

Special Instructions for Alcohol (CUB) – LAMC 12.24 W.1

City of Los Angeles – Department of City Planning

Request: Code Section 12:24 W1 CUB

Delek Enterprises Inc
2876 S Bundy Dr.
Los Angeles 90064
APN: 4257-015-073

Request:

A conditional use permit to allow the sale of beer and wine for off-site consumption only; in conjunction with an expansion of existing market to 2,826 square foot convenience market and gas station; with the hours of operation being 24 hours daily for walk-up window Gas use. Operation of Market with alcohol sales from 6:00 am to 12:00 am, with a 343 S.F. outdoor patio, seven days a week in the C2-1 zone. No Alcohol on patio being proposed.

FINDINGS:

a. General Conditional Use for CUB and/or CUX

- 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.**

This proposed expansion of the existing convenience market with gas station is ideally situated to serve the population of residents, workers and shoppers in this part of the City. The 76 gas station with expanded market will only enhance the surrounding neighborhood with the addition of beer and wine that is a logical extension of their current offering and will prove valuable to a clientele looking for a broader range of beverage choices, thereby providing a benefit to the community.
- ii. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The subject premises is located within the West Los Angeles Community Plan Area and is designated as limited neighborhood general commercial zone. The surrounding properties are developed with medium density residential, commercial, general office, service-related and storefront retail uses. This existing convenience market and gas station continues to add to the diversification of uses within this established center and should remain in proper relation to the adjacent uses. The instant request is an organic extension of the current use and will therefore remain in appropriate relation to the contiguous uses and ongoing development of the community.
- iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.**

The overall goal of the West Los Angeles Community Plan is to promote a variety of land uses, circulation and services which will encourage and contribute to the economic, social, physical health, safety, welfare and convenience of the people who live and work in the plan area and to guide the development of the district to meet existing and anticipated needs and conditions. The subject convenience market and gas station has been at this location for many years and is an established business within the commercial area of the community. This request is a permitted use within the community plan and will not change the site's ability to conform to any elements or objectives of the General Plan. The West Los Angeles community Plan supports a diverse and varied land use pattern composed of business and retail enterprises serving the general population. The subject gas station and convenience market with patio utilizes a space that was developed with an automotive use and improves the function, design and vitality of the area with its convenient location on East On S Bundy Dr and major arteries in the city. Thus, its presence compliments the character and development of the immediate neighborhood. This request is a permitted use within the general plan and will not change the site's ability to conform to any elements or objectives of the General Plan.

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City of Los Angeles – Department of City Planning

Request: Code Section 12:24 W1 CUB

Delek Enterprises
2876 S Bundy Dr.
Blvd. Los Angeles
90035

APN: 4330-013-001

Request: A conditional use permit to allow the sale of beer and wine for off-site consumption only; in conjunction with an expansion of existing market to 2,826 square foot convenience market and gas station; with the hours of operation being 24 hours daily for walk-up window Gas use. Operation of Market with alcohol sales from 6:00 am to 12:00 am, with a 343 S.F. outdoor patio, seven days a week in the C2-1 zone. No Alcohol on patio being proposed.

b. Additional Findings

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

The property is zoned C2-which allows for uses such as gas stations and markets. This existing gas station and proposed expansion convenience market is located in a mix/commercial land use area that has historically been and continues to be home to other commercial uses. The addition of beer and wine to their existing beverage area will assist in the financial health of the community; improve the economic base of the area through the exchange of goods and services with other commercial uses and generate tax revenue to various municipalities.

ii. That the granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

Under the California ABC Act, two off-sale license is allowed within this census tract. There is currently three active, off-sale licenses. However, this area is recognized for local businesses and shopping for both locals as well as visitors to the area, accounts for the number of licenses in the census tract. However, over-concentration is not undue when the approval of a license does not negatively impact an area, but rather such license benefits the public welfare and convenience.

iii. That 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 subject premises is bounded by alley, streets and other commercially developed properties that buffer from nearby, residentially zoned and occupied properties that are located near the subject property.