

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 Camps 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 Address¹: 1427-1455 N. Glendale Blvd, 1420-1444 N Alvarado St. Unit/Space Number: _____

Legal Description² (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

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

² 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:

- Site is undeveloped or unimproved (i.e., vacant)
- Site has existing buildings (provide copies of building permits)
- 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)
- Site is located within 500 feet of a freeway or railroad
- Site is located within 500 feet of a sensitive use (e.g., school, park)
- Site has special designation (e.g., National Historic Register, Survey LA)

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

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

HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing 0 - Demolish(ed)³ _____ + Adding _____ = Total _____

Number of Affordable Units⁴: 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

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

⁴ 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

Applicant⁵ 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

⁵ 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 Information⁶

(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.

⁶ 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. Sturbin Date: 1-9-24

Print Name: NICK A STURBIN

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 9th 2024 before me, Isel 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.

Isel 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:  _____
Print Name: Brandon Lombardi

Date: 1/3/2024

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

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

CONDITONAL 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

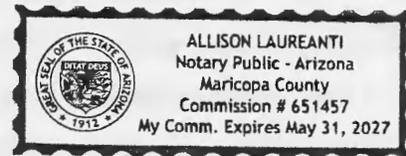
*The information listed above will be used for billing purposes.
Please do not use a P.O. Box as the address.

Representative: _____
Contact: _____
Address: _____
Telephone No.: _____

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:



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 & 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
(*) - 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

Assessor Information

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]

Additional Information

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):

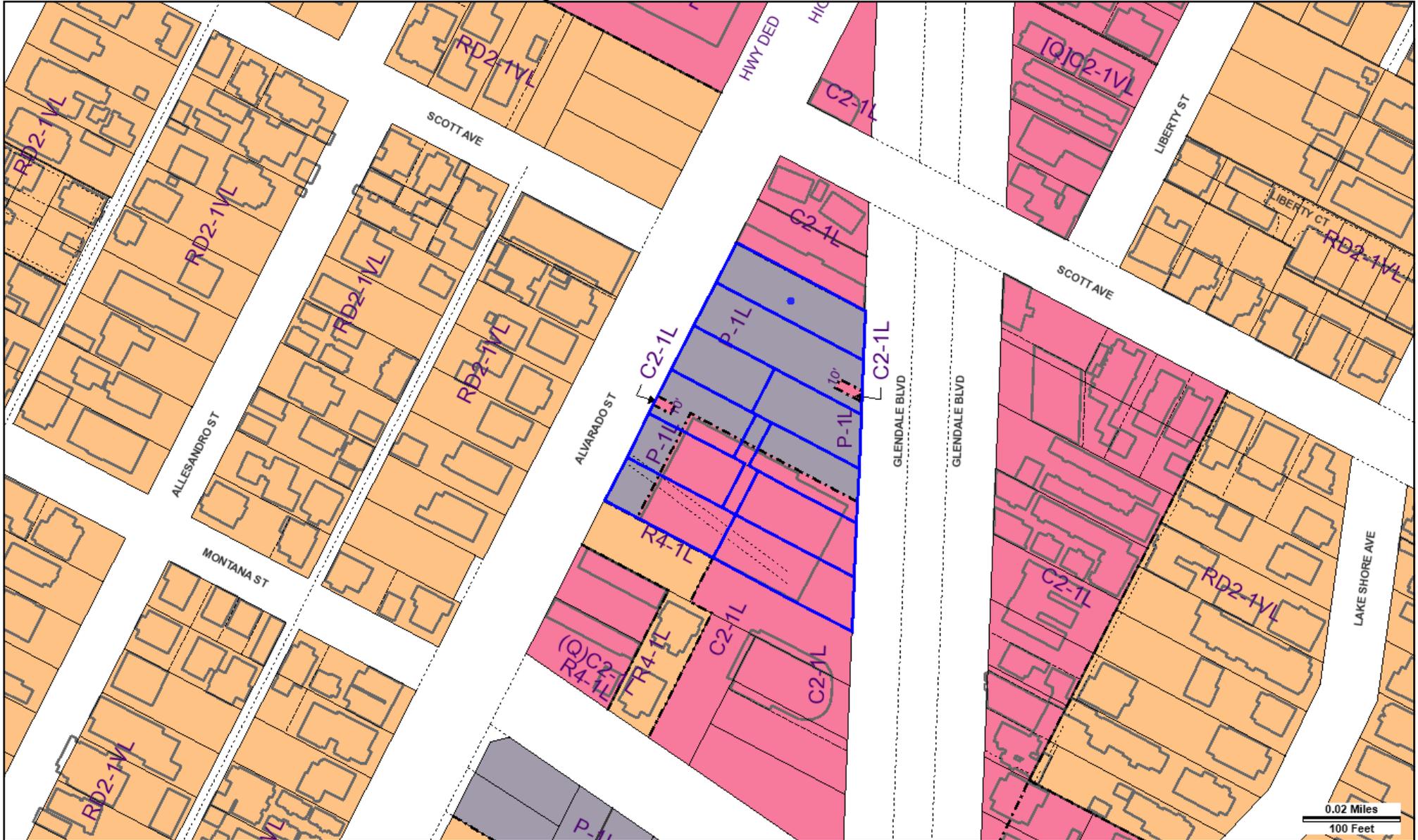
Case Number: CPC-1986-255
Required Action(s): Data Not Available
Project Descriptions(s): CONTINUATION OF CPC-86-255. SEE GENERAL COMMENTS FOR CONTINUATION.

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

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)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e 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)
HW 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	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P 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	RPD 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
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO 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)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E 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	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF 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	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 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 3
 Tier 2	 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	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot Split	 Fault Zone	 Very High Fire Hazard Severity Zone
 Community Driveway	 Fire District No. 1	 Wells - Active
 Building Outlines 2020	 Tract Map	 Wells - Inactive
 Building Outlines 2017	 Parcel Map	



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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



- LEGEND:
- ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
 - ON-SITE CONSUMPTION OF BEER AND OR WINE
 - OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
 - OFF-SITE CONSUMPTION OF BEER AND OR WINE

LEGAL: LOTS 8 TO 16, PACIFIC ELECTRIC TRACT NO. 1, M.B. 9-52.

CONDITIONAL USE - ALCOHOL

C.D. 13
 C.T. 1956.00
 P.A. SILVER LAKE-
 ECHO PARK-
 ELYSIAN VALLEY

GC MAPPING SERVICE, INC.
 3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080 FAX (626) 441-8850
 GCMAPPING@RADIUSMAPS.COM

SITE ADDRESS:
 1433 GLENDALE BLVD.

1.47 NET AC.

CASE NO.
 DATE: 01-12-2024
 SCALE: 1" = 100'
 USES FIELD
 D.M. 141 A 209
 T.B. PAGE: 594 GRID: E-7

2
OCCUPANT
1927 SCOTT AVE
LOS ANGELES CA 90026

2
OCCUPANT
1929 SCOTT AVE
LOS ANGELES CA 90026

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OCCUPANT
1931 SCOTT AVE
LOS ANGELES CA 90026

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OCCUPANT
1933 SCOTT AVE
LOS ANGELES CA 90026

3
OCCUPANT
1923 SCOTT AVE
LOS ANGELES CA 90026

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1925 SCOTT AVE
LOS ANGELES CA 90026

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1919 SCOTT AVE
LOS ANGELES CA 90026

4
OCCUPANT
1921 SCOTT AVE
LOS ANGELES CA 90026

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OCCUPANT
1911 SCOTT AVE
LOS ANGELES CA 90026

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OCCUPANT
1913 SCOTT AVE
LOS ANGELES CA 90026

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1905 SCOTT AVE
LOS ANGELES CA 90026

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1905 1/2 SCOTT AVE
LOS ANGELES CA 90026

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1901 SCOTT AVE
LOS ANGELES CA 90026

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1503 LAKE SHORE AVE
LOS ANGELES CA 90026

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15
OCCUPANT
1510 LIBERTY ST
LOS ANGELES CA 90026

16
OCCUPANT
1507 GLENDALE BLVD
LOS ANGELES CA 90026

17
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1529 LIBERTY ST #1
LOS ANGELES CA 90026

17
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1529 LIBERTY ST #2
LOS ANGELES CA 90026

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LOS ANGELES CA 90026

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1529 LIBERTY ST #4
LOS ANGELES CA 90026

18
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1523 LIBERTY ST
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19
OCCUPANT
2000 BERKELEY AVE
LOS ANGELES CA 90026

21
OCCUPANT
2006 1/2 BERKELEY AVE
LOS ANGELES CA 90026

22
OCCUPANT
2012 BERKELEY AVE
LOS ANGELES CA 90026

24
OCCUPANT
1519 LIBERTY ST
LOS ANGELES CA 90026

24
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1518 GLENDALE BLVD
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1512 GLENDALE BLVD
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1512 1/4 GLENDALE BLVD
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1512 1/2 GLENDALE BLVD
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1506 GLENDALE BLVD
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2001 SCOTT AVE
LOS ANGELES CA 90026

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2003 SCOTT AVE
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2005 SCOTT AVE
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1501 LIBERTY ST
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28
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2019 MONTANA ST
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1448 N ALVARADO ST
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1926 SCOTT AVE
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1920 SCOTT AVE
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1916 SCOTT AVE
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1918 SCOTT AVE
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1504 1/2 ALLESANDRO ST
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81
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2131 SCOTT AVE
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2203 SCOTT AVE
LOS ANGELES CA 90026

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2210 SCOTT AVE
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1445 ALLESANDRO ST
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OCCUPANT
2143 MONTANA ST
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2145 MONTANA ST
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106
OCCUPANT
2147 MONTANA ST
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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 GROUND FLO
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
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

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 ROBLEDOR
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
GLENDDORA 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
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

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
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

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

PENALTY OF PERJURY STATEMENT

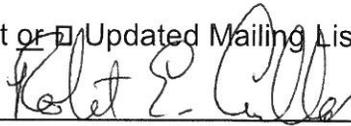
I hereby certify that to the best of my knowledge the attached adjacent ownership map or radius map correctly depicts the required data obtained from the records of the City Engineer, City Clerk, and/or the Los Angeles City Planning and, where appropriate, the State Division of Highways.

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)



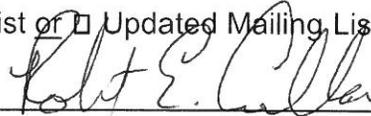
(Signature)

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

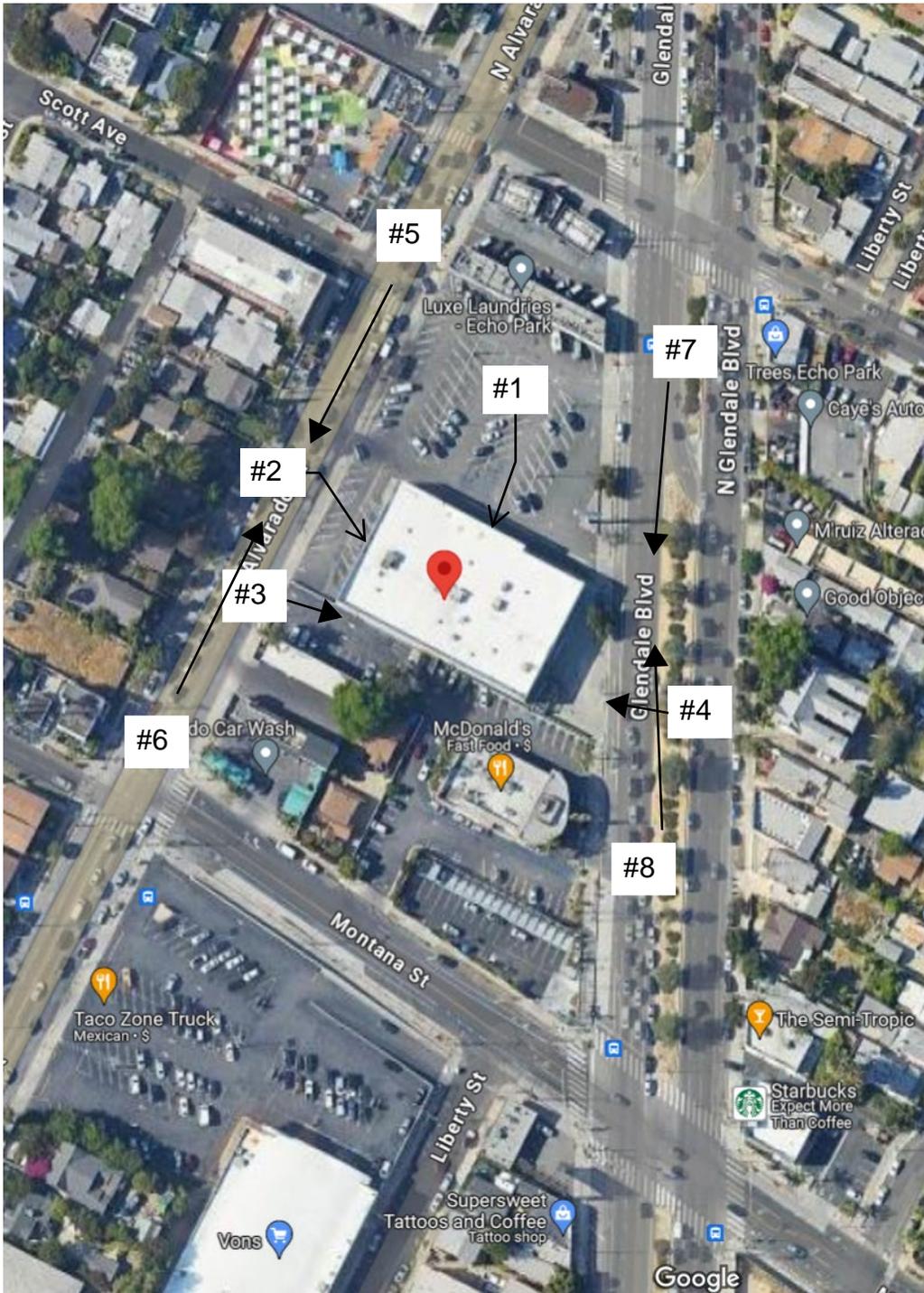


PHOTO INDEX



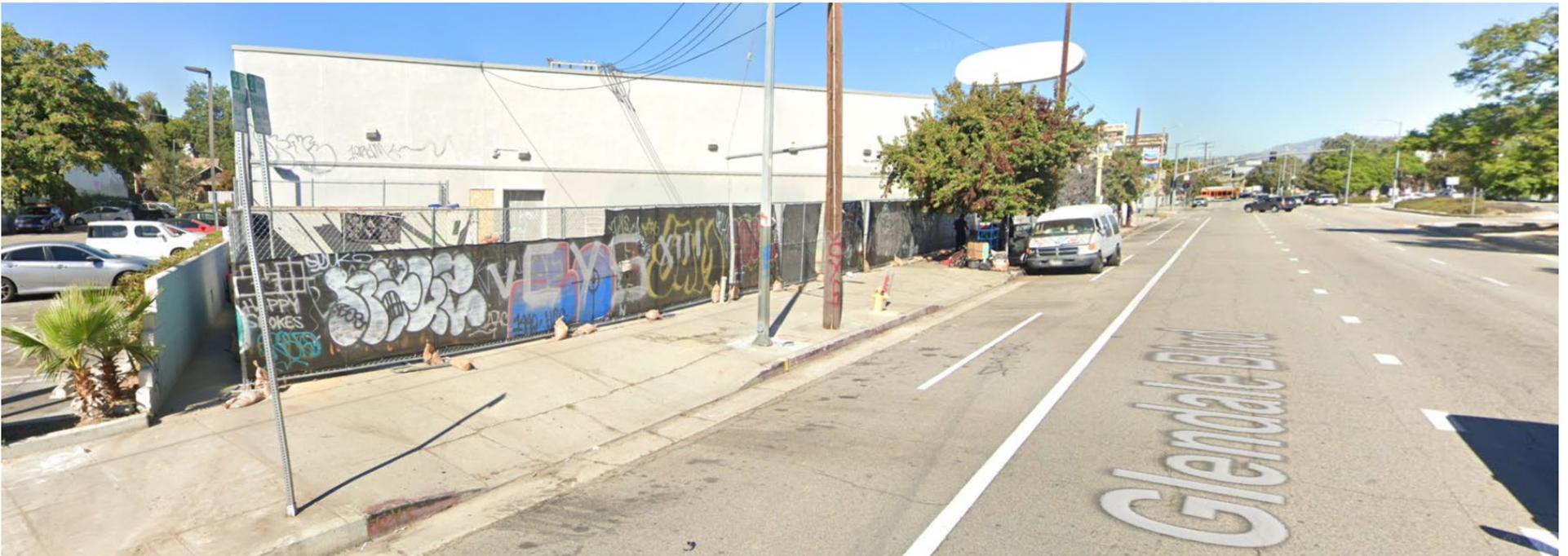
1. Front (north) Elevation for Proposed Sprouts Farmers Market



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

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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THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE. CONTINGENT UPON THE DATE AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER DATE. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF A PROPERLY LICENSED ARCHITECT AND ENGINEER. REPRODUCTION OF THIS DRAWING FOR USE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

ARCHITECT OF RECORD



MARIAH B. MEYER
8131 METCALF AVENUE
SUITE 200
OVERLAND PARK, KS 66204
WWW.BRRARCH.COM
TEL: 913-262-8695
FAX: 913-262-8644

ISSUES AND REVISIONS

NUMBER	DATE	DESCRIPTION

CONSULTANT

PROFESSIONAL SEAL



7/26/23

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 FAÇADE 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 RESTRIPPING
- 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) 756-6656
ATTENTION: ROB REMER

TENANT
SPROUTS FARMERS MARKET

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

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: ET

STORE VERSION: V6.2.5

PROJECT NUMBER: 62931062

SHEET NUMBER

T001

T001 TITLE SHEET - 0486

CONTRACT NOTICE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE. CONTINGENT UPON THE DATE AND IT IS NOT SUITABLE FOR USE ON ANOTHER PROJECT. REVISIONS TO THIS DRAWING FOR REFERENCE OR CHANGE OF PROPERTY, LICENSED ARCHITECTS AND ENGINEERS, APPROVAL OF THIS DRAWING OR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONSIDERED TO BE A VIOLATION OF THE LAW.

ARCHITECT OF RECORD



BRR ARCHITECTURE INC.
831 METCAL AVENUE
SUITE 100
OVERLAND PARK, KS 66204
WWW.BRRARCHITECT.COM
TEL: 913-265-8800
FAX: 913-265-8844

ISSUES AND REVISIONS

NUMBER	DATE	DESCRIPTION
1	07/24/23	REVISED PROJECT DATA TO REFLECT UPDATED DIMENSION PRECISION LEVEL.
2	07/24/23	REVISED EQUIPMENT TAG SHAPE.
3	07/24/23	REVISED J-BOX DESCRIPTION.
4	07/24/23	REVISED EQUIPMENT LIST DESCRIPTIONS.
5	07/24/23	REMOVED OFF PLAN TAGS AND REPLACED WITH EQUIPMENT NOT SHOWN ON PLAN SCHEDULE. INCLUDED NEW EQUIPMENT IN SCHEDULE.
6	07/24/23	REMOVED COOLER/FREEZER TAGS FROM EQUIPMENT LIST. REPLACED WITH COOLER/FREEZER SCHEDULE.
7	07/24/23	UPDATED #02B, #029W, #03A, #03B, #04TA, #04TB, #105A, #105B, #20A, #30A, #30B, #33A, #33B, #33C, #33D, #33E, #33F, #33G, #33H, #33I, #33J, #33K, #33L, #33M, #33N, #33O, #33P, #33Q, #33R, #33S, #33T, #33U, #33V, #33W, #33X, #33Y, #33Z TO HAVE A 3" AIR GAP.
8	07/24/23	REVISED EXTENTS OF MEZZANINE.
9	07/24/23	ADDED GREASE INTERCEPTOR.
10	07/24/23	ADDED (D) 33EA TO BOTH HALLWAY.
11	07/24/23	REVISED LOCATION OF ROOF LADDER ACCESS.
12	07/24/23	REMOVED TRENCH DRAIN AT LOADING DOCK.
13	07/24/23	REVISED DIMENSIONS IN BAKERY/DELI PREP TO ALLOW FOR COLUMN REINFORCING.
14	07/24/23	UPDATED FIRE RISER TO MATCH EXISTING.
15	07/24/23	REVISED LOCATION OF #108 AND #103A.
16	07/24/23	REMOVED 117P FROM PLAN AND EQUIPMENT LIST.
17	07/24/23	ADDED STRUCTURAL COLUMNS IN BAKERY/DELI PREP WALL.
18	07/24/23	REVISED STEEL IN DAIRY COOLER SHIFTS FIXTURES AND OPENING ACCORDINGLY.
19	07/24/23	RELOCATE CLICK AND COLLECT DOOR. SHIFTS FIXTURES ACCORDINGLY.
20	07/24/23	ADDED STRUCTURAL COLUMNS IN VESTIBULE AND INCREASE WALL THICKNESS TO 6". REMOVE (D) #102A. SHIFTS FIXTURES AND UPDATE PROJECT DATA ACCORDINGLY.
21	07/24/23	REVISED #00 LOCATION TO ABOVE MEAT PREP COOLER. REMOVED STRUCTURAL STEEL FROM GROCERY FREEZER.
22	07/24/23	REVISED OVERALL RAMP DIMENSIONS.

CONSULTANT

NUMBER	DATE	DESCRIPTION
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PROFESSIONAL SEAL

FOR REFERENCE ONLY

PROJECT DATA

OVERALL	VL2.5 PROTO	ACTUAL
GROSS BLDG SF	23,266 SF	20,384 SF
NET BLDG SF (INSIDE FACE OF CMU)	22,834 SF	19,907 SF
SALES SF	15,626 SF	12,278 SF
NON-SALES SF	7,408 SF	7,329 SF

COOLER/FREEZER	VL2.5 PROTO	ACTUAL
CLICK & COLLECT	208 SF	180 SF
MEAT PREP COOLER	431 SF	236 SF
MEAT/DELI COOLER	422 SF	422 SF
PRODUCE COOLER	295 SF	274 SF
PRODUCE/BULK PREP COOLER	340 SF	270 SF
GROCERY FREEZER	480 SF	353 SF
DAIRY COOLER	326 SF	326 SF

DEPARTMENT	VL2.5 PROTO	ACTUAL
BAKERY	7 TABLES	7 TABLES
BAKERY SHELVING	20 LF	20 LF
TOTAL LF	20 LF	20 LF

BEER / WINE	VL2.5 PROTO	ACTUAL
WINE SHELVING	28 LF	36 LF
COLD WINE	5 LF	5 LF
COLD BEER	16 LF	12 LF
TOTAL LF	49 LF	53 LF

BULK	VL2.5 PROTO	ACTUAL
BULK BINS	250 BINS 60 LF	148 BINS 60 LF
COFFEE BINS	48 BINS 16 LF	33 BINS 12 LF
PACKAGE BULK SHELVING	24 LF	12 LF
PACKAGE BULK COFFEE	24 LF	12 LF

DAIRY	VL2.5 PROTO	ACTUAL
MULTIDEX CASE REAR FLIP (XX DOORS)	28 LF (14 DRS)	24 LF (12 DRS)
MULTIDEX CASE FRONT FLIP (XX DOORS)	32 LF (16 DRS)	32 LF (16 DRS)
END CAP COOLER	5 LF	5 LF
COLD BEVERAGES	16 LF	16 LF
TOTAL LF	81 LF	77 LF

DELI	VL2.5 PROTO	ACTUAL
CHICKEN WARMER	3 TIER	3 TIER
SERVICE CASE "DELI MEATS & CHEESE"	8 LF	8 LF
SELF SERVICE DELI CASE HIGH	60 LF	48 LF
CHEESE ISLAND CASE	24 LF	24 LF
TOTAL LF	92 LF	80 LF

FROZEN FOOD	VL2.5 PROTO	ACTUAL
REACH IN DOOR CASES	27 DRS	28 DRS
BUNKER	28 LF	0 LF
TOTAL LF	27 DRS	28 DRS

GROCERY	VL2.5 PROTO	ACTUAL
GROCERY SHELVING	364 LF	324 LF
GROCERY SHELVING END CAP	36 LF	24 LF
INNOVATION SET SHELVING	30 LF	30 LF
TOTAL LF	430 LF	378 LF

MEAT	VL2.5 PROTO	ACTUAL
SERVICE MEAT CASE	8 LF	8 LF
FROZEN MEAT	7 DRS	7 DRS
PLANT BASED FROZEN FOOD	16 LF	12 LF
SELF SERVICE MEAT CASE	28 LF	24 LF
MEAT BUNKER	28 BUNKER	28 BUNKER
TOTAL LF	80 LF + 7 DRS	72 LF + 7 DRS

PRODUCE	VL2.5 PROTO	ACTUAL
PRODUCE TABLES	4 TABLES	4 TABLES
FIELD BINS	29 BINS	20 BINS
BERRY BINS	5 BINS	5 BINS
PRODUCE MULTI DECK W/ET	32 LF	28 LF
PRODUCE MULTI DECK PACKAGED	28 LF	28 LF
TOTAL LF	60 LF	56 LF

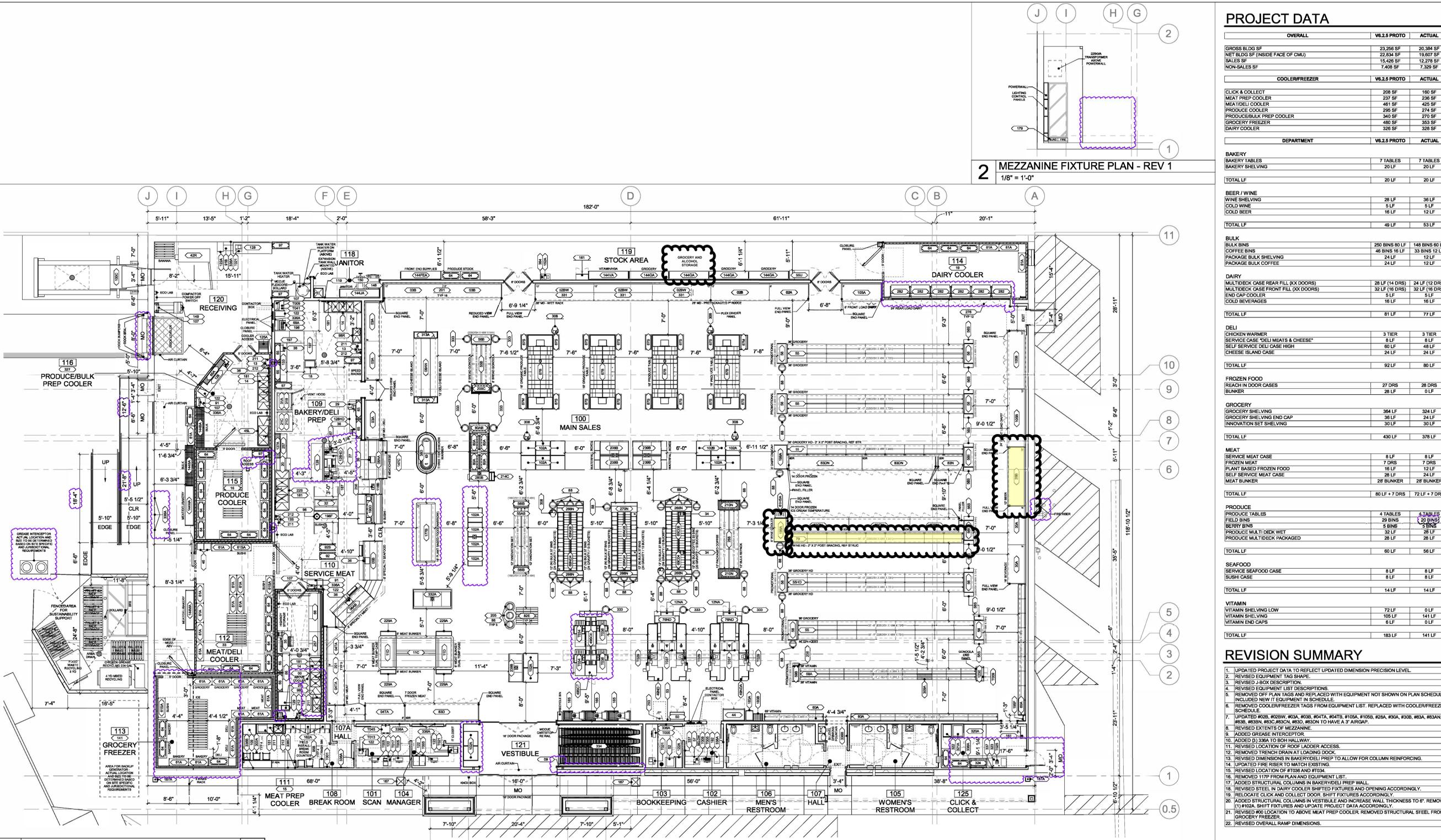
SEAFOOD	VL2.5 PROTO	ACTUAL
SERVICE SEAFOOD CASE	8 LF	8 LF
SUSHI CASE	8 LF	8 LF
TOTAL LF	14 LF	14 LF

VITAMIN	VL2.5 PROTO	ACTUAL
VITAMIN SHELVING LOW	72 LF	0 LF
VITAMIN SHELVING	105 LF	141 LF
VITAMIN END CAPS	6 LF	0 LF
TOTAL LF	183 LF	141 LF

REVISION SUMMARY

- UPDATED PROJECT DATA TO REFLECT UPDATED DIMENSION PRECISION LEVEL.
- REVISED EQUIPMENT TAG SHAPE.
- REVISED J-BOX DESCRIPTION.
- REVISED EQUIPMENT LIST DESCRIPTIONS.
- REMOVED OFF PLAN TAGS AND REPLACED WITH EQUIPMENT NOT SHOWN ON PLAN SCHEDULE. INCLUDED NEW EQUIPMENT IN SCHEDULE.
- REMOVED COOLER/FREEZER TAGS FROM EQUIPMENT LIST. REPLACED WITH COOLER/FREEZER SCHEDULE.
- UPDATED #02B, #029W, #03A, #03B, #04TA, #04TB, #105A, #105B, #20A, #30A, #30B, #33A, #33B, #33C, #33D, #33E, #33F, #33G, #33H, #33I, #33J, #33K, #33L, #33M, #33N, #33O, #33P, #33Q, #33R, #33S, #33T, #33U, #33V, #33W, #33X, #33Y, #33Z TO HAVE A 3" AIR GAP.
- REVISED EXTENTS OF MEZZANINE.
- ADDED GREASE INTERCEPTOR.
- ADDED (D) 33EA TO BOTH HALLWAY.
- REVISED LOCATION OF ROOF LADDER ACCESS.
- REMOVED TRENCH DRAIN AT LOADING DOCK.
- REVISED DIMENSIONS IN BAKERY/DELI PREP TO ALLOW FOR COLUMN REINFORCING.
- UPDATED FIRE RISER TO MATCH EXISTING.
- REVISED LOCATION OF #108 AND #103A.
- REMOVED 117P FROM PLAN AND EQUIPMENT LIST.
- ADDED STRUCTURAL COLUMNS IN BAKERY/DELI PREP WALL.
- REVISED STEEL IN DAIRY COOLER SHIFTS FIXTURES AND OPENING ACCORDINGLY.
- RELOCATE CLICK AND COLLECT DOOR. SHIFTS FIXTURES ACCORDINGLY.
- ADDED STRUCTURAL COLUMNS IN VESTIBULE AND INCREASE WALL THICKNESS TO 6". REMOVE (D) #102A. SHIFTS FIXTURES AND UPDATE PROJECT DATA ACCORDINGLY.
- REVISED #00 LOCATION TO ABOVE MEAT PREP COOLER. REMOVED STRUCTURAL STEEL FROM GROCERY FREEZER.
- REVISED OVERALL RAMP DIMENSIONS.

2 MEZZANINE FIXTURE PLAN - REV 1
1/8" = 1'-0"



1 FIXTURE PLAN - REV 1F
1/8" = 1'-0"

EQUIPMENT LIST

EQ #	EQUIPMENT NAME	EQ #	EQUIPMENT NAME	EQ #	EQUIPMENT NAME	EQ #	EQUIPMENT NAME
030	RO SYSTEM	380	THREE TIER CHICKEN WARMER-COLD HOLDING UNIT - HUSSMAN 500 X 103W X 54H	196F	FILE CABINET - 2 DRAWER 250 X 18W X 29H	330	BREAD BASKET
032	REFRIGERATED MULTI DECK CASE - PRODUCE	42R	BALER HINGE - 30D X 62W X 157H	196G	FILE CABINET - 4 DRAWER 250 X 15W X 29H	334	SHOPPING CARTS
038W	REFRIGERATED MULTI DECK CASE - PRODUCE W/O SHELVES	44	REFRIGERATED SELF CONTAINED ICE MERCHANDISER - 30D X 55W X 59H	690D4	4 BULK GRAVITY FEED - 64D X 48W X 60H	336A	SHIELD FENCE - 48H
038	REFRIGERATED MULTI DECK CASE - DELI	45L	2-COMP SINK PRODUCE 240S LEFT - 30D X 75W X 43H	690D8	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H	336B	BULLETIN BOARD - 48W X 36H
044A	REFRIGERATED MULTI DECK CASE - MEAT	46	MEAT LAUNDRY LOOKER - 180 X 17W X 79H	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H	336C	BULLETIN BOARD - 48W X 36H
045	REFRIGERATED SERVICE CASE - SEAFOOD	49ND	CHECKSTAND - 144D X 96W X 41H ADA	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H	336D	COMMISSIONING SERVICES
049AA	REFRIGERATED SERVICE CASE - DELI MEATS & CHEESE	49ND4	CHECKSTAND - 144D X 96W X 41H ADA	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H	337	DRY-ERASE WHITEBOARD - 36W X 24H
049AB	REFRIGERATED SERVICE CASE - MEAT	49SC1	SELF CHECKOUT ATTENDANT WORK STATION - 26D X 29W X 34H	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H	364	PRODUCE MISTING CONTROLLER SHELF
049AC	REFRIGERATED SERVICE CASE - SEAFOOD	49SC2	SELF CHECKOUT ATTENDANT WORK STATION - 26D X 29W X 34H	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H	1001	TIME CLOCK - 3D X 13W X 6H
049AD	REFRIGERATED SERVICE CASE - MEAT	50	MANAGER STATION PODIUM - 26D X 29W X 34H	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H	1005	COMPUTER
049AE	REFRIGERATED SERVICE CASE - MEAT	52	SAFE - 26D X 29W X 48H	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H	1009	PRINTER - CASHIER/RECEIPT
049AF	REFRIGERATED SERVICE CASE - MEAT	53	REFRIGERATION ALARM PAD	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H	1013	PRINTER - SCAN
049AG	REFRIGERATED SERVICE CASE - MEAT	55	GROCERY SHELVING - 228D 22SH X 48W X 72H	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H	1017	MULTI FUNCTION PRINTER - SCAN
049AH	REFRIGERATED SERVICE CASE - MEAT	55A	INNOVATION SHELVING - 228D 22SH X 48W X 72H	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H	1021	MULTI FUNCTION PRINTER - BKG, MANAGER, RECEIVING
049AI	REFRIGERATED SERVICE CASE - MEAT	56	GROCERY END CAP - 228D 22SH X 48W X 72H	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H	1025	DESKTOP PRINTER - CLICK AND COLLECT
049AJ	REFRIGERATED SERVICE CASE - MEAT	56A	INNOVATION SHELVING - 228D 22SH X 48W X 72H	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H	1029	CHECKSTAND REGISTER
049AK	REFRIGERATED SERVICE CASE - MEAT	56B	GROCERY END CAP - 228D 22SH X 48W X 72H	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H	1034	SELF CHECKOUT - 2 BAG
049AL	REFRIGERATED SERVICE CASE - MEAT	56C	GROCERY END CAP - 228D 22SH X 48W X 72H	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H	1036	CASHLESS SELF CHECKOUT - 2 BAG
049AM	REFRIGERATED SERVICE CASE - MEAT	56D	GROCERY END CAP - 228D 22SH X 48W X 72H	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H	1037	POS REGISTER DRAWER
049AN	REFRIGERATED SERVICE CASE - MEAT	56E	GROCERY END CAP - 228D 22SH X 48W X 72H	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H	1041	DEPARTMENT DESK - FIM (BAKERY AREA) 23D X 25W X 63H
049AO	REFRIGERATED SERVICE CASE - MEAT	56F	GROCERY END CAP - 228D 22SH X 48W X 72H	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H	1045	MOBILE COMPUTER TRAINING KIOSK - 25D X 21W X 71H
049AP	REFRIGERATED SERVICE CASE - MEAT	56G	GROCERY END CAP - 228D 22SH X 48W X 72H	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H		
049AQ	REFRIGERATED SERVICE CASE - MEAT	56H	GROCERY END CAP - 228D 22SH X 48W X 72H	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H		
049AR	REFRIGERATED SERVICE CASE - MEAT	56I	GROCERY END CAP - 228D 22SH X 48W X 72H	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H		
049AS	REFRIGERATED SERVICE CASE - MEAT	56J	GROCERY END CAP - 228D 22SH X 48W X 72H	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H		
049AT	REFRIGERATED SERVICE CASE - MEAT	56K	GROCERY END CAP - 228D 22SH X 48W X 72H	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H		
049AU	REFRIGERATED SERVICE CASE - MEAT	56L	GROCERY END CAP - 228D 22SH X 48W X 72H	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H		
049AV	REFRIGERATED SERVICE CASE - MEAT	56M	GROCERY END CAP - 228D 22SH X 48W X 72H	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H		
049AW	REFRIGERATED SERVICE CASE - MEAT	56N	GROCERY END CAP - 228D 22SH X 48W X 72H	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H		
049AX	REFRIGERATED SERVICE CASE - MEAT	56O	GROCERY END CAP - 228D 22SH X 48W X 72H	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H		
049AY	REFRIGERATED SERVICE CASE - MEAT	56P	GROCERY END CAP - 228D 22SH X 48W X 72H	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H		
049AZ	REFRIGERATED SERVICE CASE - MEAT	56Q	GROCERY END CAP - 228D 22SH X 48W X 72H	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H		
049BA	REFRIGERATED SERVICE CASE - MEAT	56R	GROCERY END CAP - 228D 22SH X 48W X 72H	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H		
049BB	REFRIGERATED SERVICE CASE - MEAT	56S	GROCERY END CAP - 228D 22SH X 48W X 72H	690D9	4 BULK GRAVITY FEED COOLER - 64D X 96W X 60H		
049BC	REFRIGERATED SERVICE CASE - MEAT	56T</					