOUND

CONDITIONAL USE PERMIT (CUB)

T.B. PAGE : 532
 GRID : E4
 C.D. : 2 - ADRIAN NAZARIAN
 C.T. : 1233.04
 P.A. : NORTH HOLLYWOOD
 DRAWN BY : MORESERVICES 25-338
 12106 LAMBERT AVE.
 EL MONTE, CA. 91732
 (626) 350-5944 moreservices@sbcglobal.net

(APPLICANT)
 CLR ENTERPRISES, INC
 LEE RABUN
 420 S. SAN PEDRO ST STE 225
 LOS ANGELES CA 90013
 (OWNER)
 J H LEE PROPERTY LLC
 3785 WILSHIRE BLVD #1708
 LOS ANGELES CA 900610

CASE :
 D.M. : 183 B 161
 SCALE : 1" = 150'
 USES : FIELD
 ACRES : 2.035

DATE :
 12 / 11 / 2025
 updated :

