

# APPLICATIONS



## CITY PLANNING APPLICATION

### THIS BOX FOR CITY PLANNING STAFF USE ONLY

☐ ED1 Eligible

☐ AB 2097 Eligible

ZA-2024-341-CNB

Case Number: \_\_\_\_\_

Env. Case Number: \_\_\_\_\_

ENV-2024 - 342 - CE

Application Type: \_\_\_\_\_

Conditional Use Beverage

Case Filed With (Print Name): \_\_\_\_\_

Edwin Camp

Date Filed: \_\_\_\_\_

1/16/24

Application includes letter requesting:

☐ Waived Hearing

☐ Concurrent hearing

☐ Hearing not to be scheduled on a specific date (e.g. vacation hold)

Related Case Number(s): \_\_\_\_\_

### THIS SECTION TO BE COMPLETED BY THE APPLICANT

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Refer to the City Planning Application Filing Instructions (CP-7810) for more information.

#### 1. PROJECT LOCATION (1433 N. GLENDALE BLVD.)

Street Address<sup>1</sup>: 1427-1455 N. Glendale Blvd, 1420-1444 N Alvarado St.

Unit/Space Number: \_\_\_\_\_

Legal Description<sup>2</sup> (Lot, Block, Tract): Pacific Electric Tract No. 1, Lots 8-16

Assessor Parcel Number: 5419-019-025

Total Lot Area: 1.47 acres

#### 2. PROJECT DESCRIPTION

Present Use: Rite Aid Drug Store

Proposed Use: Full Service Grocery Store

Project Name (if applicable): Sprouts Farmers Market

<sup>1</sup> Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>).

<sup>2</sup> Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site).

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## Describe in detail the characteristics, scope and/or operation of the proposed project:

Conditional Use Permit for the off-site sale of beer and wine in conjunction with the construction, use and maintenance of a 20,384 square foot, full service grocery store. (Type 20 License)

Additional Information Attached:

☒ YES ☐ NO

## EXISTING SITE CONDITIONS

### Complete and check all that apply:

- |   |   |
|---|---|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e., vacant)   | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad                   |
| <input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits)  | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g., school, park)    |
| <input type="checkbox"/> Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial) | <input type="checkbox"/> Site has special designation (e.g., National Historic Register, Survey LA) |

## PROPOSED PROJECT INFORMATION

### Check all that apply or could apply:

- |   |   |
|---|---|
| <input type="checkbox"/> Demolition of existing buildings/structures              | <input type="checkbox"/> New construction: _____ square feet                |
| <input type="checkbox"/> Relocation of existing buildings/structures              | <input type="checkbox"/> Additions to existing buildings                    |
| <input type="checkbox"/> Removal of any on-site tree                              | <input checked="" type="checkbox"/> Interior tenant improvement             |
| <input type="checkbox"/> Removal of any street tree                               | <input type="checkbox"/> Exterior renovation or alteration                  |
| <input type="checkbox"/> Removal of protected trees onsite/in public right-of-way | <input checked="" type="checkbox"/> Change of use and/or hours of operation |
| <input type="checkbox"/> Grading  | <input type="checkbox"/> Uses or structures in public right-of-way          |
| <input type="checkbox"/> Haul Route   | <input type="checkbox"/> Phased project                                     |

## HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing 0 - Demolish(ed)<sup>3</sup> \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Number of Affordable Units<sup>4</sup>: Existing 0 - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Number of Market Rate Units: Existing 0 - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

<sup>3</sup> Number of units to be demolished and/or which have been demolished within the last five years.

<sup>4</sup> As determined by the Los Angeles Housing Department.

## PARKING INFORMATION

Is the project utilizing AB 2097?

☐ YES

☒ NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: \_\_\_\_\_ Required # of Parking Spaces: \_\_\_\_\_

### Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.

Check all that apply:

- ☐ Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- ☐ Contain fewer than 20 dwelling units
- ☐ Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

## PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the [Planning Case Referral Form](#) to BOE? (if required)

☐ YES

☒ NO

Is the project required to dedicate land to the public right-of-way?

☐ YES

☒ NO

If so, what is/are the dedication requirement(s)? N/A \_\_\_\_\_ feet

If dedications are required on multiple streets, identify as such: N/A \_\_\_\_\_

## 3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 12.36?

☐ YES

☒ NO

Authorizing Code Section: 12.24 W1

Code Section from which relief is requested (if any): N/A

Action Requested: Conditional Use Permit for Off Site Sale of Beer and Wine in conjunction with a 20,384 square foot, full service grocery store. Hours of operation are 7 am to 10 pm.



Authorizing Code Section: None

Code Section from which relief is requested (if any): \_\_\_\_\_

Action Requested: \_\_\_\_\_

Additional Requests Attached: ☐ YES ☐ NO

#### 4. RELATED CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☒ YES ☐ NO

If YES, list all case number(s): CPC-19XX-15887, CPC-1986-255

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No.: None Ordinance No.: \_\_\_\_\_

- |  |   |
|--|---|
| <input type="checkbox"/> Condition Compliance Review | <input type="checkbox"/> Clarification of Q (Qualified) Condition         |
| <input type="checkbox"/> Modification of Conditions  | <input type="checkbox"/> Clarification of D (Development) Limitation      |
| <input type="checkbox"/> Revision of Approved Plans  | <input type="checkbox"/> Amendment to T (Tentative) Classification        |
| <input type="checkbox"/> Renewal of Entitlement      | <input type="checkbox"/> Plan Approval subsequent to Main Conditional Use |

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☒ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☐ YES ☒ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

N/A

#### 5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, provide a copy of any applicable form and reference number if known.

Are there any recorded Covenants, affidavits or easements on this property?

☐ YES (provide copy) ☒ NO

## 6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

### APPLICANT

Applicant<sup>5</sup> Name: Brandon Lombardi  
Company/Firm: SFM, LLC  
Address: 5455 E. High Street Unit/Space Number: 111  
City: Phoenix State: AZ Zip Code: 85054  
Telephone: 480-814-8016 E-mail: tinakim@sprouts.com  
Are you in escrow to purchase the subject property?: ☐ YES ☐ NO

### PROPERTY OWNER OF RECORD ☐ Same as applicant ☒ Different from applicant

Name (if different from applicant): Bolo Corporation  
Address: 151 Kalmus Drive Unit/Space Number: H-1  
City: Costa Mesa State: CA Zip Code: 92626  
Telephone: 949.251.9221 E-mail: john@bologroup.com

### AGENT / REPRESENTATIVE NAME: Terri Dickerhoff

Company/Firm: CGR Development  
Address: 5635 Evening Sky Drive Unit/Space Number:   
City: Simi Valley State: CA Zip Code: 93063  
Telephone: 213.422.1450 E-mail: terri@cgrdev.com

<sup>5</sup> An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project.  
An agent/representative is someone filing an application on behalf of a client.



**OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT):** N/A

**Name:** \_\_\_\_\_

**Company/Firm:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Unit/Space Number:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Primary Contact for Project Information<sup>6</sup>**

**(Select only one. Email address and phone number required.)**

☐ Owner ☐ Applicant ☒ Agent/Representative ☐ Other: \_\_\_\_\_

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

<sup>6</sup> As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section [49.7.37\(A\)\(6\)](#). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

## PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** An LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
  - a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
  - b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
  - c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
  - d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.



*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.  
The City requires an original signature from the property owner with the "wet" notary stamp.  
A Notary Acknowledgement is available for your convenience on following page.*

Signature: Nick A Shubin Date: 1-9-24

Print Name: Nick A SHUBIN

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

## SPACE BELOW FOR NOTARY'S USE

### CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE '1189

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 Orange

On January 9<sup>th</sup> 2024 before me, Isele Amador Garcia, Notary Public  
(Insert Name of Notary Public and Title)

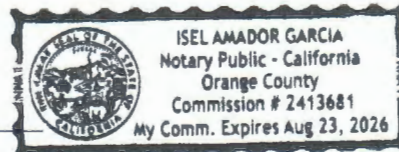
personally appeared Nick A. Shubin, who  
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same  
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf on which the person(s) 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.

Isele Amador Garcia

Signature



(Seal)



## APPLICANT DECLARATION

A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- g. I understand that if this application is denied, there is no refund of fees paid.
- h. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this

paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

- i. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
- j. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

*The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.*

Signature: \_\_\_\_\_

Date: 1/3/2024

Print Name: Brandon Lombardi



## NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

### 7. SIGNATURES

Signatures of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

**REVIEW** of the project by the applicable Neighborhood Council is not required but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

**Attachment “A”**  
**Sprouts Farmers Market**  
**Site Address: 1433 N. Glendale Boulevard**  
**Applicant: Sprouts Farmers Market**

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## **THE REQUEST**

Sprouts Farmers Market (“the Applicant”) is seeking the following discretionary approval:

- **Pursuant To L.A.M.C. Section 12.24 W 1**, the Applicant requests approval of a Conditional Use Permit application to allow for the off-site sale of beer and wine in conjunction with an approximate 20,384 square foot, full-service grocery store. The hours of operation will be from 7 am to 10 pm.

## **PROJECT DESCRIPTION**

Through this application, the Applicant requests approval of a Conditional Use Permit, for off-site sale of beer and wine in conjunction with a 20,384 square foot, full-service grocery store. The proposed grocery store will be located in an existing commercial building between Glendale Boulevard and Alvarado Street. The previous use was a Rite Aid drugstore with a full line of alcoholic beverages. The site is 1.47 acres and has 82 surface parking spaces available for Sprouts’ patrons.

### **Proposed Grocery store**

Sprouts Farmers Market is a grocery store that specializes in farm-fresh produce purchased from local growers. It will offer a full line of grocery products, including a Sprouts Private label of bakery goods, a full-service meat counter and deli. The stores feature natural, organic and favorite indulgence foods at a great value. As a full-service grocery store, Sprouts Farmers Market proudly offers a variety of goods and services, as outlined below:

- **PRODUCE.** Like any farmers market, our great strength is produce. The selection of quality fruits and vegetables includes seasonal and organic items at prices that are ripe for the picking. Whenever possible, we buy directly from local farms to ensure that customers get the freshest items Mother Nature has to offer — at prices that are often 20% below conventional stores and way below the natural foods megastores.
- **GROCERY & PRIVATE LABEL.** Sprouts offers a wide variety of great-tasting natural, organic and mainstream items at highly competitive prices, so customers can do most of their weekly shopping under one roof. We also source select products from around the world for our highly regarded Sprouts private label line.
- **MEAT & SEAFOOD.** Customers always rave about the Sprouts meat department, in large part because of the fabulous value and superior flavor of our all natural Sprouts OldTyme Beef and

Pork. Unlike most grocers, we hand-pack our farm-fresh chicken, and grind our own meats and sausages right in the store. Sparkling seafood is delivered to our stores up to six days a week. There are also organic choices, and even lots of delicious ready-to-cook items.

- **VITAMINS & SUPPLEMENTS.** The healthy life costs less at Sprouts. We feature national brands of vitamins and nutritional supplements at 10% or more off the usual retail prices, along with a vast array of Sprouts private label items — plus a friendly and knowledgeable staff, and many ongoing educational classes and seminars.
- **BULK.** In times like these, buying in bulk just makes sense. That’s why the Sprouts bulk department is growing in popularity and size — now with more than 200 bins filled with fresh trail mixes, rolled oats, sugars, flours, grains, dried fruits, sweet treats and more.
- **BAKERY.** In the Sprouts Bakery, customers can find fresh rolls and sandwich loaves, delectable cookies, irresistible pastries... and the wafting aromas of warm breads right from the oven. We also carry many sugar-free, gluten-free and low-carb products, all at family-friendly prices.
- **WINE & BEER.** Some farmers markets feature not just fruit, but the fruit of the vine. So the Sprouts wine merchants have been hard at “work,” sampling wines from California, Australia, Chile and Europe, as well as the great specialty beers of the world, narrowing down their eternal search for the best values in bottles and brews.
- **DELI.** Sprouts carries a broad array of tasty deli meats and freshly made or made-to-order sandwiches, fresh pre-packed salads, and delectable platters of prepared meals—at prices that are surprisingly easy to swallow.
- **DAIRY.** No farmers market would be complete without an outstanding selection of fresh dairy products. We feature everything from organic milk to fresh juices, and cage-free eggs to kefir.

Today, Sprouts is one of the fastest growing retailers in the country. Sprouts employs more than 36,000 team members and operates over 400 stores in 23 states from coast to coast, with stores in California, Arizona, Colorado, Utah, Texas, Oklahoma, New Mexico, Alabama, Georgia, Kansas, Missouri, Tennessee, North Carolina, Florida, Washington, Nevada, South Carolina, Virginia, Maryland, Delaware, Louisiana, New Jersey, and Pennsylvania. In California alone, there are 137 stores, with more stores being added in 2024 and 2025.

For the convenience of the patrons, the store will be open from 7:00 am to 10:00 pm, seven days a week.



## **ADJACENT AND SURROUNDING PROPERTIES AND USES**

The subject site is located in the Silver Lake - Echo Park - Elysian Valley Community Plan area and is zoned C2-1L and P1-L with a General Plan designation of Community Commercial. The site is within Councilmember Hugo Soto-Martinez's 13th Council District. The site is not located within a specific plan area.

### **Surrounding Properties**

**West:** The properties across Glendale Boulevard are zoned RD2-1VL and are developed with residential uses.

**North:** The properties directly adjacent, to the north, are zoned C2-1VL and are developed with a laundromat and gas station.

**East:** The properties directly to the east, across Alvarado Street, are zoned C2-1L and are developed with commercial and residential uses, both multi-family and single-family homes.

**South:** The properties to the south, directly adjacent are zoned (Q)C2-1L, C2-1L, and R4-1L and are developed with a car wash, a single-family home and a McDonald's.

## GENERAL FINDINGS

### CONDITIONAL USE PERMIT FINDINGS

**2.a.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.**

Sprouts Farmers Market is a grocery store that specializes in farm-fresh produce purchased from local growers. It will offer a full line of grocery products, including a Sprouts Private label of bakery goods, a full-service meat counter and a deli. The stores feature natural, organic and favorite indulgence foods at a great value. A variety of goods and services is vital for the growth of any neighborhood and with an increase in retail choices, neighborhoods become more desirable to new residents. Sprouts Farmers Market offers an extensive (but not prescriptive) mix of natural, organic and great-tasting mainstream foods with a strong emphasis on value. Sprouts Market has carved out that magical middle ground between conventional supermarkets, healthy food superstores, and Trader Joe's-like discounters, making this a unique retailer in this neighborhood. Sprouts Farmers Market gives neighboring residents and workers a supermarket alternative for their shopping needs. This mix of healthy food at affordable prices makes Sprouts an excellent addition to any neighborhood.

Furthermore, the addition of a grocery store at the proposed location will improve and revitalize the neighborhood by occupying a vacant building. A vibrant community is always safer than areas with vacant and blighted lots. Redevelopment of this site will enhance the neighborhood and with Sprouts as an anchor tenant, this development will be successful, keeping the neighborhood more active and safer. The proposed location is admirably suited for Sprouts Farmers Market, in that it promotes livability and convenience for residents and employees and furthers community and economic development. Lastly, the grocery store will create approximately 100 new jobs in the neighborhood.

**2.a.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 proposed Sprouts will occupy an existing, vacant commercial building. There will be no change to the size or height of the structure. The operation will be similar. However, the previous tenant, Rite Aid, had a Type 20 license at this location, selling a full line of alcohol, while the Sprouts will downgrade to a Type 20 license to sell only beer and wine.

With the current market conditions, cities are seeing national retail chains go out of business and with the collapse of these retail giants, there is a surplus of retail real estate available. It is imperative that municipalities encourage successful businesses to ensure continued economic development. The development of successful commercial centers, serving surrounding residential neighborhoods, will add to the value of the adjacent properties. Allowing new

development to replace older development will keep neighborhoods safer and will benefit the public health, safety and general welfare of residents and workers.

The redevelopment of a vacant commercial building with the addition of a desirable retail tenant will increase the value, use and enjoyment of adjacent properties. This unique amenity will serve the needs of both residents and workers, enhancing the desirability of the neighborhood as a place to work, as well as live, directly and indirectly contributing to the jobs-housing linkage. The proposed project realizes the goal of co-locating jobs, housing and services in proximity to transit, which in turn encourages greater pedestrian activity and hopefully aids in the longer-term goal of encouraging a safer, more inviting environment.

As outlined above in the Adjacent Properties section, the market will be located in an area with a mix of residential, commercial and retail uses. Located on two major commercial thoroughfares and close to both a dense residential population and public transportation (bus lines) the site is ideally situated. Sprouts Farmers Market is a fresh concept and will add nicely to the existing commercial and residential uses along Glendale Boulevard. The applicant will provide high quality and organic groceries and related merchandise that contribute to the convenience and welfare of neighborhood residents and workers. A high-quality grocery store will not be materially detrimental to the character of the neighborhood.

Provision of a quality establishment that is effectively maintained and operated, with ample lighting and trained staff, enhances the neighborhood's aesthetics, convenience, livability, and security. With operating hours from 7 am to 10 pm, daily, Sprouts helps improve the security, lighting, and attractiveness of the location into the nighttime hours. The grocery store provides the community with an economically viable and respected commercial establishment as part of its neighborhood-serving retail.

**2.a.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.**

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. Most of the policies derived from these Elements are in the form of code requirements of Los Angeles Municipal Code. Since this project will not deviate from any code requirements of the L.A.M.C., it is fully in conformance with the General Plan. The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The subject site is located within the Silver Lake - Echo Park - Elysian Valley Community Plan area and the subject site has a General Plan designation of Community Commercial land uses. The site is zoned C2-1VL, which is consistent with this land use designation. The Community Plan text is silent with regards to the sale of alcohol; however, the project is consistent with the following goals, objectives, and policies of the Community Plan:

***GOAL 2: An Economically vital commercial sector and strong viable commercial areas that offer a diversity of goods and services to meet the needs of the community in the plan area.***



*Commercial areas should satisfy market demand, maximize convenience and accessibility while preserving and enhancing the unique historic and cultural identities of the district.*

***Objective 2-1:*** *Conserve and strengthen viable commercial development and encourage the reuse of obsolete commercial development.*

***Policy 2-1.1:*** *New commercial uses shall be located in established commercial areas, emphasizing more intense and efficient use of existing commercial land, ultimately contributing to and enhancing the existing urban form and village atmosphere.*

***Objective 2-3:*** *Enhance the appearance of existing commercial districts.*

***Policy 2-3.1*** *Proposed developments should be designed to enhance and be compatible with existing adjacent development.*

Sprouts is a unique grocery store that adds an alternative to the existing grocery options, meeting the Plan objective to accommodate a diversity of uses that support the needs of existing and future residents. The proposed Sprouts will be located in a commercial corridor and will occupy an existing commercial building. The exterior of the existing structure will be remodeled and updated to improve the site and the built environment. And, in addition to the above Objective and Policy, the City's General Plan, and the Silver Lake - Echo Park - Elysian Valley Community Plan encourage housing, jobs, and services in closer proximity to one another; to support balanced communities and neighborhoods. To that end, the Housing Element of the General Plan encourages the location of housing, jobs, and services in mutual proximity. A full-service grocery store near dense residential and commercial areas furthers this goal.

The proposed grocery store at this location will be in harmony with various elements and objectives of the General Plan and the Silver Lake - Echo Park - Elysian Valley Community Plan. Therefore, the approval of the applicant's request conforms with the purpose, intent and provisions of both the General Plan and the Community Plan.

## **ADDITIONAL CUB FINDINGS**

### **2.b.i. The proposed use will not adversely affect the welfare of the pertinent community.**

The welfare of the community depends on healthy and viable commerce, and the grocery store continues to provide the community with an economically viable and respected food establishment as part of its neighborhood-serving commercial uses. The surrounding neighborhood has been and continues to be a mixed-use neighborhood with a mixture of commercial, retail, restaurant, and residential uses, see the Adjacent Properties outlined above. Sprouts will sell alcohol responsibly and will adhere to all applicable governmental regulations. The existing building is surrounded by other similar uses and should have no impact on any

sensitive uses in the community. Therefore, approval of this Conditional Use Permit will not detrimentally affect the welfare of the community.

Nevertheless, Sprouts will follow any conditions imposed by the Zoning Administrator should it be determined that there will be impacts on residents or any sensitive uses in the neighborhood.

**2.b.ii. 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.**

The project site is located in census tract 1956.00, which allows 1 off-site license. There are currently 4 off-site licenses in the census tract, three of which are Type 21 licenses, and one is a Type 20. The addition of Sprouts Farmers Market will bring this total to 5.

There are two (2) liquor licenses within 600 feet of the subject project, one (1) on-site full alcohol and one (1) off-site full alcohol. There are three more licenses between 600 and 1,000 feet. Two (2) on-site beer and wine and one (1) on-site full alcohol, see list above.

As is typical in a mixed-use neighborhood, there are multiple offerings of both on- and off-site sales of alcoholic beverages. The City has found that an undue concentration can be determined based on the impact the license will have on the neighborhood; over-concentration can be undue when the addition of a license will have a negative impact on a neighborhood. Over-concentration is not undue when the approval of a license benefits the community, and it can be determined that it serves the public welfare and convenience of a neighborhood.

Providing off-site sale of beer and wine is consistent with the pattern of grocery stores, and other convenience and sundry stores in urban neighborhoods throughout Los Angeles. It is important in a dense, urban area to have as much variety as possible and locating retail options along a commercial corridor, such as both Glendale Boulevard and Alvarado Street, keeps the street active and vital. And, while the number of active licenses in this census tract exceeds the number of licenses allowed, the granting of this Conditional Use Permit will add to the public benefit and convenience for residents and workers alike.

On average, the sale of beer and wine is less than 5% of Sprouts' total sales volume. In other Sprouts Markets in California, beer is 0.05% of total sales and wine is 2.0% of overall sales, making the sale of beer and wine small, albeit, very important to stay competitive within the marketplace. The sales area for beer and wine is approximately 592 square feet, under 3% of the total store square footage, see clouded area on the attached floor plan. Additionally, Rite

Aid had a Type 21 license, so adding a Type 20 does not change the previous concentration. Therefore, the overall impact of the beer and wine sales is minimal.

**2.b.iii. 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.**

There are adjacent residential neighborhoods, but there are no other sensitive uses within 600 feet of the proposed grocery store, see list of sensitive uses above.

Sale of beer and wine in the grocery store is consistent with the pattern of markets and restaurants in this neighborhood. The proposed project is part of a development plan that increases the utility of land, provides nearby residents and employees the option of shopping without having to drive elsewhere, and adds appropriately to the mix of uses in the immediate vicinity. Therefore, the proposed location is admirably suited for the grocery store, in that it promotes livability and convenience for residents and employees and furthers community and economic development. Sprouts will not have a detrimental effect on any residential neighborhoods.

Sprouts Farmers Market is a growing retailer, with 137 stores in California and more coming online in the next few years. This retailer is strong and will continue to grow. The economic welfare of a community depends on healthy and viable commerce and strong businesses and the grocery store, as proposed, will provide the community with an economically viable and respected commercial establishment as part of its neighborhood-serving retail. The proposed project will put the currently vacant building to good use by establishing a full-service grocery store that will serve the community. This, in turn, will contribute to the economic vitality of the site and to the City's tax base. The grocery store will also employ approximately 100 people, which will provide employment for local residents and help the jobs-housing balance desired by the City and promoted in the General Plan.



### 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? \_\_\_\_\_
- b. What is the total square footage of the space the establishment will occupy? \_\_\_\_\_
- c. What is the total occupancy load of the space as determined by the Fire Department? \_\_\_\_\_
- d. What is the total number of seats that will be provided indoors? \_\_\_\_\_ Outdoors? \_\_\_\_\_
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? \_\_\_\_\_
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? \_\_\_\_\_
  - i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? \_\_\_\_\_
- g. Are you adding floor area? \_\_\_\_\_ If yes, how much is enclosed? \_\_\_\_\_ Outdoors? \_\_\_\_\_

#### h. Parking

- i. How many parking spaces are available on the site? \_\_\_\_\_
- ii. Are they shared or designated for the subject use? \_\_\_\_\_
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? \_\_\_\_\_
- iv. Have any arrangements been made to provide parking off-site? \_\_\_\_\_
  - 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? \_\_\_\_\_

**Note:** *Required parking must be secured via a covenant pursuant to LAMC Section 12.26 E.5. A private lease is only permitted by a Zone Variance.*
  - 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.
  - 3. Will valet service be available? \_\_\_\_\_ Will the service be for a charge? \_\_\_\_\_
- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? \_\_\_\_\_
- j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17? \_\_\_\_\_

#### 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?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation							

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc.? Please specify: \_\_\_\_\_

**Note:** An establishment that allows for dancing needs a conditional use pursuant to LAMC Section 12.24 W.18.

- c. Will there be minimum age requirements for entry? \_\_\_\_\_ If yes, what is the minimum age requirement and how will it be enforced? \_\_\_\_\_
- d. Will there be any accessory retail uses on the site? \_\_\_\_\_ What will be sold? \_\_\_\_\_

e. **Security**

- i. How many employees will you have on the site at any given time? \_\_\_\_\_
- ii. Will security guards be provided on-site? \_\_\_\_\_
1. If yes, how many and when? \_\_\_\_\_
- iii. Has LAPD issued any citations or violations? \_\_\_\_\_ If yes, please provide copies.

f. **Alcohol**

- i. Will there be beer & wine only, or a full line of alcoholic beverages available? \_\_\_\_\_
- ii. Will "fortified" wine (greater than 16% alcohol) be sold? \_\_\_\_\_
- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? \_\_\_\_\_
- iv. Will there be signs visible from the exterior that advertise the availability of alcohol? \_\_\_\_\_

v. **Food**

1. Will there be a kitchen on the site? \_\_\_\_\_
2. Will alcohol be sold without a food order? \_\_\_\_\_
3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? \_\_\_\_\_
4. Provide a copy of the menu if food is to be served.

vi. **On-Site**

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? \_\_\_\_\_
- a. If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.



2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? \_\_\_\_\_
  - a. If yes, a request for off-site sales of alcohol is required as well.
3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? \_\_\_\_\_

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? \_\_\_\_\_
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? \_\_\_\_\_

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- <http://www.abc.ca.gov/>.

**5. CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)**

- a. Is this application a request for on-site or off-site sales of alcoholic beverages? \_\_\_\_\_
  - i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? \_\_\_\_\_
    1. If no, contact ABC to determine whether the proposed site is located in an area whereby:
      - a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
      - b. if issuance would result in or add to an undue concentration of licenses.
  - b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience or necessity**.

**NOTE:** Please consider submitting documents beyond the requirements outlined in this form. If there are other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute the **primary opportunity** to clarify and define the project.

# EXPEDITED PERMIT FEE AGREEMENT

## Section 19.01-R LAMC

City of Los Angeles - Department of City Planning

### ENTITLEMENT

REQUEST(S): CUB (off-site for beer & wine only)

Project Address: 1433 Glendale Boulevard

The Owner/Applicant shall acknowledge and agree to the following statements by initialing each.

BL I hereby promise to pay all expenses for additional cost and physical resources necessary to expedite the permit process for the above development project.

BL I understand that the expedited service charges are in addition to and separate from the fees charged elsewhere in the L.A. Municipal Code.

BL I understand that the initial fee of \$8,500 is a deposit, and I agree to pay any additional costs that exceed this deposit to the City of Los Angeles for Planning Department Staff as well as other City Departments for time used to expedite the subject case(s), including any costs accrued during any appeal(s) of the subject case(s).

BL I am well informed that the processing of the case may be placed on hold if an invoice billing for the excessive costs becomes past due.

BL In the event that the property is sold, I understand that I am still responsible for any costs accrued until such time as the new property owners accept responsibility of fees in writing by filing a new Expedited Permit Fee Form with the Planning Department.

Initial Deposit: \$8,500

### COMPANY/OWNER/APPLICANTS AFFIDAVIT

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or lessee, or authorized agent of the owner or lessee with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes, lessee may not sign).
- The information presented is true and correct to the best of my knowledge.
- The undersigned has read and accepted the above statement.

Owner/Applicant: SFM, LLC

Address: 5455 E High St. Ste 111

Phoenix, AZ 85054

Telephone No.: (480) 814-8016

Email: Licensing@sprouts.com

Authorized Signature: [Signature]

Print Name: Brandon Lombardi

Date: 1/11/2024

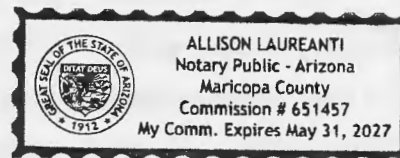
*\*The information listed above will be used for billing purposes.  
Please do not use a P.O. Box as the address.*

For Owner/Applicant Authorized Signature Only:

Subscribed and sworn before me this (date): 1/11/24

, in the County of Maricopa, State of California  
Arizona

Notary Public [Signature]  
Stamp:



Representative: \_\_\_\_\_

Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Accepted By Expedited Processing Section

Staff Signature: [Signature]

Date: January 11, 2024

(Application must be filed within 180 days.)

See the reverse for additional requirements.

**The following items shall be submitted at the time of filing:**

**Environmental Clearance:**

- ☐ Ministerial Action (Exempt from CEQA)
- ☒ Categorical Exemption
- ☐ Environmental Assessment Form (ND/MND, Class 32 CE, SCEA, SCPE)
- ☐ Addendum to Environmental Case No. \_\_\_\_\_
- ☐ Statutory Exemption

**Additional Forms/Documents Required (at filing):**

- ☐ Preliminary Zoning Assessment Referral Form (may be submitted after filing)
- ☐ Affordable Housing Referral Form / TOC Referral Form
- ☐ LAHD Housing Replacement Determination Letter or No Net Loss Declaration
- ☐ Redevelopment Project Area Administrative Review and Referral Form (may be submitted after filing)
- ☐ Geographic Project Planning Referral Form
- ☒ All public noticing materials (e.g., mailing labels, notification map, BTC invoice)
- ☒ Application materials shall also be provided in a digital format (thumb drives & file links are acceptable)

**The following items are required and may be submitted after filing:**

**Additional Studies Required (May be Submitted After Filing):**

- ☐ Written responses to CEQA Guidelines Section 15300.2 (Exceptions to Categorical Exemptions)
- ☐ A copy of a completed Air Quality Study
- ☐ A copy of a completed Noise Study
- ☐ A copy of a completed Transportation Study Assessment (LADOT Referral Form)
- ☐ A copy of a completed Traffic Study
- ☐ A copy of a completed Tree Report
- ☐ A copy of a completed Historic Report on the Property
- ☐ A copy of a completed Geologic and/or Soils Report
- ☐ Written responses to California Government Code Section 65913.4 (SB 35)

**Additional:**

- ☐ Copy of Bureau of Engineering Receipt or R3 Letter
- ☐ Copy of Bureau of Engineering Planning Case Referral Form (PCRF)



COUNTY CLERK'S USE

**CITY OF LOS ANGELES**OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 395  
LOS ANGELES, CALIFORNIA 90012**CALIFORNIA ENVIRONMENTAL QUALITY ACT****NOTICE OF EXEMPTION**

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

LEAD CITY AGENCY

**City of Los Angeles (Department of City Planning)**

CASE NUMBER

ENV-

PROJECT TITLE

COUNCIL DISTRICT

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

☐ Map attached.

PROJECT DESCRIPTION:

NAME OF APPLICANT / OWNER:

CONTACT PERSON (If different from Applicant/Owner above)

(AREA CODE) TELEPHONE NUMBER

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

## STATE CEQA STATUTE &amp; GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) \_\_\_\_\_

☐ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) Sec. 15301, Class 1☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☐ Additional page(s) attached☐ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE




STAFF TITLE

ENTITLEMENTS APPROVED

DISTRIBUTION: County Clerk, Agency Record





Rev. 6-22-2021

**ALCOHOL & SENSITIVE USE LIST  
WITHIN 600 FT  
1433 GLENDALE BLVD**

1. RESIDENTIAL:
  - A. SINGLE FAMILY - 72
  - B. MULTI FAMILY - 96
  - C. CONDOMINIUMS – NONE
  
2. CHURCHES: NONE
  
2. SCHOOLS: NONE
  
3. HOSPITALS: NONE
  
4. RECREATIONAL AREAS: NONE
  
5. ALCOHOL ESTABLISHMENTS:
  - A.  VONS  
1342 ALVARADO ST
  
  - B.  THE SEMI-TROPIC  
1412 GLENDALE BLVD
  
  - C.  THE GOLDEN DREAMER MARKET  
1635 ABBOT KINNEY BLVD

# **ALCOHOL ESTABLISHMENTS BETWEEN 600 FT. – 1,000 FT.**

## **1433 GLENDALE BLVD**

- A.  ARCO  
1605 GLENDALE BLVD
- B.  PRADO  
1805 SUNSET BLVD
- C.  STICKY RICE  
1801 SUNSET BLVD
- D.  IT'S THAI HOMETAURANT  
1311 GLENDALE BLVD
- E.  TAIX  
1911 SUNSET BLVD

**SENSITIVE USES  
BETWEEN 600 FT. – 1,000 FT.**

**1433 GLENDALE BLVD**

1. EDENDALE BRANCH LIBRARY  
2011 SUNSET BLVD
2. ECHO PARK METHODIST CHURCH  
1226 ALVARADO ST
3. INSIDE OUT CHURCH  
1310 LIBERTY ST
4. LOGAN EARLY EDUCATION CENTER  
1712 MONTANA ST
5. LOGAN ACADEMY OF GLOBAL ECOLOGY  
1711 MONTANA ST
6. GABRIELLA CHARTER SCHOOL  
1435 LOGAN ST
7. BERKELEY AVE CHIDRENS CENTER  
1814 BERKELEY AVE





# City of Los Angeles Department of City Planning

## 1/4/2024 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

1444 N ALVARADO ST  
1442 N ALVARADO ST  
1455 N GLENDALE BLVD

### ZIP CODES

90026

### RECENT ACTIVITY

None

### CASE NUMBERS

ADM-2019-5587-CWNC  
CPC-19XX-15887  
CPC-1986-255  
ORD-165167-SA1920  
ORD-129279  
ORD-128068

### Address/Legal Information

PIN Number	141A207 110
Lot/Parcel Area (Calculated)	7,160.9 (sq ft)
Thomas Brothers Grid	PAGE 594 - GRID E7
Assessor Parcel No. (APN)	5419019025
Tract	PACIFIC ELECTRIC TRACT NO. 1
Map Reference	M B 9-52
Block	None
Lot	8
Arb (Lot Cut Reference)	None
Map Sheet	141A207 141A209

### Jurisdictional Information

Community Plan Area	Silver Lake - Echo Park - Elysian Valley
Area Planning Commission	East Los Angeles
Neighborhood Council	Echo Park
Council District	CD 13 - Hugo Soto-Martinez
Census Tract #	1956.00
LADBS District Office	Los Angeles Metro

### Permitting and Zoning Compliance Information

Administrative Review	ADM-2019-5587-CWNC
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### Planning and Zoning Information

Special Notes	None
Zoning	P-1L
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Community Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](https://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 1
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	5419019025
APN Area (Co. Public Works)*	1.470 (ac)
Use Code	1100 - Commercial - Store - One Story
Assessed Land Val.	\$629,915
Assessed Improvement Val.	\$466,587
Last Owner Change	12/03/1963
Last Sale Amount	\$0
Tax Rate Area	13
Deed Ref No. (City Clerk)	1652
	1650
	1646
	1645
Building 1	
Year Built	1964
Building Class	C7A
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	19,800.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5419019025]
<b>Additional Information</b>	
Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Special Grading Area (BOE Basic Grid Map A- 13372) Yes

Wells None

#### Seismic Hazards

##### Active Fault Near-Source Zone

Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000

Alquist-Priolo Fault Zone No

Landslide No

Liquefaction Yes

Preliminary Fault Rupture Study Area No

Tsunami Inundation Zone No

#### Economic Development Areas

Business Improvement District None

Hubzone Redesignated until Dec 2021

Jobs and Economic Development Incentive Zone (JEDI) None

Opportunity Zone No

Promise Zone None

State Enterprise Zone LOS ANGELES STATE ENTERPRISE ZONE

#### Housing

Direct all Inquiries to Los Angeles Housing Department

Telephone (866) 557-7368

Website <https://housing.lacity.org>

Rent Stabilization Ordinance (RSO) No [APN: 5419019025]

Ellis Act Property No

AB 1482: Tenant Protection Act No

Housing Crisis Act Replacement Review Yes

##### Housing Element Sites

HE Replacement Required N/A

SB 166 Units 0.6 Units, Above Moderate

Housing Use within Prior 5 Years No

#### Public Safety

##### Police Information

Bureau Central

Division / Station Northeast

Reporting District 1181

##### Fire Information

Bureau Central

Battalion 11

District / Fire Station 20

Red Flag Restricted Parking No

CASE SUMMARIES

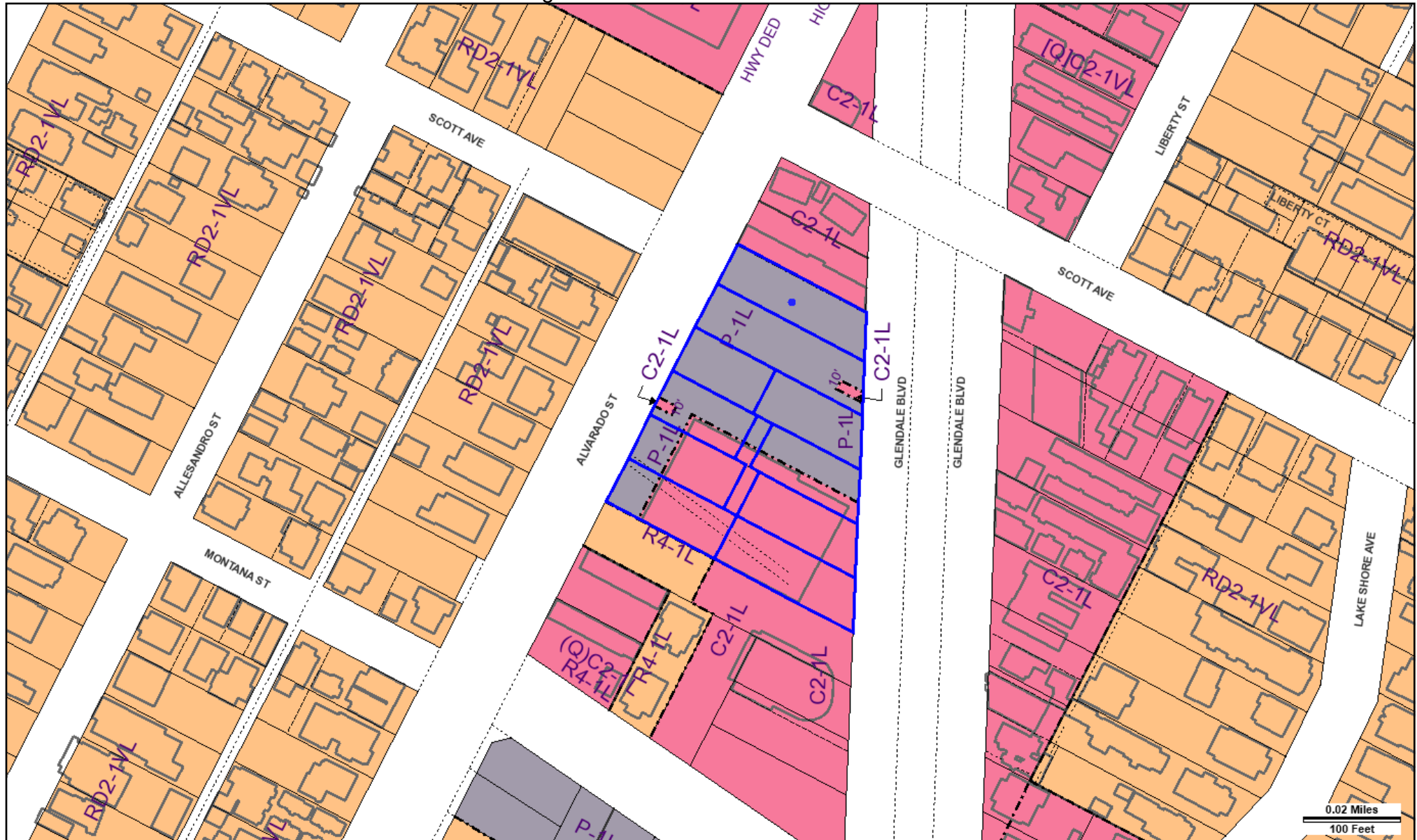
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	ADM-2019-5587-CWNC
Required Action(s):	CWNC-CONFORMING WORK NON-CONTRIBUTING ELEMENTS
Project Descriptions(s):	PURSUANT TO LAMC 12.20.3 J CONFORMING WORK ON A NON-CONTRIBUTING ELEMENT IN THE PICO-UNION HPOZ TO RETROACTIVELY APPROVE NEW REPLACEMENT HAND RAILING FOR THE SECOND FLOOR WALKWAY. THE HANDRAILS ARE MAXIMUM 38" TALL AND PAINTED BLACK. THE EXISTING GUARDRAILS ALONG THE STAIRWAY ARE KEPT AS IS AND PAINTED BLACK. ALL WORK TO COMPLY WITH EXHIBIT A STAMPED 9/19/2019.
Case Number:	CPC-19XX-15887
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1986-255
Required Action(s):	Data Not Available
Project Descriptions(s):	CONTINUATION OF CPC-86-255. SEE GENERAL COMMENTS FOR CONTINUATION.

DATA NOT AVAILABLE

ORD-165167-SA1920  
ORD-129279  
ORD-128068





Address: 1444 N ALVARADO ST

Tract: PACIFIC ELECTRIC TRACT  
NO. 1

Zoning: P-1L

APN: 5419019025

Block: None

General Plan: Community Commercial

PIN #: 141A207 110









Lot: 8

Arb: None



# LEGEND

## GENERALIZED ZONING

	OS, GW
	A, RA
	RE, RS, R1, RU, RZ, RW1
	R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
	CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
	CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
	P, PB
	PF

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL





	Minimum Residential
	Very Low / Very Low I Residential
	Very Low II Residential
	Low / Low I Residential
	Low II Residential
	Low Medium / Low Medium I Residential
	Low Medium II Residential
	Medium Residential
	High Medium Residential
	High Density Residential
	Very High Medium Residential

#### COMMERCIAL






	Limited Commercial
	Limited Commercial - Mixed Medium Residential
	Highway Oriented Commercial
	Highway Oriented and Limited Commercial
	Highway Oriented Commercial - Mixed Medium Residential
	Neighborhood Office Commercial
	Community Commercial
	Community Commercial - Mixed High Residential
	Regional Center Commercial

### FRAMEWORK

#### COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial






#### INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial




#### PARKING

	Parking Buffer
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#### PORT OF LOS ANGELES

	General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
	General / Bulk Cargo - Hazard
	Commercial Fishing
	Recreation and Commercial
	Intermodal Container Transfer Facility Site



#### LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

#### OPEN SPACE / PUBLIC FACILITIES

	Open Space
	Public / Open Space
	Public / Quasi-Public Open Space
	Other Public Open Space
	Public Facilities

#### INDUSTRIAL

	Limited Industrial
	Light Industrial

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)

- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES



- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor























## POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	<b>HW</b> House of Worship	 Public Golf Course (Proposed)
 Bridge	<b>e</b> Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
<b>HW</b> Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	<b>MWD</b> MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	<b>P</b> Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	<b>RPD</b> Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
<b>DMV</b> DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
<b>DWP</b> DWP	 Police Training site	 Skill Center
 DWP Pumping Station	<b>PO</b> Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	<b>C</b> Private College	 Steam Plant
 Fire Supply & Maintenance	<b>E</b> Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	<b>JH</b> Private Junior High School	<b>UTL</b> Utility Yard
 Helistop	<b>PS</b> Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	<b>SH</b> Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	<b>SF</b> Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	







SCHOOLS/PARKS WITH 500 FT. BUFFER


-  Existing School/Park Site
-  Planned School/Park Site
-  Inside 500 Ft. Buffer

-  Aquatic Facilities
-  Beaches
-  Child Care Centers
-  Dog Parks
-  Golf Course
-  Historic Sites
-  Horticulture/Gardens
-  Skate Parks
-  Other Facilities
-  Park / Recreation Centers
-  Parks
-  Performing / Visual Arts Centers
-  Recreation Centers
-  Senior Citizen Centers
-  Opportunity School
-  Charter School
-  Elementary School
-  Span School
-  Special Education School
-  High School
-  Middle School
-  Early Education Center

COASTAL ZONE



-  Coastal Commission Permit Area
-  Dual Permit Jurisdiction Area
-  Single Permit Jurisdiction Area
-  Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)






















-  Tier 1
-  Tier 2
-  Tier 3
-  Tier 4

**Note:** TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

-  Public Work Approval (PWA)
-  Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

-  Lot Line
-  Tract Line
-  Lot Cut
-  Easement
-  Zone Boundary
-  Building Line
-  Lot Split
-  Community Driveway
-  Building Outlines 2020
-  Building Outlines 2017
-  Airport Hazard Zone
-  Census Tract
-  Coastal Zone
-  Council District
-  LADBS District Office
-  Downtown Parking
-  Fault Zone
-  Fire District No. 1
-  Tract Map
-  Parcel Map
-  Flood Zone
-  Hazardous Waste
-  High Wind Zone
-  Hillside Grading
-  Historic Preservation Overlay Zone
-  Specific Plan Area
-  Very High Fire Hazard Severity Zone
-  Wells - Active
-  Wells - Inactive



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VICINITY MAP

SITE : 1433 GLENDALE BLVD.

**GC MAPPING SERVICE, INC.**  
3055 WEST VALLEY BOULEVARD  
ALHAMBRA CA 91803  
(626) 441-1080, FAX (626) 441-8850  
[gcmapping@radiusmaps.com](mailto:gcmapping@radiusmaps.com)



2  
OCCUPANT  
1927 SCOTT AVE  
LOS ANGELES CA 90026

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2000 BERKELEY AVE  
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21  
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2006 1/2 BERKELEY AVE  
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OCCUPANT  
1418 LAKE SHORE AVE #2A  
LOS ANGELES CA 90026

70  
OCCUPANT  
1418 LAKE SHORE AVE #3A  
LOS ANGELES CA 90026

71  
OCCUPANT  
1414 LAKE SHORE AVE #2  
LOS ANGELES CA 90026

71  
OCCUPANT  
1414 LAKE SHORE AVE #3  
LOS ANGELES CA 90026

71  
OCCUPANT  
1414 LAKE SHORE AVE #4  
LOS ANGELES CA 90026

72  
OCCUPANT  
1353 GLENDALE BLVD  
LOS ANGELES CA 90026

73  
OCCUPANT  
1345 GLENDALE BLVD  
LOS ANGELES CA 90026

73  
OCCUPANT  
1340 LIBERTY ST  
LOS ANGELES CA 90026

74  
OCCUPANT  
1339 GLENDALE BLVD  
LOS ANGELES CA 90026

74  
OCCUPANT  
1339 1/2 GLENDALE BLVD  
LOS ANGELES CA 90026

74  
OCCUPANT  
1341 GLENDALE BLVD  
LOS ANGELES CA 90026

74  
OCCUPANT  
1341 1/2 GLENDALE BLVD  
LOS ANGELES CA 90026

74  
OCCUPANT  
1336 LIBERTY ST  
LOS ANGELES CA 90026

74  
OCCUPANT  
1338 LIBERTY ST  
LOS ANGELES CA 90026

75  
OCCUPANT  
1330 LIBERTY ST #1  
LOS ANGELES CA 90026

75  
OCCUPANT  
1330 LIBERTY ST #2  
LOS ANGELES CA 90026

75  
OCCUPANT  
1330 LIBERTY ST #3  
LOS ANGELES CA 90026

75  
OCCUPANT  
1330 LIBERTY ST #4  
LOS ANGELES CA 90026

75  
OCCUPANT  
1330 LIBERTY ST #5  
LOS ANGELES CA 90026

75  
OCCUPANT  
1330 LIBERTY ST #6  
LOS ANGELES CA 90026

75  
OCCUPANT  
1330 LIBERTY ST #7  
LOS ANGELES CA 90026

75  
OCCUPANT  
1330 LIBERTY ST #8  
LOS ANGELES CA 90026

75  
OCCUPANT  
1330 LIBERTY ST #9  
LOS ANGELES CA 90026

78  
OCCUPANT  
1328 N ALVARADO ST  
LOS ANGELES CA 90026

79  
OCCUPANT  
1342 N ALVARADO ST  
LOS ANGELES CA 90026

80  
OCCUPANT  
1504 1/2 ALLESANDRO ST  
LOS ANGELES CA 90026

81  
OCCUPANT  
1510 ALLESANDRO ST #A  
LOS ANGELES CA 90026

81  
OCCUPANT  
1510 ALLESANDRO ST #B  
LOS ANGELES CA 90026

81  
OCCUPANT  
1510 ALLESANDRO ST #C  
LOS ANGELES CA 90026

84  
OCCUPANT  
1522 ALLESANDRO ST  
LOS ANGELES CA 90026

87  
OCCUPANT  
1515 N ALVARADO ST  
LOS ANGELES CA 90026

89  
OCCUPANT  
2121 SCOTT AVE  
LOS ANGELES CA 90026

89  
OCCUPANT  
2123 SCOTT AVE  
LOS ANGELES CA 90026

89  
OCCUPANT  
2125 SCOTT AVE  
LOS ANGELES CA 90026

91  
OCCUPANT  
2131 SCOTT AVE  
LOS ANGELES CA 90026

91  
OCCUPANT  
1454 ALLESANDRO ST  
LOS ANGELES CA 90026

93  
OCCUPANT  
1525 N ALVARADO ST  
LOS ANGELES CA 90026

94  
OCCUPANT  
1511 ALLESANDRO ST  
LOS ANGELES CA 90026

95  
OCCUPANT  
1509 ALLESANDRO ST  
LOS ANGELES CA 90026

96  
OCCUPANT  
1503 ALLESANDRO ST  
LOS ANGELES CA 90026

96  
OCCUPANT  
1503 1/2 ALLESANDRO ST  
LOS ANGELES CA 90026

96  
OCCUPANT  
1505 ALLESANDRO ST  
LOS ANGELES CA 90026

96  
OCCUPANT  
1505 1/2 ALLESANDRO ST  
LOS ANGELES CA 90026

97  
OCCUPANT  
2203 SCOTT AVE  
LOS ANGELES CA 90026

98  
OCCUPANT  
1353 1/2 ALLESANDRO ST  
LOS ANGELES CA 90026

99  
OCCUPANT  
2210 SCOTT AVE  
LOS ANGELES CA 90026

100  
OCCUPANT  
1443 ALLESANDRO ST  
LOS ANGELES CA 90026

100  
OCCUPANT  
1445 ALLESANDRO ST  
LOS ANGELES CA 90026

101  
OCCUPANT  
1439 1/2 ALLESANDRO ST  
LOS ANGELES CA 90026

101  
OCCUPANT  
1441 ALLESANDRO ST  
LOS ANGELES CA 90026

101  
OCCUPANT  
1441 1/2 ALLESANDRO ST  
LOS ANGELES CA 90026

102  
OCCUPANT  
1429 ALLESANDRO ST  
LOS ANGELES CA 90026

102  
OCCUPANT  
1435 ALLESANDRO ST  
LOS ANGELES CA 90026

104  
OCCUPANT  
1419 ALLESANDRO ST #A  
LOS ANGELES CA 90026

104  
OCCUPANT  
1419 ALLESANDRO ST #B  
LOS ANGELES CA 90026

104  
OCCUPANT  
1419 ALLESANDRO ST #C  
LOS ANGELES CA 90026

106  
OCCUPANT  
2143 MONTANA ST  
LOS ANGELES CA 90026

106  
OCCUPANT  
2145 MONTANA ST  
LOS ANGELES CA 90026

106  
OCCUPANT  
2147 MONTANA ST  
LOS ANGELES CA 90026

106  
OCCUPANT  
2147 1/2 MONTANA ST  
LOS ANGELES CA 90026

106  
OCCUPANT  
2149 MONTANA ST  
LOS ANGELES CA 90026

107  
OCCUPANT  
1402 ALLESANDRO ST  
LOS ANGELES CA 90026

107  
OCCUPANT  
2121 MONTANA ST  
LOS ANGELES CA 90026

108  
OCCUPANT  
2117 1/2 MONTANA ST  
LOS ANGELES CA 90026

110  
OCCUPANT  
1410 ALLESANDRO ST  
LOS ANGELES CA 90026

110  
OCCUPANT  
1412 ALLESANDRO ST  
LOS ANGELES CA 90026

110  
OCCUPANT  
1414 ALLESANDRO ST  
LOS ANGELES CA 90026

111  
OCCUPANT  
1418 ALLESANDRO ST  
LOS ANGELES CA 90026

112  
OCCUPANT  
1422 ALLESANDRO ST  
LOS ANGELES CA 90026

112  
OCCUPANT  
1422 1/4 ALLESANDRO ST  
LOS ANGELES CA 90026

112  
OCCUPANT  
1422 1/2 ALLESANDRO ST  
LOS ANGELES CA 90026

112  
OCCUPANT  
1424 ALLESANDRO ST  
LOS ANGELES CA 90026



112  
OCCUPANT  
1424 1/4 ALLESANDRO ST  
LOS ANGELES CA 90026

112  
OCCUPANT  
1424 1/2 ALLESANDRO ST  
LOS ANGELES CA 90026

113  
OCCUPANT  
1428 ALLESANDRO ST  
LOS ANGELES CA 90026

114  
OCCUPANT  
1432 1/2 ALLESANDRO ST  
LOS ANGELES CA 90026

117  
OCCUPANT  
2126 SCOTT AVE  
LOS ANGELES CA 90026

118  
OCCUPANT  
2118 SCOTT AVE  
LOS ANGELES CA 90026

119  
OCCUPANT  
1443 N ALVARADO ST #103  
LOS ANGELES CA 90026

119  
OCCUPANT  
1443 N ALVARADO ST #104  
LOS ANGELES CA 90026

119  
OCCUPANT  
1443 N ALVARADO ST #105  
LOS ANGELES CA 90026

119  
OCCUPANT  
1443 N ALVARADO ST #106  
LOS ANGELES CA 90026

119  
OCCUPANT  
1443 N ALVARADO ST #107  
LOS ANGELES CA 90026

119  
OCCUPANT  
1443 N ALVARADO ST #108  
LOS ANGELES CA 90026

119  
OCCUPANT  
1443 N ALVARADO ST #109  
LOS ANGELES CA 90026

119  
OCCUPANT  
1443 N ALVARADO ST #110  
LOS ANGELES CA 90026

119  
OCCUPANT  
1443 N ALVARADO ST #203  
LOS ANGELES CA 90026

119  
OCCUPANT  
1443 N ALVARADO ST #204  
LOS ANGELES CA 90026

119  
OCCUPANT  
1443 N ALVARADO ST #205  
LOS ANGELES CA 90026

119  
OCCUPANT  
1443 N ALVARADO ST #206  
LOS ANGELES CA 90026

119  
OCCUPANT  
1443 N ALVARADO ST #207  
LOS ANGELES CA 90026

119  
OCCUPANT  
1443 N ALVARADO ST #208  
LOS ANGELES CA 90026

119  
OCCUPANT  
1443 N ALVARADO ST #209  
LOS ANGELES CA 90026

119  
OCCUPANT  
1443 N ALVARADO ST #210  
LOS ANGELES CA 90026

120  
OCCUPANT  
1437 N ALVARADO ST  
LOS ANGELES CA 90026

120  
OCCUPANT  
1439 N ALVARADO ST  
LOS ANGELES CA 90026

121  
OCCUPANT  
1429 N ALVARADO ST  
LOS ANGELES CA 90026

121  
OCCUPANT  
1431 N ALVARADO ST  
LOS ANGELES CA 90026

124  
OCCUPANT  
1415 N ALVARADO ST  
LOS ANGELES CA 90026

124  
OCCUPANT  
1415 1/2 N ALVARADO ST  
LOS ANGELES CA 90026

124  
OCCUPANT  
1417 N ALVARADO ST  
LOS ANGELES CA 90026

125  
OCCUPANT  
1411 N ALVARADO ST  
LOS ANGELES CA 90026

126  
OCCUPANT  
2111 MONTANA ST  
LOS ANGELES CA 90026

126  
OCCUPANT  
2113 MONTANA ST  
LOS ANGELES CA 90026

127  
OCCUPANT  
1401 N ALVARADO ST  
LOS ANGELES CA 90026

127  
OCCUPANT  
1403 N ALVARADO ST  
LOS ANGELES CA 90026

129  
OCCUPANT  
2122 SCOTT AVE  
LOS ANGELES CA 90026

130  
OCCUPANT  
2124 SCOTT AVE  
LOS ANGELES CA 90026

131  
OCCUPANT  
1336 ALLESANDRO ST #2  
LOS ANGELES CA 90026

131  
OCCUPANT  
1336 ALLESANDRO ST #3  
LOS ANGELES CA 90026

131  
OCCUPANT  
1336 ALLESANDRO ST #4  
LOS ANGELES CA 90026

132  
OCCUPANT  
1342 ALLESANDRO ST  
LOS ANGELES CA 90026

133  
OCCUPANT  
2116 MONTANA ST  
LOS ANGELES CA 90026

135  
OCCUPANT  
2124 MONTANA ST  
LOS ANGELES CA 90026

137  
OCCUPANT  
1353 N ALVARADO ST  
LOS ANGELES CA 90026

137  
OCCUPANT  
1355 N ALVARADO ST  
LOS ANGELES CA 90026

137  
OCCUPANT  
2108 MONTANA ST  
LOS ANGELES CA 90026

138  
OCCUPANT  
2110 MONTANA ST  
LOS ANGELES CA 90026

139  
OCCUPANT  
1347 N ALVARADO ST #A  
LOS ANGELES CA 90026

139  
OCCUPANT  
1347 N ALVARADO ST #B  
LOS ANGELES CA 90026

139  
OCCUPANT  
1347 N ALVARADO ST #C  
LOS ANGELES CA 90026

141  
OCCUPANT  
1337 N ALVARADO ST  
LOS ANGELES CA 90026

141  
OCCUPANT  
1337 1/4 N ALVARADO ST  
LOS ANGELES CA 90026

141  
OCCUPANT  
1337 1/2 N ALVARADO ST  
LOS ANGELES CA 90026

141  
OCCUPANT  
1339 N ALVARADO ST  
LOS ANGELES CA 90026

141  
OCCUPANT  
1339 1/2 N ALVARADO ST  
LOS ANGELES CA 90026

142  
OCCUPANT  
1333 N ALVARADO ST  
LOS ANGELES CA 90026

142  
OCCUPANT  
1333 1/2 N ALVARADO ST  
LOS ANGELES CA 90026

142  
OCCUPANT  
1335 N ALVARADO ST  
LOS ANGELES CA 90026

142  
OCCUPANT  
1335 1/2 N ALVARADO ST  
LOS ANGELES CA 90026

143  
OCCUPANT  
1348 ALLESANDRO ST  
LOS ANGELES CA 90026

143  
OCCUPANT  
1348 1/2 ALLESANDRO ST  
LOS ANGELES CA 90026

143  
OCCUPANT  
1350 ALLESANDRO ST  
LOS ANGELES CA 90026

143  
OCCUPANT  
1350 1/2 ALLESANDRO ST  
LOS ANGELES CA 90026

APPLICANT  
SPROUTS FARMERS MARKET  
5455 E. HIGH ST, SUITE 111  
PHOENIX AZ 85054

OWNER  
BOLO CORPORATION  
151 KALMUS DR  
COSTA MESA CA 92626

REPRESENTATIVE  
TERRI DICKERHOFF  
5635 EVENING SKY DR  
SIMI VALLEY CA 93063

1  
DAVID B GOLDBERG  
1522 LIBERTY ST  
LOS ANGELES CA 90026

2  
ANGEL C ABREU  
4930 GLACIER DR  
LOS ANGELES CA 90041

3  
BARRY M & ESTHER M SHAW  
8289 PALOMAR AVE  
YUCCA VALLEY CA 92284

4  
SHIRLEY SJAHOLM  
2310 AVON ST  
LOS ANGELES CA 90026

5  
STEVEN M ARTHUR  
2088 CERRO GORDO ST  
LOS ANGELES CA 90039

6  
ANTONIA SCARPA  
1907 SCOTT AVE  
LOS ANGELES CA 90026

7  
JULIE A CHOI  
2219 VISTA DEL MAR PL  
LOS ANGELES CA 90068

8  
JEANNIE C YEE  
1526 AVION DR  
MONTEREY PARK CA 91754

9  
VERONICA PEREZ  
1904 W LIBERTY CT  
LOS ANGELES CA 90026

10  
DENNIS A LIU  
1906 LIBERTY CT  
LOS ANGELES CA 90026

11  
ASHER RUMACK  
1908 W LIBERTY CT  
LOS ANGELES CA 90026

12  
MATTHEW ELMARAGHI  
1910 LIBERTY CT  
LOS ANGELES CA 90026

13  
XUAN YANG  
1912 W LIBERTY CT  
LOS ANGELES CA 90026

14  
YAN KATS  
1512 LIBERTY ST  
LOS ANGELES CA 90026

15  
KELLY M CURTIS  
945 HILGARD AVE #106  
LOS ANGELES CA 90024

16  
HUNG K & LAURA N LAM  
PO BOX 4035  
KANE OHE HI 96744

17  
DAMON E ELLIS  
15986 THOMPSON RANCH DR  
CANYON COUNTRY CA 91387

18  
ARMYN C & BEATRIZ FRAYJO  
1521 LIBERTY ST  
LOS ANGELES CA 90026

19  
ZHILIAN CHEN  
2002 BERKELEY AVE  
LOS ANGELES CA 90026

20  
DOUGLAS M & MARIA F RODRIGUEZ  
2004 BERKELEY AVE  
LOS ANGELES CA 90026

21  
MARCO & TOMASA ESCALANTE  
2006 BERKELEY AVE  
LOS ANGELES CA 90026

22  
MARIA A ACEVEDO  
2014 BERKELEY AVE  
LOS ANGELES CA 90026

23  
DONALD L ROZELLE  
3129 E AVENUE R12  
PALMDALE CA 93550

24  
HOI C & OI WAH L YU  
1517 LIBERTY ST  
LOS ANGELES CA 90026

25  
UNION REAL PROPERTY GLENDALE  
LLC  
312 W FAIRVIEW AVE  
SAN GABRIEL CA 91776

26  
GILBERT A & TERI F STAYNER  
3908 DIXIE CANYON AVE  
SHERMAN OAKS CA 91423

27  
OWEN REALTY LTD  
PO BOX 6700  
ALTADENA CA 91003

28  
CORTES BALTAZAR P CO TR  
1524 GLENDALE BLVD  
LOS ANGELES CA 90026

29  
KENNETH & ANGELA L SHUE  
1526 GLENDALE BLVD  
LOS ANGELES CA 90026

30  
ENNABE PROPERTIES INC  
11310 VALLEY BLVD  
EL MONTE CA 91731

31  
GAYLE L DUKELOW  
4011 MIDWAY AVE  
CULVER CITY CA 90232

32  
RANDOLPH A GARCIA  
18782 MAPLEWOOD LN  
PORTER RANCH CA 91326

33  
FRANCHISE REALTY INTERSTATE CORP  
PO BOX 307  
GLENORA CA 91740

34  
SAME AS #27

35  
GCS SCHOOL LLC  
1801 CENTURY PARK E #2010  
LOS ANGELES CA 90067

36  
APPLE LLC  
7466 BEVERLY BLVD #104  
LOS ANGELES CA 90036

37  
JEAN VAN PELT SIMON FAMILY LTD  
PTNSHP  
330 W KENNETH RD  
GLENDALE CA 91202

38  
BOLO CORP  
PO BOX 8431  
HARRISBURG PA 17105

39  
CENTENNIAL HOLDINGS LLC  
12439 MAGNOLIA BLVD PMB300  
NORTH HOLLYWOOD CA 91607

40  
CAYETANO & TRINIDAD GUILLEN  
1462 GLENDALE BLVD  
LOS ANGELES CA 90026

41  
CRUZ & MARIA N ACEVEDO  
1928 SCOTT AVE  
LOS ANGELES CA 90026

42  
JAMES MAXTONE GRAHAM  
STORKWINKEL 12 GROUNDFO  
BERLIN GERMANY 10711

43  
GEORGE C FONG  
1419 OAKLEY ST  
ORLANDO FL 32806

44  
DAR PROPERTIES LLC  
PO BOX 50345  
LOS ANGELES CA 90050

45  
BRIAN & JIAN COLLIER  
1444 GLENDALE BLVD  
LOS ANGELES CA 90026

46  
YOUSSEF NOSRATI  
PO BOX 351023  
LOS ANGELES CA 90035

47  
ROSIO CORZA  
15960 FELLOWSHIP ST  
LA PUENTE CA 91744

48  
ANTONIO TKACZUK  
1423 LAKE SHORE AVE  
LOS ANGELES CA 90026

49  
TAN JU CHEN  
19 MINERS TRL  
IRVINE CA 92620

50  
YIN S & GRACE S WONG  
1419 LAKE SHORE AVE  
LOS ANGELES CA 90026

51  
SAME AS #48

52  
MARY Q JAMILOSA  
1411 LAKE SHORE AVE  
LOS ANGELES CA 90026

53  
MICHAEL D WHITAKER  
PO BOX 26224  
LOS ANGELES CA 90026

54  
CYRUS G ETEMAD  
333 GRANT AVE #709  
SAN FRANCISCO CA 94108

55  
SAME AS #48

56  
RUDY FELIZ  
6730 E FLORENCE AVE  
BELL GARDENS CA 90201

57  
SANDRA V BARAJAS  
1433 LAKE SHORE AVE  
LOS ANGELES CA 90026



58  
1437 LAKE SHORE LLC  
1439 LAKE SHORE AVE  
LOS ANGELES CA 90026

59  
DAVID S LI  
1441 LAKE SHORE AVE  
LOS ANGELES CA 90026

60  
ERIC SHEWFELT  
4270 WILSHIRE BLVD  
LOS ANGELES CA 90010

61  
EDUARDO U & ROSA E ULLOA  
1455 LAKE SHORE AVE  
LOS ANGELES CA 90026

62  
DOHENY HOUSING LLC  
8721 SANTA MONICA BLVD #339  
WEST HOLLYWOOD CA 90069

63  
TODD I SUSSMAN  
1900 SCOTT AVE  
LOS ANGELES CA 90026

64  
GUADALUPE D GONZALEZ  
1185 MAGNOLIA AVE E-406  
CORONA CA 92879

65  
EDWARD FOLEY  
1912 SCOTT AVE  
LOS ANGELES CA 90026

66  
TIMOTHY T HENNEBERRY  
4214 HOLLY KNOLL DR  
LOS ANGELES CA 90027

67  
VICTORIA BARRERA  
1827 MONTANA ST  
LOS ANGELES CA 90026

68  
ENRIQUE D & ALICIA AGUIRRE  
1428 LAKE SHORE AVE  
LOS ANGELES CA 90026

69  
CELERINA P MARTE  
1422 LAKE SHORE AVE 1  
LOS ANGELES CA 90026

70  
RUDOLPH V PEREZ  
2344 N HOBART BLVD  
LOS ANGELES CA 90027

71  
OLGA E MORAN  
1414 LAKE SHORE AVE #1  
LOS ANGELES CA 90026

72  
ECHO PARK PROPERTY LLC  
500 JACKSON PL #320  
GLENDALE CA 91206

73  
SQUARE MILE TRADING COMPANY LLC  
9825 PORTOLA DR  
BEVERLY HILLS CA 90210

74  
ROBERT LEE  
412 BAMBOO LN  
LOS ANGELES CA 90012

75  
PROSODOS HOLDINGS III LLC  
3815 LOCKLAND DR #1  
LOS ANGELES CA 90008

76  
TERRA CAPITAL LLC  
701 S SAN GABRIEL BLVD #B  
SAN GABRIEL CA 91776

77  
L A CITY  
1149 S BROADWAY SUITE 610  
LOS ANGELES CA 90015-2213

78  
EFRAIN G ROMERO  
1326 N ALVARADO ST  
LOS ANGELES CA 90026

79  
Y AND Y ALVARADO LLC  
217 E GARVEY AVE  
MONTEREY PARK CA 91755

80  
JOSE & SOCORRO NUNO  
1504 ALLESANDRO ST  
LOS ANGELES CA 90026

81  
LEONARD & STEPHANIE MOON  
5140 JARVIS AVE  
LA CANADA FLINTRI CA 91011

82  
JOHN G TELADO  
1514 ALLESANDRO ST  
LOS ANGELES CA 90026

83  
STEVE OGATA  
1520 ALLESANDRO ST  
LOS ANGELES CA 90026

84  
NATASHA JENKINS  
6232 PAINTER AVE  
WHITTIER CA 90601

85  
JUSTIN SPAGG  
1526 ALLESANDRO ST  
LOS ANGELES CA 90026

86  
JELANI JOHNSON  
1530 ALLESANDRO ST  
LOS ANGELES CA 90026

87  
BLOOMFIELD PROPERTIES  
6420 WILSHIRE BLVD #1500  
LOS ANGELES CA 90048

88  
MARIA SOTO  
2119 SCOTT AVE  
LOS ANGELES CA 90026

89  
ALAN S LU  
915 WESTCHESTER PL  
LOS ANGELES CA 90019

90  
EFRAIN A VELAZQUEZ  
1500 ALLESANDRO ST  
LOS ANGELES CA 90026

91  
JONATHAN LEE  
2129 SCOTT AVE  
LOS ANGELES CA 90026

92  
KIRKBY PROPERTIES  
6420 WILSHIRE BLVD #1500  
LOS ANGELES CA 90048

93  
U S POSTAL SERVICE  
475 L ENFANT PLAZA SW  
WASHINGTON DC 20260

94  
EDITH M WONG  
2424 LYRIC AVE  
LOS ANGELES CA 90027

95  
DENNIS CAFFREY  
1507 ALLESANDRO ST  
LOS ANGELES CA 90026

96  
ALLESANDRO HOMES LLC  
3315 GRIFFITH PARK BLVD #106  
LOS ANGELES CA 90027

97  
NICHOLAS FISHER  
2201 SCOTT AVE  
LOS ANGELES CA 90026

98  
ARMANDO & LILIA HERRERA  
1353 ALLESANDRO ST  
LOS ANGELES CA 90026

99  
BENJAMIN & SOFIA CRUZ  
266 E CERES ST  
RIALTO CA 92376

100  
SANDY MARTIN  
1314 ANGELUS AVE  
LOS ANGELES CA 90026

101  
MARIA R & ROQUE GONZALEZ  
1439 ALLESANDRO ST  
LOS ANGELES CA 90026

102  
GHISLAINE G & ISABELLE S PATTHEY  
1433 ALLESANDRO ST  
LOS ANGELES CA 90026

103  
MARK NORRIS  
1421 ALLESANDRO ST  
LOS ANGELES CA 90026

104  
OFER HALIMI  
6940 PACIFIC VIEW DR  
LOS ANGELES CA 90068

105  
ANNA BOLEK  
1411 ALLESANDRO ST  
LOS ANGELES CA 90026

106  
MICHAEL C MANAHAN  
2145 MONTANA ST  
LOS ANGELES CA 90026

107  
HENRY NGUYEN  
16027 BROOKHURST ST #1725  
FOUNTAIN VALLEY CA 92708

108  
FLAVIO VALADEZ  
2117 MONTANA ST  
LOS ANGELES CA 90026

109  
JUAN M & MA ANTONIA QUIROZ  
1406 ALLESANDRO ST  
LOS ANGELES CA 90026

110  
MICHEL G FLORES  
1414 1/2 N ALLESANDRO ST  
LOS ANGELES CA 90026

111  
JOSE SANCHEZ  
1418 ALLESANDRO ST #ABC  
LOS ANGELES CA 90026

112  
HERBERT H LEE  
7113 E MOONEY DR  
ROSEMEAD CA 91770

113  
BRIAN J MONTANO  
1426 ALLESANDRO ST  
LOS ANGELES CA 90026

114  
MARIA R GONZALEZ  
1432 ALLESANDRO ST  
LOS ANGELES CA 90026

115  
EMMA ROBBINS  
1438 ALLESANDRO ST  
LOS ANGELES CA 90026

116  
ALEXANDER & KYLA EVETTE  
SCHOLZEN  
1440 ALLESANDRO ST  
LOS ANGELES CA 90026

117  
RAUL G ROBLEDO  
1432 ALLESANDRO ST  
LOS ANGELES CA 90026

118  
MARIA MAZIER  
2120 SCOTT AVE  
LOS ANGELES CA 90026

119  
1443 ALVARADO LLC  
PO BOX 48679  
LOS ANGELES CA 90048

120  
NORMA H FERNANDEZ  
14957 HAMLIN ST  
VAN NUYS CA 91411

121  
CESAR P SANCHEZ  
1015 W GLENOAKS BLVD  
GLENDALE CA 91202

122  
MINH H PHAN  
1425 N ALVARADO ST  
LOS ANGELES CA 90026

123  
JARED A CULP  
1421 N ALVARADO ST  
LOS ANGELES CA 90026

124  
SAME AS #121

125  
CHRISTINA ROCHA  
164 WESTERN AVE  
GLENDALE CA 91201

126  
ARIA FAZELIMANESH  
929 E GLENOAKS BLVD  
GLENDALE CA 91207

127  
LEONID & TATYANA LEN  
7543 DEVISTA DR  
LOS ANGELES CA 90046

128  
ARCHIE & MELVIN MABBAYAD  
435 S VIRGIL AVE #324  
LOS ANGELES CA 90020

129  
KELLSCOTT LLC  
1931 S HARVARD BLVD  
LOS ANGELES CA 90018

130  
KRISTEN ZURN  
1416 KELLAM AVE  
LOS ANGELES CA 90026

131  
BENNY & JAN JUAREZ  
1336 ALLESANDRO ST #1  
LOS ANGELES CA 90026

132  
USA ZHONGZHI REALTY INVESTMENTS  
INC  
1252 GRANVILLE AVE #2  
LOS ANGELES CA 90025

133  
SANDRA HERRERA  
5609 MAGNOLIA AVE  
WHITTIER CA 90601

134  
LUIZ A REIS  
2120 MONTANA ST  
LOS ANGELES CA 90026

135  
DANIELLE LEVITT  
1915 N ALVARADO ST  
LOS ANGELES CA 90039

136  
KAREN LE TONGSON  
1352 ALLESANDRO ST  
LOS ANGELES CA 90026

137  
SAME AS #110

138  
MARK KRAM  
1817 LEMOYNE ST  
LOS ANGELES CA 90026

139  
1347 N ALVARADO LLC  
24056 BRIARDALE WAY  
NEWHALL CA 91321

140  
KEVIN D MILLER  
1343 N ALVARADO ST  
LOS ANGELES CA 90026

141  
REYNA E VIDAL  
7840 7TH ST  
DOWNEY CA 90241

142  
TRIPLE PB PROPERTIES LLC  
6380 WILSHIRE BLVD #1610  
LOS ANGELES CA 90048

143  
ALLESANDRO ECHO PARK LLC  
929 W MOUNTAIN ST  
GLENDALE CA 91202

DEPARTMENT OF BUILDING & SAFETY  
MAIL STOP 115  
201 N FIGUEROA ST #1030  
LOS ANGELES CA 90012

DEPARTMENT OF NEIGHBORHOOD  
EMPOWERMENT  
200 N SPRING ST SUITE 2005  
LOS ANGELES CA 90012

CITY OF LA DEPT OF TRANSPORTATION  
100 S MAIN ST  
LOS ANGELES CA 90012

BUREAU OF ENGINEERING  
1149 S BROADWAY SUITE 700  
LOS ANGELES CA 90015-2213

LOS ANGELES UNIFIED SCHOOL  
DISTRICT  
333 S BEAUDRY AVE  
LOS ANGELES CA 90017

CITY ADMINISTRATIVE OFFICER  
MAIL STOP 130  
200 N MAIN ST 15TH FLOOR  
LOS ANGELES CA 90012

ECHO PARK NEIGHBORHOOD COUNCIL  
1226 N ALVARADO ST  
LOS ANGELES CA 90026

COUNCIL DISTRICT 13  
ATTN: HUGO SOTO-MARTINEZ  
200 N SPRING ST, MS 222  
LOS ANGELES CA 90012

GC MAPPING SERVICE INC  
ATTN: GILBERT CASTRO  
3055 W VALLEY BLVD  
ALHAMBRA CA 91803

APPLICANT  
SPROUTS FARMERS MARKET  
5455 E. HIGH ST, SUITE 111  
PHOENIX AZ 85054

OWNER  
BOLO CORPORATION  
151 KALMUS DR  
COSTA MESA CA 92626

REPRESENTATIVE  
TERRI DICKERHOFF  
5635 EVENING SKY DR  
SIMI VALLEY CA 93063

32  
RANDOLPH A GARCIA  
18782 MAPLEWOOD LN  
PORTER RANCH CA 91326

33  
FRANCHISE REALTY INTERSTATE CORP  
PO BOX 307  
GLENDALE CA 91740

37  
JEAN VAN PELT SIMON FAMILY LTD  
PTNSHP  
330 W KENNETH RD  
GLENDALE CA 91202

38  
BOLO CORP  
PO BOX 8431  
HARRISBURG PA 17105

40  
CAYETANO & TRINIDAD GUILLEN  
1462 GLENDALE BLVD  
LOS ANGELES CA 90026

44  
DAR PROPERTIES LLC  
PO BOX 50345  
LOS ANGELES CA 90050

45  
BRIAN & JIAN COLLIER  
1444 GLENDALE BLVD  
LOS ANGELES CA 90026

46  
YOUSEF NOSRATI  
PO BOX 351023  
LOS ANGELES CA 90035

47  
ROSIO CORZA  
15960 FELLOWSHIP ST  
LA PUENTE CA 91744

48  
ANTONIO TKACZUK  
1423 LAKE SHORE AVE  
LOS ANGELES CA 90026

92  
KIRKBY PROPERTIES  
6420 WILSHIRE BLVD #1500  
LOS ANGELES CA 90048

119  
1443 ALVARADO LLC  
PO BOX 48679  
LOS ANGELES CA 90048

120  
NORMA H FERNANDEZ  
14957 HAMLIN ST  
VAN NUYS CA 91411

121  
CESAR P SANCHEZ  
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DEPARTMENT OF BUILDING & SAFETY  
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LOS ANGELES CA 90012

GC MAPPING SERVICE INC  
ATTN: GILBERT CASTRO  
3055 W VALLEY BLVD  
ALHAMBRA CA 91803



# PENALTY OF PERJURY STATEMENT

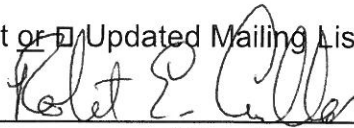
I hereby certify that to the best of my knowledge the attached adjacent ownership map or radius map correctly depicts the required data obtained from the records of the City Engineer, City Clerk, and/or the Los Angeles City Planning and, where appropriate, the State Division of Highways.

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 current owner addresses on the City Engineer's land records as of the following date of preparation: 01/12/24. 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

ROBERT E. CUELLAR

(Print or type)



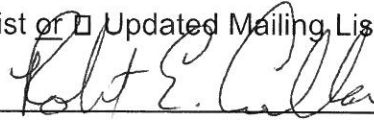
(Signature)

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: 01/12/24.

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

ROBERT E. CUELLAR

(Print or type)



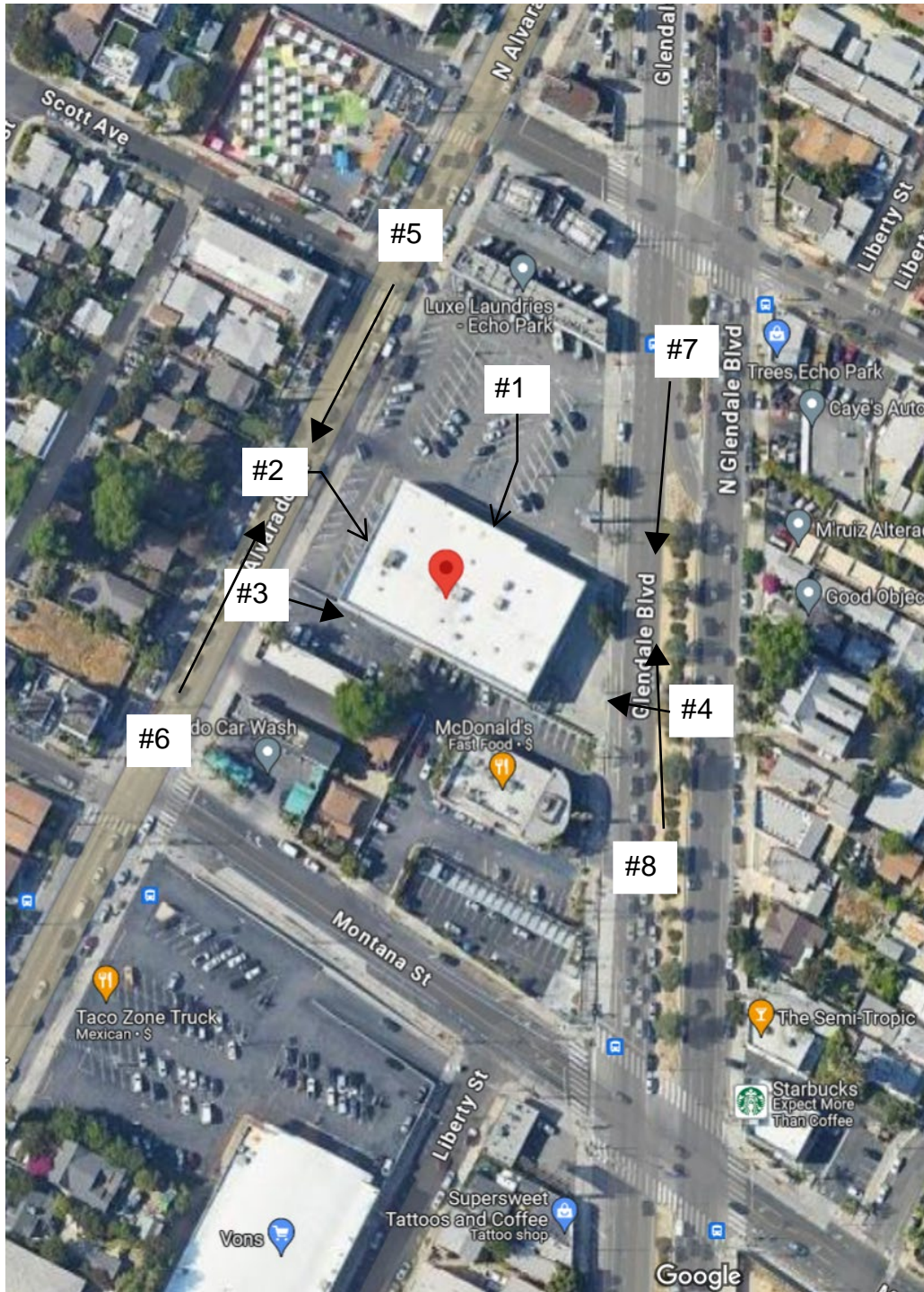
(Signature)

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 Los Angeles 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

- \* (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



## PHOTO INDEX





1. Front (north) Elevation for Proposed Sprouts Farmers Market

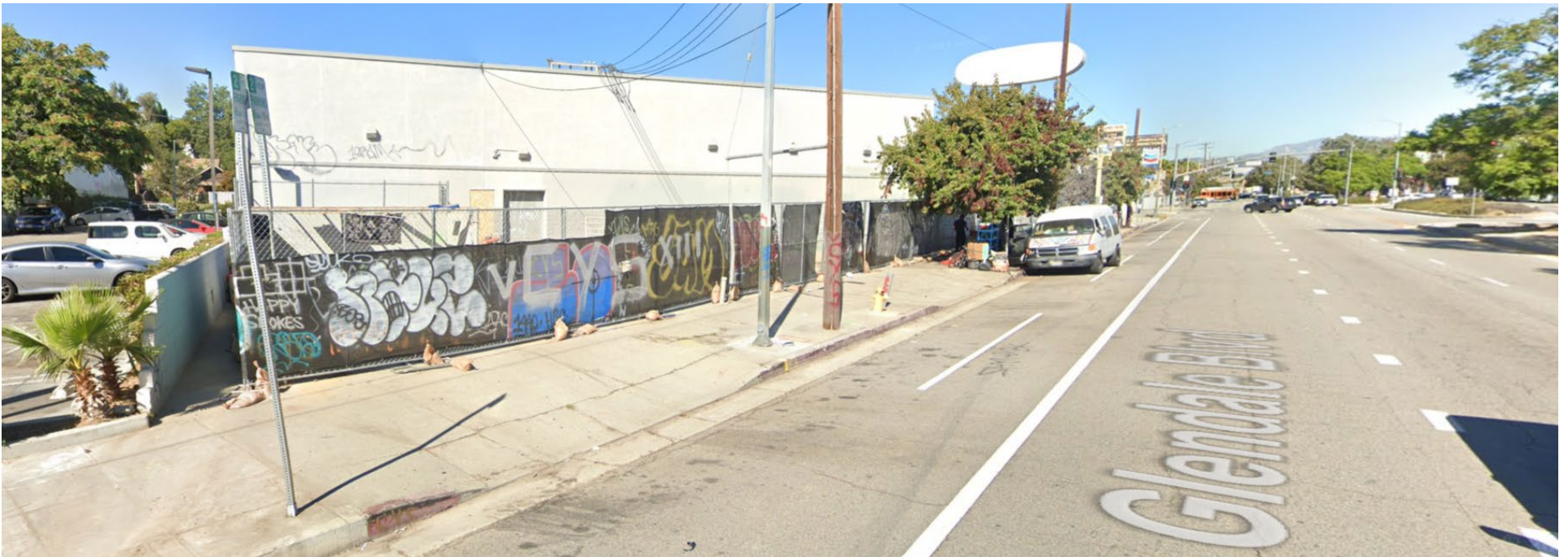


2. West Elevation and Parking Lot for Proposed Sprouts Farmers Market





3. South Elevation and Parking for Proposed Sprouts Farmers Market



4. East Elevation for Proposed Sprouts Farmers Market





5. Looking South on Alvarado Street



6. Looking North on Alvarado Street





7. Looking South on Glendale Boulevard



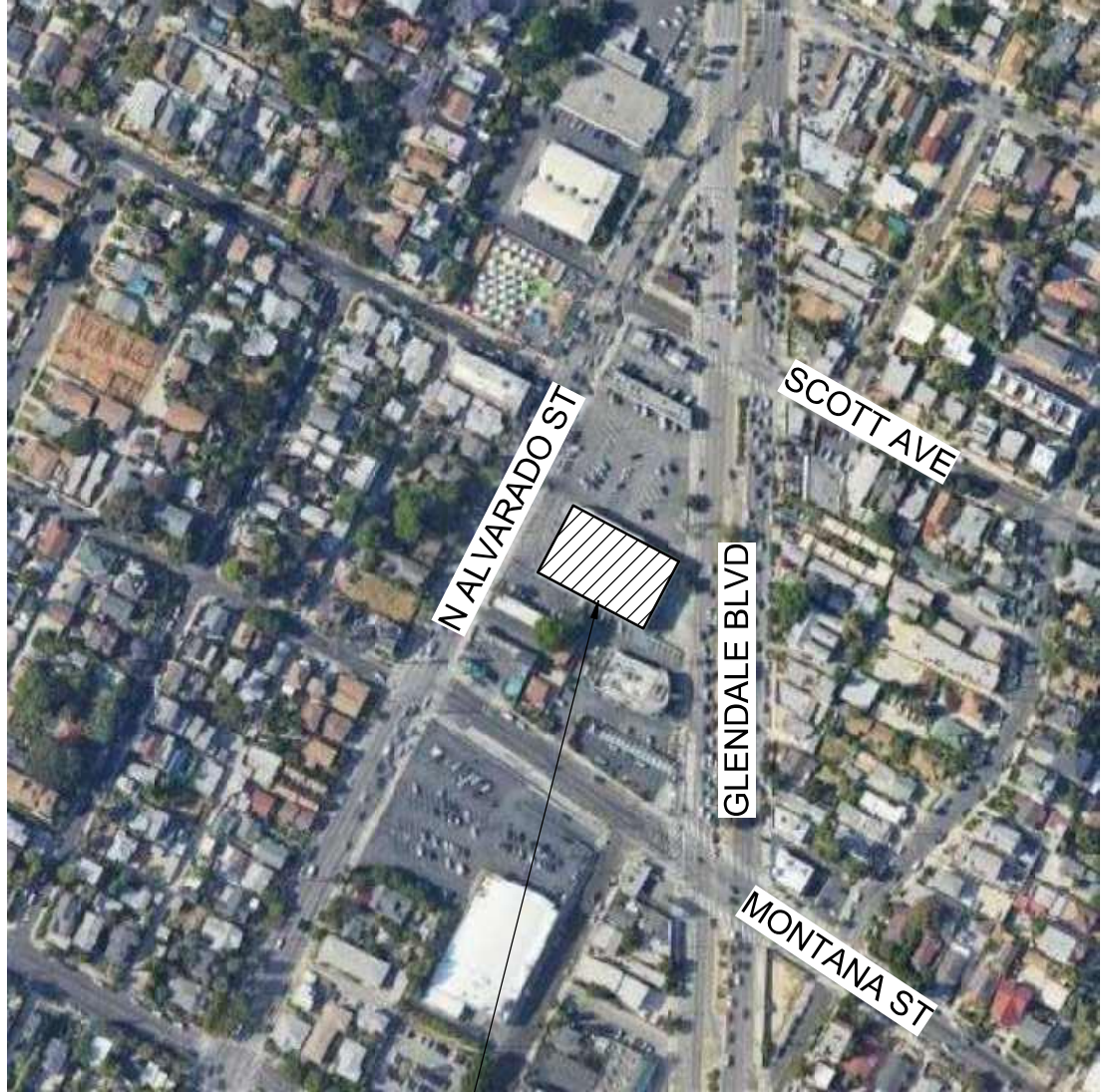
8. Looking North on Glendale Boulevard



# SPROUTS FARMERS MARKET

0486  
1433 GLENDALE BLVD  
LOS ANGELES, CA 90026

## VICINITY MAP



PROJECT SITE



## PROJECT SUMMARY

- TENANT IMPROVEMENT IN EXISTING RETAIL SPACE
- NEW INTERIOR SLAB ON GRADE
- NEW WALK-IN COOLER AND FREEZER BOXES
- NEW INTERIOR PARTITIONS AND FINISHES
- NEW EXTERIOR AND INTERIOR DOORS AND FRAMES
- NEW FURNITURE, FIXTURES, AND EQUIPMENT
- EXTERIOR FACADE IMPROVEMENTS
- ADDITION OF ENTRANCE TOWER
- NEW AUTOMATIC SLIDING ENTRANCE DOOR
- REPLACEMENT OF EXTERIOR LOADING RAMP
- NEW DOCK EQUIPMENT
- NEW SECTIONAL OVERHEAD DOORS
- NEW ENCLOSED SUSTAINABILITY AREA
- ADJUSTMENT OF PARKING LOT GRADES FOR ACCESSIBILITY
- PARKING LOT RESTRIPIING
- PARKING LOT LIGHTING IMPROVEMENTS

## BUILDING SUMMARY

PRIMARY OCCUPANCY GROUP (MIXED OCCUPANCY)	
M	RETAIL SALES
F1	FOOD PREP AREAS
S1	STORAGE
ACCESSORY OCCUPANCY GROUP (MIXED OCCUPANCY)	
A2	BREAKROOM
B	OFFICES
ZONING	
NUMBER	C2
ASSESSOR PARCEL NUMBER	
NUMBER	5419-019-025
LOT AREA	
	1.47 ACRES
BUILDABLE AREA	
TOTAL ALLOWABLE AREA	(MIS-1, VB) = 36,000 SQFT
ALLOWABLE HEIGHT	ONE STORY
TOTAL BUILDING AREA	20,384 < 36,000
FAR	0.318

LEGAL DESCRIPTION: PACIFIC ELECTRIC TRACT NO. 1, Lots 8-16

## ENTITLEMENT REQUEST

CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF BEER AND WINE  
(TYPE 20 LICENSE)

## CITY / UTILITY CONTACTS

### BUILDING DEPARTMENT

#### CITY OF LOS ANGELES

201 N. FIGUEROA ST. 3RD FLOOR COUNTER  
LOS ANGELES, CA 90012  
PHONE: (213) 473-3231

### FIRE DEPARTEMENT

#### CITY OF LOS ANGELES

201 N. FIGUEROA ST. SUITE 300  
LOS ANGELES, CA 90012  
PHONE: (213) 482-6900

### HEALTH DEPARTEMENT

#### COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH

3530 WILSHIRE BLVD  
LOS ANGELES, CA 90010  
PHONE: (213) 351-7352

### INDUSTRIAL WASTE

#### COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

900 S. FREMONT AVE. ANNEX BUILDING, 3RD FLOOR  
ALHAMBRA, CA 91803  
PHONE: (626) 458-3517

### PLANNING AND ZONING

#### CITY OF LOS ANGELES

201 N. FIGUEROA ST. 4TH FLOOR  
LOS ANGELES, CA 90012  
PHONE: (213) 482-7077

## PROJECT CONTACTS

### OWNER

#### REMER RADCLIFF CORP.

5001 BIRCH STREET  
NEWPORT BEACH, CA 92660  
PHONE: (949) 756-5656  
ATTENTION: ROB REMER

### TENANT

#### SPROUTS FARMERS MARKET

5455 EAST HIGH STREET, SUITE 111  
PHOENIX, AZ 85054  
PHONE: (480) 814-8016  
ATTENTION: KATELYN PAQUETTE

## DRAWING INDEX

NUMBER	NAME
T001	TITLE SHEET
A010	ARCHITECTURAL SITE LAYOUT
A100	FIXTURE PLAN

CLIENT

## SPROUTS FARMERS MARKET

5455 E. HIGH ST., SUITE 111  
PHOENIX, AZ 85054  
P: 480-814-8016 F: 480-814-8017

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### ARCHITECT OF RECORD



MARIAH B. MEYER  
8131 METCALF AVENUE  
SUITE 300  
OVERLAND PARK, KS 66204  
WWW.BRRWORKS.COM  
TEL: 913-262-6900  
FAX: 913-262-6044

### ISSUES AND REVISIONS

NUMBER	DATE	DESCRIPTION

### CONSULTANT

### PROFESSIONAL SEAL



7/26/2 23

SPROUTS FARMERS MARKET  
0486

1433 GLENDALE BLVD  
LOS ANGELES, CA 90026

TITLE SHEET

DATE: 07/24/23

DRAWN BY: KN

CHECKED BY: JPS

BUILD TYPE: ETI

STORE VERSION: V6.2.5

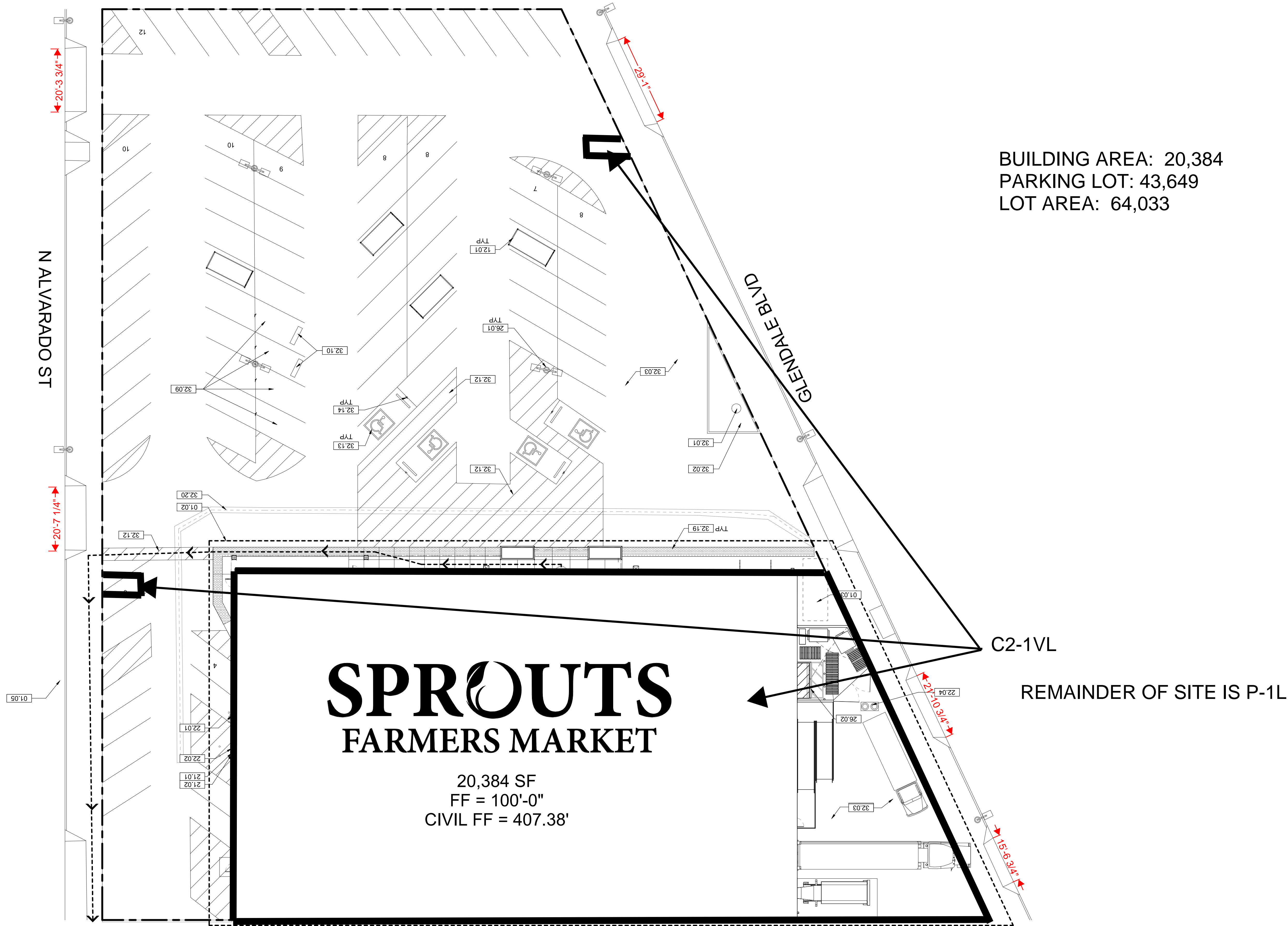
PROJECT NUMBER: 62931062

SHEET NUMBER

T001

T001 TITLE SHEET - 0486





PARKING SCHEDULE

TYPE	COUNT
PARKING SPACE - ADA: 9' X 18' (5' AISLE)	4
PARKING SPACE - STANDARD: 9' X 18' - 30 DEG	78
TOTAL	82
PARKING COUNTS (PROVIDED BY CIVIL)	

KEYNOTES

- 01.02 LIMITS OF CONSTRUCTION
- 01.03 PROPOSED LOCATION FOR BACKUP GENERATOR, ACTUAL LOCATION AND SIZE TO BE DETERMINED BY SITE SPECIFIC AND JURISDICTIONAL REQUIREMENTS
- 01.05 ACCESSIBLE ROUTE TO PUBLIC RIGHT OF WAY PER CIVIL
- 12.01 CART CORRAL/CART STORAGE, LOCATION PER SPROUTS CPMILEASE EXHIBIT
- 21.01 FIRE DEPARTMENT CONNECTION, VERIFY FINAL LOCATION WITH FIRE MARSHAL
- 21.02 FIRE SERVICE ENTRANCE, VERIFY LOCATION IN FIELD
- 22.01 GAS METER, PAINT AS SHOWN OR AS REQUIRED BY AHJ, LABEL PER AHJ REQUIREMENTS
- 22.02 WATER SERVICE ENTRANCE, VERIFY LOCATION IN FIELD
- 22.04 GREASE INTERCEPTOR, COVER SLAB BY OTHERS
- 26.01 EXISTING SITE LIGHTING POLE
- 26.02 ELECTRICAL SERVICE ENTRANCE WITH DISCONNECT, COORDINATE SERVICE FROM TRANSFORMER/UTILITY COMPANY
- 32.01 SITE SIGN BY OTHERS
- 32.02 LANDSCAPING BY OTHERS, NIC
- 32.03 PAVING, REF CIVIL
- 32.09 BOPIS PARKING SPOT, 2 PICKUP AND 2 DELIVERY, FOR BOPIS SIGNAGE REF 17/A012
- 32.10 BOPIS PICKUP PAVEMENT MARKING, REF SPECIFICATION SECTION 321723
- 32.12 CROSSWALK PER CIVIL, 4" PAINTED DIAGONAL STRIPING AT 24" OC, COLOR: TRAFFIC WHITE
- 32.13 ACCESSIBLE PARKING STALL PAVEMENT SYMBOL, REF CIVIL
- 32.14 ACCESSIBLE PARKING SIGN, REF CIVIL
- 32.19 36" WIDE TRUNCATED DOME PANELS, INSTALL AT ALL AREAS WHERE A WALK CROSSES OR ADJOINS AT GRADE A VEHICULAR WAY, REF SPEC SECTION 321726
- 32.20 EXISTING SWALE, REF CIVIL FOR MODIFICATIONS

SHEET INCLUDED FOR INFORMATION ONLY

NOTE: THIS SHEET IS A COPY OF THE AVAILABLE CIVIL SITE PLAN FOR THE PROJECT. THIS SHEET IS PROVIDED FOR ADDITIONAL INFORMATION ON THE ASSUMED CONDITIONS OF THE PROJECT SITE. THE ARCHITECT OF RECORD HAS NOT MADE MODIFICATIONS TO THE SHEET OR INFORMATION BEYOND THE AREA OF PROPOSED WORK AND CANNOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE CONDITIONS ILLUSTRATED. PLEASE SEE CIVIL DRAWINGS UNDER SAME PERMIT NUMBER.

CLIENT

SPROUTS  
FARMERS MARKET

5455 E. HIGH ST., SUITE 111  
PHOENIX, AZ 85054  
P: 480-814-8016 F: 480-814-8017

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ARCHITECT OF RECORD

MARAH B. MEYER  
8131 METCALF AVENUE  
SUITE 100  
OVERLAND PARK, KS 66204  
WWW.BRRARCH.COM  
TEL: 913-262-8695  
FAX: 913-262-8644

ISSUES AND REVISIONS

NUMBER	DATE	DESCRIPTION

CONSULTANT

PROFESSIONAL SEAL

FOR  
REFERENCE  
ONLY

STORE INFORMATION

SPROUTS FARMERS MARKET

0486

1433 GLENDALE BLVD  
LOS ANGELES, CA 90026

SHEET NAME

ARCHITECTURAL SITE LAYOUT

DATE:

07/24/23

DRAWN BY:

KN

CHECKED BY:

JPS

BUILD TYPE:

ETI

STORE VERSION:

V6.2.5

PROJECT NUMBER:

62931062

SHEET NUMBER

A010



