



Planning, Land Use and Mobility Committee
Case Report
Conditional Use Permit for offsite consumption of alcohol

PLUM Meetings: January 20, 2022

Case Numbers: ZA-2021-9299

Site Location: 22001 W. Ventura Blvd., Woodland Hills, CA 91364 (corner of Ventura Blvd. and Topanga Canyon Blvd.)

Project: The applicant is proposing to re-propose a former bank building into a 4,893 square foot retail/grocery store. The ZA case is only in relation to a CUB for sale of a full line of alcoholic beverages for offsite consumption.

Applicant: Amazon Retail, LLC
P.O. Box 81023
Seattle, WA 98108
Phone: (206) 765-5123
Email: alcohol-licensing@amazon.com

Property Owner: Wolowitz Family Trust
22001 Ventura Blvd.
Woodland Hills, CA 91364
Email: lwins@pacbell.com

Applicant's Representative: Stephen Janieson
Solomon, Saltsman & Jamison
426 Culver Blvd.
Playa Del Rey, CA 90293
Phone: (310) 822-9848
Email: sjamieson@ssjlaw.com

Submitted By: Don Patterson, WHWCNC PLUM Case Leader

PROJECT DESCRIPTION

The project is located on the northwest corner of the intersection of Ventura Blvd. and Topanga Canyon Blvd. The project will convert an existing building into an approximately 4,893 square foot building on a 12,893.22 square foot lot into a retail/grocery store. The site was previously a retail commercial bank. This project is only for a Conditional Use Permit for the sale of a full-line of alcoholic beverages for off-site consumption. This project and this case report does not address any other aspect of the project as the grocery/retail use is permitted by right.

Location of Site and Surrounding Properties

An approximately 4,893 square foot building currently sits on the site that was formerly the home of a retail commercial bank branch. The applicant plans to remodel the existing building into an approximately 4,893 square foot retail/grocery use.

OVERVIEW AND ANALYSIS

A review of the project was conducted in relation to the application for a Conditional Use Permit (CUB). The applicant is seeking a CUB to allow for the sale of a full-line of alcoholic beverages for offsite consumption in connection to the development of a retail/grocery store within the existing building. The proposed hours of the operation are from 7:00 a.m. to 11:00 p.m., however, the CUB seeks to cover all available hours of 6:00 a.m. to 2:00 a.m.

The alcohol area will be secured and staffed to ensure compliance with age restrictions. The Applicant's staff person will be responsible to ensure that all persons that access the alcohol area are of legal age. Additionally, Applicant's staff will be alerted if an alcoholic beverage is left in another location within the store which will ensure it is retrieved immediately.

Nearby Locations that Sell Alcohol

There are several nearby establishments that sell alcohol for offsite consumption including CVS, ARCO AM/PM, Rite Aid, Ralphs, Sprouts, and Carlson's Liquor. There are also eleven (11) restaurants with alcohol licenses within 600 feet, primary within the adjacent shopping centers.

It is not expected that alcohol sales will exceed the amount of food and other items sold at the location.

PLUM MOTION

As pertaining to Case ZA-2020-9299, having held one (1) public PLUM teleconference meeting for the application a Conditional Use Permit for the sale of alcoholic beverages for offsite consumption the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the proposed use is consistent with the proposed grocery/retail business model; and

WHEREAS, Amazon Retail, LLC has complied with all requirements of its liquor license at its location at 6245 Topanga Canyon Blvd. (Amazon Fresh); and

WHEREAS, the proposed controls on the sale of alcoholic beverages appear to be sufficient to control the sale to eligible persons.

THEREFORE, IT IS HEREBY RESOLVED, that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein below, finds that the application for a Conditional Use Permit under ZA-2020-9299 receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council.

AND FURTHERMORE, the Planning, Land Use and Mobility Committee recommends that the Board of the Woodland Hills-Warner Center Neighborhood Council advise the City of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield of its findings, and its subsequent recommendation to **support** the application as presented to the Board on February 9, 2022.

Conditions:

- 1) No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the applicant.
- 2) The applicant shall conspicuously post signage prohibiting consumption of alcohol on its property, including the parking lot and other outside areas.
- 3) The applicant shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.
- 4) All employees engaged in the sale of alcohol will complete STAR, LEAD, or equivalent training.
- 5) Applicant shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the premises.

Motion: Don Patterson

Second: Marty Lipkin

Vote: Aye Nay Abstain
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