

Findings

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.**

The Applicant, 47Ronin, LLC submits this Conditional Use Permit Application, pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.24-W,1, to authorize the continued off-site sale of a full line of alcoholic beverages (ABC Type 21 License) and ancillary instructional tastings (ABC Type 86 License) in an approximately 1,200 square foot specialty market called Good Riddance Market operating Sunday to Thursday from 7am to 11pm, and Friday to Saturday from 7am to 12am. This Application is being submitted in the spirit of cooperation and to comply with the 2007 CUB language; however, Applicant does not waive its intention that CUBs run with the land and therefore by law do not expire.

The subject site is located at 1709 S. Lincoln Boulevard. The site has been operating as a specialty market with a Type 21 ABC license since 2008. In 2007, the Zoning Administrator granted a CUB (ZA-2006-8990(CUB)) to this address authorizing the “sale and dispensing for consideration of a full line of alcoholic beverages for off-site consumption in conjunction with a convenience market.” Ronin, LLC, the Applicant, took over the existing store in 2023 and is making this CUB application to continue the sale of alcoholic beverages at this location with an addition of a Type 86, instructional tasting license.

The specialty market will continue to fulfill a niche need for the local community by offering unique retail offerings with a curated selection of alcoholic beverages for off-site consumption. The operations, with strict adherence to the imposed conditions and under proper management and supervision, will continue to enhance the environment of the surrounding neighborhood and provide a benefit to the community. The specialty grocery store will continue to offer a beneficial and unique shopping experience to the nearby community. Similar to the 2007 CUB, the Applicant, Ronin, LLC, also proposes to volunteer a set of conditions to ensure that the alcoholic beverage use will not negatively impact the community:

- No sale of fortified wine shall be permitted
- No sale of “airline” shot bottles shall be permitted
- No sign shall be permitted which are visible from the outside which advertises the availability of alcohol on the premises
- Alcohol shall not be allowed to be consumed on any adjacent property under the control of the applicant

- 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.**

This site has operated as a specialty market with alcohol sales for over 20 years (since 2008)

and has held a Conditional Use Permit to authorize the sale of alcoholic beverages for off-site without issue in that time. Thus, this Conditional Use Permit application does not propose anything outside of that which was previously approved. Again, this Application is being submitted in the spirit of cooperation and to comply with the 2007 CUB language; however, Applicant does not waive its intention that CUBs run with the land and therefore by law do not expire. Thus, there is no reason to suggest any adverse change with the approval of this application. The project's location, size, height, operations and other significant features will continue to be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

In fact, according to Case No. ZA 2006-8990(CUB), the Zoning Administrator determined that:

“The market allows for a continuation of services and needs which have been provided to the area. The nature of the use remains essentially the same as that which currently existed at the prior location. Thus, as proposed, the use will provide a service that will continue to serve public convenience and welfare and the location is appropriate in terms of the surrounding uses and the character of development.” (Page 9). Those findings remain true today.

The specialty store will continue to operate at this location responsibly. The store and subject sales will continue to serve to strengthen the economic vitality of the area. As detailed above, the operations are compatible with the surrounding properties and uses. The project is consistent with the pattern of commercial uses in the immediate vicinity. The operational characteristics of the store are not detrimental to the properties in the immediate vicinity and the store will continue to operate with due regard for the adjacent uses.

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 subject site has a Community Commercial land use designation and is located in the [Q]C2-1-CDO Zone. The subject property is also located in the Lincoln Boulevard Community Design Overlay Zone and in the Venice Coastal Zone Specific Plan. In all of the applicable plans, this site is zoned for commercial use.

The Zoning Administrator in Case No. ZA 2006-8900(CUB) states:

“The subject property is planned and zoned for commercial uses. The retail use is permitted by right. The conditional use authorization for the sale of beer and wine for off-site consumption is allowed through the approval of the Zoning Administrator subject to certain findings. The required findings in support have been made herein.” (Page 10). These findings remain true today.

Moreover, the General Plan promotes the provision of services throughout the City in locations that are convenient to the public, but that do not negatively impact neighboring properties. The General Plan is also intended to guide development in order to create a healthful and pleasant environment. The requested use at this site is in conformance with the objectives of the General Plan and Specific Plan for Commercial Land Uses. This

neighborhood specialty market will continue to serve the needs of the community and will overall provide products in conformance with the General Plan goals to provide a strong and competitive commercial sector.

The store has operated responsibly with regard for its neighbors and patrons for the last two decades and will continue to be a responsible operator and neighbor with the continuation of this specialty store with off-site sales of alcoholic beverage and ancillary instructional tastings. The store will provide neighboring residents and the local workforce with a convenient option that will bolster pedestrian activity in the neighborhood.

b. Additional Findings

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

The proposed use will not adversely affect the welfare of the pertinent community. The approval and operation of the site to continue as a specialty market use with the off-site sale of a full line of alcoholic beverages and on-site instructional tastings, will provide a benefit to the nearby community and will not be detrimental to the character of the immediate area but rather have a positive impact on the welfare of the community. This store has been part of this community for over two decades without adverse impacts to the surrounding community because of the imposed conditions and responsible management.

Furthermore, negative impacts commonly associated with the sale of alcoholic beverages shall be mitigated by imposition of applicable conditions. As previously mentioned, the Applicant has volunteered a set of conditions similar to the 2007 CUB approval in order to ensure the continued sale of alcoholic beverages at this site will not negatively impact the surrounding community. In addition, the Zoning Administrator, through this CUB approval, will include applicable conditions to ensure the operation provides adequate security measures, lighting, and compliance with the City's Noise Ordinance. The ABC will impose their own set of conditions, if necessary, which the Applicant will also be required to abide. Both Conditions of Approval and the requirements of the California Department of Alcoholic Beverage Control are intended to protect the public health, welfare, and safety. Therefore, with the imposition of conditions, the sale of alcoholic beverages for off-site consumption and ancillary instructional tastings will not adversely affect the welfare of the pertinent community.

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

As previously mentioned, Ronin, LLC, the Applicant, took over the existing store in 2023 and as a result, the previous owner's ABC license was transferred to the Applicant. Therefore, the approval of this CUB will not result in adding a new ABC license retailer to the census tract, and thus will not contribute to an undue concentration of such establishments.

iii. Explain how the approval of the application will not detrimentally affect

nearby residential zones or uses.

The continued operation of the specialty market at this location will serve the needs of the local community. The request for off-site consumption will not be detrimental to residential neighbors, but rather will provide a desired amenity. The store has been part of this community for over two decades and has become a staple local business the nearby residents expect and rely on. Furthermore, the combination of conditions imposed by the Zoning Administrator and by the Department of Alcoholic Beverage Control shall reduce any potential impacts related to the sale of alcohol and the proposed use will, therefore, not be detrimental to these sensitive uses within proximity of the subject site.

Although there are residential uses in the vicinity, this site is located in a commercial corridor and thus, the diversity amongst the uses is not uncommon. Again, the proposed project with the imposition of applicable conditions will make the use compatible with the surrounding uses and will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.