

CITY CLERK'S OFFICE

2017 JAN 20 PM 1:57

CITY CLERK

APPLICATION FOR DETERMINATION OF "PUBLIC CONVENIENCE OR NECESSITY" ALCOHOL SALES

Pursuant to Section 23958 and 23858.4 California Business and Professions Code

BY \_\_\_\_\_ D-PJT

TO BE SUBMITTED TO CITY CLERK'S OFFICE ROOM 395, CITY HALL

COUNCIL FILE NO. \_\_\_\_\_

BACKGROUND INFORMATION

TIME LIMIT FILE: \_\_\_\_\_

As part of the application, the applicant must submit the names and addresses of property owners of all property adjacent (including across the street/alley) to the subject property on gummed labels. Applicant must also submit the following information: 1) notarized signature, 2) a site plan prepared by a map maker (see Planning Department for map maker's list), 3) one 4- by 6-inch picture of the property from each side of the site, and 4) a copy of all previous building permits for the site (Room 400, 201 North Figueroa Street). When you meet with ABC to get the crime and license concentration information for your site, you must bring back the ABC information (on the ABC form) to the City Clerk.

Project Name Request for determination of Public Convenience or Necessity for 7-Eleven Store #26988

Address 12450A West Burbank Boulevard, North Hollywood, CA, 91607

Type of Business 7-Eleven Store

Applicant Michael Coffman 7-Eleven, Inc. Name 1722 Routh Street, Ste 1000, Dallas, TX 75201 Address phone 972.828.7655 fax 972.828.1004 Phone Number/Fax Number

Property Owner Kafco Partnership Name 12450A Burbank Boulevard, North Hollywood, CA 91607 Address phone 818.342.8357 Phone Number/Fax Number

Representative R. Bruce Evans, representative Solomon, Saltsman & Jamieson Name 426 Culver Boulevard, Playa del Rey, CA 90293 Address phone 310.822.9848 fax 310.822.3512 Phone Number/Fax Number

A. PROJECT DETAILS

THE FOLLOWING QUESTIONS ARE TO BE ANSWERED BY ALL APPLICANTS:

- 1. Has the City previously approved a conditional use permit for alcoholic beverage sales at this site? Yes [x] No [ ] If Yes, what is the City case number(s) ZA 99-2649(CUB); ZA 90-0921(CUB)
2. Have you recently filed for a new conditional use permit? Yes [x] No [ ] If Yes, provide the City case number(s) ZA-2016-333(CUB)

3. Has a previous ABC license been issued? Yes \_\_\_ No . If Yes, when and what type of license  
\_\_\_\_\_
4. Type of Alcohol Sales Requested (on- or off-site, beer and wine, full alcohol, etc.):  
Type 20 - off-site sales of beer and wine
5. Size of Business 2,280 sqft.
6. % of floor space devoted to alcoholic beverages Approximately 10% or less.
7. Hours of Operation:
- a. What are the proposed hours of operation and which days of the week will the establishment be open? Current hours of operation are 24 hours per day, 7 days per week.
- b. What are the proposed hours of alcohol sales? 8:00am - 11:00pm, 7 days per week.
8. Parking:
- a. Is parking available on the site? (If so, how many spaces?) Yes, approximately 46 spaces
- b. If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? N/A
- c. Where? N/A
- d. How many off-site spaces? N/A
9. Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and if so, for what reasons? Provide ABC case number and a copy of final ABC action.  
No  
N/A
10. Will video game machines or pool or billiard tables be available for use on the subject property and if so, how many? N/A
11. Will you have signs visible on the outside which advertise the availability of alcohol?  
No.
12. How many employees will you have on the site at any given time? 1-4
13. Will all employees who sell alcohol attend the local State ABC training class on how to properly sell alcohol? Yes, all employees will attend ABC recognized Responsible Beverage Service Training.
14. What security measures will be taken including:
- a. Posting of rules and regulations on the premises to prevent such problems as gambling, loitering, theft, vandalism and truancy.
- b. Will security guards be provided and if so, when and how many?  
No.

15. Will there be minimum age requirements for patrons? If so, how will this be enforced?

There will be no minimum age required for entry, however persons must be 21 or older to purchase alcoholic beverages.

16. Are there any other alcoholic beverage outlets within a 600-foot radius of the site? Provide names and address of such business and type of business.

There are three off-site ABC licenses within 600 feet. Please see the attached list labeled as "Attachment A."

17. Are there any schools (public or private and including nursery schools) churches or parks within 1,000 feet of your proposed business? Where? (Give Address)

There is one place of worship:

12426 Burbank Boulevard, Los Angeles, CA 91606

18. Will the exterior of the site be fenced and locked when not in use?

No.

19. Will the exterior of the site be illuminated with security lighting bright enough to see patrons from the street? Yes. The site is illuminated adequately so as to see patrons from the street, but not so bright as to disturb neighboring businesses and residents.

B. THE FOLLOWING QUESTIONS ARE TO BE ANSWERED WHERE ONLY THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES IS SOUGHT:

1. Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis? No.

2. Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? No.

3. Will beer and wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)? No.

4. Will "fortified" wine (greater than 16% alcohol) be sold? No.

C. THE FOLLOWING QUESTIONS ARE TO BE ANSWERED WHERE ONLY THE ON-SITE SALE OF ALCOHOLIC BEVERAGES IS SOUGHT:

1. What is the occupancy load as determined by the Fire Department (number of patrons)?

2. What is the proposed seating in all areas?

3. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.? (Specify?)

4. If a cocktail lounge is to be maintained incidental to a restaurant, the required floor plans must show details of the cocktail lounge and the separation between the dining and lounge facilities.

## 5. Food Service

- a. Will alcohol be sold without a food order? \_\_\_\_\_
- b. Will there be a kitchen on the site as defined in the Los Angeles Municipal Code? \_\_\_\_\_

6. Will discount alcoholic drinks or a "Happy Hour" be offered at any time?  
\_\_\_\_\_

Provide a copy of the proposed menu if food is to be served.

D. PUBLIC CONVENIENCE AND NECESSITY EVALUATION

The City of Los Angeles is very concerned if a new request to sell alcohol is subject to one of the conditions below. There is a strong likelihood that the City will deny your "public convenience or necessity" application if one of the above listed conditions apply to your site. (It is strongly suggested that you contact your Council Office and discuss your project. If the Council Office does not oppose your project, you should then check with your local area police vice unit as well as the Planning Department Public Counter at (213) 977-6083 for the determination of whether the proposed site is within a Specific Plan area, and the Community Redevelopment Agency (CRA) project staff at (213) 977-1682 or 977-1665, to determine if your site is in a CRA Project Area. If any of the five conditions listed below apply to your site, you should carefully consider if you want to file for a Public Convenience or Necessity finding.

1. The proposed site is in an area with a long-term level of undue concentration of alcoholic beverage outlets.
2. The geographic area is the target of special law enforcement activity, i.e., police task force is working on reducing vice in the area, or eliminating juvenile crime (such as cruising or graffiti) or gang activity.
3. The proposed site is in close proximity to sensitive uses, including schools, parks, churches, youth activities, homeless shelters, mental health or alcohol or drug treatment centers.
4. The geographic area has elevated levels of alcohol-related crimes, including but not limited to: public intoxication, driving under the influence, assault, vandalism, prostitution, drug violations, loitering.
5. The proposed site is located in a Specific Plan or Community Redevelopment Agency Project area which specifically includes a policy to control future alcoholic beverage sales.

## E. If the project site is not subject to one of the above criteria, your project will be evaluated by the City Council with consideration given to the following possible benefits and detriments to the community:

1. Possible Benefits

Would the business:

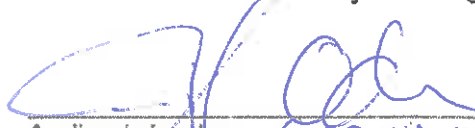
- a. Employ local residents (how many)
- b. Generate taxes (provide estimate)
- c. Provide unique goods and services (which ones)
- d. Result in an aesthetic upgrade to the neighborhood (in what exact way)
- e. Contribute to the long term economic development (how)
- f. Provide a beneficial cultural/entertainment outlet (specify)



F. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof).
- b. The information presented is true and correct to the best of my knowledge.

  
 Applicant signature (ON BEHALF OF THE APPLICANT)

01/12/2017  
 Date

  
 Signature of property owner if tenant or lessee is filing application

\*\*\*\*\*

State of \_\_\_\_\_

County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_  
Date Name of Notary Public

personally appeared \_\_\_\_\_  
Name(s) of Signer(s)

personally known to me (or 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 of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

  
 Signature of Notary Public

\* The Planning Department has a list of private map makers who will prepare the names and addresses for you. This list is available at the public counter, Room 300, Counter N, 201 North Figueroa Street or 6251 Van Nuys Boulevard, Van Nuys. Alternatively, you may obtain a list of such adjoining owners from the City Clerk's Office (Room 730, 201 North Figueroa Street) or from a title company and prepare the labels yourself.

\*\* You may add additional pages to your response if needed. Please utilize numbering system of this form to assist in the review of the responses.

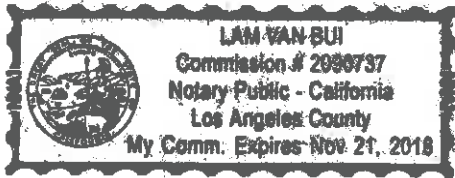
**CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT**

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 LOS ANGELES   ) ss.

On this 12th day of January, 2017, before me, Lam Van Bui, A Notary Public in and or said state, personally appeared Ohannes Kassabian who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 of Notary

Lam Van Bui, Notary Public

**OPTIONAL**

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

DESCRIPTION OF ATTACHED DOCUMENT

INDIVIDUAL

Application for Determination of Public convenience or necessity Alcohol Sales

General Partner

Title(s)

PARTNER(S)     LIMITED  
 GENERAL

06  
NUMBER OF PAGES

ATTORNEY-IN-FACT

January 12, 2017  
DATE OF DOCUMENT

GUARDIAN/CONSERVATOR

Attachment A



## **Off-site ABC Licenses 600ft Radius**

### **1. Le Market**

12516 Burbank Boulevard, North Hollywood, CA 91607  
ABC Type 20  
License #353494

### **2. Roy's Liquor**

12441 Burbank Boulevard, North Hollywood, CA 91607  
ABC Type 21  
License #510826

### **3. Cambridge Farms**

12431 Burbank Boulevard, North Hollywood, CA 91607  
ABC Type 21  
License #464310

Attachment B



**SOLOMON SALTSMAN & JAMIESON**  
A Partnership of Professional Corporations  
426 Culver Boulevard | Playa Del Rey, CA 90293  
Telephone: 310.822.9848 | Facsimile: 310.822.3512  
Toll Free: 800.405.4222  
www.ssjlaw.com

**Jennifer L. Oden**  
Partner  
email: joden@ssjlaw.com

January 20, 2017

**Via Hand Delivery:**

City Clerk  
200 N. Spring Street, Room 360  
Los Angeles, CA 90012

**RE: Application for Determination of Public Convenience or Necessity Pursuant to Business & Professions Code Section 23958.4 for Pending Type 20 Beer and Wine License at 7-Eleven Store No. 26998 located at 12450 Burbank Blvd., North Hollywood, CA 91607**

Dear Honorable City Council:

This office represents 7-Eleven Store No. 26998 located at 12450 Burbank Blvd. in North Hollywood, California. This 7-Eleven is franchised by long-time franchisee, Khalid T. Akbar. Mr. Akbar has been the franchisee at this location for approximately thirty (30) years. 7-Eleven and Mr. Akbar are applying for a Type 20 beer and wine license for this location.

Prior to seeking a Conditional Use Permit ("CUP") and/or an Alcoholic Beverage Control ("ABC") license, 7-Eleven and Mr. Akbar conducted a great deal of community outreach in order to determine if there was support for a beer and wine license at this location. Specifically, the request was placed before the Valley Village Neighborhood Council and they voted unanimously to support the project. A copy of a letter from the President, Tony Braswell, is attached for your reference as Attachment 1. Additionally, we met with Officers Ruiz and Duvally of the Los Angeles Police Department ("LAPD") and the Police Department does not oppose the beer and wine license at this location, as evidenced in Attachment 2. We also met with Councilman Krekorian's office to discuss the application; specifically, we met with Mr. Torossian and Mr. Mensman and as a result of the meeting, support from the Neighborhood Council, non-opposition from LAPD, and offered conditions, the Council Office was not opposed to the request. Lastly, the CUP application was heard before Zoning Administrator ("ZA") Aleta James on July 6, 2016, and the ZA issued her determination letter, dated November 30, 2016, approving the CUP for beer and wine at this 7-Eleven. Thus, there has been a great deal of support for this 7-Eleven to obtain a beer and wine license and the project has been fully vetted.

Now, a determination from the City of Los Angeles, pursuant to Business and Professions Code section 23958.4, that the public convenience or necessity will be served by issuance of a Type 20 beer and wine license at the subject site is required. Business and Professions Code section 23958.4 is sometimes misconstrued as permitting only a certain number of ABC licenses in a particular area. But such a construction ignores the fact that a condition of undue concentration may exist, as in this case, because of good planning and zoning, not in spite of it. The term

California | Oregon | Washington

Litigation | Personal Injury | Gaming | Employment Law | Land Use | Indian Law | Alcohol Licensing

“undue concentration” is specifically defined in Business and Professions Code section 23958.4 as simply a ratio of the number of licenses in this census tract compared to the average number of licenses in the city of Los Angeles as a whole. It does not mean that this particular census tract necessarily has too many licenses for the needs or convenience of the community.

In this case, the subject location is surrounded by both commercial and residential zones. It makes sense that stores that sell alcoholic beverages are located in zones that are in locations that are convenient for the community. But, because the undue concentration statistics are determined by the number of people living in the census tract, the undue concentration ratio is often exceeded by just a hand full of businesses selling alcoholic beverages in census tracts like this one. Specifically, in this case, the census tract allows for one off-sale license and currently only one exists. Thus, determining that the public convenience or necessity will be served through the issuance of this license will not result in an overly undue concentration of licenses in this census tract.

7-Eleven and Mr. Akbar respectfully request that the City of Los Angeles find that the Public Convenience or Necessity will be served by the issuance of a Type 20 beer and wine license at this location for the following reasons:

## **I. GENERAL PROJECT DESCRIPTION**

The premise is an existing 7-Eleven located on the southeast corner of Burbank Blvd. and Whitsett Ave. (See Attachment 3). The location currently exists as a “one-stop” shopping experience, enabling customers to purchase everyday essential grocery items, and is requesting approval for the sale of beer and wine to further the convenience provided to the surrounding community. 7-Eleven offers a full range of grocery and household items and beer and wine fall within the common type of goods that customers want and expect from a full service convenience market.

The 7-Eleven Store consists of approximately 2,280 square feet of retail floor space. In order to provide all of the items that its customers want, and to keep them coming back, it is necessary to provide a full complement of items, including beer and wine, rather than a limited selection. Offering a modest and complementary range of beer and wine, along with other basic grocery items, provides for the convenience of 7-Eleven’s customers, so that its customers can find all of their shopping needs in one local convenient store.

Only a small portion of the premises, approximately less than 10%, will be devoted to beer and wine sales as a complement to all the other products and services offered at this convenience market. While this percentage is low, it is necessary to the success of the business because Mr. Akbar needs to offer a full array of products in order to position 7-Eleven as a “one-stop market.” Additionally, patrons wishing to buy beer and wine may prefer to shop at a convenience market like 7-Eleven rather than a liquor store, large chain grocery store, or big box retailer and 7-Eleven serves this niche.

Additionally, 7-Eleven’s Come of Age training program that all employees must take before selling beer and wine has been recognized by the ABC as a Responsible Beverage Service Training Provider Program (“RBS”). (See Attachment 4, explanation of RBS programs and list of the RBS Training Providers provided by the ABC which includes 7-Eleven’s program – see page 12 of the list). As such, 7-Eleven and its employees are trained and responsible retailers.

Further, 7-Eleven and Mr. Akbar are offering conditions to be placed on the ABC license. These conditions include but, are not limited to the following: (1) limited hours of beer and wine sales; (2) no single can sales of beer; (3) no advertising for beer and wine; (4) prevention of loitering

and/or consumption of alcoholic beverages at the location; and (5) security cameras to monitor the exterior and interior of the premises. (See Attachment 5 for a complete list of all conditions being offered by 7-Eleven and Mr. Akbar to be placed on the ABC License, which was sent directly to the ABC). In addition, these conditions were discussed with the Neighborhood Council, Los Angeles Police Department, and Council Office in an effort to ensure that any potential community concerns and law enforcement concerns were addressed. Also, the ZA approved a CUP for the off-site sale of beer and wine at this location after reviewing the file and application, conducting a public hearing, and making detailed findings to support the approval.

Lastly, while the 7-Eleven is located near a residentially zoned area, it is properly located within a commercial zone and permitted to sell beer and wine for off-site consumption pursuant to a CUP. Moreover, while residences are located nearby, all commercial activity is directed toward the intersection of Burbank Blvd. and Whitsett Ave. and thus, away from the residences. There is adequate separation from the 7-Eleven and nearby residences. (See Attachment 6 for photographs of the location)

## **II. THE PUBLIC CONVENIENCE OR NECESSITY WILL BE SERVED BY ISSUANCE OF A BEER AND WINE LICENSE BECAUSE THE SUBJECT BUSINESS IS UNIQUE AND SERVES A NICHE IN THE COMMUNITY**

The business model of 7-Eleven is designed to provide convenience. The store's product offering does and will include grocery items from milk to magazines, cheeses to chips, along with beer, wine and soft drinks. Furthermore, 7-Eleven does and will continue to offer prepared foods, fruits, and a coffee bar. None of the other licenses close to this proposed location provide the diversity of items and services in this unique setting specifically designed to meet the convenient shopping needs of the community. 7-Eleven provides goods in a more convenient method and manner than a big bulk store or a liquor store in the area. A liquor store or a bulk store serves a different clientele with different needs.

Additionally, 7-Eleven is not naïve about the potential impacts that can result from the sale of alcohol and it takes the concerns of the City of Los Angeles, the LAPD, and the Valley Village Neighborhood Council very seriously. To that end, the 7-Eleven and Mr. Akbar have contacted and met with officers of the LAPD and the Valley Village Neighborhood Council to answer any questions and address any concerns that may exist. In speaking with Vice Officer Ruiz and Senior Lead Officer Duvally of the LAPD, it has been determined that the LAPD has no opposition to the proposed sale of beer and wine with the proposed conditions. (See Attachment 2). In addition, the Valley Village Neighborhood Council does not oppose the sale of beer and wine with the proposed conditions. (See Attachment 1).

Further, the Zoning Administrator, in her November 30, 2016 approval, made the following notable findings:

- “The existing 7-Eleven store has been in service for over 20 years and will continue to provide an essential service for the surrounding community. The off-site sale of beer and wine in conjunction with an existing convenience store, as conditioned, will not negatively impact the surrounding area.”
- “The subject convenience store is an establishment that contributes to the viability of the area's economic environment. The subject's location provides employees, visitor, and patrons of nearby businesses as well as local residents the convenience of goods commonly associated with a convenience store... therefore the convenience store will continue to be compatible with and, as conditioned, will not adversely affect or further degrade adjacent properties,

7-Eleven #26998  
Application for PC or N  
January 20, 2017

the surrounding neighborhood, or the public health, welfare and safety. The retail use and the granted amenity is compatible with the characteristics of the immediate area.”

(ZA Case No. ZA-2016-0333(CUB) (attached hereto as Attachment 7)). 7-Eleven is dedicated to serving the needs of the community without causing negative impacts.

**III. THE ACTION(S) SOUGHT:**

Based on the foregoing reasons, it is respectfully requested the City of Los Angeles make a finding that issuance of a Type 20 beer and wine license to the Applicant will serve the Public Convenience or Necessity.

Very truly yours,

SOLOMON SALTSMAN & JAMIESON



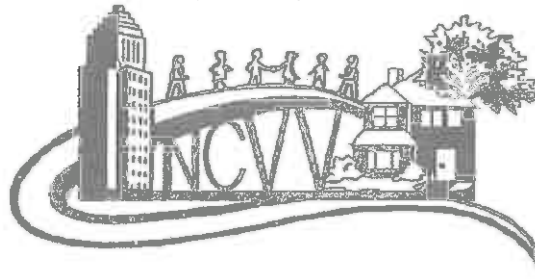
JENNIFER L. ODEN  
Licensed in California

Encl.

Attachment 1

Tony Braswell, President  
Ginny Hatfield, Vice President  
Steven Stokes, Treasurer  
Dale Liebowitz-Neglia, Secretary  
Daryl Baskin  
Glenn Block  
Richard Davies  
Alice Hart  
Suzanne Lewis  
Lisa Miller  
Richard Poole  
Paulette Stokes  
Jeff Walker  
Marc Woerschling  
Alex Rostad, Student Representative

CITY OF LOS ANGELES  
CALIFORNIA



NEIGHBORHOOD  
COUNCIL VALLEY  
VILLAGE

P.O. Box 4703  
Valley Village, CA 91617

TELEPHONE: (818) 759-8204

[www.myvalleyvillage.com](http://www.myvalleyvillage.com)

June 21, 2016

Zuriel Espinosa  
Los Angeles Department of City Planning  
[zuriel.espinosa@lacity.org](mailto:zuriel.espinosa@lacity.org)  
*sent via electronic mail*

Re: 7-Eleven, Inc. and Khalid Tasneem Akbar  
12450 Burbank Boulevard A  
ABC License Application No. 20-568962

The 15 member Board of Neighborhood Council Valley Village (NCVV) has been asked to consider a request to allow the sale of beer and wine at the above mentioned business.

The owners and representatives of 7-Eleven at 12450 Burbank Boulevard presented and participated in both a Planning and Land Use meeting and the February meeting of our full Board. Outreach to the community was conducted by both the applicant and by our Board. No opposition to the request was noted. In conjunction with the Planning Department and the office of City Councilman Paul Krekorian, the applicant accepted conditions (attached) that will address concerns raised by our stakeholders.

*With these conditions in place our Board voted 15-0 not to oppose the issuance of the beer and wine license. The minutes of our meeting are also attached to this email.*

We are grateful to the applicant and their representatives for their prompt answers to our questions. If you find that additional information is required please contact me directly.

Sincerely,

Anthony J. Braswell  
President, NCVV

cc: Jennifer Oden, Partner Solomon Saltsman & Jamieson  
Karo Torrosian, Planning Deputy CD2  
Dale Liebowitz-Neglia, Chair NCVV PLU Committee



Tony Braswell, President  
Ginny Hatfield, Vice-President  
Steven Stokes, Treasurer  
Dorothy Apple, Secretary  
Daryl Baskin  
Richard Davies  
Cathy Flynn  
Sandy Hubbard  
Suzanne Lewis  
Dale Liebowitz-Neglia  
Richard Poole  
Paulette Stokes  
Charles Sulahian  
Jeff Walker  
Marc Woersching  
Alex Rostad, Student Representative



NEIGHBORHOOD COUNCIL  
VALLEY VILLAGE  
P.O. Box 4703  
Valley Village, CA 91617  
Phone: (818) 759-8204  
Info@MyValleyVillage.com  
www.myvalleyvillage.co

Minutes of the  
**NEIGHBORHOOD COUNCIL VALLEY VILLAGE (NCVV)**  
**GENERAL BOARD MEETING**  
**Wednesday, February 25, 2015**

Faith Presbyterian Church – 5000 Colfax Ave., Valley Village, CA 91601

NCVV (and all other) Meeting Minutes are a summary; Minutes were not, are not and are never meant to be an exact, verbatim, word-for-word transcript or comprehensive record of what was said at a Meeting. Exceptions: Motion(s) (included as stated at the Meeting, or, if not stated, as written on the Agenda); quotes (words that have quotation marks (“ ”) at the beginning and ending of a word or words); and Agenda wording copied into the Minutes.

**1. Call to Order, Roll Call, Agenda Distribution – Mr. Braswell**

President Tony Braswell introduced himself and called the Meeting to order at 6:43 p.m. He explained the NCVV’s role and State Brown Act and Robert’s Rules of Order adherence. He noted that Speaker Cards were available.

Roll Call was taken by the Minutes Writer. Twelve of the 15 Board Members were present at the Roll Call: Daryl Baskin, At-Large (A); Tony Braswell, Renter; Richard Davies, Business; Cathy Flynn, Education; Ginny Hatfield, Homeowner; Suzanne Lewis, Renter; Dale Liebowitz-Neglia, At-Large (B); Alex Rostad, Student; Paulette Stokes, Renter; Steven Stokes, Renter; Jeff Walker, Homeowner; and Marc Woersching, Community-Based. Three Board Members were absent: Sandy Hubbard, Homeowner; Richard Poole, Faith-Based; and Charles Sulahian, Business. The NCVV quorum (the minimum number of Board Members needing to be present to take binding votes on Agendized Items) is nine, of which three must be elected officers (see <http://69.89.31.152/~myvalle7/wp-content/uploads/2014/07/NCVV-Bylaws.pdf>), so the Board could take such votes. Fourteen of the 15 Board Seats were filled (by election or appointment). One Board Seat (Homeowner) was vacant. Also attending: 49 Stakeholders and Guests.

**2. Election for NCVV Board Secretary – Ms. Hatfield, Mr. Simen (Parliamentarian)**

[*This Agenda Item was addressed after Item #6.*] Stuart Simen, NCVV Parliamentarian, announced that Board Members elected Dale Liebowitz-Neglia as the new Secretary.

**3. Public Comment on Agenda items**

Steven Butcher, Field Representative for State 46th District Assemblymember Adrin Nazarian (818-376-4246; Steven.Butcher@asm.ca.gov; <http://asmdc.org/members/a46>), encouraged contacting him for help.

**4. February Guest Speaker – Neighborhood Prosecutor Diego Edber**

Diego Edber, L.A. City Deputy Attorney, Neighborhood Prosecutor Program (818.374.6820; [Diego.Edber@LACity.org](mailto:Diego.Edber@LACity.org); <http://atty.LACity.org/Criminal/NeighborhoodProsecutorProgram/index.htm>), reported that some marijuana dispensaries are “Proposition D-compliant” [see [http://atty.lacity.org/stellent/groups/electedofficials/@atty\\_contributor/documents/cont\\_ributor\\_web\\_content/lacityp\\_026199.pdf](http://atty.lacity.org/stellent/groups/electedofficials/@atty_contributor/documents/cont_ributor_web_content/lacityp_026199.pdf)]; if you see one you believe may be non-compliant contact him. He described Proposition 47 legislation that caused some drug-related crimes to now be categorized as misdemeanors. He noted more arrests in the area of “transients” and the possible Prop 47 cause. He described the challenge of focusing law enforcement on that or on closing illegal dispensaries, though both are being prosecuted. Regarding short-term rentals, the City Council is considering what to legalize and described the law enforcement challenge. He encouraged contacting the Police [9-1-1] and file a report “if you see suspicious activity,” saying “the more calls the Police have, the more attention they’ll pay to it.” He will visit a sober living home on Vantage Ave. by Burbank Elementary School with Manny Arreygue, LAPD North Hollywood Division Senior Lead Officer (cell/text 818-634-0829; office 818-623-4016; [30026@LAPD.LACity.org](mailto:30026@LAPD.LACity.org); [http://www.lapdonline.org/north\\_hollywood\\_community\\_police\\_station](http://www.lapdonline.org/north_hollywood_community_police_station)). Stakeholders Cassie Stetham and Tim Guartha cautioned about identifying people as felons and noted the value of sober living homes. Mr. Edber clarified that sober living homes with seven or more residents are regulated; those with six or less residents are “not regulated.” Complaints can be anonymous; “you never have to leave your name or number.” Ms. Hatfield encouraged emailing a copy of complaints to the NCVV at [Info@MyValleyVillage.com](mailto:Info@MyValleyVillage.com).

Mr. Edber announced a City Attorney Town Hall Meeting March 18<sup>th</sup>, 6:30 p.m. at the LAPD Station [11640 Burbank Blvd., North Hollywood].

**5. Executive Committee Report – Ms. Hatfield**

There was no report at this time.

**6. Finance Report – Mr. Stokes**

[*This Agenda Item was addressed after Item #7.*] Mr. Stokes distributed and reviewed the NCVV “January Monthly Expenditure Report”; “Budget Report . . . as of Neighborhood Council Valley Village Gen’l Bd Mtg Minutes 2-25-15 Pg. 2 of 6

January 31, 2015"; and monthly "Union Bank Statement of Accounts" for January. He reviewed last month's expenses of \$132.29 and described recent funding reallocations. Year-to-date "expenditures & commitments" are \$9,748; around \$27,000 remains and must be allocated by June 30<sup>th</sup>. Banner designs and prices need to be submitted to him by April. Mr. Braswell noted that the banners would cost around \$19,000.

**FUNDING MOTION** (by the Committee): The Neighborhood Council Valley Village approves its Treasurer's Report and Monthly Expenditure Report for January 2015.

**FUNDING MOTION PASSED** unanimously by a roll call vote of the 11 eligible voters present with all 11 in favor ("Yes" or "Aye") (Baskin, Braswell, Davies, Flynn, Hatfield, Lewis, Liebowitz-Neglia, Paulette Stokes, Steven Stokes, Walker and Woersching); 0 opposed; 0 abstained. Mr. Rostad was ineligible to vote due to not yet being of age (18) to vote on financial matters.

*[The following was addressed after Item #2.]*

**MOTION** (by Mr. Stokes, seconded by Mr. Baskin): The Neighborhood Council Valley Village will allocate funds for a Minutes Writer through the June 30<sup>th</sup> end of this Fiscal Year.

**FUNDING MOTION PASSED** unanimously by a roll call vote of the 11 eligible voters present with all 11 in favor ("Yes" or "Aye") (Baskin, Braswell, Davies, Flynn, Hatfield, Lewis, Liebowitz-Neglia, Paulette Stokes, Steven Stokes, Walker and Woersching); 0 opposed; 0 abstained. Mr. Rostad was ineligible to vote due to not yet being of age (18) to vote on financial matters.

## **7. Committee Reports**

Planning and Land Use – Ms. Liebowitz-Neglia

Motion: [see the below Motion]. Ms. Liebowitz-Neglia reported that the Committee is "not opposing the liquor license"; copies were distributed of and she read aloud the "Proposed Conditions for 7-Eleven" she said were "given to them by the [City] Council Office and the Police Department." She said the applicant assured that there were no complaints from neighbors. Bruce Evans, a developer representative, described writing the conditions with the Police and "two Planning Deputies."

**MOTION** (by the Committee): The Neighborhood Council Valley Village does not oppose the ABC CUP for 7-11 at 12450 Burbank Boulevard provided applicant meets all of the conditions set forth by office of CD2 and North Hollywood PD as presented in the February PLU meeting.

**DISCUSSION:** Mr. Braswell noted that Cambridge Farms is across the street and that the Orthodox Jewish community does not oppose the application.

**MOTION PASSED** with no objection.

[Proposed] Motion: Support the Expansion Site Plan for Oakwood School and recognize the reduced height of the buildings as requested by NCVV and VVHA in 2014

Ms. Liebowitz-Neglia explained that “we’re expediting asking that the bridge be built” and described the Motions. Mr. Braswell described the process of presentations having been made to the Committee, then to the Board, and the history of the Motions. He encouraged viewing NCVV website Committee link information and said “this is a long-term plan.” Oakwood Headmaster Jim Astman (818-732-3010; astman@oakwoodschool.org; <http://OakwoodSchool.org>) reported that all crosswalks around the School have been upgraded for better pedestrian and vehicle safety. Mikie Maloney, the School’s Director of Community & Public Relations (MMaloney@oakwoodschool.org), was introduced. Their planning consultant said they are applying in March for a Master Conditional Use Permit (CUP) which would include 188,000 square feet of new area (where St. David’s Church was), increasing the campus size 95%. She said, “we’re exceeding the parking by at least 30 spaces. The tallest building height would be 45 feet “along the commercial corridor” on Magnolia Blvd. There are homes to the rear, along which the height would be “to 26 feet . . . it does include a landscape buffer between the campus and the homes.” It has 455 students; they are requesting to increase enrollment 16 percent. Mr. Astman said, “we’re committed to being good neighbors.”

Architect Brenda Levin described the facilities, including structures to be demolished and added. There would be on-grade parking and two below-grade parking levels making 340 spaces that would be “totally screened.” She said, “we’re trying to get everything on our property so it doesn’t impact the neighborhood.” The bridge “is not public . . . it cannot be accessed from the street . . . enters at the second floor on both sides” and is at the second level at 17 feet, six inches above ground. The north side is where St. David’s was; the south side would connect to the Math-Science building. The bridge is “open air” with “mesh screening . . . it’ll be lit.”

Ms. Liebowitz-Neglia and Mr. Braswell noted that the applicant has “tried to work with us . . . to be sensitive to what we were asking for.”

Ms. Levin believed that Magnolia probably would be closed only for the bridge construction; the School’s Construction Manager indicated for “probably around three months.” Ms. Levin indicated that it is “at least a five”-year project. Other staff said the School may “receive a Mitigated Negative Declaration” as part of the Environmental Impact Report [EIR], including construction truck routes.

**MOTION** (by the Committee): The Neighborhood Council Valley Village supports the Expansion Site Plan for Oakwood School and recognizes the reduced height of the buildings as requested by NCVV and VVHA in 2014.

**DISCUSSION:** Ms. Liebowitz-Neglia reported that the Committee voted 7-0 to support the Plan.

**MOTION PASSED** with no objection.

Motion: [see the below Motion].

**MOTION** (by the Committee): The Neighborhood Council Valley Village supports expediting building of pedestrian bridge and request signage that identifies entry to Valley Village.

**DISCUSSION:** Ms. Liebowitz-Neglia reported that the Committee voted 7-0 to support the Plan. She and Mr. Braswell will work with the Board and the City Council to have a sign installed on the bridge.

**MOTION PASSED** with no objection.

5303 North Hermitage request for historic cultural designation.

Ms. Liebowitz-Neglia described the project. Stakeholder Jennifer Getz described the historic value and qualification of the structure under the City's historic structure Code. She passed around copies of supporting documentation and photos and described different uses of the structure since it was built in the late 1930's. There was discussion of the application process; Mr. Braswell, Ms. Hatfield and Ms. Liebowitz-Neglia noted that a previous application had been made. Ms. Getz explained that this application was submitted two years ago to the L.A. Office of Historic Resources. She stated that "the owner is not opposed" to and the owner's consent is "not required" for the application. Ms. Getz has 36 support signatures and "an online support petition . . . 90% are Valley Village." Stakeholders in attendance expressed support. Ms. Getz reported that the Hearing will be March 5<sup>th</sup>.

**MOTION** (by Mr. Braswell, seconded by Mr. Walker): The Neighborhood Council Valley Village Executive Committee will communicate with the owner of the property at 5303 N. Hermitage in Valley Village; if the owner supports the application for historic cultural designation, the NCVV will write a letter of support.

**MOTION PASSED** with no objection.

RFA Update.

Mr. Braswell reported that the City Council's Planning and Land Use Management (PLUM) Committee heard more than 100 public comments about the RFA (Residential Floor Area District; approximately 75% were in favor of having an RFA. PLUM postponed making a decision until their March 17<sup>th</sup> Meeting. He noted that the NCVV wants an RFA for Valley Village.

Events & Outreach – Ms. Lewis

Ms. Lewis announced the free Green Living Fair on April 18<sup>th</sup>, 10:00-2:00 at Valleyheart Dr. and Longridge Ave., [one block east of Fulton, two blocks south of Moorpark, on the south/hill side of the River] Studio City that the NCVV is co-sponsoring with other Neighborhood Councils; there will be family activities and information about gardening, urban farming, water conservation and more, and unusable batteries and lightbulbs will be collected. The next Movie Night possibly may be around July 18<sup>th</sup>. The Committee is "working on the bus benches."

Valley Village Vision Task Force – Ms. Hubbard

Ms. Hubbard was not present and there was no report.

City Services – Mr. Walker

Having a CERT (Community Emergency Response Team) (818-756-9674; [www.cert-la.com](http://www.cert-la.com), [lafdcert@LACity.org](mailto:lafdcert@LACity.org)) program/training class was discussed with the Neighborhood Watch. Mr. Braswell added that the NCVV would have eight radios costing \$400 total; Mr. Walker said “they’re dual purpose.”

Communications – Ms. Flynn

Ms. Flynn reported that the Committee will meet quarterly. She encouraged signing up for the NCVV Newsletter. She encouraged to “like” the NCVV Facebook page and visit the NCVV website [[www.MyValleyVillage.com](http://www.MyValleyVillage.com)]. Mr. Braswell noted that the NCVV will have to change its website vendor.

Elections and Bylaws – Ms. Hatfield

Ms. Hatfield described the Secretary election procedure. Board Members were asked to vote for one of the following Candidates: Ms. Lewis, Ms. Liebowitz-Neglia or Mr. Woersching [see above Agenda Item #2.]. One Board Seat (Homeowner) was vacant; Ms. Hatfield described the procedure and documents needed to apply for consideration.

## **8. Public Comment**

Imelda Padilla, a LAANE (L.A. Alliance for a New Economy; 213-381-5611; [LARaiseTheWage.org](http://LARaiseTheWage.org)) Organizer, distributed fliers about their campaign to raise the minimum wage. She described work to encourage hiring American workers for jobs. Mr. Braswell will Agendize this for a five-to-ten-minute presentation at the March [25th] Board Meeting.

## **9. Future Agenda Items, Closing Comments**

Mr. Braswell declared the Meeting **ADJOURNED** 9:16 p.m.

Minutes written by DL, possibly edited by NCVV. *The first paragraph of some Items is directly from the Agenda.*

Attachment 2

# LOS ANGELES POLICE DEPARTMENT

**CHARLIE BECK**  
Chief of Police



**Eric Garcetti**  
Mayor

P. O. Box 30158  
Los Angeles, Calif. 90030  
Telephone: (818) 623-4006  
TDD: (877) 275-5273  
Ref #: 7.3

July 4, 2016

Office of Zoning Administration  
200 North Spring Street, 7<sup>th</sup> floor  
Los Angeles, CA 90012  
(213) 978-1318

Dear Sir or Madame:

The North Hollywood Area Vice Unit is **not opposed** to granting the Conditional Use Beverage Permit for the existing business "7-11" located at 12450 Burbank Blvd, North Hollywood, CA 91607, Case No. ZA-2016-0333-CUB. The North Hollywood Vice Unit also requests the below listed conditions be imposed on their new Conditional Use Beverage Permit.

1. Sales of alcoholic beverages shall be permitted only between the hours of 8:00 am and 11:00 pm daily.
2. No malt liquor or fortified wine products shall be sold.
3. No beer or malt beverages may be sold in single containers.
4. There shall be no exterior advertising or signs of any kind or type placed in the exterior windows or door of the premises promoting or indicating the availability of alcoholic beverages.
5. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee.
6. The licensee shall post signs in the area under its control with regard to prohibitions of open containers and loitering.
7. The licensee shall regularly police the area under its control to prevent the loitering of persons about the premises.
8. The licensee shall maintain the area within its control free from litter.
9. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be removed or painted over within 24 hours of being applied.
10. Petitioner shall maintain a 24 hour hotline number for the purpose of complaints. Petitioner shall respond to citizen complaints with 48 hours. The hotline phone number shall be posted on the exterior walls of the establishment.
11. Maintain video surveillance cameras on the property that has the ability to monitor the front entrance to the premises, the sidewalk, and the patio area. Surveillance cameras shall be accessible to LAPD when requested. The video surveillance footage shall be maintained for a period of not less than 30 days.



12. Within 45 days of the effective date of this grant, all personnel acting in the capacity of a manager of the premise and all personnel who sell alcoholic beverages shall complete the STAR session sponsored by the Los Angeles Police Department and provide proof of completion to the Zoning Administrator within 15 days thereafter. All employees who sell alcoholic beverages shall attend follow-up STAR classes every 24 months. The STAR training shall be conducted for all new hires within 30 days of their employment.
13. Cooler doors for alcoholic beverages products will be locked during hours when alcoholic beverages may not be sold.

If you should have any questions, please contact Sergeant I Bruce Alvarez, North Hollywood Vice, at (818) 754-8368.

Very truly yours,

CHARLIE BECK  
Chief of Police

STEPHEN M. CARMONA, Captain  
Commanding Officer  
North Hollywood Area

----- Forwarded message -----

From: Jennifer Oden <[joden@ssjlaw.com](mailto:joden@ssjlaw.com)>  
Date: Thu, Jun 30, 2016 at 11:53 AM  
Subject: Re: 7-Eleven located at 12450 Burbank Blvd.  
To: PETER RUIZ <[36956@lapd.lacity.org](mailto:36956@lapd.lacity.org)>, [30991@lapd.lacity.org](mailto:30991@lapd.lacity.org)

Hi Officer Ruiz,

Yes, the hearing is set for July 6, 2016.

I emailed Officer Duvally regarding it and I also understand that she has spoken with the Manager, Govind, and confirmed no opposition from LAPD as we previously met and discussed.

Please let me know if you have any questions or if you would like to discuss further.

Thanks so much for your time!

Jennifer

On Thu, Jun 30, 2016 at 11:36 AM, PETER RUIZ <[36956@lapd.lacity.org](mailto:36956@lapd.lacity.org)> wrote:  
Jennifer,

Thank you Jennifer for the email. Do you have a hearing date yet?

Peter Ruiz #36956  
NHWD VICE

>>> Jennifer Oden <[joden@ssjlaw.com](mailto:joden@ssjlaw.com)> 5/17/2016 6:24 PM >>>  
Hi Officers Ruiz and Duvally,

Hope all is well!

I wanted to touch base on this 7-Eleven. The application with the City for a beer and wine CUP has been submitted and processed. The City case no. is ZA-2016-333-CUB. The ZA hearing will likely take place in July.

Prior to the ZA hearing, I wanted to see if you would like to meet again to discuss the application. We are requesting that all conditions, which we previously discussed and agreed upon, be included in the ABC license. I have attached the conditions for your reference.

Please let me know if you have any questions.

Thanks,  
Jennifer

On Thu, Apr 23, 2015 at 9:29 AM, Jennifer Oden <[joden@ssjlaw.com](mailto:joden@ssjlaw.com)> wrote:  
Hi Officers Ruiz and Duvally,

I just wanted to keep you informed of the process for this 7-Eleven moving forward.

Based upon the meetings with you, the Council Office, and the Neighborhood Council, 7-Eleven has elected to move forward with applying for a CUP and ABC beer and wine license at this location. All meetings were positive and a set of conditions were discussed and agreed upon.

Please let me know if any questions and I will continue to keep you informed.

Thanks,  
Jennifer

On Mon, Jan 12, 2015 at 12:14 PM, Jennifer Oden <[joden@ssjlaw.com](mailto:joden@ssjlaw.com)> wrote:  
Hi Officers Ruiz and Duvally,

It was a pleasure meeting with you on Thursday, January 8, 2015, regarding the above-mentioned location and the possibility of obtaining the necessary approvals at the location for the sale of beer and wine.

For your reference, I have attached the Conditions that 7-Eleven would request to be a part of either the CUP and/or the ABC license. Please note that I changed the first condition, as requested by Officer Ruiz, to limit the sales of alcohol to 11:00 p.m., rather than midnight. In addition, per the Council Office, I changed the start time of selling alcoholic beverages to 8:00 a.m., rather than 6:00 a.m. I also added some conditions related to littering, trash pick-up, availability of trash can on site, and graffiti, after meeting with the Council Office.

As we discussed, I have appeared before the Valley Village Planning and Land Use Committee and have been in contact with the Neighborhood Council President, Tony Braswell. At this time, there does not seem to be any opposition from the Neighborhood Council. In addition, I met with the Council Office on Friday, January 9, 2015, and discussed the matter with Karo Torossian, Director of Planning and Land Use, and Doug Mensman, Deputy of Planning and Land Use. Both Karo and Doug indicated that there are not many concerns at this location and with the offered conditions would not have opposition to the sale of beer and wine at the location.

In addition, as we discussed, the LAPD would not have any opposition to the proposed sale of beer and wine at the location, with the attached conditions.

Please let me know if any questions and if my understanding of our conversation and the LAPD's position is correct.

Thanks again for your time and be safe!

Thanks,

--

Jennifer L. Oden, Esq.

**SOLOMON, SALTSMAN & JAMIESON**

A Partnership of Corporations

426 Culver Boulevard

Playa Del Rey, California 90293

Phone: 310-822-9848

Fax: 310-822-3512

Email: [joden@ssjlaw.com](mailto:joden@ssjlaw.com)

Website: [www.ssjlaw.com](http://www.ssjlaw.com)

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**Indian Law | Alcohol Licensing**

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----- Forwarded message -----

From: Jennifer Oden <[joden@ssjlaw.com](mailto:joden@ssjlaw.com)>

Date: Thu, Apr 23, 2015 at 9:26 AM

Subject: Re: 7 Eleven located at 12450 Burbank Blvd.

To: Karo Torossian <[karo.torossian@lacity.org](mailto:karo.torossian@lacity.org)>, Doug Mensman <[doug.mensman@lacity.org](mailto:doug.mensman@lacity.org)>

Cc: Bruce Evans <[bevans@ssjlaw.com](mailto:bevans@ssjlaw.com)>, Jenna Spivey <[jspivey@ssjlaw.com](mailto:jspivey@ssjlaw.com)>, Darlene Chacon <[dchacon@ssjlaw.com](mailto:dchacon@ssjlaw.com)>

Hi Karo and Doug,

I just wanted to keep you informed of the process for this 7-Eleven moving forward.

Based upon the meetings with your office, LAPD, and the Neighborhood Council, 7-Eleven has elected to move forward with applying for a CUP and ABC beer and wine license at this location. All meetings were positive and a set of conditions were discussed and agreed upon.

Please let me know if any questions and I will continue to keep you informed.

Thanks,  
Jennifer

On Mon, Jan 12, 2015 at 12:23 PM, Jennifer Oden <[joden@ssjlaw.com](mailto:joden@ssjlaw.com)> wrote:  
Hi Karo and Doug,

It was a pleasure meeting with you on Friday, January 9, 2015, regarding the above-mentioned location and the possibility of obtaining the necessary approvals at the location for the sale of beer and wine.

For your reference, I have attached the Conditions that 7-Eleven would request to be a part of either the CUP and/or the ABC license. Please note that I changed the first condition, as requested by Officer Ruiz, to limit the sales of alcohol to 11:00 p.m., rather than midnight. In addition, per your comments, I changed the start time of selling alcoholic beverages to 8:00 a.m., rather than 6:00 a.m. I also added some conditions related to littering, trash pick-up, availability of trash can on site, and graffiti, after our meeting.

As we discussed, I have appeared before the Valley Village Planning and Land Use Committee and have been in contact with the Neighborhood Council President, Tony Braswell. At this time, there does not seem to be any opposition from the Neighborhood Council. In addition, I met with Officers Ruiz and Brodksy of the LAPD Vice Unit and Officer Duvally, Senior LEAD Officer, on Thursday, January 8, 2015, and discussed the matter with them. All officers indicated that there were not many concerns at this location and with the offered conditions would not have opposition to the sale of beer and wine at the location.

In addition, as we discussed, the Council Office would not have any opposition to the proposed sale of beer and wine at the location, with the attached conditions.

Please let me know if any questions and if my understanding of our conversation and the Council Office's position is correct.

Thanks again for your time!

--

Jennifer L. Oden, Esq.

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426 Culver Boulevard

Playa Del Rey, California 90293

Phone: 310-822-9848

Fax: 310-822-3512

Email: [joden@ssjlaw.com](mailto:joden@ssjlaw.com)

Website: [www.ssjlaw.com](http://www.ssjlaw.com)

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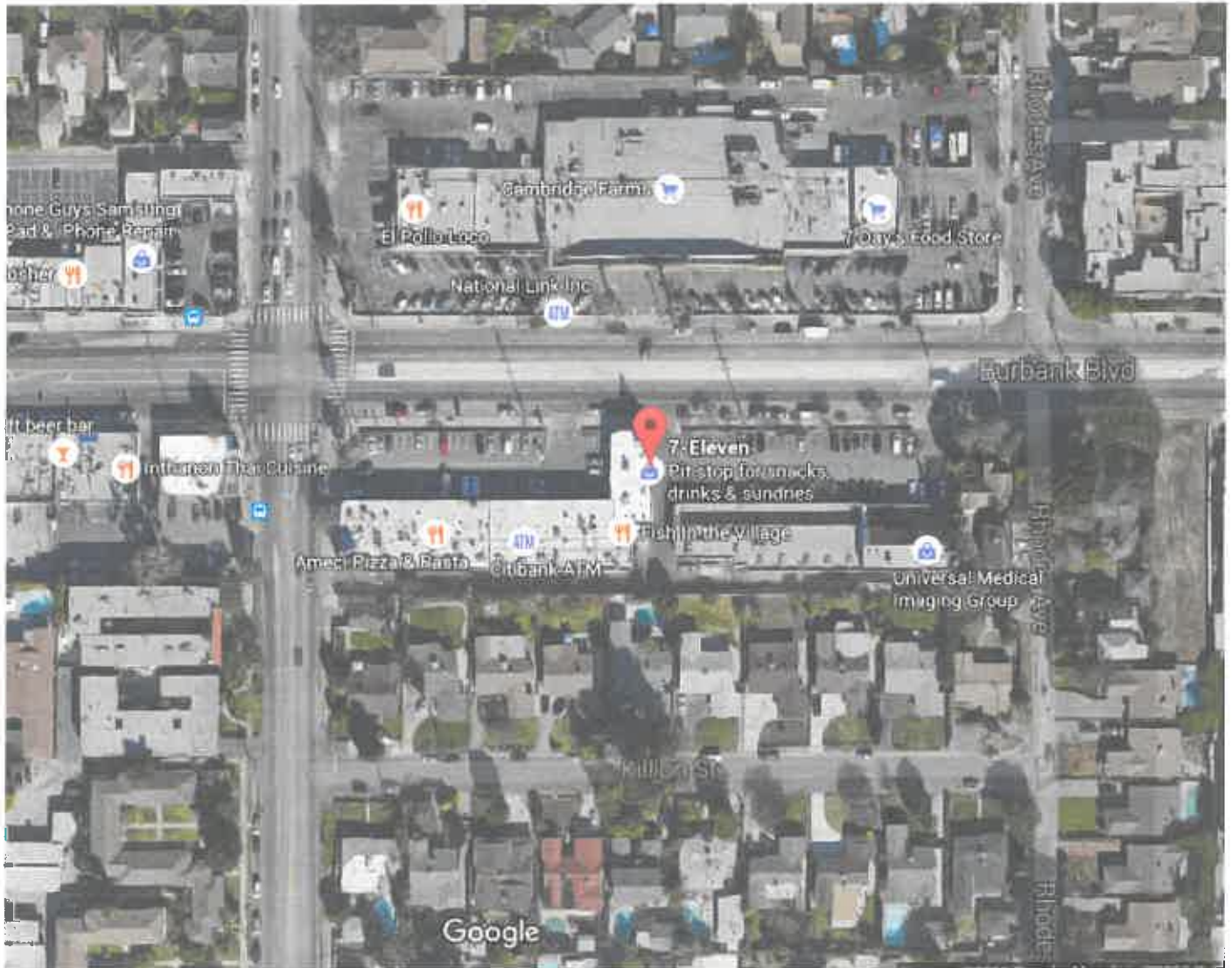
Indian Law | Alcohol Licensing

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Attachment 3

7-11 #26998  
12450 Burbank Blvd  
North Hollywood, CA 91607



Attachment 4

# Department of Alcoholic Beverage Control

## RBS TRAINING PROVIDERS

The following list of RBS training providers have agreed to incorporate some or all of the recommended best practices into their RBS training programs. The training providers on this list are not employees of the Department. Neither the Director nor the Department has evaluated or approved any of the training programs or the program details. Inclusion in this list is at the request of the RBS training provider and does not constitute any approval, endorsement, or recommendation by the Director, the Department, or any employee of the Department.

AACEA.COM/california

Attn; Len Riggs

1-888-865-1900

*Len Riggs*President/CEO

LRAST/AACEA

206-478-0323 OR 425-335-3672

[len@lenriggs.com](mailto:len@lenriggs.com)

Above Training.com

Attn: Vernon Stout, [ystout@protonc.com](mailto:ystout@protonc.com)

507 East Technology Ave Building C

Orem, Utah 84097

Adrian Estrada Jr.

Program Director

1024 N Maclay Ave, M-13

San Fernando, CA 91340

(818) 837-2272

[www.pvs.org](http://www.pvs.org)

Advanced Live Scan Traffic and Training

Alex Cruz

(619) 729-9023

1120 3<sup>rd</sup> Avenue, #5

Serving San Diego & LA County

[www.trafficandtraining.com](http://www.trafficandtraining.com)

[chulavistatrainingschool@yahoo.com](mailto:chulavistatrainingschool@yahoo.com)



# Department of Alcoholic Beverage Control

**AEGIS Security & Investigations Inc**

**Attn: Jeff Zisner**

**[jzisner@aegis.com](mailto:jzisner@aegis.com)**

**10866 Washington Blvd. #309**

**Culver City, CA 90232**

**[www.aegis.com](http://www.aegis.com)**

**Affordable Alcohol Training**

**Attn: Edward McLean, [contact@affordablealcoholtraining.com](mailto:contact@affordablealcoholtraining.com)**

**2201 S. Lakeline Blvd. #3303**

**Cedar Park, TX 78613**

**Alcoholic Beverage Responsible Service Program**

**Pillsbury Winthrop Shaw Pittman LLP**

**Attn: [jerry.iolly@pillsburylaw.com](mailto:jerry.iolly@pillsburylaw.com)**

**Phone (916) 329-4764 or (916) 990-4977 (Cell)**

**2600 Capitol Avenue, Suite 300**

**Sacramento, CA 95816**

**Alcohol California Servers**

**Attn: Tom Faherty**

**[www.alcoholcaliforniaservices.com](http://www.alcoholcaliforniaservices.com)**

**(877) 817-0742**

**1033 S.W. Yamhill #205**

**Portland Oregon 97230**

**Alcoholic Beverage Service Training Certification**

**Attn: Sergeant Bob Del Torre, San Francisco P.D.-Retired**

**(415) 350-5075 [GGATEINV@COMCAST.NET](mailto:GGATEINV@COMCAST.NET)**

**Serving the San Francisco Bay Area/Northern California**

**Alcohol Beverage Certification**

**Attn: David E. Davis**

**9200 W. Olympic Blvd. Suite 106**

**Beverly Hills, CA 90212**

**(424) 652-4400**

**[www.ABCTrainingCourse.com](http://www.ABCTrainingCourse.com)**

# Department of Alcoholic Beverage Control

## **Alcohol Related Consulting & Training**

**Attn: Paul Llanez, [ca.actconsulting@hotmail.com](mailto:ca.actconsulting@hotmail.com)**  
**(559) 288-4228**  
**1967 McGee Ave.**  
**Dos Palos, CA 93620**

## **Bates, Mike *Responsible Beverage Service Training***

**[mbates@rpcity.org](mailto:mbates@rpcity.org)**  
**(707) 584-2647**

## **BeABartender.com**

**Attn: Joshua Allen (800) 385-8564**  
**[Support@BeABartender.com](mailto:Support@BeABartender.com)**  
**<http://www.BeABartender.com>**  
**P.O. Box 2156**  
**Santa Barbara, CA 93120**

## **Beverage Consulting Network, Inc.**

### ***Responsible Beverage Service***

**Attn: George Vasquez, [naparbs@beverageconsultingnetwork.com](mailto:naparbs@beverageconsultingnetwork.com)**  
**(415) 577-3911**  
**P. O. Box 10076, American Canyon, CA 94503**

## **KIMBERLY BLAKELEY, National Alcohol Server Trainer**

**Certified Alcohol Handler Training program by**

**Prometric Worldwide Testing On-site training serving CA**

**[alcoholservertraining@yahoo.com](mailto:alcoholservertraining@yahoo.com)**

**(317) 640-0262**

## **California Hispanic Commission**

**On Alcohol & Drug Abuse, Inc.**

**Latino Family Center**

**Attn: Sidney Gonzalez**

**[sgonzalez@chcsds.org](mailto:sgonzalez@chcsds.org)**

**(323) 722-4529**

## **California Hispanic Commission**

**On Alcohol & Drug Abuse, Inc.**

**Latino Family Center**

**Attn: Zuania Mwaura**

**[zdominquez@chcada.org](mailto:zdominquez@chcada.org)**

**3316 W. Beverly Blvd**

**Montebello, CA 90640**

**(323) 722-4529**

# Department of Alcoholic Beverage Control

**Community Service Programs, Inc. - Project PATH**

**TIPS® (Training for Intervention ProcedureS)**

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Attn: Joyce Gore Sahussanun

1221 E. Dyer Road, Suite 120

Santa Ana, CA 92705

Phone: (949) 757-1096

[jgore@cspinc.org](mailto:jgore@cspinc.org)

**CASA-RASS**

***Provider Training Program***

Attn: Dana Stevens, [dana.stevens@eccasa.org](mailto:dana.stevens@eccasa.org)

(619) 442-2727 ext.115

545 Broadway

El Cajon, CA. 92021

**Center for Applied Research Solutions**

***Community Prevention Initiative***

Kari DeCelle [kdecelle@cars-rp.org](mailto:kdecelle@cars-rp.org)

(707) 568-3800

708 College Avenue Santa Rosa, CA 95404

**Center for Community Action & Training**

***Responsible Beverage Service Training***

Attn: Sharon E. O'Hara, [seohara@ccatca.org](mailto:seohara@ccatca.org)

(888) 718-0708

70 Skyview Terrace, Bldg. D

San Rafael, CA 94903

**CENTRAL COAST RBS**

**Industry Specific In-Person Responsible Beverage Service (RBS) Training**

ATTN :Darin Biamonte, Owner (Retired Police Officer)

[centralcoastrbs@gmail.com](mailto:centralcoastrbs@gmail.com)

[www.centralcoastrbs.com](http://www.centralcoastrbs.com)

PO Box 1715

Buellton, CA 93427

805-694-8507

Serving the entire Central Coast

# Department of Alcoholic Beverage Control

**Chino Police Department**  
Attn: chinopd@org  
(909) 591-9874  
13250 Central Av.  
Chino, CA 91710-41273

**County of San Bernardino, Public Health**  
Attn: Amelia Lopez [asanchezlopez@dph.sbcounty.gov](mailto:asanchezlopez@dph.sbcounty.gov)  
315 N. Mt. View Ave.  
San Bernardino, CA 92415

**eAlcoholServers.com**  
caAlcoholServers.com  
Responsible Beverage Sales and Service  
Attn: Melissa Smith, RBS Permit Specialist  
PO Box 202 Wilsonville, Oregon 97070  
[Melissa.Smith@ealcoholservers.com](mailto:Melissa.Smith@ealcoholservers.com)  
(503)729-5667

**Edward D. McLean**  
*Liquor Exam.com*  
Attn: Edward D. McLean, [edwardmclean@outlook.com](mailto:edwardmclean@outlook.com)  
(512)796-3842  
P.O. Box 80734, Austin, Texas 78708

**Edward D. McLean**  
*California ServeSMART*  
Attn: Edward D. McLean, [www.calservesmart.com](http://www.calservesmart.com)  
(949) 752-6100  
P.O. Box 15513, Newport Beach, CA. 92659

**Fontana Police Department**  
Attn: Wendy Felshaw, [wfelshaw@fontana.org](mailto:wfelshaw@fontana.org)  
17005 Upland Av.  
Fontana, CA 92335

**Food and Beverage Association of San Diego**  
*Responsible Alcohol Beverage Service*  
[fbasd@foodnbeverage.org](mailto:fbasd@foodnbeverage.org)  
(619) 228-2291  
3110 Camino Del Rio South, 315  
San Diego, CA 92108  
[www.foodnbeverage.org](http://www.foodnbeverage.org)  
**North County Office**  
145 Vallecitos De Oro  
Suite 205  
San Marcos, CA 92069  
(760) 798-2969

# Department of Alcoholic Beverage Control

**Garfield Beach CVS, LLC**

**CVS Caremark New Colleague Orientation and Bi-Annual Training Compliance**

**Attn: Linda Cimbron**

**1 CVS Drive Malldrop #23062A, Woonsocket, RI 02895**

**(401) 770-5119**

**Good Alcohol Practices for Management and Owners (GAPMO)**

**Management Level RBS Course**

**Attn: Gregg Hanour**

**[hanouregg@gmail.com](mailto:hanouregg@gmail.com)**

**goodalcoholpractices.com**

**(949) 300 0977**

**17595 Harvard, Suite C, #3900**

**Irvine, CA, 92614**

**Good Alcohol Practices for Servers and Security (GAPSS)**

**Servers, Bartenders and Security RBS Course**

**Attn: Gregg Hanour**

**[hanouregg@gmail.com](mailto:hanouregg@gmail.com)**

**(949) 300-0977**

**Irvine, CA 92614**

**G2 Identity Management**

**Glen Garrity, Retired Law Enforcement, [Error! Hyperlink](#)**

**reference not valid. or [G2@G2identitymanagement.com](mailto:G2@G2identitymanagement.com)**

**(949) 279-4801, Orange County, CA**

**Health Communications Inc.**

***TIPS***

**Attn: Adam Chafetz, [chafetza@gettips.com](mailto:chafetza@gettips.com) or [sales@gettips.com](mailto:sales@gettips.com)**

**(800) 438-8477**

**1400 Key Blvd., Suite 700**

**Arlington, VA 22209**

**Institute for Public Strategies/SUHSD-Adult Ed**

***Responsible Beverage Sales and Service***

**Attn: Deborah Ramos, [DRAMOS@PUBLICSTRATEGIES.ORG](mailto:DRAMOS@PUBLICSTRATEGIES.ORG)**

**(619) 476-9100 EXT. 305**

**590 Third Ave. #204 Chula Vista, CA 91910**

**Attn: Dan Skiles (619) 623-3751, Sweetwater Union High School District**

**303 H Street, Chula Vista, CA 91910**

# Department of Alcoholic Beverage Control

**Irvine Police Department**  
*Responsible Beverage Service*  
Attn: Sergeant Scott McClellan, [smclell@ci.irvine.ca.us](mailto:smclell@ci.irvine.ca.us)  
(949) 724-7280  
One Civic Center Plaza  
Irvine, CA 92623-9575

**Jon Houston**  
Attn: Jon Houston, [jon@teachmeabc.com](mailto:jon@teachmeabc.com)  
3375 Peace Ct.  
Sacramento, CA 95826

**Lilly Y. Kim**  
*Responsible Beverage Svc. Training*  
Attn: Lilly Y. Kim, [lily@instopiagroup.com](mailto:lily@instopiagroup.com)  
(714) 240-3606  
3 Point Dr. # 217  
Brea, CA 92821

**Little River Inn**  
RBS Training [www.littleriverinn.com](http://www.littleriverinn.com)  
Attn: Jim Shaw (707) 962 2198  
7901 North Hwy. 1  
Little River, CA 95456

**Longs Drug Stores LLC dba CVS Pharmacy**  
CVS Caremark New Colleague Orientation and Bi-Annual Training Compliance  
Attn. Linda Cimbron  
1 CVS Drive Malldrop #23062A, Woonsocket, RI 02895  
(401) 770-5119

**Meridan Compliance Group, LLC**  
[kmcrsd@cox.net](mailto:kmcrsd@cox.net)  
Attn: Kevin Mc Quillen  
(619) 933-4992

**Mindleaders Responsible Alcohol Training**  
[www.mindleaders.com](http://www.mindleaders.com)  
Attn: Janiece Attal  
800 223-3732  
5500 Glendon Court, Suite 200  
Dublin, Ohio 43016

# Department of Alcoholic Beverage Control

**National Council on Alcoholism & Drug Dependence  
Of San Fernando Valley, Inc. (NCADD-SFV)**

**Attn: Sandy Logan**

[slogan@ncadd-sfv.org](mailto:slogan@ncadd-sfv.org)

**(818) 997-0414**

**6166 Vesper Ave**

**Van Nuys, CA 91411-2851**

**National Council on Alcoholism & Drug Dependence  
Orange County**

**5 Mason, Suite 150**

**Irvine, CA 92618**

**Attn: Gwen Drenick**

[gdrenick@ncaddoc.org](mailto:gdrenick@ncaddoc.org)

[www.ncaddoc.org](http://www.ncaddoc.org)

**(949) 595-2288 Ext. 314**

**National Licensing Association**

***#1 ALERT-Online Training***

***Alcohol Liability Education & Responsibility Training***

**Attn: David Minasyan, [Minasyan.d@NLAmail.com](mailto:Minasyan.d@NLAmail.com)**

**(425) 260-4430**

**2302 W. Boston St. #3A**

**Seattle, WA 98199**

**National Restaurant Association**

**EDUCATIONAL FOUNDATION**

***ServSafe Alcohol***

**Attn: Matthew Stangle, [mstangle@nraef.org](mailto:mstangle@nraef.org)**

**(312) 261-5319**

**175 West Jackson Blvd., Suite 1500**

**Chicago, IL 60604**

**Nightclub Security Consultants**

**Robert C. Smith, CEO/President (Trainer)**

**Manny Marquez, Vice President (Trainer)**

**501 W. Broadway, Suite A133**

**San Diego, VA 92101**

[rsmith@nightclubsecurity.com](mailto:rsmith@nightclubsecurity.com)

[manny@nightclubsecurity.com](mailto:manny@nightclubsecurity.com)

[www.nightclubsecurity.com](http://www.nightclubsecurity.com)

# Department of Alcoholic Beverage Control

**NORPAL Investigations and Consulting**  
**Responsible Beverage Service/Liquor Liability Training**  
**Mark Palmer (Former ABC Agent/San Francisco Police Officer)**  
**415-298-4458**  
[Mpalmer2130@gmail.com](mailto:Mpalmer2130@gmail.com)  
**San Francisco/Sacramento**

**North Monterey County Chamber of Commerce**  
**Artichoke Festivals RBS Training** [artifest@att.net](mailto:artifest@att.net)  
**Attn: Denice Barker Amerison (831) 633-2465**

**Occupation Health Services (OHS)**  
[OHSSanMarcos@mhn.com](mailto:OHSSanMarcos@mhn.com)  
**Attn: Barbara Aday-Garcia**  
**1050 Los Vallecitos Blvd. Suite 109**  
**San Marcos, CA 92069**

**Ontario Police Department**  
**Retail Education on Alcohol and Drugs**  
**Attn: [operationABC@ontariopolice.org](mailto:operationABC@ontariopolice.org)**  
**2500 S. Archibald Avenue**  
**Ontario, CA 91761**

**Primus Investigation & Consulting**  
**Attn: Dave Raymond** [draymo3@yahoo.com](mailto:draymo3@yahoo.com)  
**5834 Sawmill Rd.**  
**Paradise, CA 95969**  
**Professional Server Certification Corporation**  
**California Responsible Serving**  
**Attn: Hannah Olsen, [hanna@Rsgiving.com](mailto:hanna@Rsgiving.com)**  
**(800) 247-7737**  
**P.O. Box 192, Madison, SD 57042**

**Project S.A.F.E.R. (Ventura County)**  
**Attn: Kim O'Neil, [kim@safetyassessments.com](mailto:kim@safetyassessments.com)**  
**(805) 256-4321**  
**P.O. Box 5074**  
**Ventura, CA 93005**



# Department of Alcoholic Beverage Control

**Rsgiving.com** - Professional Server Certification Corporation

***Responsible Serving of Alcohol***

**Attn: Hannah Olsem**

**support@Rsgiving.com**

**800-247-7737**

**PO Box 192**

**Madison, SD 57042**

**[www.Rsgiving.com/california](http://www.Rsgiving.com/california)**

**Reach Out West End**

**Attn: Michael Lee Palmer, [mike@we-reachout.org](mailto:mike@we-reachout.org)**

**1126 W. Foothill Blvd. Suite 150**

**Upland, CA 91786**

**Responsible Beverage Service of America**

**Phone: (858) 381-2406**

**P.O. Box 151205**

**San Diego, CA 92175**

**[RBSAUS@gmail.com](mailto:RBSAUS@gmail.com)**

**ATTN: Kevin Thornton, Director**

**Serving Southern California**

**Responsible Beverage Service Training**

**Andy Copperhall**

**[andy@copperhall.com](mailto:andy@copperhall.com)**

**(415) 867-8517**

**Responsible Beverage Service Training**

**David Jarrett, CPP**

**(559) 687-8889 or (559) 622-8889**

**[david@pipkindetectiveagency.com](mailto:david@pipkindetectiveagency.com)**

**4318 W. Mineral King Visalia, Ca. 93291**

**Security and RBS Training Specialist #P-00094**

**Serving the San Joaquin Valley**

**Rohnert Park Department of Public Safety**

**Attn: Mike Bates, Sergeant [mbates@rpcity.org](mailto:mbates@rpcity.org)**

**500 City Center Drive**

**Rohnert Park, CA 94928**

**(707) 584-2647**

# Department of Alcoholic Beverage Control

**Russ Cornwall**  
CORNWALL SECURITIES SERVICES [Russ@cornwallsecurity.com](mailto:Russ@cornwallsecurity.com)  
3657 E. Thousand Oaks Blvd., Westlake Village, CA 91362  
(805) 676-1828

**SafeWay Certifications**  
Andrew Tyndall, [Andrew@safewayclasses.com](mailto:Andrew@safewayclasses.com)  
2904 Perry Ln. Austin, Tx 78731  
512-996-0909

**San Bernardino Co. Sheriff**  
Attn: Ron Wright, [rwright@sbcasd.org](mailto:rwright@sbcasd.org), [raphia@sbcasd.org](mailto:raphia@sbcasd.org)  
10510 Civic Center Dr.  
Rancho Cucamonga, CA 91730

**San Bernardino County Sheriff**  
Victorville City Station  
14200 Amargosa Road  
Victorville, CA 92392  
Alcohol Compliance Team  
Deputy W. Hogan                      Deputy B. Waterhouse  
[whogan@sbcasd.org](mailto:whogan@sbcasd.org)                      [bwaterhouse@sbcasd.org](mailto:bwaterhouse@sbcasd.org)  
Cell 760-559-4976                      Cell 760-885-0118

**San Fernando Valley Partnership, Inc.**  
Attn: Albert Melena  
[amelena@sfvp.org](mailto:amelena@sfvp.org)  
(818) 837-7767  
1131 Celis Street  
San Fernando, CA 91340

**Scott McClellan**  
Ca. Alcohol Training Institute-RBS Training Service  
Attn: Scott McClellan, [scottmcclellan24@gmail.com](mailto:scottmcclellan24@gmail.com)  
(949) 878-6489  
24 via Fontibre  
San Clemente, CA 92673

**Seller Server**  
<http://www.sellerserver.com> [wecare@sellerserver.com](mailto:wecare@sellerserver.com)  
Attn: Rebecca Renteria  
7324 Southwest Freeway, Suite 1900,  
Houston, TX 77074 (866) 378-1587

**Servers Intervention**  
Attn: John Rickman, [johnrickman01@gmail.com](mailto:johnrickman01@gmail.com)  
320 S. Kellogg Suite E2  
Goleta, CA 93111

# Department of Alcoholic Beverage Control

**Servetrain.com**

**RBS Training**

**Attn: Nick Nicora, [nnicora@comcast.net](mailto:nnicora@comcast.net)**

**(510) 501-9900**

**31726 Rancho Viejo Road Suite # 120**

**San Juan Capistrano, CA 92675**

**Service Education & Operations**

**SEO & Co.**

**Attn: Scott Seo, [seoandcompany@gmail.com](mailto:seoandcompany@gmail.com)**

**(213) 738-1015**

**3460 Wilshire Blvd. Suite 1240**

**Los Angeles, CA 90010**

**Serving Alcohol Inc.**

**Bob Pomplun <http://california.servingalcohol.com>**

**Joe Wieloch [team@servingalcohol.com](mailto:team@servingalcohol.com)**

**2905 S. Federal Hwy Suite C7**

**Delray Beach, FL 33483**

**Solutions 4 My Business**

**Lorena C Hernandez**

**Licensing & Compliance Specialist**

**[lorena@solutions4mybusiness.com](mailto:lorena@solutions4mybusiness.com)**

**(619) 368-8470**

**786 W Olive Ave**

**El Centro, CA 92251**

**Steve Y. Moua-Prevention Coordinator**

**Helpline Youth Counseling, Inc.**

**12440 E. Firestone Blvd, Ste. 1000**

**Norwalk, CA 90650**

**(562) 864-3722 x 41**

**Fax (562) 864-4596**

**[smoua@hycinc.org](mailto:smoua@hycinc.org)**

**7-Eleven, Inc.**

**7-Eleven Come of Age Program**

**Attn: Michael Coffman**

**One Arts Plaza 7-Eleven Corporation**

**1722 Routh Street, Suite 100**

**Dallas, TX**

**(972) 828-7828**

# Department of Alcoholic Beverage Control

## **S.P.I.R.I.T.T. Family Services**

### ***Responsible Beverage Service Training***

Attn: Arles A. Benavides, [arlesb@spiritt.org](mailto:arlesb@spiritt.org)

(562)903-7000 or (855)714-8800

13135 Barton Road

Santa Fe Springs, CA 90605

## **Standardized Training for Alcohol Retailers (STAR)**

Los Angeles Police Department

Attn: [OperationABC@lapd.lacity.org](mailto:OperationABC@lapd.lacity.org)

100 West 1<sup>st</sup> Street, Rm. 441

Los Angeles, CA 90012

## **STEPS, Inc.**

Attn: Linda Eviston, [levistonsteps@yahoo.com](mailto:levistonsteps@yahoo.com)

(661) 872-1238

3533 Mt. Vernon Ave.

Bakersfield, CA 93306

## **Sun Street Centers**

### ***Responsible Beverage Service Training***

Attn: Eddie Hathcock, [ehathcock@sunstreet.org](mailto:ehathcock@sunstreet.org)

(831) 899-6577

1760 Fremont Blvd, Suite E1

Seaside, CA, 93955

## **Sunrise House**

Attn: Richelle Santoya, [sunrisehouse.prevention@gmail.com](mailto:sunrisehouse.prevention@gmail.com)

106 Lincoln Ave. Salinas,

CA 93901

## **SureSell RBS Training**

SureSellnow.com

Attn: Mark Dunlap [mdunlap@diversyslearning.com](mailto:mdunlap@diversyslearning.com)

(866) 402-9809

1101 Arrow Point Dr. #302

Cedar Park, TX 78613

## **Target Corporation**

Target Alcohol Sales Training

Attn: Aya Chladek, [aya.chaldek@target.com](mailto:aya.chaldek@target.com)

1000 Nicollet Mall

Minneapolis, MN 55403

# Department of Alcoholic Beverage Control

## **Tarzana Treatment Centers**

**Jermaine Lewis:** [jlewis@tarzanatc.org](mailto:jlewis@tarzanatc.org)

**(800) 996-1051 Ext. 4141**

**Janice Boafo:** [jboafo@tarzanatc.org](mailto:jboafo@tarzanatc.org)

**18646 Oxnard St.**

**Tarzana, CA 91356**

**(888) 777-85651 Ext. 2112**

## **360 training**

***Learn to Serve California Beverage Service Training***

**Attn: Dini Nash,** [dini.nash@360training.com](mailto:dini.nash@360training.com)

**13801 N. Mo-Pac, Suite 100**

**Austin, Texas 78727**

## **Ventura Police Department**

***Ventura Police RBS Training*** [dcleavenger@venturapd.org](mailto:dcleavenger@venturapd.org)

**Attn: Officer Doug Cleavenger**

**(805) 339-4453**

**If you have any questions contact RBS Coordinator at: [truc.vo@abc.ca.gov](mailto:truc.vo@abc.ca.gov) or  
(714)558-4105.**

**Revised 07/06/16**

Attachment 5



**SOLOMON SALTSMAN & JAMIESON**  
A Partnership of Professional Corporations  
426 Culver Boulevard | Playa Del Rey, CA 90293  
Telephone: 310.822.9848 | Facsimile: 310.822.3512  
Toll Free: 800.405.4222  
www.ssjlaw.com

**Jennifer L. Oden**  
Partner  
email: joden@ssjlaw.com

May 25, 2016

**Via U.S. Mail Certified Return Receipt:**

Brad Beach, Supervising Agent in Charge  
Department of Alcoholic Beverage Control  
6150 Van Nuys Blvd., Room 220  
Van Nuys, CA 91401

**RE: 7-Eleven, Inc. and Khalid Tasneem Akbar  
12450 Burbank Blvd. A, North Hollywood, CA 91607  
Pending ABC License Application – License No. 20-568962**

Dear Mr. Beach:

Prior to filing the above-mentioned application, the Applicant, through my office, conducted outreach within the community in an effort to address any potential concerns related to the sale of beer and wine at the 7-Eleven. Specifically, we met with the Valley Village Neighborhood Council, Los Angeles Police Department Officers Ruiz and Duvally, and Councilman Krekorian's office.

As part of the outreach, the Applicant and the community agreed upon conditions to be imposed on the ABC License in order to address all concerns. Specifically, the Los Angeles Police Department indicated that it would not be opposed to the issuance of the beer and wine license subject to the below conditions being placed on the license. Therefore, the Applicant respectfully requests that ABC impose the following conditions on the license:

1. Beer and wine sales are only permitted from 8:00 a.m. to 11:00 p.m.
2. No malt liquor or fortified wine products shall be sold.
3. No beer or malt beverages may be sold in single containers.
4. There shall be no exterior advertising or signs of any kind or type placed in the exterior windows or door of the premises promoting or indicating the availability of alcoholic beverages.
5. The licensee shall regularly police the area under its control to prevent the loitering of persons about the premises.
6. The licensee shall regularly police the area under its control to prevent littering. The licensee shall maintain the area within its control free of debris and litter. The licensee shall maintain at least one trash can outside the premise and near Burbank Blvd.
7. The licensee shall post signs in the area under its control with regard to prohibitions of open containers and loitering at the location and no loitering will be tolerated.
8. There shall be no coin operated video or arcade games and no adult magazines or videos shall be sold.
9. Sale of wine shall not be in containers less than 375 ml.

Additionally, while the Applicant understands that ABC may not impose the below listed conditions on the ABC license, because the conditions are not typically included on an ABC license, the Applicant is requesting that the City place these conditions on the Conditional Use Permit ("CUP"), in the event that the ABC does not impose the below conditions:

1. The sales floor space allocated to alcoholic beverages shall not exceed 10% of the total sales floor area and no more than three (3) cooler doors may be allocated to the sale of alcoholic beverages.
2. 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.
3. No display of alcohol shall be made from an ice tub, barrel or similar container.
4. Digital security cameras shall be installed to monitor the interior and exterior of the premises. Footage shall be maintained in digital format for not less than thirty (30) days. Footage will be shared with law enforcement upon request.
5. All employees involved in the sale of alcoholic beverages shall complete an Alcoholic Beverage Control ("ABC") recognized training program or LAPD STAR training.
6. Cooler doors for alcoholic beverage products will be locked during hours when alcoholic beverages may not be sold.

Please let me know if you have any questions about the above-mentioned conditions.

Very truly yours,

SOLOMON SALTSMAN & JAMIESON



JENNIFER L. ODEN  
Licensed in California

cc: R. Bruce Evans (via email only)  
Jenna Spivey (via email only)  
Officer Ruiz (via email only)  
Officer Duvally (via email only)  
Tony Braswell (via email only)



Attachment 6



1. 12450A Burbank Blvd: view looking east at the front entrance of the subject site.



2. 12450A Burbank Blvd: view looking east at the parking lot to the west of the subject site.



3. 12450A Burbank Blvd: View looking southeast at the north side of the subject property.



4. 12450A Burbank Blvd: view looking at the west at the east side of the subject property.



5. 12450A Burbank Blvd: view looking north at the rear of the building on the east side of the property.



6. 12450A Burbank Blvd: view looking west at the trash bins on the east side of the property.





7. 12450A Burbank Blvd: view looking west at the alley way to the south of the subject property.



8. 12450A Burbank Blvd: view looking east at the alley way to the south of the subject property.



9. 12450A Burbank Blvd: view looking at landscaping at the subject property.



10. 12450A Burbank Blvd: view looking at landscaping at the subject property.



11. 12450A Burbank Blvd: looking west at the parking lot to the west of the property.



12. 12450A Burbank Blvd: looking east onto Burbank Blvd.





**13. 12450A Burbank Blvd: looking west onto Burbank Blvd.**



**14. 12450A Burbank Blvd: looking south onto Whitsett Avenue.**





15. 12450A Burbank Blvd: looking north onto Whitsett Avenue.



16. 12450A Burbank Blvd: view looking at the neighboring businesses in the mini shopping center.



17. 12450A Burbank Blvd: view looking north at the neighboring businesses to the north of the property.



18. 12450A Burbank Blvd: view looking north at the neighboring businesses to the north of the property.



19. 12450A Burbank Blvd: view looking southwest at the neighboring businesses to the southwest of the property.



20. 12450A Burbank Blvd: view looking north at the neighboring businesses to the east of the property.

# 7-11 #26998 - Picture Index

12450 Burbank Blvd, North Hollywood, CA 91607

N



S

Attachment 7



LINN K. WYATT  
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING  
ADMINISTRATORS  
JACK CHIANG  
HENRY CHU  
LOURDES GREEN  
THEODORE L. IRVING  
ALETA D. JAMES  
CHARLES J. RAUSCH, JR.  
FERNANDO TOVAR  
DAVID S. WEINTRAUB  
MAYA E. ZAITZEVSKY

# CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
VINCENT P. BERTONI, AICP  
DIRECTOR  
(213) 978-1271

KEVIN J. KELLER, AICP  
DEPUTY DIRECTOR  
(213) 978-1272

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR  
(213) 978-1274

JAN ZATORSKI  
DEPUTY DIRECTOR  
(213) 978-1273

<http://planning.lacity.org>

November 30, 2016

Michael Coffman (A)  
7-Eleven, Inc.  
1722 Routh Street, Suite 1000  
Dallas, TX 75201

Kafco Partnership (O)  
12450A Burbank Boulevard  
North Hollywood, CA 91607

R. Bruce Evans (R)  
Solomon, Saltsman & Jamieson  
426 Culver Boulevard  
Playa Del Rey, CA 90293

CASE NO. ZA 2016-0333 (CUB)  
CONDITIONAL USE

12450 Burbank Boulevard, Unit A  
North Hollywood – Valley Village

Zone: [Q]C2-1VL

D. M.: 174B165

C. D.: 2

CEQA: ENV-2016-0334-MND

Legal Description: Lots 1-5; Tract 12722

Pursuant to Los Angeles Municipal Code Section 12.24-W, 1, I hereby APPROVE:

a Conditional Use Permit to allow the sale of beer and wine for off-site consumption in conjunction with an existing convenience store in the [Q]C2-1VL Zone,

Pursuant to Los Angeles Municipal Code Section 12.24-W, 27, I hereby APPROVE:

a Conditional Use Permit for a deviation from the Commercial Corner Development Standards to allow the 24-hour daily operation of a convenience store,

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. The authorization granted herein is for the off-site sale and dispensing of beer and wine from the effective date of this grant.
7. Authorized herein is the sale of beer and wine for off-site consumption, in conjunction with an existing 2,280 square-foot convenience store, subject to the following limitations:
  - a. Hours of operation shall be limited to 24 hours, daily.
  - b. Vendor deliveries shall be conducted between 8:00 a.m. to 9:00 p.m. There shall be no deliveries on Sundays.
  - c. No after-hour use is permitted, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.
8. No after-hour use is permitted, except routine clean-up. Excluding any activities which are issued film permits by the City.
9. The project shall comply with the Valley Village Specific Plan Area.
10. 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 the floor plan, seating arrangement or number of seats of the new operation.

11. **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 grant, or if documented evidence is submitted showing a continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, and a 500-foot notification radius, shall be submitted to the 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 premises 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. The Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.**
12. **Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for inclusion in case file.**
13. **Prior to the start of operations, the applicant shall notify the Department of City Planning via email or U.S. Mail when operations are scheduled to begin. The notification shall be submitted to [planning.ccu@lacity.org](mailto:planning.ccu@lacity.org), with the subject: "ZA-2016-0333-CUB/Operation Notification". The applicant shall also submit evidence of compliance with any conditions which require compliance "prior to the beginning of operations" as stated by these conditions.**
14. **Prior to the start of operations, a camera surveillance system shall be installed by a State licensed contractor to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recorded tapes/images shall be maintained for a minimum period of 30 days. The tapes shall be furnished to the Los Angeles Police Department upon request.**
15. **Lighting shall be installed in all areas within the business in conformance with the Los Angeles Municipal Code. The lighting shall be such that it renders all objects and persons clearly visible within the establishment.**
16. **At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements 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 facility to discourage illegal and criminal activity on the subject premises 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.

17. **Prior to the start of operations**, an electronic age verification device shall be purchased and retained on the premises to determine the age of any individual attempting to purchase alcoholic beverages 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.
  18. **Prior to the start of operations**, 24-hour "hot line" shall be provided for complaints or concerns from the community regarding the operation. The 24-hour phone number shall be posted at the following locations:
    - a. Entry, visible to pedestrians
    - b. Customer service desk, front desk or near the hostess station
- The applicant shall maintain a log of all calls, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved. This log shall be made available to law enforcement personnel upon request and presented as part of the application if and when a new application to continue the operation is submitted to the Department. Complaints shall be responded to within twenty four hours. The applicant shall provide photographs of the sign postings and a copy of the log to the Department of City Planning for inclusion in the Case File.
19. **Prior to the start of operations**, at this establishment, all employees involved with the sale of beer and wine shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter referencing Case No. ZA-2016-0333 (CUB) from the Police Department to the Department of City Planning as evidence of compliance. In the event there is a change in the licensee, within six months of such change, this training program shall be required for all new staff. The STAR training shall be conducted for all new hires within two months of their employment.
  20. Loitering is prohibited on or around these premises 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. Signs shall be in English and in the predominant language of the facility's clientele. Photographic evidence shall be provided to the Department of city Planning.
  21. The mitigation measures identified in ENV-2016-0334-MND shall be incorporated as conditions of this grant:

- a. **Public Services (Police):** The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, wall/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1<sup>st</sup> Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.
22. The applicant shall be responsible for maintaining the area adjacent to premises over which they have control, free of litter.
  23. **MVIP – Monitoring, Verification and Inspection Program.** Within 12 to 18 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. The owner/operator shall be notified of any deficiency or violation and required to correct; or to 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.
  24. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**  
Applicant shall do all of the following:
    - (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
    - (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) 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 (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an Indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

#### **OBSERVANCE OF CONDITIONS -TIME LIMIT- LAPSE OF PRIVILEGES**

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

**TRANSFERABILITY**

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

**VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR**

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter 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 valid 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, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

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

**APPEAL PERIOD- EFFECTIVE DATE**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after **DECEMBER 15, 2016**, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed **early** during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning **on or before** the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>.** Public offices are located at:

Figueroa Plaza  
201 North Figueroa Street, 4th Floor  
Los Angeles, CA 90012  
(213) 482-7077

Marvin Braude San Fernando Valley  
Constituent Service Center  
6262 Van Nuys Boulevard, Rm. 251  
Van Nuys, CA 91401  
(818) 374-5050

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.

### NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the Planning Staff assigned to the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc.

### 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 July 6, 2016, 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 permit under the provisions of Section 12.24-W have been established by the following facts:

#### Background

The subject property measures approximately 32,261 square feet, consisting of Lots 1-5. The subject site has a 270 foot frontage on the south side of Burbank Boulevard and a 120 foot frontage on the east side of Whitsett Avenue. The subject property is in the [Q]C2-1VL Zone, with a Neighborhood Office Commercial Land Use designation in the North Hollywood – Valley Village Community Plan Area and the Valley Village Specific Plan Area. The request is not considered a project under the Valley Village Specific Plan, per the Community Planning Referral Form (CPRF) completed on December 11, 2015. The subject site is also located in the Neighborhood Conservation ICO – Valley Village (ZI-2443). The site is developed with a one-story shopping center with multiple tenants, which include a Subway Restaurant, B&H Grill Restaurant, Ameci Pizza Restaurant, a dental office, a bakery, hair salon, dry cleaners, Taco Llama Restaurant and Fish in the Village Restaurant. The subject site occupies a 2,280 square-foot tenant space which is occupied with a convenience store (7-Eleven) located in Unit A.

The property was initially developed in 1985 as a one story building. On June 10, 1986, the Department of Building and Safety issued Certificate of Occupancy No. VN 97309/85 to "Convert portion of an existing 1 story, Type V-N, 32' x 80' building to grocery store (Packaged food only). No change in parking requirements. B-2 Occupancy. 'Subject to any Affidavits or Building and Zoning Code Modifications'." On March 27, 1986 the Department of Building and Safety issued Certificate of Occupancy No. LA 11433/85 for "1 story, Type V-N, 119' x 269' shopping center, 46 parking spaces required and provided. B-2 Occupancy".

On March 6, 1986, per Case No. ZA 85-1042(CUB), the Zoning Administrator denied a conditional use to permit the sale of beer and wine for off-site consumption in conjunction with a proposed 7-Eleven market.



On May 10, 1991, per Case No. ZA 90-0921(CUB), the Zoning Administrator approved a conditional use permit, pursuant to the provisions of Section 12.24-C, I.I (q) of the Municipal Code, to permit the sale and dispensing of beer and wine for off-site consumption in conjunction with an existing 7-11 store, having hours of operation 24 hours a day, seven days a week in the (Q)C2-1VL (Highway Oriented Commercial) Zone. Said approval, restricted beer and wine sales from 8:00 a.m. to 11:00 p.m., daily.

On June 21, 2000, per Case No. ZA 99-2649(CUB), the Zoning Administrator denied a conditional use to permit the sale and dispensing of beer and wine only for off-site consumption in conjunction with an existing 2,280 square-foot 7-Eleven convenience store with hours of operation 24 hours a day, seven days a week; beer and wine sales will be from 6 a.m. to 2 a.m. daily.

The 7-Eleven convenience store occupies an existing tenant space within a one-story commercial shopping center, which has multiple tenants and are occupied by retail, restaurant, and office uses. Forty-six surface parking spaces are available north of the subject site within the property line along Burbank Boulevard.

On February 4, 2016, the applicant filed for a conditional use permit to allow for the sale of beer and wine for off-site consumption in conjunction with an existing 2,280 square foot convenience store and deviations from the Commercial Corner Development standards to allow for the 24-hour operation of the convenience store, in lieu of 7:00 a.m. to 11:00 p.m.

Properties located north of the subject site across Burbank Boulevard are zoned P-1 and [Q]C2-1VL and are developed with a commercial shopping center. Properties to the east and west of the subject site are zoned [Q]C2-1VL and are developed with single-story commercial buildings. Properties located to the south of the subject property across an alley are zoned R1-1 and are developed with one and two story residential dwellings.

Burbank Boulevard – designated as a Boulevard II dedicated a width of 80 feet and improved with curb, gutter and sidewalk.

Whitsett Avenue – designated as an Avenue II dedicated a width of 65-feet and improved with curb, gutter and sidewalk.

The alleys, adjoining the subject property to the east and south, are through/dead-end alleys and are improved with asphalt pavement and concrete gutter within a 20-foot dedication.

#### Cases, permits and orders on the subject property

Case No. ZA-1999-2649-CUB – On June 21, 2000 the Zoning Administrator Denied a conditional use requesting for the sale and dispensing of beer and wine for off-site consumption in conjunction with an existing 2,280 square-foot 7-Eleven convenience store with hours of operation 24-hours a day, seven days a week (beer and wine sales proposed from 6:00 a.m. to 2:00 a.m. daily).

Case No. ZA 90-0921(CUB) – On May 10, 1991, the Zoning Administrator approved a conditional use to permit the sale and dispensing of beer and wine for off-site consumption in conjunction with an existing 7-Eleven store, having hours of operation 24 hours a day, seven days a week in the [Q]C2-1VL (Highway Oriented Commercial) Zone, at 12450 Burbank Boulevard, North Hollywood Planning Area.

Building Permit VN97309/85 – Issued on June 10, 1986 for the conversion of a portion of an existing 1-story 32' x 80' square foot building to a grocery store (package food only). No change in parking requirements.

Building Permit LA11433/85 – Issued on March 27, 1986 for 1-story 119' x 269' shopping center. 36 parking spaces required and provided

Case No. ZA 85-1042(CUB) – On March 6, 1986, the Zoning Administrator denied a conditional use to permit the sale of beer and wine for off-site consumption in conjunction with a proposed 7-Eleven market.

**Cases on Surrounding Properties:**

Case No. ZA-2015-4381-CUB – On May 12, 2016 the Zoning Administrator approved a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing convenience market. The Zoning Administrator dismissed a Conditional Use Permit to deviate from the required hours restricted by Commercial Corner Regulations at 5406 North Whitsett Avenue.

Case No. ZA-2009-1097-CUB – On December 31, 2009 the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption, in conjunction with the expansion and continued operation of an existing restaurant and bakery located at 12515-12521 Burbank Boulevard.

**Communications:**

- Letter dated July 4, 2016, received on July 6, 2016, from Captain Stephen M. Carmona, Commanding Officer of North Hollywood Area, Los Angeles Police Department with recommendations for a conditional approval of the application.
- Letter dated June 21, 2016, from the Neighborhood Council Valley Village in support of project, with recommended conditions.

**Public Hearing:**

The public hearing was held on in the Marvin Braude Constituent Services Center, 6262 Van Nuys Boulevard, Room 1B, in Van Nuys on July 6, 2016.

The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the application. Interested parties were also invited to submit written comments regarding the request prior to the public hearing.

The public hearing was attended by the applicant's representative, Jennifer Oden.

Jennifer Oden, the applicant's representative provided the following testimony:

- The request is for a new CUB for off-site beer and wine for a 7-Eleven convenience store with a 24-hour operation
- This 7-Eleven at the corner of Burbank and Whitsett has been at this location for approximately 30 years
- 7-Eleven has recently spent one half million dollars for both the interior and exterior upgrades including new paint, signage coffee bar and coolers
- 7-Eleven is requesting beer and wine as a convenience to its customers
- 7-Eleven has fresh foods, dairy products, T.V. dinners, standard household cleaning products and pet food
- 7-Eleven offers a one stop shopping experience
- Currently there are security cameras in place. Managers and employees are on-site and walk the site to ensure no nuisance activities occur
- There is lighting in parking lot area. No security guard was recommended by LAPD
- Coolers will be located to rear of store and will be locked after ABC hours of sale stop
- Applicant has been a good neighbor for the past 30 years
- January 9<sup>th</sup>, met with Krekorian's Planning Deputy. The Council Office remains unopposed to project.
- Project has been thoroughly vetted by Neighborhood Council Valley Village. Full Board is unopposed
- Applicant is aware the Zoning Administrator has taken ABC language out of Conditions as it's now suggested language for ABC to consider. We have provided suggested Conditions for ABC to place on beer and wine license.

The Zoning Administrator noted there were no other speakers present. However, one member of the public, Mr. Johann Kline owner of Roy's Liquor submitted a written comment in opposition to the project. Mr. Kline noted his business located at 12441 Burbank is next to the 7-Eleven and if this case is approved, he will be out of business after 40 years. He is a small business and therefore against the competition.

The Zoning Administrator closed the public hearing noting a decision letter would be issued via the mail.

**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.

- Sales of alcoholic beverages shall be permitted only between the hours of 8:00 am and 11:00 pm daily.
- No malt liquor or fortified wine products shall be sold.
- No beer or malt beverages may be sold in single containers.
- There shall be no exterior advertising or signs of any kind or type placed in the exterior windows or door of the premises promoting or indicating the availability of alcoholic beverages.
- No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee.
- The licensee shall post signs in the area under its control with regard to prohibitions of open containers and loitering.
- Cooler doors for alcoholic beverages products will be locked during hours when alcoholic beverages may not be sold.

### **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 of the Los Angeles Municipal Code. In order for the sale of beer and wine for off-site consumption to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

### **FINDINGS**

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

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

The subject property measures approximately 32,261 square feet, consisting of

Lots 1-5 in the [Q]C2-1VL Zone. The lot is subject to "Q" conditions established for Subarea 4710, pursuant to Ordinance Number 165,108, which limits uses to the C1.5-1VL Zone and changed the Height District from Height District 1 to Very Limited (VL). The subject site has a 270 foot frontage on the south side of Burbank Boulevard and a 120 foot frontage on the east side of Whitsett Avenue. The property is developed with a one story mini-shopping center with a surface parking lot. No construction is proposed by the applicant for the existing convenience store (7-Eleven) and the primary function of the business is for retail sales.

On February 4, 2016, the applicant filed for a conditional use permit to allow for the sale of beer and wine for off-site consumption in conjunction with an existing convenience and deviations from the code required Commercial Corner Development provisions to allow for the continued 24-hour operation of the convenience store.

The existing 7-Eleven store has been in service for over 20 years and will continue to provide an essential service for the surrounding community. The off-site sale of beer and wine in conjunction with an existing convenience store, as conditioned, will not negatively impact the surrounding area. Such conditions include, ensuring a camera surveillance system is installed to monitor the convenience store, an electronic age verification device to determine the age of individuals attempting to purchase alcoholic beverages thereby discouraging underage drinking, posting a 24-hour hotline to address community complaints and concerns, posting "No Loitering or Public Drinking" signs outside the subject facility, and enrolling employees in the Los Angeles Police Department's "Standard Training for Alcohol Retailers" (STAR). The 7-Eleven will enhance the built environment by continuing to provide a full range of grocery and household items for customers in the vicinity.

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

The project's location, size, height and operations are compatible with the immediate neighborhood as the project site is an existing mini-shopping center. The applicant does not propose an internal expansion of the current use or exterior changes. The character of the immediate neighborhood will. The subject property measures approximately 32,261 square feet, consisting of Lots 1-5. The subject site has a 270 foot frontage on the south side of Burbank Boulevard and a 120 foot frontage on the east side of Whitsett Avenue. The subject property is in the [Q]C2-1VL Zone, with a Neighborhood Office Commercial Land Use designation in the North Hollywood – Valley Village Community Plan Area and the Valley Village Specific Plan Area. The request is not considered a project under the Valley Village Specific Plan, per the Community Planning Referral Form (CPRF) completed on December 11, 2015. The subject site is also located in the Neighborhood Conservation ICO – Valley Village (ZI-2443). The site is developed with a one-story shopping center with multiple tenants, which include a Subway Restaurant, B&H Grill Restaurant, Ameci Pizza Restaurant, a dental office, a

bakery, hair salon, dry cleaners, Taco Llama Restaurant and Fish in the Village Restaurant. The subject site occupies a 2,280 square-foot tenant space which is occupied with a convenience store (7-Eleven) located in Unit A.

Properties located north of the subject site across Burbank Boulevard are zoned P-1 and [Q]C2-1VL and are developed with a commercial shopping center. Properties to the east and west of the subject site are zoned [Q]C2-1VL and are developed with single-story commercial buildings. Properties located to the south of the subject property across an alley are zoned R1-1 and are developed with one and two story residential dwellings.

The subject convenience store is an establishment that contributes to the viability of the area's economic environment. The subject's location provides employees, visitor, and patrons of nearby businesses as well as local residents the convenience of goods commonly associated with a convenience store. The project does not entail changes in the location, size, height, operations or any in other significant features, therefore the convenience store will continue to be compatible with and, as conditioned, will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety. The retail use and the granted amenity is compatible with the characteristics of the immediate area.

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

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code. The Land Use Element of the City's General Plan divides the city into 35 Community Plans.

The subject property is located within the [Q]C2-1VL Zone, in the North Hollywood – Valley Village Community Plan area and the Valley Village Specific Plan Area. The request is not considered a project under the Valley Village Specific Plan, per the Community Planning Referral Form (CPRF) completed on December 11, 2015. The proposed use is consistent with the General Plan's Neighborhood Office Commercial land use designation. The project is consistent with the following objective identified in the North Hollywood – Valley Village Community Plan:

Objective 4: To promote economic well-being and public convenience through:

Allocating and distributing commercial lands for retail, service and office facilities, with adequate off-street

parking in quantities and patterns based on accepted planning principles and standards; retaining viable commercial frontages with provision for concentrated development and redesigning underutilized strip commercial zoning to more appropriate uses; and improving the appearance of commercial buildings along the major arteries.

The proposed project will not be detrimental to the character of development in the immediate neighborhood and will be in harmony with the various elements and objectives of the General Plan because this is a commercial use in a Neighborhood Office Commercial area, and will co-exist with the surrounding neighborhood in a beneficial way. The proposed project will provide a service to the surrounding area by providing a convenience store that the community has come to rely on.

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

The grant imposes conditions which require that security measures be implemented to mitigate the negative impacts commonly associated with the off-site sale of beer and wine. The conditions require a surveillance system and adequate lighting. In addition, the grant requires that the applicant install an age verification device at all points-of-sale, to deter underage purchases and drinking. Other conditions related to excessive noise, preventing litter and loitering will safeguard the residential community in and around the building and by providing a 24-hour hot line, the community will be able to communicate with the operator regarding any complaints or concerns due to the operation. Therefore, the sale of beer and wine at this location will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

**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 1,000-foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

According to the California State Department of Alcoholic Beverage Control Licensing criteria, two on-sale and one off-sale licenses are allocated to subject Census Tract No. 1249.02. There is currently zero on-site and one off-site licenses allocated to the Census Tract, for a total of one license.

Within Census Tract 1249.02, the following types of alcoholic beverage licenses are active:

- (1) Type 21 – Off-Sale General

Alcohol establishments within 1,000 feet are noted as:

- Hayaty Café & Bakery, 12519 Burbank Blvd, (Type 41)
- Le Market, 12516 Burbank Blvd, (Type 20)
- Bar One Noho Inc., (Type 42)
- Roy's Liquor, 12441 Burbank Blvd, (Type 21)
- Cambridge Farms, 12431 Burbank Blvd, (Type 21)
- Fast Stop Market, 5406 Whitsett Avenue, (Type 21)

According to statistics provided by the Los Angeles Police Department, which has jurisdiction over the subject property, within Crime Reporting District No. 1543, a total of 122 crimes were reported in 2015, compared to the citywide average of 181 crimes and the high crime reporting district average of 217 crimes for the same period.

In 2015, Part 1 Crimes reported by LAPD include, (0) Homicide, (0) Manslaughter, (3) Rape, (4) Robbery, (5) Aggravated Assault, (11) Burglary, (23) Auto Theft, (76) Larceny, Part II Arrests reported include, (7) Other Assault, (0) Forgery/Counterfeit (0) Embezzlement/Fraud, (0) Stolen Property, (4) Weapons Violation, (0) Prostitution Related, (0) Sex Offenses, (2) Offenses Against Family, (6) Narcotics, (0) Liquor Law, (9) Public Drunkenness, (0) Disturbing the Peace, (0) Disorderly Conduct, and (7) DWI related arrests. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years. Approval of a permit does not anticipate an increase in the number of arrests.

The ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents. This is reflected in the licensing statistics noted above.

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 market is located in a commercial property near residences and sensitive uses such as a temple, however, this proximity of uses is found throughout the City.

The following sensitive uses were observed within a 1,000-foot radius of the subject property:



- Residential uses
  - Temple Yad Avraham
- 12426 Burbank Boulevard

The subject property is located along a commercial corridor that is characterized by commercial uses along Burbank Boulevard. The conditions imposed on this grant, such as surveillance, adequate lighting, prohibition of loitering and littering and the limitation on noise levels, will ensure that the use does not detrimentally affect the nearby residential zoned communities. Therefore, as conditioned, the proposed use will not detrimentally affect nearby residentially zoned communities in the surrounding.

### FINDINGS – COMMERCIAL CORNER

7. **Based on data provided by the Department of Transportation or a licensed traffic engineer, ingress to, egress from and associated parking on of the automotive use will not constitute a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.**

The proposed 24-hour operation of a convenience store will not cause or constitute a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets as the evening and nighttime hours of operation are well after any peak traffic hour and most business within the shopping center have closed operations for the day. The convenience store has operated at the location for over 20 years. There is no additional floor space or exterior construction in connection with this project.

8. **Project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.**

The proposed project is a request for the sale of beer and wine for off site consumption in conjunction with an existing convenience store (7-Eleven). The request does not add to a detrimental concentration of commercial corner developments. No exterior construction will occur as a result of this grant.

### ADDITIONAL MANDATORY FINDINGS

9. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside flood zone.
10. On March 31, 2016, a Mitigated Negative Declaration (ENV-2016-0334-MND) was prepared for the proposed project. This Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis of the project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that with imposition of the mitigation measures described in the MND (and identified in this determination), there is no substantial evidence that

the proposed project will have a significant effect on the environment. I hereby adopt that action.

Inquiries regarding this matter should be directed to Lisette Covarrubias, Planning Staff for the Office of Zoning Administration, at (213) 202-5439.



ALETA D. JAMES  
Associate Zoning Administrator

AJ:LC

cc: Councilmember Paul Krekorian,  
Second Council District  
Adjoining property owners

DEC 02 2016

**ABUTTING LIST - OWNERS ONLY**  
**PENALTY OF PERJURY STATEMENT**

I hereby certify that to the best of my knowledge the attached radius map correctly depicts the required data obtained from the records of the City Engineer, City Clerk, and/or the Los Angeles Department of City Planning and, where appropriate, the State Division of Highways.

I further hereby certify that to the best of my knowledge, and under the penalty of perjury, the attached ownership list correctly shows the latest names and addresses on the City Engineer's land records as of the following date of preparation: 11/4/2014. In certain circumstances, such as in annexation proceedings, where there may be no City Engineer records, the records of the County Assessor's Office may be accepted by the City Planning Commission.

The attached Ownership List is an:  Original Mailing List or  Updated Mailing List

Cathy McDermott  
(Print or type)

Cathy McDermott  
(Signature)

I hereby certify that to the best of my knowledge and under the penalty of perjury, the attached occupants list correctly indicates addresses of the required occupants that fall within the radius as of the following date of preparation: N/A.

The attached Occupants List is an:  Original Mailing List or  Updated Mailing List

\_\_\_\_\_  
(Print or type)

\_\_\_\_\_  
(Signature)

In certain instances I may have been unable to verify all occupants, therefore the following indicates which occupants I was not able to identify. I understand that the Department of City Planning will determine if reasonable attempts were made to secure these addresses from the information provided below.

Ownership #	Reason unable to verify *	Attempts made to verify **	Additional information
	N/A		

- \* (1) Secured Building
- (2) Gated Yard
- (3) Refused Access
- (4) Other: Specify

- \*\* (1) Returned to building on three separate occasions
- (2) Efforts to contact owner or manager without success
- (3) Contact made with owner or manager, who refused to provide the information
- (4) Other: Specify

**REMINDER TO APPLICANT AND PROJECT TEAM:** The Department of City Planning will not utilize application maps and ownership lists which bear a date of more than 180 days old by the date of public notification. Furthermore, the applicant may be required to update the radius map and/or ownership list before the Department will schedule the public hearing for any discretionary application.



**Abutting Owners**  
Site 12450 Burbank Blvd  
APN 2347-001-072

**Abutting Owners 10**  
William B Mandel  
5545 Whitsett Ave Apt # 6  
Valley Village, CA 91607

**Abutting Owners CD2**  
Paul Krekorian  
200 N. Spring St Room 435  
Woodland Hills, CA 91367

**Abutting Owners 1**  
Kafco Partnership  
18625 Sherman Way Ste 106  
Reseda, CA 91335

**Abutting Owners 11**  
Ben Yosef Nachum Z & Anna  
330 N. Laurel Ave  
Los Angeles, CA 90048

**Agent**  
Solomon, Saltsman & Jamieson  
426 Culver Boulevard  
Playa Del Rey, CA 90293

**Abutting Owners 2**  
Burbank Whitsett Plaza LLC  
2001 S. Barrington Ave Ste 104  
Los Angeles, CA 90025

**Abutting Owners 12**  
Andrea Harris  
5545 Whitsett Ave Apt # 8  
North Hollywood, CA 91605

**Applicant**  
7-Eleven  
1722 Roth Street., Ste #1000  
Dallas, Texas 75201

**Abutting Owners 3**  
Dha Development LLC  
8913 W. Olympic Blvd Ste 204  
Beverly Hills, CA 90211

**Abutting Owners 13**  
Weisfish Joseph & Sharon  
4100 N. Poinsettia Pl  
Los Angeles, CA 90036

**Abutting Owners 4**  
Stephen Samuel  
410 Cloverleaf Dr.  
Baldwin Park, CA 91706

**Abutting Owners 14**  
Betsey G. Manheimer  
12433 Killion Street  
North Hollywood, CA 91605

**Abutting Owners 5**  
Timothy Cole  
5545 Whitsett Ave Apt # 1  
Valley Village, CA 91607

**Abutting Owners 15**  
Maurice Wianer  
622 N. Oakhurst Dr.  
Beverly Hills, CA 90210

**Abutting Owners 6**  
Beck & Jerome S. & Muriel S T  
5545 Whitsett Ave Apt # 2  
Valley Village, CA 91607

**Abutting Owners 16**  
Joseph Moawad  
12445 Killion St  
Valley Village, CA 91607

**Abutting Owners 7**  
Shmuel Shoham  
5545 Whitsett Ave Apt # 3  
Valley Village, CA 91607

**Abutting Owners 17**  
Vera C. Highland  
Valley Village, CA 91607

**Abutting Owners 8**  
Aida Davtyan  
7559 Coldwater Canyon Ave  
North Hollywood, CA 91605

**Abutting Owners 18**  
Patricia Ratner  
12455 Killion St  
Valley Village, CA 91607

**Abutting Owners 9**  
Bernard Meylan  
5545 Whitsett Ave  
Valley Village, CA 91607

**Abutting Owners 19**  
S & S Burbank Plaza  
23423 Hatteras St  
Valley Village, CA 91607

**Abutting Owners**  
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APN 2347-001-072

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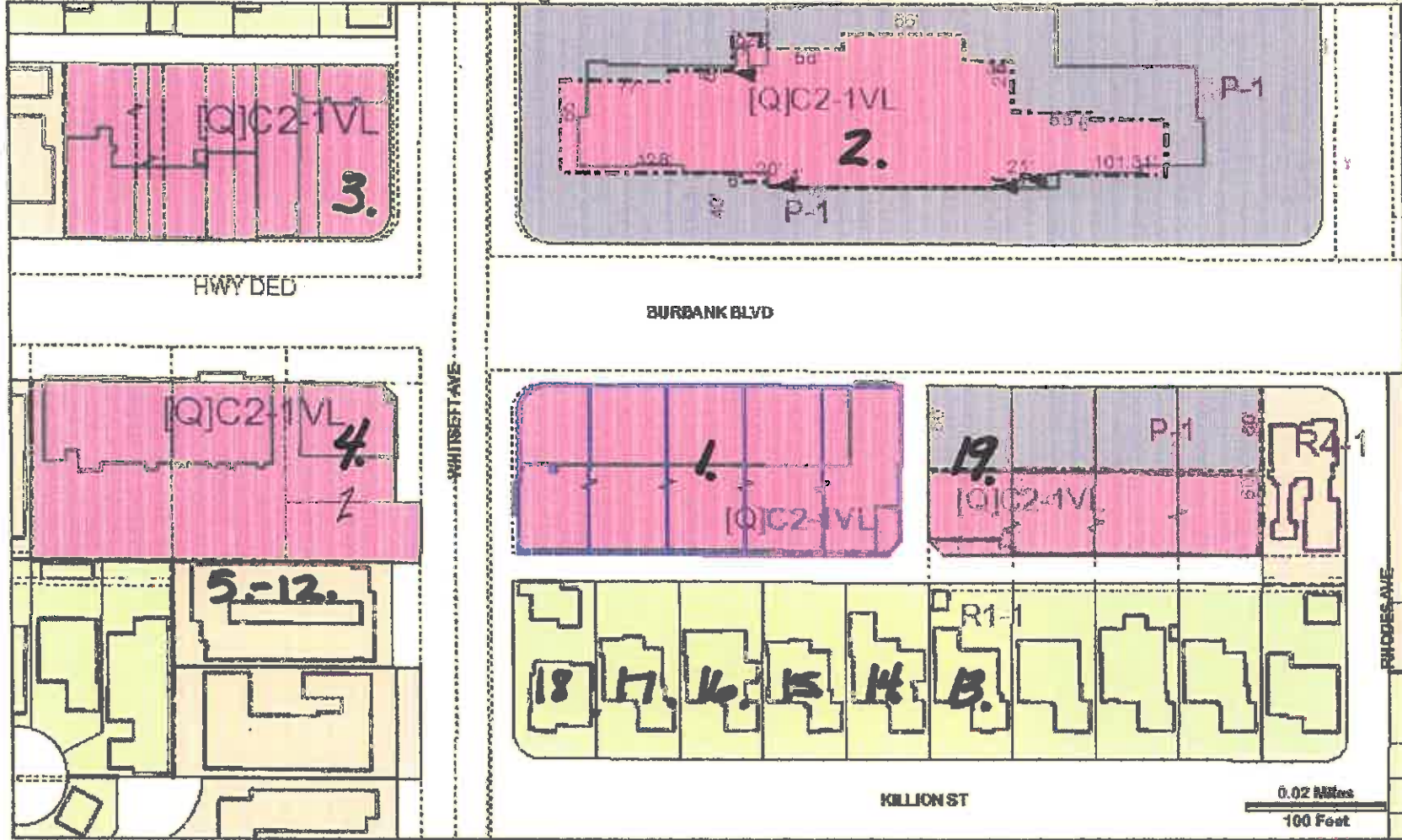
**Abutting Owners 19**  
S & S Burbank Plaza  
23423 Hatteras St  
Valley Village, CA 91607

# ZIMAS PUBLIC

Generalized Zoning

01/04/2017

City of Los Angeles  
Department of City Planning

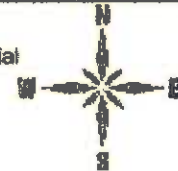


004.ip9

Address: 12436 W BURBANK BLVD  
APN: 2347001072  
PIN #: 174B165 773

Tract: TR 12722  
Block: None  
Lot: 5  
Arb: None

Zoning: [Q]C2-1VL  
General Plan: Neighborhood Office Commercial



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1/19/2017