
LAND USE INFORMATION:

PROPERTY ADDRESS: 20101 W. Roscoe Boulevard
MAP SHEET: 192B113
GENERAL PLAN: Neighborhood Office Commercial
AREA PLANNING: North Valley
COMMUNITY PLAN: Chatsworth
ZONE: C2-1VL
COUNCIL DISTRICT: CD 3
TRACT: South 59550 80/100 Acres of Rancho Ex Mission San Fernando
LEGAL DESCRIPTION: SOUTH 59550.80 ACS OF RANCHO EX MISSION SAN FERNANDO LOT COM AT MOST E SE COR OF TR NO 15071 TH W 150.03 FT TH S TO N LINE OF ROSCOE BLVD TH E THEREON AND N ON W LINE OF WINNETKA AVE TO BEG PART OF NE 1/4 OF SEC 32 T 2N R 16W

REQUEST:

- 1) A Conditional Use Permit pursuant to the provisions of **Sections 12.24-W, 1** of the **Los Angeles Municipal Code** to permit the sale of beer and wine for off-site consumption in conjunction with an existing mini-market/gas station with alcohol sales from 6:00 a.m. to 12 Midnight daily in the C2-1VL zone; and, a Conditional Use Permit pursuant to the provisions of **Section 12.24.W,27** having deviations from the Section 12.22 A 23(a)(1)(b) to allow hours of operation for alcohol sales are from 6:00 a.m. to 12 Midnight daily.

CONDITIONAL USE
[Alcoholic Beverages Sec. 12.24-W, 1]

a. General Conditional Use

- i. That 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.**

Service stations and mini-markets successfully serve a variety of neighborhoods throughout Southern California. At the subject location, a service station and mini-mart was first developed many years ago and since the development of the subject site, it has been providing necessary services to this community. The subject site and the use are physically suitable for the existing area and compatible with the existing pattern of development in the immediate neighborhood. The request to sale beer and wine will be incidental to the use of the gas station. The location of the project is desirable because the applicant is simply proposing to add to and provide a needed amenity to the existing uses in the surrounding area. The existing project, therefore, will continue to promote the community's convenience and economic wellbeing while enhancing the development of the community.

The project applicant is seeking a conditional use permit to allow the sale of beer and wine for off-site consumption as an added amenity to this market. Again, the use has been at this location for many years serving the local residents, business owners and patrons from surrounding communities. The applicant is simply requesting that the use be allowed to provide an additional service to its patrons. The subject site provides for a convenience to the surrounding community. In light of these issues, the existing location is admirably suited and does promote to the community's convenience and economic well-being while enhancing the development of the community.

The proposed project will and has provided a convenience and provides an essential convenient benefit to the area residents, business owners as well as community members in this over looked but vibrant neighborhood. To not grant an approval would be detrimental to the business owners and to the character of those who wish to prosper. The existing location is admirably suited for the proposed project in that it promotes the community's convenience and economic well-being while enhancing the development of the community.

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

The proposed request is consistent and compatible with the commercial character along this portion of Roscoe Boulevard. Again, this is an existing use that has operated in similar fashion for many years and it has proven to be compatible with

the surrounding uses. The approval of the subject request will allow the subject use to provide an added amenity generally expected at markets and it will allow the use to continue to be economically viable, therefore, contributing to a larger extent to the tax base of the City. Adjoining properties on Roscoe Boulevard are zoned and developed similarly, and the immediate vicinity is developed with various interrelated commercial and residential uses. Thus, the subject project is consistent and harmonious with the adjacent or surrounding uses in that it promotes sound commerce, an improved aesthetic environment, and safety in the area and does not harm the public health, welfare and safety. Also, if necessary, the Zoning Administrator could draft further conditions of approval that would further minimize any potential impacts. Therefore, the existing use with the proposed request are consistent and harmonious with the adjacent or surrounding uses in that it promotes sound commerce that enhances the character of the development in the immediate neighborhood.

- iii. **That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any other applicable specific plan.**

The subject project is not located within any Specific Plan area. The Chatsworth – Porter Ranch Community Plan seeks to enhance economic and social development needs of the surrounding communities. To that end, the existing use is in conformance with the spirit and intent of the General Plan, which aims to promote the subject property and its immediate area with healthy and viable activity. The existing use will not militate against the designation of the subject property by the General Plan said use will not adversely affect any element of the General Plan.

The proposed request to sell beer and wine off-site in conjunction with an existing mini-market gas station would not impair the integrity and character of the zone, which is designated for commercial uses similar to the subject project. Thus, the approval of this request will be in harmony with various elements and objectives of the General Plan.

b. Additional Findings

- i. **Explain how the proposed use will not adversely affect the welfare of the pertinent community.**

The subject use has been a part of this community for many years. The applicant/owner will be managing and running the day to day operations of the site. The subject property is located in an area that attracts patrons and local residents to the subject site. It will not adversely affect the adjacent community. Again, the subject site has been in operation for years and this request is to simply allow said use to continue to provide a convenience to its patrons by offering the sale of beer and wine for off-site consumption; therefore this request, if granted, will allow the applicant to continue to provide conveniences to this neighborhood. The economic success of the proposed request is proper in relation to the surrounding neighborhood because it will continue to generate much needed tax

dollars for the city. Therefore, the approval of this conditional use permit will not adversely affect the welfare of the community.

ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.

There are two off-site sales within 600 feet of the subject site which appears to not be an over concentration of sales by the Department of Alcoholic Beverage Control. The subject gas station/mini-market has been operated at this location for many, many years and co-existed with the nearby residential uses without any significant problems. It is important for the applicant to provide the same services which his patrons are accustomed to. To be allowed the privilege to sale of beer and wine in conjunction with the mini-market is a desired amenity. The sale of alcoholic beverages will be incidental to the primary refueling and food service function of the development. The applicant will provide on-site management that will diligently enforce its stringent policies to eliminate loitering, public drinking, and criminal activities in and around the site. The continued operation with the addition of beer and wine sales of the subject market will serve a convenience to the community and will not be detrimental to the nearby residential. Therefore, the approval of this conditional use request will not result in an undue concentration of such establishments in the community.

iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

There are residentially zoned or developed properties near the subject site. Nevertheless, all alcoholic beverage sales will be conducted entirely within the proposed structure and there will be no outdoor advertising of alcohol sales. Again, the subject site is an existing use located within a commercial corner development that has operated in harmony with the adjacent uses for many years. The approval of this conditional use request then will not detrimentally affect any nearby residentially zoned properties.

3. Questions Regarding the Physical Development of the Site

- a. **What is the total square footage of the building or center the establishment is located in?** Approximately 22,509 square feet.
- b. **What is the total square footage of the space the establishment will occupy?** Approximately 1,857 square feet.
- c. **What is the total occupancy load of the space as determined by the Fire Department?** Will not exceed LAFD requirements.
- d. **What is the total number of seats that will be provided**

indoors?

N/A

Outdoor? *N/A*

e. If there is an outdoor area, will there be an option to consume alcohol outdoors?

N/A

f. If there is an outdoor area, is it on private or the public right-of-way, has a revocable permit been obtain? *N/A*

g. Are you adding floor area? *N/A* If so, how much is enclosed? _____ Outdoors?

h. Parking

(i) How many parking spaces are available on the site? There are 5 parking spaces.

(ii) Are they shared parking or designated for the subject use? *No.*

(iii) If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? *N/A*

(iv) Have any arrangements been made to provide parking off-site? *N/A*

1. If yes, is the parking secured via a private lease or covenant/affidavit approved by B & S? *N/A*

2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve. *N/A*

3. Will valet service be used? Will the service be for a charge? *N/A*

i. Is the site within 1,000 feet of any schools, churches or parks? Please see the attached list.

j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other adult entertainment business as defined by LAMC 12.70 B17? *N/A*

4. Questions Regarding the Operation of the Establishment

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

The proposed hours of alcohol sales will be from 6:00 a.m. to Midnight, seven days a week.

b. Will there be entertainment, such as a piano bar, live entertainment, movies, karaoke, video game machines, ect...?

N/A

- c. Will there be a minimum age requirement for entry and if so, what is the minimum age requirement and how will it be enforced? *N/A*
- d. Will there be any accessory uses on the site and if so, what will be sold?
No accessory use is on site for this use.
- e. Security
- i. How many employees will you have on the site at any give time? 3 to 4.
- ii. Will security guards be provided? If so, how many?
No security guards will be provided unless otherwise required.
- iii. Has LAPD issued any citations or violations? If so, please provide copies.
No citations to the best of our knowledge have been issued on this site.
- f. Alcohol
- i. Will there be beer & wine only, or a full-line of alcoholic beverages available? *This request is for beer and wine only and for off-site sales.*
- ii. Will fortified wine (greater than 16% alcohol) be sold? *No*
- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? *No*
- iv. Will there be signs visible from the exterior that advertise the availability of alcohol? *No signs will be visible from the exterior of the use.*
- v. Food
1. Will there be a kitchen on the site? *No*
2. Will alcohol be sold without a food order? *n/A not a restaurant.*
3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? *N/A not a restaurant.*
4. Provide a copy of the menu if food is to be served. *N/A*
- vi. On-site

1. Will a bar or cocktail lounge be maintained incidental to a restaurant?
N/A
2. Will off-site sales of alcohol be provided accessory to on-site sales (Take-out)? *N/A*
3. Will discounted alcoholic drink "happy Hour" be offered at any time? *N/A*

vii. Off-site

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises?
Cups will be sold in bulk.
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter?
Yes

viii. Contact ABC regarding its requirements. *ABC has been contacted.*

5. Caldera Bill

a. Is this application a request for on-site or off-site sales of alcoholic beverages? *This request is for Off-site only.*

i. If yes, is the establishment a bona-fide eating place or hotel/motel? *No*

a. If no, contact CA Department of Alcoholic beverage Control (ABC) to determine whether the proposed site is located in high crime. *ABC was contacted.*

b. If issuance would result in or add to an undue concentration. *No over-concentration.*

6. Additional Requirements

No other alcohol uses are on the subject site.

CONDITIONAL USE PERMIT

Commercial Corner/Mini Shopping Center [Sec. 12.24-W, 27]

- a. **That 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.**

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The project applicant is seeking a conditional use permit to allow the sale of beer and wine for off-site consumption as an added amenity to this market. Again, the use has been at this location for many years serving the local residents, business owners and patrons from surrounding communities. The applicant is simply requesting that the use be allowed to provide an additional service to its patrons. The subject site provides for a convenience to the surrounding community. In light of these issues, the existing location is admirably suited and does promote to the community's convenience and economic well-being while enhancing the development of the community.

The proposed project will and has provided a convenience and provides an essential convenient benefit to the area residents, business owners as well as community members in this over looked but vibrant neighborhood. To not grant an approval would be detrimental to the business owners and to the character of those who wish to prosper. The existing location is admirably suited for the proposed project in that it promotes the community's convenience and economic well-being while enhancing the development of the community.

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

The proposed request is consistent and compatible with the commercial character along this portion of Roscoe Boulevard. The approval of the subject request will allow the subject use to be economically viable instead of being vacant, therefore, contributing to a larger extent to the tax base of the City. Adjoining properties on Roscoe Boulevard are zoned and developed similarly, and the immediate vicinity is developed with various interrelated commercial and residential uses. Thus, the subject project is consistent and

harmonious with the adjacent or surrounding uses in that it promotes sound commerce, an improved aesthetic environment, and safety in the area. Also, if necessary, the Zoning Administrator could draft further conditions of approval that would further minimize any potential impacts. Therefore, the proposed use is consistent and harmonious with the adjacent or surrounding uses in that it promotes sound commerce that enhances the character of the development in the immediate

- c. **That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any other applicable specific plan.**

The subject property is within the geographic boundaries of the Chatsworth – Porter Ranch Community Plan, which designates the property for Neighborhood Office Commercial. The circulation element designates Roscoe Boulevard as a Major Highway. Also, the property is not within any Specific Plan.

Although alcoholic beverage use is not specifically addressed in the Plan, the proposed project will create a complementary use in an established commercial area and bring cohesiveness along this commercial corridor. Therefore, the proposed project is in conformance with the spirit and intent of the General Plan which aims to promote the subject property and its immediate area with healthy and viable commercial activity

The request to allow the sale of beer and wine in conjunction with an existing restaurant would not impair the integrity and character of the zone, which is designated for commercial uses similar to the subject project. Thus, the approval of this request will be in harmony with various elements and objectives of the General Plan.

- d. **That based on data provided by the City Department of Transportation or by a licensed traffic engineer, that ingress to and egress from the project will not create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.**

The subject commercial corner development is not a new development; in fact, the building has been at this location for many years. All of the appropriate plans required to build the subject use was approved by all required Departments with the City of Los Angeles including the design of the ingress and egress of the subject development. There has been no traffic congestions associated with the subject use or the current development of the site; therefore, no congestion should be an issue with this request.

- e. **That 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 projects.**

As mentioned previously, the commercial corner development has already been developed on the subject site therefore; this request will not contribute to any detrimental over concentration of such developments.

- f. **Are you going to develop any or all of the following?**

- | | |
|---|-------------|
| 1. A drive-thru fast food establishment? | <u>No.</u> |
| 2. A business open any time between 11 p.m. and 7 a.m.? | <u>Yes.</u> |
| 3. A multi-residential use? | <u>No.</u> |
| 4. An amusement enterprise as enumerated in Sec. 12.14 A 3 of the Los Angeles Municipal Code? | <u>No.</u> |
| 5. An automobile laundry or washrack? | <u>No.</u> |
| 6. A commercial swimming pool? | <u>No.</u> |

g. **How many parking spaces are being provided?**
5

h. **What is the height and number of stories of the project?** The use will be located in an existing one story building.

i. **List all the uses to be included in the development their hours of operation, square footage of the total development to be occupied by each.**

Proposed Alcohol sales 6:00 a.m. to Midnight; approximately 1,857 sq. ft.

j. **Describe any security measures that will be taken to prevent loitering, theft, vandalism, etc.**

The proposed development will provide security lighting. Management will work to prevent loitering or any criminal activity in and around the subject property as well as the owner and operator of the subject use.

k. **For drive-through fast food establishments submit plans showing points of ingress and egress, the location of speakers, driveways, and queuing lanes.**
Not applicable

l. **In additional, specify each and every requirement of Section 12.22 A 23 LAMC that cannot or do not comply with, and explain.**

The subject project requires a Conditional Use Permit to deviate Commercial Corner Development/Mini Shopping Center Standard: to allow the hours of operation from 6:00 a.m. to 12 Midnight daily in conjunction with the proposed use as required by the Planning Department.

- Hours of Operation [Sec. 12.22 A 23 (a)(1)(b)]

The hours of operation for the subject restaurant will be from 6:00 a.m. to 12 Midnight seven days a week.

20101 ROSCOE BLVD.
SENSITIVE USES WITHIN 600' RADIUS

WINNETKA AVENUE ELEMENTARY SCHOOL
8240 Winnetka Ave.

WINNETKA RECREATION CENTER / PARK
8401 Winnetka Ave.

FIRE STATION #104 8349 Winnetka Ave.

20101 ROSCOE BLVD.
SENSITIVE USES WITHIN 600' – 1000' RADIUS

NONE

20101 ROSCOE BLVD.
ALCOHOL USES WITHIN 600' RADIUS



JON'S SUPERMARKET 20151 Roscoe Blvd.
Off-site consumption of full line alcoholic beverages



BEERS N WINGS 20141 Roscoe Blvd.
On-site consumption of beer and/or wine



SKY RESTAURANT 8326 Winnetka Ave.
On-site consumption of beer and/or wine



STOP N GO LIQUOR 20001 Roscoe Blvd.
Off-site consumption of full line alcoholic beverages



JALTEPEQUE PUPUSERIA RESTN'T 20021 Roscoe Blvd. #8
On-site consumption of beer and/or wine



SILLS BAR 20160 Roscoe Blvd.
On-site consumption of full line alcoholic beverages



FRIENDLY EXPRESS LIQUOR 20152 Roscoe Blvd.
Off-site consumption of full line alcoholic beverages

20101 ROSCOE BLVD.
ALCOHOL USES WITHIN 600' - 1000' RADIUS

NONE