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Decision Date: March 15, 2024
Appeal Period Ends: April 1, 2024

Arian Zerehi (A)
Grande Oil Inc.
3154 East Olympic Blvd
Los Angeles, CA 90023

Abraham Majid Zerehi (O)
Grande Equity Partners LLC
10801 National Blvd, Space 227
Los Angeles, CA 90064

Sherrie Olson (R)
PLRC
1030 N Mountain Ave, Unit 190
Ontario, CA 91762

CASE NO. ZA-2023-4757-CUB
CONDITIONAL USE
3154 East Olympic Blvd
Boyle Heights Community Plan Area
Zone: M1-1-CUGU
C.D.: 14 – Kevin de León
D.M.: 118-5A223
CEQA: ENV-2023-4758-CE
Legal Description: Lots FR 22, 23, 24, and
25, Block 13, Tract 6783

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies; and

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.1, I hereby APPROVE:

a Conditional Use to allow the sale of beer and wine for off-site consumption within an existing mini market/gas station, with 24 hour a day operation, seven days a week, in a in a Commercial Corner Development, exceeding the otherwise permitted daily hours of 7:00 a.m. to 11:00 p.m., in the M1-1-CUGU Zone.

Upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.
7. Authorized herein is the sale of beer and wine for off-site consumption, in conjunction with a 1,560 square-foot mini market/gas station, from the effective date of this grant. The grant shall be subject to the following limitations:
 - a. The hours of operation shall be 24 hours, daily.
8. Parking shall be provided in compliance with the code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.
9. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
10. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
11. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.

12. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.
13. The exterior windows and glass doors of the store shall be maintained substantially free of signs and other materials from the ground to at least 6 feet in height above the ground so as to permit surveillance into the store by Police and/or private security.
14. **Complaint Log.** A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:
 - a. Entry, visible to pedestrians.
 - b. Customer service desk, front desk or near the cash registers.

Complaints shall be responded to within 24-hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved.

15. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.
16. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under their control to assure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
17. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
18. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the subject premises and the facility to discourage illegal and criminal activities and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.
19. The applicant shall be responsible for maintaining the premises over which they have control, including the adjoining sidewalk and any public or temporarily closed alleys abutting the site, free of debris or litter.

20. An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.
21. Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor dining areas in accordance with Los Angeles Municipal Code Section 41.50 B 2 C. This prohibition applies to all outdoor areas of the establishment if the outdoor area is used in conjunction with food service and/or the consumption, dispensing or sale of alcoholic or non-alcoholic beverages.
22. The applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.
23. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department, Department of Alcoholic Beverage Control, or the Department of Building and Safety. The on-site Manager and employees shall be knowledgeable of the conditions herein.

ADMINISTRATIVE CONDITIONS

24. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per LAMC Section 19.01 E, 3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City.
 - a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.
 - b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
25. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30 days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing the floor plan, seating arrangement or number of seats of the new operation.
26. Should there be a change in the ownership and/or the operator of the business, the Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application if it is determined that the new operation is not in substantial conformance with

the approved floor plan, or the operation has changed in mode or character from the original approval. The application, in association with the appropriate fees, shall be submitted to the Development Services Center, Department of City Planning, within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add, or delete conditions, and if warranted, reserves the right to conduct a public hearing, that may also be conducted for nuisance abatement/revocation purposes.

27. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (Upon his/her initiative, or upon written request by LAPD or Department of ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to LAMC Section 19-01-E, the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall prepare a radius map and cause notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office and the Los Angeles Police Department's corresponding division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

28. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them

regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

“A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code.”

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

NOTICE

The applicant is further advised that subsequent contact regarding this determination must be with the staff assigned to this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on December 14, 2024, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use approval under the provisions of Sections 12.24 W.1 have been established by the following facts:

BACKGROUND

The subject site is comprised of a corner lot measuring approximately 13,688 square-feet with an approximate 101-foot frontage along Olympic Boulevard and frontage of approximately 92 feet along Grande Vista Avenue. The property is zoned M1-1-CUGU with a land use designation of Limited Manufacturing. The property is located within the Boyle Heights Community Plan Area, a transit Priority Area in the City of Los Angeles, the Exide Technologies Buffer, a State Enterprise Zone, and a Redevelopment Project Area. The site is not located within a flood zone, a methane hazard site, liquification zone or a special grading area.

The subject property is improved with a one-story 1,550 square foot mini market and service station and associated surface parking.

The applicant requests a Conditional Use Permit to allow the sale of beer and wine only for off-site consumption in conjunction with a 1,550 square foot market/gas station with 24 hours of operation daily.

SURROUNDING PROPERTIES

The surrounding land uses consist of a mix of manufacturing, residential, and open space. The properties adjoining the subject property to the west are zoned M1-1-CUGU and are developed with one-story commercial buildings. The properties to the east, across South Grande Vista Avenue, are zoned M2-1-CUGU and are developed with one-story commercial buildings. Properties located to the north and northeast, across Olympic Boulevard, are zoned OS-1XL-CUGU and RD1.5-1-CUGU respectively. The properties zoned OS-1XL-CUGU are developed with a recreation center. The properties northeast, zoned RD1.5-1-CUGU, are developed with multi-family residential buildings.

STREETS

Olympic Boulevard, adjoining the subject property to the north, is a designated Avenue I, dedicated to a right-of-way width of 100 feet and a roadway width of 70 feet, and is improved with roadway, curb, gutter, and sidewalk.

South Grande Vista Avenue, adjoining the subject property to the east, is a designated Avenue II, dedicated to a right-of-way width of 86 feet and a roadway width of 56 feet, and is improved with roadway, curb, gutter, and sidewalk.

Previous Cases, Affidavits, Permits, and Orders on the Applicant's Property:

Affidavit No. 32209 – On October 28, 2021, an affidavit was recorded regarding the maintenance of on-site digital signs.

Cases on Surrounding Properties:

Case No. ZA-2020-926-CUB – On October 8, 2021, an application was terminated for a conditional use to allow the sale of beer and wine for off-site consumption, in conjunction with a 2,800 square foot convenience market located at 3210 East Olympic Boulevard.

PUBLIC CORRESPONDENCE

No correspondence has been received regarding this case.

PUBLIC HEARING

A public hearing was held before the Zoning Administrator on December 14, 2023 at 10:00 am. The hearing was conducted entirely by Zoom teleconference.

The hearing was attended by only the applicant, Sherri Olson, who summarized the project as a request which involves the sale of beer and wine for off-site consumption in conjunction within an existing 1,550 square foot mini market/gas station in the M1-1-CUGU Zone. The proposed hours of operation are 24 hours daily, in lieu of the hours of operation of 7:00 am - 11:00 pm daily for a Commercial Corner development. Ms. Olson continued by stating that security has been thoughtfully considered, with lockable cooler doors and cameras on the inside and outside of the facility, with access by the Los Angeles Police Department.

There were no other participants at the hearing to provide public testimony. The Zoning Administrator allowed for the record to remain open for 15 days, to allow time for the public to provide their

testimony. The hearing was adjourned at 10:11 a.m.

CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
- The sale of alcoholic beverages for consumption off the premises is prohibited.
- No signs are permitted on the outside of the building or directed from the inside to the outside which display or advertise the availability of alcoholic beverages.
- Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages and shall be installed on the premises at each point-of-sale location. The device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverages.
- The single unit sales of malt liquors and/or malt based products shall be prohibited.
- No sale of alcohol shall be permitted at any self-service, automated check-out station (checkout conducted primarily by the customer, with assistance by a store monitor) if such are available on the site. All sales of alcohol shall be conducted at a full-service checkout station directly attended by a cashier/checkout clerk specifically assigned solely to that station.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24 W of the Los Angeles Municipal Code. In order for the sale of a beer and wine for off-site consumption to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

CONDITIONAL USE FINDINGS

Following (highlighted) is a delineation of the findings and the application of the relevant facts to

same:

1. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The sale of beer and wine at the existing mini-mart will provide a service that will provide a convenience to the community. The subject property is a corner lot measuring approximately 13,688 square feet in area with an approximate 101-foot frontage along Olympic Boulevard and frontage of approximately 92 feet along Grande Vista Avenue. The property is zoned M1-1-CUGU with a land use designation of Limited Manufacturing. The property is located within the Boyle Heights Community Plan Area, a transit Priority Area in the City of Los Angeles, the Exide Technologies Buffer, a State Enterprise Zone, and a Redevelopment Project Area. The site is not located within a flood zone, a methane hazard site, liquification zone or a special grading area.

The site is on the corner of a well-traveled intersection, where local residents and visitors to the area can conveniently stop and purchase gasoline, snacks, and other convenient retail products. The food market sells prepackaged goods and household items and provides an essential neighborhood use and convenience that benefits the community. The sale of beer and wine for off-site consumption will enable the subject site to offer residents and visitors the convenience of purchasing alcoholic beverages on the way to their homes or to their destinations. Beer and wine will not be consumed on-site.

The requested Conditional Use Permit will allow this gas station mini-market to be competitive with other operations and provide this convenience. Residents and travelers seek the convenience of being able to purchase goods at one location without having to travel to multiple establishments. The approval of this grant will allow this operation to provide this convenience.

The mini-market, with the sale of beer and wine, will complement the surrounding commercial and residential uses in the vicinity. The applicant will be subjected to conditions to ensure that the operation will continue to be a compatible use within the neighborhood. As such, the project will provide a beneficial service to the Boyle Heights community.

2. **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 Conditional Use request allows for the sale of beer and wine only for off-site consumption in conjunction with an existing 1,550 square-foot mini mart and gas station with 24 hours of operation. Alcohol sales will be limited to the hours as regulated by the California Department of Alcoholic Beverage Control, with the subject grant recommending hours of operation for the market. The subject site is improved with a one-story 1,550 square foot mini-market and service station and associated surface parking. A small portion of the mini-market walk in coolers will be dedicated to selling beer and wine products. The remaining portion of the floor plan will offer snacks, beverages, and convenience products.

The surrounding land uses consist of a mix of manufacturing, residential, and open space. The properties adjoining the subject property to the west are zoned M1-1-CUGU and are developed with one-story commercial buildings. The properties to the east, across South

Grande Vista Avenue, are zoned M2-1-CUGU and are developed with one-story commercial buildings. Properties located to the north and northeast, across Olympic Boulevard, are zoned OS-1XL-CUGU AND RD1.5-1-CUGU respectively. The properties zoned OS-1XL-CUGU are developed with a recreation center. The properties northeast, zoned RD1.5-1-CUGU, are developed with multi-family residential buildings.

There are no proposed changes to the gas station location, size, height, primary operations, or other significant features. The request is for the sale of beer and wine for off-site consumption in conjunction with the existing mini-market and gas station operation. The primary function of the mini-market will continue to be the sale of prepackaged and household goods with the sale of beer and wine as an accessory use. The project's location, size, height, operations, and other significant features with the conditions of approval related to the sale of beer and wine for off-site consumption will remain compatible with the adjacent properties in the neighborhood.

The sale and dispensing of beer and wine in conjunction with the gas station/mini-market shall be permitted for off-site consumption only, and as such, customers will be prohibited from consuming alcohol on the premises. Conditions have been imposed in the grant to address nuisances, security, mode and character, and responsible management. A complaint number posted at the entrance of the mini-market shall be visible to pedestrians and the maintenance of the complaint log will enable abutting neighbors and the community to inform the owner of complaints of the use. Furthermore, employees will be required to participate in training pertaining to alcohol sales. As conditioned, the operation of the mini-market with the sale of beer and wine for off-site consumption will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety and the development of the community.

3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

The General Plan serves as a blueprint for future growth and development of the City. The twelve elements of the General Plan establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code (LAMC). Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject site is located within the Boyle Heights Community Plan Area and designates the land use as Limited Manufacturing with the corresponding zones of M1. The project site is zoned as Limited Manufacturing with the corresponding zone M1-1-CUGU. The proposed mini-market and gas station use and the request to permit the sale and dispensing of alcoholic beverages on the subject property is not restricted by these ordinances.

The project site is zoned M1-1-CUGU and is thus in conformance with the land use designation. The Boyle Heights Community Plan text is silent with regards to the sale of alcohol. In such cases, the Zoning Administrator shall interpret the intent of the Plan. The purpose of the Plan is to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the community. The project is consistent with the following objectives of

the Community Plan:

Objective 2-1: *To conserve and strengthen viable commercial development in the Community and to provide additional opportunities for new commercial development and services.*

Objective 2-2: *To provide a range of commercial facilities at various locations to accommodate the shopping needs of residents, including persons of restricted mobility, and to provide increased employment opportunities within the Community.*

The proposed project advances the goals and policies of the Community Plan by contributing to a safe and accessible use that promotes the economic vitality of the Boyle Heights community. The mini-market will provide a convenient and beneficial service to the surrounding commercial and residential uses through the sale of essential goods such as food and household supplies. The project will not change the function of the operation, being a mini-market and gas station, and will only dedicate a small portion of the floor area of the existing mini-market to the sale of beer and wine. The required findings in support have been made and the operation has been imposed with conditions of approval to minimize potential impacts on the surrounding neighborhood. Therefore, the project conforms to the purpose, intent, and provisions of the General Plan and the Boyle Heights Community Plan.

4. The proposed use will not adversely affect the welfare of the pertinent community.

The approval of the Conditional Use Permit to allow the sale and dispensing of beer and wine on the subject site will not adversely affect the welfare of the community. The sales of beer and wine are an expected amenity offered at establishments that are similar to the subject site. It is a convenient service that is commonly provided to allow customers to purchase all of their snacks and household goods at a single destination as such, the availability of the sale of beer and wine is expected at the subject site. The mini-market and gas station are located within an established commercial and residential area. The use of the subject site and the approval of the request granted herein will be beneficial to the community and contribute to the continued development of the area.

Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring deterrents against loitering and responsible management. Employees will undergo training on the sale of alcoholic beverages including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program, Department of Alcoholic Beverage Control Licensee Education on Alcohol and Drugs (LEAD) Program, or the Responsible Beverage Service (RBS) Training Program. In addition, the Zoning Administrator has imposed numerous conditions to integrate the use into the community as well as protect community members from adverse potential impacts. Signage will be posted within the premises prohibiting alcohol consumption on-site. All activity occurring on the subject premises will be required to adhere to the imposed conditions. Additional conditions have been included to ensure the operation provides adequate security measures, including a surveillance system, adherence to the City's Noise Ordinance, and responsible management practices. The City's conditions of approval and any conditions by the California Department of Alcoholic Beverage Control are intended to protect the public health, welfare and safety of the community. Therefore, it is expected that the sale and dispensing of beer and wine for off-site consumption in conjunction with an existing mini-market and gas station will not adversely affect the welfare of the pertinent community.

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

According to the California Department of Alcoholic Beverages Control (ABC) licensing criteria, four (4) on-sale and two (2) off-sale alcohol licenses are allocated to the subject Census Tract 2051.20. Currently there are seven (6) existing on-site and six (6) existing off-site licenses within this Census Tract.

- (5) Type 20: Off-Sale Beer & Wine
- (1) Type 21: Off-Sale General
- (2) Type 40: On-Sale Beer
- (3) Type 41: On-Sale Beer & Wine – Eating Place
- (1) Type 47: On-Sale General – Eating Place

Within 1,000 feet of the subject site, there are twelve (12) alcohol-selling establishments. These establishments hold a total of twelve (12) ABC licenses which include On-Sale Beer & Wine, Off-Sale general, On-Sale Beer, On-Sale Beer & Wine – Eating Place, and On-Sale General – Eating Place.

The subject site is located in a census tract where the number of active on-and off-site licenses exceeds ABC's census tract authorizations. The Project is located within the Boyle Heights community, a highly developed and urbanized area. Concentration can be undue when the addition of licenses will negatively impact a neighborhood. Concentration is not undue, however, when a determination is made that the ABC licenses will not negatively impact an area, but rather such license benefits the public welfare and convenience. The gas station mini-market will provide a beneficial and convenient service to the community as it will offer local residents and visitors the opportunity to purchase essential goods such as food, and home supplies. The sale of alcoholic beverages is typically desired by shoppers and offered at similar establishments to serve as a one-stop shop. Therefore, the project site will not result in an undue concentration of alcohol licenses.

According to Statistics provided by the Los Angeles Police Department's Hollenbeck Division, which has jurisdiction over the subject property within Crime Reporting District No. 497, a total of 325 Part I Crimes and 95 Part II Arrests were reported in 2022, compared to the citywide average of 156 crimes and arrests and the high crime average of 187 crimes. Part I Crimes reported by LAPD include, Homicide (4), Rape (3), Robbery (35), Aggravated Assault (50), Burglary (38), Vehicle Theft (91), and Larceny (104). Part II Arrests reported include Other Assault (4), Forgery/Counterfeit (0), Fraud/Embezzlement (0), Receive Stolen Property (18), Weapons Violation (19), Prostitution/Allied (0), Sex Offenses (0), Against Family/Child (1), Narcotic Drug Laws (7), Liquor Laws (0), Drunkenness (1), Disturbing the Peace (0), Disorderly Conduct (0), Gambling (3), Driving Under Influence (4), Moving Traffic Violations (0), Miscellaneous Other Violations (21), Federal Offenses (0), Non-Criminal Detention (0), and Pre-Delinquency (0).

The above statistics indicate that the crime rate in Reporting District No. 497 is higher than the threshold for what constitutes as a High Crime Reporting District. However, no evidence was submitted for the record establishing a link between the subject property and the area's crime rate. Out of the 420 Part 1 and Part 2 Crimes over the last year, 4 crimes were attributed to driving under the influence, however, these incidents are not necessarily attributable to the sale of alcoholic serving businesses in the area. The sale of beer and wine will be ancillary to sales at the mini-market and will be beneficial to the surrounding community as it will provide a beneficial, convenient, and essential service. ABC has the discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the enjoyment of property by neighboring tenants. Nevertheless, to safeguard the welfare of the community, negative impacts commonly associated with the sale of alcohol for on-site consumption such as criminal activity, public drunkenness, and loitering are addressed through the imposition of conditions set forth by the Zoning Administrator. Employees will be required to fulfill specialized training relating to the sale of alcohol and a complaint log shall be maintained by the applicant/operator to receive and address any complaints from the public. The approval of the operation of the subject gas station mini-market at the project site, in conjunction with the sale of beer and wine for off-site consumption will serve to enhance the commercial character of the area while operating in a manner that will be responsible and considerate of its surrounding uses.

6. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The following sensitive uses and alcohol-serving establishments are located within a 1,000-foot radius of the site:

Sensitive Uses Within 1,000 feet

Lou Costello Jr Youth Center – 3141 E. Olympic Boulevard
 Christopher Dena Elementary School – 1314 S. Dacotah Street
 Dacotah Early Education Center – 3142 Lydia Drive
 Estrada Learning Center – 3225 Hunter Street

Alcohol-Serving Establishments Within 1,000 feet

Shell Food Mart	1410 S Soto Street
Akbar Cuisine of India	3115 E Washington Boulevard
Marisqueria El Tejado	1426 S Soto Street
Nietos Market	2810 E Washington Boulevard
AMPM	2740 E Olympic Boulevard
Ramirez Beverage Center	2765 E Olympic Boulevard
Mariscos 4 Vientos	1412 S Lorena Street
C&C Market	3300 E 8 th Street
Don Quixote	2811 E Olympic Boulevard
Delicias De Salvador #1	3400 E 8 th Street
Circle K	3360 E Olympic Boulevard

Lindo Oaxaca #2

3207 E Pico Boulevard

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive use. The grant has been well-conditioned, which should protect the health, safety, and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. This project will continue to contribute to the Boyle Heights neighborhood and will continue to serve the neighboring residents, local employees, and visitors. Therefore, as conditioned, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

FLOOD HAZARD FINDING

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside a flood zone.

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC
(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012
planning.figcounter@lacity.org

Van Nuys DSC
(818) 374-5050
6262 Van Nuys
Boulevard
Van Nuys, CA 91401
planning.mbc2@lacity.org

West Los Angeles DSC
(CURRENTLY CLOSED)
(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025
planning.westla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's BuildLA portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to
Online Appeal Filing



QR Code to Forms for
In-Person Appeal Filing



QR Code to BuildLA
Appointment Portal for
Condition Clearance

Inquiries regarding this matter shall be directed to Yasmin Diaz, Planning Assistant for the Department of City Planning at yasmin.diaz@lacity.org or (818) 374-9908.

CHRISTINE M. SAPONARA
Associate Zoning Administrator

CMS:JC:VKJ:YD

cc: Councilmember Kevin de Leon
Fourteenth District
Adjoining Property Owners
Interested Parties

CHEVRON EXTRAMILE MARKET : 3154 E Olympic Blvd, Los Angeles, CA 90023

RECEIVED
CITY OF LOS ANGELES
OCT 03 2023
CITY PLANNING
PROJECT PLANNING

ARKA
DESIGN & BUILD
10801 National Blvd
Suite 227, Los Angeles,
CA 90064
Office: (310) 475-2800
Fax: (310) 475-2955

DESIGNER:
ARKA DESIGN & BUILD
10801 NATIONAL BLVD # 227
LOS ANGELES CA 90064
(310) 936-3669

OWNER:
J B Station Inc
601 W. Wilcox Street,
Long Beach, CA 90806

ARKA INC. 2031

The drawings and specifications and designs represented herein are the work of the architect and shall remain the property of the ARKA INC. and no part thereof shall be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the Architect. Violation of this provision shall constitute a breach of contract and shall be cause for immediate termination of the contract without prejudice to the rights of the Architect. The Contractor shall verify and be responsible for all conditions and conditions of the job and report any discrepancies to the Architect. The drawings and specifications represent the general scope of work and are not intended to be a contract and do not necessarily include or exclude all the work required for full performance and completion of the project. The Contractor shall be responsible for obtaining all permits and licenses required for the proper execution of the project.

PROJECT NAME:

**CHEVRON
EXTRAMILE MARKET**
3154 E Olympic Blvd,
Los Angeles, CA 90023



NO.	DESCRIPTION	DATE
1	PLAN CHECK SET	
2	CORRECTION SET	
3	PERMIT SET	

REVISION	DATE	DESCRIPTION

NAME	DATE	DESCRIPTION

DRAWING BY:
ELANEH MERRIOTT

SCALE 1/4" = 1'-0"

COVER SHEET

DRAWING NO.
A-1

EQUIPMENT SCHEDULE

NO	DESCRIPTION	QTY.	MANUFACTURER	MODEL #	PLUMBING			GAS
					VOLT	AMPS	PHASE	
1	WALKING COOLER	1		NSF D068211				
2	3 COMPARTMENT SINK	1	GSW	SE-18183D				
3	MOP SINK	1	GSW	SE2424FM				
4	HAND SINK	1	GSW					
5	SHELVES	1						
6	WATER HEATER	1	RHEEM	G-50-98				
7	LOCKER	1		G-50-98				
8	AIR CURTAIN	1		IBD-2-36-1-SS				
9	COFFEE POTS	4	2.2LITER					
10	FLOOR SINK	1	GSW					
11	SHELVES FOR ALCOHOL STORAGE	2						

SHEET INDEX

SHEET	SHEET NAME
ARCHITECTURAL SHEETS (# A)	
A-1	COVER SHEET - PLAN
A-2	EXISTING SITE PLAN
A-3	EXISTING FLOOR PLAN
A-4	PROPOSED FLOOR PLAN
A-5	SPECIFICATION
A-6	SPECIFICATION
A-7	SPECIFICATION
A-8	CEILING DETAILS
A-9	SPECIFICATION

NOTES:

WATER AND WATER HEATER

- INSTALL THE WATER HEATER ON A FOUR (4) INCH HIGH, COVERED PLATFORM OR CURB, OR ON AT LEAST SIX (6) INCH HIGH, SMOOTH, EASILY CLEANABLE LEGS. (CCDEH)
- AN ADEQUATE, PROTECTED, PRESSURIZED, POTABLE SUPPLY OF HOT WATER AND COLD WATER SHALL BE PROVIDED. HOT WATER SHALL BE SUPPLIED AT A MINIMUM TEMPERATURE OF AT LEAST 120° F MEASURED FROM THE FAUCET, UNLESS OTHERWISE SPECIFIED IN THIS PART. THE WATER SUPPLY SHALL BE FROM A WATER SYSTEM APPROVED BY THE HEALTH OFFICER OR THE LOCAL ENFORCEMENT AGENCY. (CRFC 114192 (a)).
- THE WATER SOURCE AND SYSTEM SHALL BE ON SUFFICIENT CAPACITY TO MEET THE PEAK DEMANDS OF THE FOOD FACILITY (CRFC 114195 (a)).
- HOT WATER GENERATION AND DISTRIBUTION SYSTEMS SHALL BE SUFFICIENT TO MEET THE PEAK HOT WATER DEMANDS THROUGHOUT THE FOOD FACILITY. (CRFC 114195 (b)).

SCOPE OF WORK

MODIFICATIONS OF KITCHEN AREA

LEGAL DESCRIPTION

ASSESSOR'S I.D. NUMBER:	5190027002
GENERAL PLAN DESIGNATION:	GENERAL COMMERCIAL
LOT AREA:	14,431.0 SQ.FT.
TOTAL FLOOR AREA - STORE:	1550 SQ.FT.
TYPE OF CONSTRUCTION:	VS
FULLY AUTOMATIC FIRE SPRINKLER SYSTEM:	NO
NUMBER OF STORIES:	1
OCCUPANCY GROUP:	M
KITCHEN AREA:	140 SQ.FT.

APPLICABLE CODES:

- IBC 2017 LACO Building Code
IRC 2017 LACO Residential Code
NEC 2017 LACO Electrical Code
UMC 2017 LACO Mechanical Code
UPC 2017 LACO Plumbing Code
- 2016 CALIFORNIA BUILDING CODE - TITLE 24, PART 2
 - 2016 CALIFORNIA RESIDENTIAL CODE - TITLE 24, PART 2.5
 - 2016 CALIFORNIA ELECTRICAL CODE - TITLE 24, PART 3
 - 2016 CALIFORNIA MECHANICAL CODE - TITLE 24, PART 4
 - 2016 CALIFORNIA PLUMBING CODE - TITLE 24, PART 5
 - 2016 CALIFORNIA ENERGY CODE - TITLE 24, PART 6
 - 2016 CALIFORNIA GREEN BUILDING CODE - TITLE 24, PART 11

CONSULTANTS

ARCHITECT: ATABAK YOUSSEFZADE 10160 EMPYREAN #202 LOS ANGELES, CA 90067 TEL: (310)-503-7123	STRUCTURAL ENGINEER: ARASH MANGOLI 10801 NATIONAL BLVD #227 LOS ANGELES, CA 90064 TEL: (310) 844-3649
CIVIL ENGINEER: SHAHRIAR VADEGAR, PE 321 S SAN VICENTE #601 LOS ANGELES, CA 90048 TEL: (310) 430-6033	LAND SURVEYOR: 21445 SALAMANCA AVE. WOODLAND HILLS, CA 91364 TEL: (818)-703-7141
MECHANICAL PLUMBING, ELECTRICAL ENGINEER, TITLE 24 CONSULTANT: PERFECT DESIGN AND ENGINEERING 2416 WEST VALLEY BLVD. ALHAMBRA CA 91803 TEL: (626)-298-8806 FAX: (626)-298-9234	

VICINITY MAP

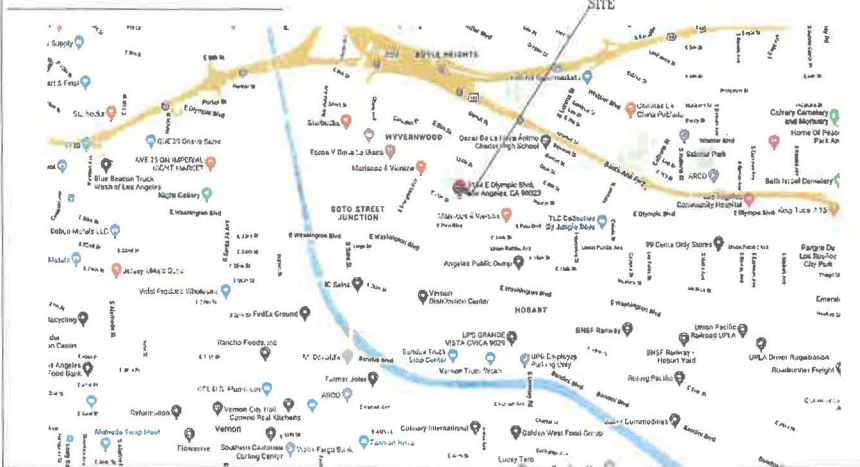


EXHIBIT "A"

Page No. 1 of 4
Case No. LA-2023-4752-CUB

Shahriar V. VadeGAR

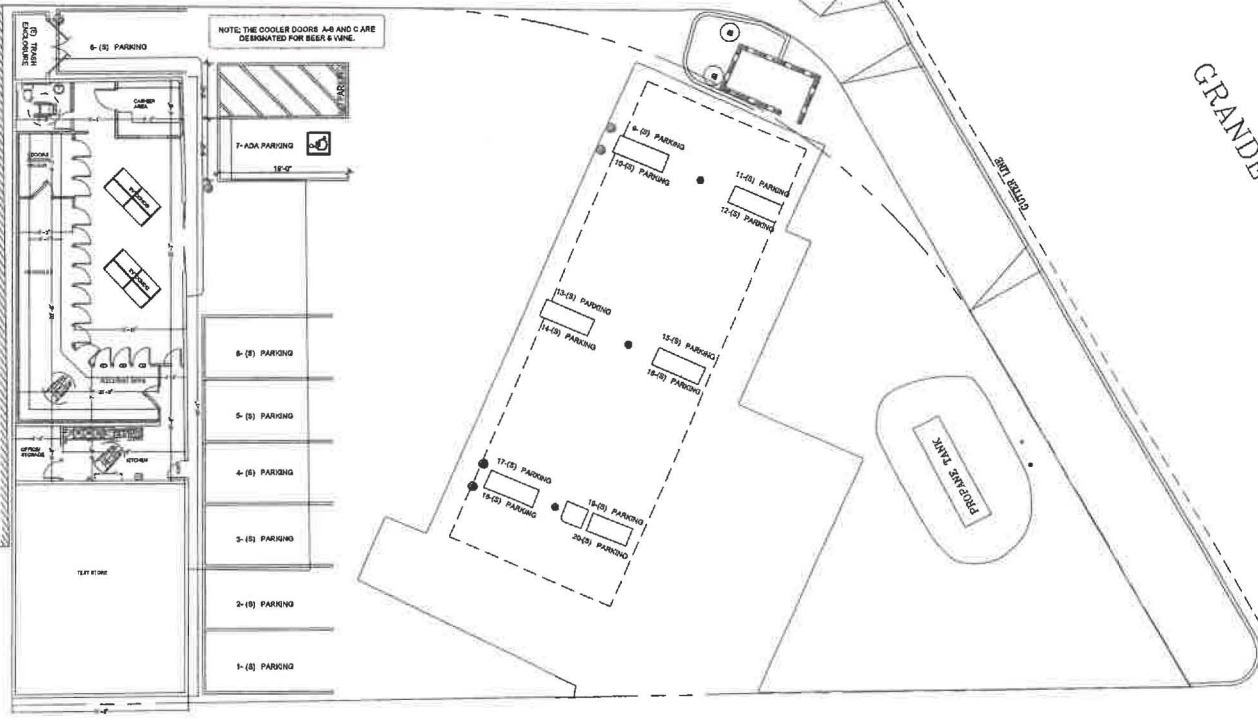
E OLYMPIC BLVD

GRANDE VISTA AVE

ADJACENT BUILDING

N27°26'22"E 101.97'

NOTE: THE COOLER DOORS A-B AND C ARE DESIGNATED FOR BUSES & VANS.



ALLEY

EXHIBIT "A"
 Page No. 2 of 4
 Case No. 7A-2023-4757-CUB
[Signature]



10001 National Blvd
 Suite 227, Los Angeles,
 CA. 90064
 Office: (310) 475-2990
 Fax: (310) 475-2955

DESIGNER:
 ARKA DESIGN & BUILD
 10001 NATIONAL BLVD # 227
 LOS ANGELES CA 90064
 (310) 896-3069

OWNER:
 J B Station Inc
 601 W. Willow street,
 Long Beach, CA 90806
 1,550 S.F.

ARKA INC. 2011
 The drawings and specifications and designs represented hereby are not and shall remain the property of ARKA INC., and no part thereof shall be used or reproduced for any purpose other than the specified project for which they have been prepared and developed without the written consent of ARKA INC. Violation of these provisions shall constitute a breach of contract. The Contractor shall verify and be responsible for all dimensions and conditions on the plans and report any discrepancies to the architect. The drawings and specifications indicate the general scope of work and required technical performance of the building systems and do not necessarily indicate or describe all the work required for full performance and completion of the construction contract. Based on the scope of work indicated Contractor shall furnish all items required for the proper completion of the project.



PROJECT NAME:
 CHEVRON
 EXTRAMILE MARKET
 3154 E Olympic Blvd,
 Los Angeles, CA 90023

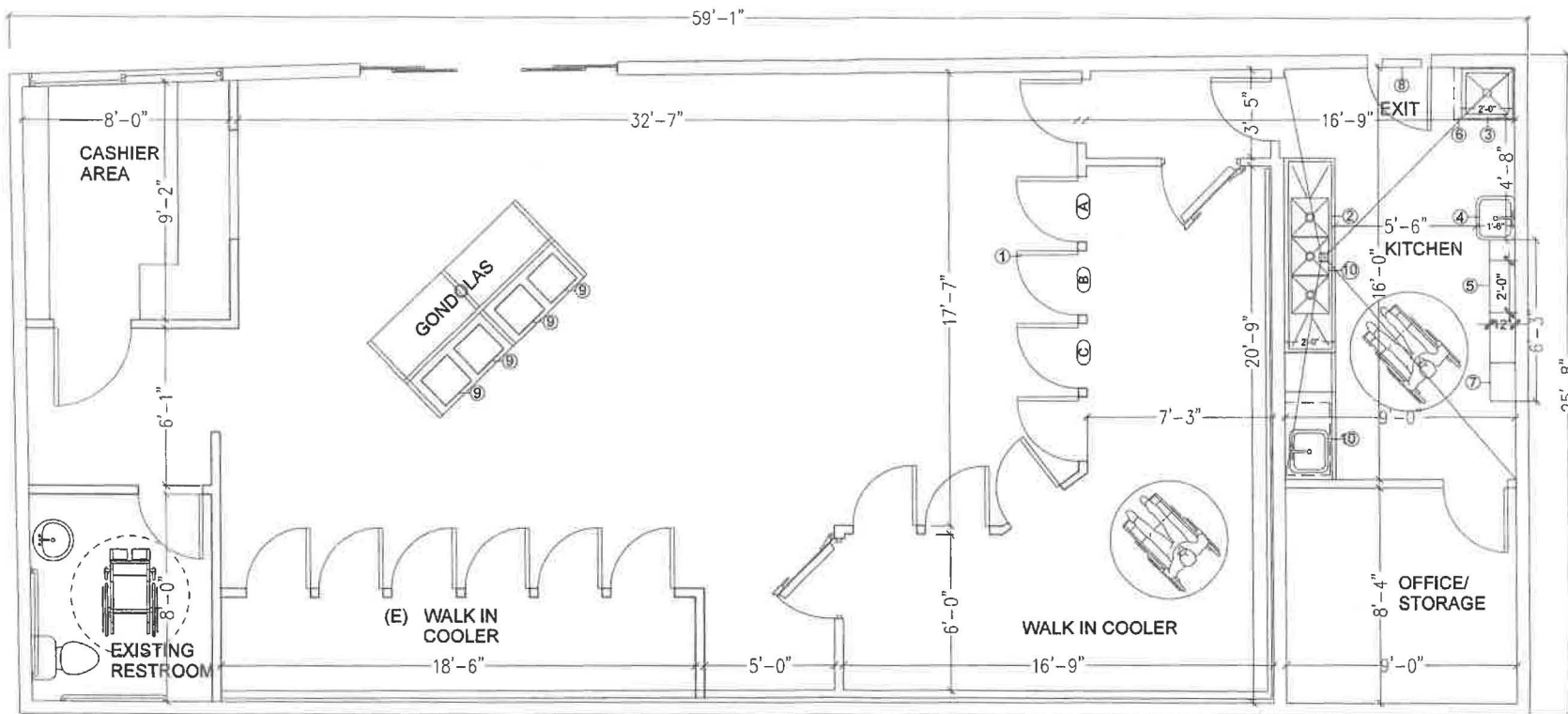
NO.	DESCRIPTION	DATE
1	PLAN CHECK SET	
2	CORRECTION SET	
3	PERMIT SET	

REVISION	DATE	DESCRIPTION

DRAWING BY:
 BLAHEH MERRIOTT

SCALE 1/8" = 1'-0"

(E) SITE PLAN
 N
DRAWING NO.
 A-2



NOTE:
THE COOLER DOORS A-B AND C ARE DESIGNATED
FOR BEER & WINE.

 FLOOR DRAIN

1 EXISTING FLOOR PLAN

SC: 1/2" = 1'-0"

EXHIBIT "A"

Page No. 3 of 4

Case No. ZA-2023-4757 *copy*

Core M. An

ARKA
DESIGN & BUILD
WWW.ARKADCOM

10801 National Blvd
Suite 227, Los Angeles,
CA 90064
Office: (310) 475-2999
Fax: (310) 475-2955

DESIGNER:

ARKA DESIGN & BUILD
10801 NATIONAL BLVD # 227
LOS ANGELES CA 90064
(310) 806-3669

OWNER:

J B Station Inc
801 W. Wilcox Street
Long Beach, CA 90806

BY ARKAD INC. 2021

The drawings and specifications and design
represented hereby are and shall remain the
property of the ARKAD INC. and no part thereof
shall be used or reproduced for any purpose
other than the specified project for which they
were prepared and developed without the
written consent of the Architect. The
Architect shall not be responsible for any
omissions. The Contractor shall verify and be
responsible for all dimensions and conditions
on the plans and report any discrepancies to the
Architect. The drawings and specifications
show the general scope of work and require
technical performance of the building systems
and do not necessarily indicate or include all
the work required for full performance and
completion of the construction contract. The
scope of work indicated Contractor shall
submit all data required for the proper
execution of the project.



PROJECT NAME:

CHEVRON
EXTRAMILE MARKET
3154 E Olympic Blvd,
Los Angeles, CA 90023

NO. DESCRIPTION DATE

- 1 PLAN CHECK SET
- 2 CORRECTION SET
- 3 PRINT SET

REVISION

NO. DATE DESCRIPTION

DRAWING BY:

ELANIE MERRICK

SCALE 1/8" = 1'-0"

EXISTING FLOOR
PLAN

N

DRAWING NO.

A-3

CLEAN ROOM™

USG BORAL
INNOVATION INSPIRED BY YOU

TABLE OF PERFORMANCE

Part No.	Part Name	Area	Weight	Volume	Acoustic	Fire	Notes
CL3000	600x600x15	3.0	1.5	0.03	0.85	1	Standard
CL3001	600x600x15	3.0	1.5	0.03	0.85	1	Standard
CL3002	600x600x15	3.0	1.5	0.03	0.85	1	Standard
CL3003	600x600x15	3.0	1.5	0.03	0.85	1	Standard
CL3004	600x600x15	3.0	1.5	0.03	0.85	1	Standard
CL3005	600x600x15	3.0	1.5	0.03	0.85	1	Standard
CL3006	600x600x15	3.0	1.5	0.03	0.85	1	Standard
CL3007	600x600x15	3.0	1.5	0.03	0.85	1	Standard
CL3008	600x600x15	3.0	1.5	0.03	0.85	1	Standard
CL3009	600x600x15	3.0	1.5	0.03	0.85	1	Standard
CL3010	600x600x15	3.0	1.5	0.03	0.85	1	Standard

USE PROFILE OPTIONS

DESCRIPTION DETAILS

Clean Room™ Acoustic Ceiling is a lightweight, rigid, non-combustible ceiling system designed for use in clean rooms, laboratories, and other areas requiring a high level of cleanliness and hygiene. It is made of a special polypropylene resin with a smooth, non-porous surface that is easy to clean and disinfect. The ceiling is available in a variety of colors and finishes to match the surrounding environment. It is also available in a variety of sizes and shapes to fit different room dimensions. The ceiling is installed using a simple, snap-in system that allows for easy installation and removal. It is a durable, long-lasting product that is suitable for use in a wide range of applications.

FEATURES & BENEFITS

- Made of a special polypropylene resin with a smooth, non-porous surface that is easy to clean and disinfect.
- Available in a variety of colors and finishes to match the surrounding environment.
- Available in a variety of sizes and shapes to fit different room dimensions.
- Installed using a simple, snap-in system that allows for easy installation and removal.
- A durable, long-lasting product that is suitable for use in a wide range of applications.

APPLICATIONS AS PER BORA PRO GUIDELINES

- Class 1 and 2 Clean Rooms
- Food Processing
- Food Storage
- Hydro-thermo Rooms
- Laboratories
- Laundry Areas
- Pharmaceuticals
- Water Washing

CLEAN ROOM™ ACOUSTICAL CEILING

TABLE OF PERFORMANCE

Part No.	Part Name	Area	Weight	Volume	Acoustic	Fire	Notes
CL3000	600x600x15	3.0	1.5	0.03	0.85	1	Standard
CL3001	600x600x15	3.0	1.5	0.03	0.85	1	Standard
CL3002	600x600x15	3.0	1.5	0.03	0.85	1	Standard
CL3003	600x600x15	3.0	1.5	0.03	0.85	1	Standard
CL3004	600x600x15	3.0	1.5	0.03	0.85	1	Standard
CL3005	600x600x15	3.0	1.5	0.03	0.85	1	Standard
CL3006	600x600x15	3.0	1.5	0.03	0.85	1	Standard
CL3007	600x600x15	3.0	1.5	0.03	0.85	1	Standard
CL3008	600x600x15	3.0	1.5	0.03	0.85	1	Standard
CL3009	600x600x15	3.0	1.5	0.03	0.85	1	Standard
CL3010	600x600x15	3.0	1.5	0.03	0.85	1	Standard

USE PROFILE OPTIONS

DESCRIPTION DETAILS

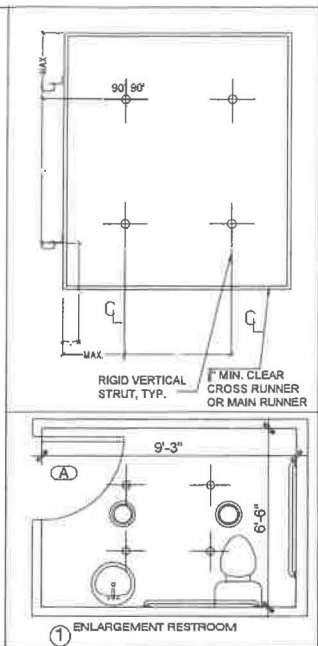
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APPLICATIONS AS PER BORA PRO GUIDELINES

- Class 1 and 2 Clean Rooms
- Food Processing
- Food Storage
- Hydro-thermo Rooms
- Laboratories
- Laundry Areas
- Pharmaceuticals
- Water Washing



THE CEILING SHALL BE A ONE HOUR ASSEMBLY- TWO LAYERS OF 5/8" GYP. BORD TYP X FIRE RATED

NOTES:

- COVE BASE TILE SHALL BE MINIMUM 3/8" RADIUS AND MINIMUM 4" HEIGHT TILE. PROVIDE APPROVED BASE COVING IN KITCHEN, WARE WASHING, JANITORIAL, RESTROOM, SERVICE AREA, STORAGE AND LOCKER ROOM AREA. BASE COVE INDICATE ON FINISH SCHEDULE UNLESS IF TILE OR RUBBER WITH SEALED CONCRETE. VINYL OR RUBBER BASE COVE IS NOT APPROVED IN THESE AREAS.
- CALIFORNIA RETAIL FOOD CODE: Floor surfaces shall be covered at the juncture of the floor and wall with a 3/8 inch minimum radius coving and shall extend up the wall at least 4 inches, except in areas where food is stored only in unopened bottles, cans, cartons, tins, or other original shipping containers. Section 114058.
- CALIFORNIA RETAIL FOOD CODE: Walls and ceilings of all rooms shall be of a durable, smooth, nonabsorbent, and easily cleanable surface except for areas as specified in 114071 (b). Where otherwise indicated, they shall be mounted or attached so as to facilitate cleaning. Attachments to walls and ceilings, such as light fixtures, mechanical room ventilation system components, vent covers, wall-mounted fans, decorative items, and other attachments, shall be easily cleanable. Section 114071.
- INDICATE RAUMET TO BE USED AT 3 COMPARTMENT SINK. ENSURE IT IS CAPABLE OF SERVICING ALL SINK COMPARTMENTS.
- CALIFORNIA RETAIL FOOD CODE: All food facilities in which food is prepared or in which multiservice utensils and equipment are used shall provide manual methods to effectively clean and sanitize utensils. Manual warewashing sinks shall have at least three compartments with hot integral metal containers for manually washing, rinsing, and sanitizing equipment and utensils. Mechanical machines warewashing shall be accomplished by using an approved machine installed and operated in accordance with the manufacturer's specifications. Section 114056, 114058, 114101, 114103, 114120.
- ENSURE THAT TOILET ROOMS ARE VENTED TO THE OUTSIDE AIR BY MEANS OF AN OPENABLE, SCREENED WINDOW, AN AIR SHUTT, OR A LIGHT-SWITCH ACTIVATED EXHAUST FAN.

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OWNER:
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901 W. Willow Street
Long Beach, CA 90808

PROJECT NAME:
CHEVRON
EXTRAMILE MARKET
3154 E Olympic Blvd,
Los Angeles, CA 90023

NO. DESCRIPTION DATE

1 PLAN CHECK SET

2 CORRECTION SET

3 PRINT SET

REVISION:

MARK DATE DESCRIPTION

DRAWING BY:
ELENAH MERRICK

SCALE 3/16" = 1'-0"

CEILING DETAILS

DRAWING NO.
A-8

ROOM FINISH SCHEDULE							
ROOM #	NORTH WALL	SOUTH WALL	EAST WALL	WEST WALL	CEILING	FLOOR	BASE COVE
WALK IN COOLER	COOLER PANELS	COOLER PANELS	COOLER PANELS	COOLER PANELS	COOLER PANELS	SEALED CONCRETE 8336-JULY 01	ALUMINUM PANEL
STORAGE	FRP PANELS	FRP PANELS	FRP PANELS	FRP PANELS	2 x 4 PVC CEILING TILE GIBBS BATHY CEILING PANEL (FBI) 1999 FOOD CODE 8-601.11	SEALED CONCRETE 8336-JULY 01	BASE COVE JOHNSON'S OPS3107P
OFFICE #1	PAINT	PAINT	PAINT	PAINT	2 x 4 CEILING TILE GIBBS BATHY CEILING PANEL (FBI) 1999 FOOD CODE 8-601.11	SEALED CONCRETE 8336-JULY 01	4" RUBBER BASE JOHNSON'S
RESTROOM	GLOSS PAINT	GLOSS PAINT	GLOSS PAINT	GLOSS PAINT	2 x 4 CEILING TILE GIBBS BATHY CEILING PANEL (FBI) 1999 FOOD CODE 8-601.11	SEALED CONCRETE 8336-JULY 01	COVE BASE 836107N SANITARY
UTENSIL WASHING	GLOSS PAINT	GLOSS PAINT	GLOSS PAINT	GLOSS PAINT	2 x 4 CEILING TILE GIBBS BATHY CEILING PANEL (FBI) 1999 FOOD CODE 8-601.11	8336-JULY 01	COVE BASE 836107N SANITARY
(E) JANITORIAL (MOP SINK)	GLOSS PAINT	GLOSS PAINT	GLOSS PAINT	GLOSS PAINT	2 x 4 CEILING TILE GIBBS BATHY CEILING PANEL (FBI) 1999 FOOD CODE 8-601.11	8336-JULY 01	COVE BASE 836107N SANITARY

NOTES:

- WALLS AND PARTITION WITHIN TWO FEET OF SERVICES SINKS, URINALS AND WATER CLOSETS SHALL HAVE SMOOTH, HARD, NONABSORBENT SUFACETO A HEIGHT OF NOT LESS THAN FOUR FEET ABOVE THE FLOOR CBC 1210.2.2.
- FLOORS IN ALL AREAS (EXCEPT IN SALES AND DINING AREAS) SHALL BE SMOOTH AND OF DURABLE CONSTRUCTION AND NONABSORBENT MATERIALS THAT IS EASILY CLEANABLE. (CRFC 114288A)
- FLOOR SURFACES SHALL BE COVED AT THE JUNCTURE OF THE FLOOR AND THE WALL WITH A 1/2 INCH MINIMUM RADIUS COVERING AND SHALL EXTEND UP THE WALL AT LEAST 4 INCHES (CRFC 114288B). VINYL TOP SET IS NOT ACCEPTABLE.
- WALLS AND CEILINGS OF BAR AREAS, STORAGE AREAS OF UNOPENED BOTTLES, CANS, CARTONS, SACKS, OR OTHER ORIGINAL CONTAINERS, DINING AND SALES AREAS, OFFICES ARE EXEMPT. (CRFC 114271 (B1-4)).
- WALLS AND CEILINGS OF BAR AREAS, STORAGE AREAS OF UNOPENED BOTTLES, CANS, CARTONS, SACKS, OR OTHER ORIGINAL CONTAINERS, DINING AND SALES AREAS, OFFICES ARE EXEMPT. (CRFC 114271 (B1-4)).
- (E) ALL EXTERIOR DOORS SHALL BE WELL FITTED AND SELF-CLOSING TO EFFECTIVELY PREVENT THE ENTRANCE OF FLIES, RODENTS AND INSECTS. (CRFC 114259)
- FLOOR DRAINS SHALL BE INSTALLED IN FLOORS THAT ARE WATER-FLUSHED FOR CLEANING AND IN AREAS WHERE PRESSURE SPRAY METHODS FOR CLEANING EQUIPMENT ARE USED. FLOOR DRAINS SHALL BE SLOPED 1:50 TO THE FLOOR DRAINS. (CRFC 114269 (a)).
- A COLD RUNNING WATER DIPPER WELL SHALL BE PROVIDED IT SCOOPS OR OTHER REUSABLE SERVING UTENSILS ARE STORED IN WATER. THE DIPPER WELL SHALL BE DRAINED BY MEANS OF AN INDIRECT CONNECTION . (CRFC 114114 (d), 114193 (a)).

