

OFFICE OF ZONING ADMINISTRATION
200 N. SPRING STREET, ROOM 763
LOS ANGELES, CA 90012-4801
(213) 978-1318

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
HENRY CHU
TIM FARGO
JONATHAN A. HERSHEY, AICP
PHYLLIS NATHANSON
CHARLES J. RAUSCH JR.
CHRISTINE M. SAPONARA
COURTNEY SHUM
CHRISTINA TOY LEE
JORDANN TURNER

CITY OF LOS ANGELES
CALIFORNIA



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Decision Date: June 6, 2024

Last Day to File an Appeal: June 21, 2024

California Fine Wine and Spirits, LLC (A)
DBA Total Wine and More
6600 Rockledge Drive, Unit 150
Bethesda, MD 20817

Pico Smithwood, LLC (O)
c/o E.M. Caplow & Assoc.
Attn: Mark Caplow
9533 Pico Boulevard
Los Angeles, CA 90035

Steve Rawlings (R)
Rawlings Consulting
26023 Jefferson Avenue, Unit D
Murrieta, CA 92562

CASE NO. ZA-2024-1338-CUB
CLASS 2 CONDITIONAL USE –
ALCOHOL
9527 West Pico Boulevard (9533-9541
West Pico Boulevard and 1264 South
Smithwood Drive)
West Los Angeles Community Plan
Zone: C4-1VL-O
C.D: 5 – Young Yaroslavsky
D.M.: 132A167
CEQA: ENV-2024-1339-CE
Legal Description: Lots FR 415, 416,
417; Tract 3535

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) Chapter 1 Section 12.24 W.1, I hereby APPROVE:

a Class 2 Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption and ancillary on-site instructional tasting in conjunction with a new wine and spirits specialty store in the C4-1VL-O 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 Zoning 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 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 the case file.
7. Authorized herein is the sale of a full line of alcoholic beverages for off-site consumption and ancillary on-site instructional tasting, in conjunction with a new 18,297 square-foot wine and spirits specialty store. The grant shall be subject to the following limitations:
 - a. The hours of operation shall be limited to 8:00 a.m. to 10:00 p.m., daily.

8. After hours use shall be prohibited, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.
9. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.
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 reception area.

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 the control of the

applicant to assure such conduct 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 and 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 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.
20. 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 and litter.
21. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.
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 applicant shall prepare and implement an incentive program to encourage employees to walk, bike, use public transit or carpool to work. Said program may include but not be limited to: subsidies for public transit and installation of bike racks. A copy of the program shall be submitted to the Development Services Center for inclusion in the file.
24. All deliveries shall be made in the parking area. No loading or unloading of deliveries shall be permitted along Pico Boulevard or Smithwood Drive.
25. Trash pick-up, compacting, loading and unloading and receiving activities shall be limited to 7 a.m. to 6 p.m. Monday through Friday and 10 a.m. to 4 p.m. on Saturday. No deliveries or trash pick-up shall occur on Sunday.

26. The outside disposal of glass bottles and containers shall only occur between the hours of 8:00 a.m. and 9:00 p.m., daily.

ADMINISTRATIVE CONDITIONS

27. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
28. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per L.A.M.C Section 19.01 E.3 - Monitoring of Conditional Use Permits, Inspection, and Field Compliance for Review of Operations and Section 19.04 - Miscellaneous ZA Sign Offs 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.
29. 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 floor plan, seating arrangement, or number of seats of the new operation.
30. 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.

31. 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 their 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.

32. 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 (b).
- e. If the City determines it necessary to protect the City's interests, 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, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes 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 Development Services Center. 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 June 5, 2024, all of which are by reference made a part hereof, as well as knowledge of the property and the surrounding district, I find that the requirements for authorizing a Class 2 Conditional Use Permit approval under the provisions of Section 12.24 W.1 have been established by the following facts:

BACKGROUND

The subject property is a sloping, irregular-shaped site in the West Los Angeles Community Plan, located on the northeast corner of Pico Boulevard and Smithwood Drive. The subject property consists of three lots that contain approximately 22,403 square feet of area, having approximately 174 feet of street frontage along Pico Boulevard to the south, approximately 78 feet of street frontage along Smithwood Drive to the west, and 160 feet of frontage along a public alley to the north. The West Los Angeles Community Plan designates the site for Neighborhood Commercial land uses, with corresponding zones of C1, C1.5, C2, C4, RAS3, RAS4, and P. The property is zoned C4-1VL-O, which is a corresponding zone and consistent with the existing land use designation. The site is within a Methane Zone, Special BOE Grading Area, and is within approximately 1.48 kilometers (0.05 miles) of the Newport - Inglewood Fault Zone (Onshore). The site is not located within any other specific plans, overlays, or interim control ordinances.

The subject property is developed with a two-story commercial building that previously occupied a large retailer, Office Depot, and a current retailer, The Coffee Bean. Vehicular access to the property is via a two-way driveway along Pico Boulevard, which provides access to a parking garage with 88 automobile parking spaces. The project site is a 18,297 square-foot tenant space previously occupied by Office Depot. The project site does not include the 966 square-foot coffee shop.

The applicant is requesting a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption and ancillary on-site instructional tasting in conjunction with a new 18,297 square-foot specialty wine and spirits retail store. The proposed ancillary on-site tasting includes an approximately 570 square-foot wine education classroom, a 125 square-foot wine sampling area, and a 102 square-foot beer sampling area, though the applicant requests and has been granted the right to offer spirit sampling in the future. The proposed hours of operation from 8:00 a.m. to 10:00 p.m. daily. No new construction to expand the building floor area, footprint, or height is proposed. Additionally, the applicant is seeking a Type 21, 42, and 86 License from the California Department of Alcoholic Beverage Control (ABC).

Surrounding Properties

The surrounding area is fully developed and substantially surrounded by commercial and residential uses. Properties to the north, across the public alley, are developed with multi-family residential uses in the [Q]R3-1-O Zone and RD1.5-1-O Zone. Properties to the northeast, front onto Beverly Drive, are developed with one-story commercial buildings that include retail stores and salons and a five-story commercial building with medical offices in the C2-1VL-O and C2-1-O Zones. Properties to the south, across Pico Boulevard, are developed with one- to three-story commercial buildings that include office, restaurant, and retail stores in the C4-1VL-O Zone. The abutting property to the east is developed with an eight-story hotel (Marriott Residence Inn) in the C4-1-O Zone.

Properties further east, across Beverly Drive, are developed with a seven-story office building and one-story commercial buildings that include market, stores, and restaurants in the C4-1VL-O Zone. Properties to the west, across Smithwood Drive, are developed with one- to two-story commercial buildings that include office, retail, and restaurant in the C4-1VL-O Zone.

Streets

Pico Boulevard, adjoining the property to the south, is a designated Avenue I, with a dedicated right-of-way width of 100 feet along the property's frontage, and is improved with an asphalt roadway, curbs, and sidewalks.

Smithwood Drive, adjoining the property to the west, is a Local Street – Standard, with a dedicated right-of-way width of 60 feet along the property's frontage, and is improved with an asphalt roadway, curbs, and sidewalks.

Public Alley, adjoining the property to the north, is 20 feet in width and is improved with an asphalt roadway.

Previous Cases, Affidavits, Permits, and Orders on the Subject Property:

Building Permit No. 01010-10000-01410: On September 26, 2002, the Department of Building and Safety issued a building permit for new office, retail, public parking building (shell only). On June 25, 2004, the Department of Building and Safety finalized the building permit and issued a Certificate of Occupancy.

Previous Cases on Surrounding Properties:

Staff utilized a 600-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with Conditional Use Permits for the sale of alcoholic beverages. The following relevant cases were identified:

Case No. ZA-2023-1431-CUB: On June 7, 2023, the Zoning Administrator approved a Conditional Use to allow the upgrade from the sale and dispensing of beer and wine for on-site consumption to the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing hotel in the C4-1VL-O Zone, located at 1159-1191 South Beverly Drive.

Case No. ZA-2017-5141-CUB: On May 21, 2018, the Zoning Administrator approved a Conditional Use Permit to allow the sale a full line of alcoholic beverages for off-site consumption in conjunction with an existing gas station, located at 9448 West Pico Boulevard.

Case No. ZA-2013-2308-CUB-ZAA: On November 7, 2013, the Zoning Administrator approved a Conditional Use to allow the continued sale and dispensing of beer and wine

for off-site consumption in conjunction with an expanded convenience market operating with an existing gas station and mechanic's shop in the C4-1VL-O Zone, a Conditional Use to allow the continued operation of an automotive fueling and service station in the C4 Zone, a Conditional Use to allow an expansion to a commercial corner use involving an existing gas station, mechanic's shop, and convenience market with an expansion beyond the otherwise allowed hours of 7 a.m. to 11 p.m., a Conditional Use to allow the continued maintenance of three existing pole signs, including an existing "24 Hours" pole sign at the westerly property line, a "Mobil" identification sign at the westerly property line, and a combined "Mobil" and fuel price sign along the northerly property line, an a Zoning Administrator's Adjustment to permit a loading area with a width of 15 feet and a length of 26 feet 8 inches in lieu of the required minimum 20 feet width as required by LAMC Section 12.21 C.6, located at 9448 West Pico Boulevard.

Case No. ZA-2002-1103-CUB-CUX: On August 29, 2002, the Zoning Administrator issued a letter of withdrawal, located at 9575 West Pico Boulevard.

Case No. ZA-2001-1687-CUB-CUB: On June 28, 2001, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of beer and wine for on-site consumption, in conjunction with a proposed 2,989 square-foot restaurant with 60 patron seating indoors and an outdoor patio with seating for 28 all located within a 46,996 square-foot multi-tenant shopping center, located at 9618 West Pico Boulevard.

Case No. ZA-1998-281-CUB: On June 19, 1998, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of beer and wine for on-site consumption in the C4-1VL-O Zone, located at 1167-1177 South Beverly Drive.

Case No. ZA-1996-120-CUB: On April 25, 1996, the Zoning Administrator approved a Conditional Use to allow the sale of alcoholic beverages for off-site consumption in conjunction with a 12,000 square-foot drugstore; also, a modification of Condition No. 15.a. within Case No. BZA 4578, to clarify the definition of "fast food service" as specified in the following conditions, and denied a request to modify the hours of Sunday delivery pursuant to Condition No. 9.a.iii. of Case No. BZA 4578, located at 9600-9636 West Pico Boulevard.

Case No. ZA-1993-598-CUB: On August 11, 1993, the Zoning Administrator approved conditional use authority for the sale and dispensing for consideration of alcoholic beverages (i.e., beer and Kosher wine) for off-site consumption in conjunction with an existing Kosher market within a commercial building on a C4-1VL zoned site, with said Kosher market having hours of operation from 8 a.m. to 10 p.m. Monday through Thursday, 8 a.m. to 3 p.m. on Friday and 8 a.m. to 8 p.m. on Sunday being closed on Saturday, for property located at 9427 Pico Boulevard.

Public Correspondence

Los Angeles Police Department (LAPD), West Los Angeles Area Vice Unit, issued a letter dated April 10, 2024, which states LAPD is not opposed to the off-site or on-site Conditional Use Permit and recommends 15 conditions be imposed.

South Robertson Neighborhood Council (SORO NC) issued a letter of support dated May 16, 2024, which states the SORO NC supports the proposed application for a CUB to allow the sale of a full line of alcoholic beverages for off-site consumption and on-site tasting in conjunction with a new specialty store.

Public Hearing

A Notice of Public Hearing was sent to owners and occupants of properties within a 300-foot radius. The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the project. All interested persons were invited to attend the public hearing where they could listen, ask questions or present testimony regarding the project. All interested persons are invited to attend the public hearing at which they could listen, ask questions, or present testimony regarding the project. The Public hearing was held on June 5, 2024, at approximately 10:30 a.m. and was conducted entirely telephonically. The following testimony was provided at the hearing:

The hearing was attended by the applicant's representative, Steve Rawlings. One member of the public provided testimony in support of the project.

Mr. Rawlings presented the project and provided additional information on Total Wine & More's operations and images from their other retail stores. He stated the following:

- Total Wine & More operates across the United States, with approximately 275 stores nationwide and over forty locations in California. New locations are coming in Brentwood and West Hollywood. There are also existing operations in Northridge, Culver City, Glendale, and Pasadena.
- Total Wine & More carries the largest inventory of beer, wine, and spirits in the country. The company also views itself as an educator, holding regular monthly wine education classes that occur in classrooms within their retail stores. Attendees are served four or five samples, each containing one ounce. Classes are themed and cover a range of topics, from wine education to the history of a region.
- On the floor, there are proposed sampling areas for beer and wine. These areas are cordoned off whenever samples are offered to make sure that minors cannot access them. All stores prohibit minors from entering without being accompanied by an adult.
- The subject store will repurpose a space formerly occupied by Office Depot.
- The store will have around 50 employees, each highly trained.
- The store will be improved with high end finishes.
- The South Robertson Neighborhood Council submitted a letter of support for the project. LAPD also submitted a letter of non-opposition. The applicant team also sent out approximately 600 postcards prior to presenting at the Neighborhood Council, but did not receive any responses to those, nor did anyone make any comments at the Neighborhood Council meeting.

- The proposed specialty store will be a great addition to the community.

Mr. Rawlings, in response to questions raised by the Zoning Administrator stated the following:

- Wine education classes are typically held on a Wednesday or Thursday in the evening.
- The applicant is seeking three license types from ABC: Type 21 for overall off-site sales, an associated Type 86 license for tasting, and an additional Type 42 license for tasting. Type 86 licenses require the manufacturer or distributor to serve the samples, whereas Type 42 licenses allow employees to serve samples as well. This is necessary for the proposed wine education classes since employees conduct these seminars.
- Has no issues with LAPD's recommended conditions.
- Spoke with the Council Office and provided information on the project.

Matthew Rodman, a nearby property owner and business operator, expressed support for the project, stating that the proposed use will add synergy to the street, and fulfill a public need since a nearby grocery store closed in the area. Mr. Rodman stated that Total Wine & More has been shown to be a responsible operator at other locations and that he believes the new use will be a good fit for the community and activate this part of Pico Boulevard.

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.

- The applicant shall ensure that no alcoholic beverage which are purchased within

the applicant's establishment are consumed on any property adjacent to the licensed premise that is 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.
- No person under 21 years of age shall sell or deliver alcoholic beverages.
- On-site alcoholic beverage consumption is only for instructional tasting. Tasting areas shall not be operated as a full-service open bar passing "tasting" amount.
- The mode and character of the establishment shall be maintained as a beer, wine and spirit retail store and in no situation shall be conducted as a bar type of operation.
- No self-service of alcoholic beverage is permitted.
- No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverages from any customer while in the premises.
- The subject alcoholic beverage license shall not be exchanged for a public premise type license.
- All off-site sales of alcoholic beverages shall be conducted at a checkout station directly attended by a manager/checkout clerk assigned 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 off-site sale of alcoholic beverages and ancillary instructional tasting 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

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 subject property is a sloping, irregular-shaped site in the West Los Angeles Community Plan, located on the northeast corner of Pico Boulevard and Smithwood Drive. The subject property consists of three lots that contain

approximately 22,403 square feet of area, having approximately 174 feet of street frontage along Pico Boulevard to the south, approximately 78 feet of street frontage along Smithwood Drive to the west, and 160 feet of frontage along a public alley to the north. The West Los Angeles Community Plan designates the site for Neighborhood Commercial land uses, with corresponding zones of C1, C1.5, C2, C4, RAS3, RAS4, and P. The property is zoned C4-1VL-O, which is a corresponding zone and consistent with the existing land use designation.

The subject property is developed with a two-story commercial building that previously occupied a large retailer, Office Depot, and a current retailer, The Coffee Bean. Vehicular access to the property is via a two-way driveway along Pico Boulevard, which provides access to a parking garage with 88 automobile parking spaces. The project site is a 18,297 square-foot tenant space previously occupied by Office Depot. The project site does not include the 966 square-foot coffee shop.

The applicant is requesting a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption and ancillary on-site instructional tasting in conjunction with a new 18,297 square-foot specialty wine and spirits retail store. The proposed ancillary on-site beer and wine tasting includes an approximately 570 square-foot wine education classroom, a 125 square-foot wine sampling area, and a 102 square-foot beer sampling area, though the applicant requests and has been granted the right to offer spirit sampling in the future. The proposed hours of operation from 8:00 a.m. to 10:00 p.m. daily. No new construction to expand the building floor area, footprint, or height is proposed. Additionally, the applicant is seeking a Type 21, 42, and 86 License from the California Department of Alcoholic Beverage Control (ABC).

The new specialty wine and spirits retail store is Total Wine & More, which is a retail chain with numerous locations in California. Total Wine & More offers a large assortment of wine and specialty spirits.

A variety of commercial uses are an intrinsic part of the service amenities necessary for the conservation, development, and success of a vibrant neighborhood. Total Wine & More specialty store will provide neighboring residents and the local workforce with a viable and convenient option that will bolster commercial activity and an added amenity in the neighborhood. In addition, the grant to allow the alcohol service has been well conditioned to ensure that that use will not adversely impact neighboring residents. As such, the project will enhance the built environment in the surrounding neighborhood and will provide a service that is beneficial to the community, city and region.

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 subject property is a sloping, irregular-shaped site in the West Los Angeles Community Plan, located on the northeast corner of Pico Boulevard and Smithwood Drive. The subject property consists of three lots that contain approximately 22,403 square feet of area, having approximately 174 feet of street frontage along Pico Boulevard to the south, approximately 78 feet of street frontage along Smithwood Drive to the west, and 160 feet of frontage along a public alley to the north. The subject property is developed with a two-story commercial building that previously occupied a large retailer, Office Depot, and a current retailer, The Coffee Bean. Vehicular access to the property is via a two-way driveway along Pico Boulevard, which provides access to a parking garage with 88 automobile parking spaces. The project site is a 18,297 square-foot tenant space previously occupied by Office Depot. The project site does not include the 966 square-foot coffee shop.

The subject commercial building was constructed in 2004 and remains compatible with adjacent properties and the surrounding neighborhood. No new construction to expand the building floor area, footprint, or height is proposed.

The surrounding area is fully developed and substantially surrounded by commercial and residential uses. Properties to the north, across the public alley, are developed with multi-family residential uses in the [Q]R3-1-O Zone and RD1.5-1-O Zone. Properties to the northeast, front onto Beverly Drive, are developed with one-story commercial buildings that include retail stores and salons and a five-story commercial building with medical offices in the C2-1VL-O and C2-1-O Zones. Properties to the south, across Pico Boulevard, are developed with one- to three-story commercial buildings that include office, restaurant, and retail stores in the C4-1VL-O Zone. The abutting property to the east is developed with an eight-story hotel (Marriott Residence Inn) in the C4-1-O Zone. Properties further east, across Beverly Drive, are developed with a seven-story office building and one-story commercial buildings that include market, stores, and restaurants in the C4-1VL-O Zone. Properties to the west, across Smithwood Drive, are developed with one- to two-story commercial buildings that include office, retail, and restaurant in the C4-1VL-O Zone.

The applicant is requesting a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption and ancillary on-site instructional tasting in conjunction with a new 18,297 square-foot specialty wine and spirits retail store. The proposed ancillary on-site tasting includes an approximately 570 square-foot wine education classroom, a 125 square-foot wine sampling area, and a 102 square-foot beer sampling area, though the applicant requests and has been granted the right to offer spirit sampling in the future. The proposed hours of operation from 8:00 a.m. to 10:00 p.m. daily. No new construction to expand the building floor area, footprint, or height is proposed. Additionally, the applicant is seeking a Type 21, 42, and 86 License from the California Department of Alcoholic Beverage Control.

The subject property is zoned and developed in a manner consistent with both the City's desired land use designation for the site and the surrounding area. The specialty store will not feature live entertainment. The establishment's site design and location on a commercial block will reduce the likelihood of harmful impacts on the neighboring properties. Additionally, no interested party has submitted opposition comments against the conditional use application prior to, at, or after the June 5, 2024, public hearing. LAPD provided a letter of non-opposition to the project and the grant has incorporated LAPD's recommended conditions, where appropriate. The proposed project also has the support of the South Robertson Neighborhood Council to allow the sale of a full line of alcoholic beverages for off-site consumption and on-site tasting in conjunction with the new specialty store, Total Wine & More. While the current proposal for on-site instructional tasting is only for beer and wine, any future offering of spirit sampling is similarly not anticipated to result in an adverse impact to the surrounding community, as instructional tasting will be regulated by the Department of Alcoholic Beverage Control. Therefore, the Zoning Administrator has granted general approval for on-site instructional tasting.

Furthermore, the Zoning Administrator has imposed numerous conditions to prevent adverse impacts and integrate the use into the neighborhood. Conditions address the mode and character of the specialty store, responsible management, addressing of nuisance, and surveillance and training. In addition, the California Department of Alcoholic Beverage Control will impose their own set of conditions, which the applicant will also be subject to. Therefore, 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 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 is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are implemented in the form of Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan.

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject property is located within the West Los Angeles Community Plan area. The Community Plan Area Map designates the property for Neighborhood Commercial land uses, with corresponding zones of C1, C1.5, C2, C4, RAS3, RAS4, and P. The property is zoned C4-1VL-O. The property's zoning is thus consistent with the General Plan's land use designation for the site.

The West Los Angeles Community Plan is silent with regards to the sale and dispensing of alcohol. In such cases, the Zoning Administrator must interpret the intent of the Plans. Specifically, the project addresses the following goals, objective, and policies of the Community Plan:

Goal 2: A strong and competitive commercial sector which promotes economic vitality, serves the needs of the community through well designed, safe and accessible areas while preserving historic and cultural character.

Objective 2-1: To conserve and strengthen viable commercial development and to provide additional opportunities for new commercial development and services within existing commercial areas.

Policy 2-1.3: Ensure the viability of existing neighborhood stores and businesses which support the needs of local residents and are compatible with the neighborhood.

Goal 8: A community with adequate police facilities and services to protect its residents from criminal activity, reduce the incidents of crime and provide other necessary law enforcement services.

Objective 8-2: To increase the ability to minimize crime and provide adequate security.

Policy 8-2.2: Ensure adequate lighting around residential, commercial and industrial buildings to improve security.

A strong and competitive commercial sector which promotes economic vitality, serves the needs of the community through well designed, safe and accessible areas while preserving the historic, commercial and cultural character of the community. The proposed project fulfills the intent of the West Los Angeles Community Plan provisions regarding land use compatibility, by preserving and strengthening existing commercial uses within an established commercial district while maintaining desirable characteristics of surrounding residential neighborhoods.

The project will provide a new neighborhood-serving use, thereby strengthening the vibrancy and longevity of the commercial corridor along Pico Boulevard and the surrounding neighborhood. The project's design, both in terms of physical layout and operations, is intended for the sale and dispensing of alcoholic beverages for on-site and off-site consumption to cater to the neighborhood-serving characteristics of this commercial corridor.

Total Wine & More, a neighborhood-serving specialty store, will be compatible with surrounding uses when coupled with the conditions of approval herein to regulate

the sale and dispensation of alcohol. The specialty store will provide neighboring residents and the local workforce with a convenient option that will bolster commercial activity in the neighborhood.

The project maintains an existing and desirable commercial pattern of zoning and land use that is consistent and compatible with other properties and uses in the surrounding neighborhood. Thus, the project substantially conforms with the purpose, intent, and provisions of the General Plan and West Los Angeles Community Plan.

CONDITIONAL USE - ALCOHOLIC BEVERAGE FINDINGS

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

The grant allows the sale and dispensing of alcoholic beverages for off-site consumption and ancillary on-site instructional tasting. While the current proposal for on-site instructional tasting is only for beer and wine, any future offering of spirit sampling is similarly not anticipated to result in an adverse impact to the surrounding community, as instructional tasting will be regulated by the Department of Alcoholic Beverage Control. Therefore, the Zoning Administrator has granted general approval for on-site instructional tasting. The specialty store will also not feature any form of live entertainment. 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 responsible management and deterrents against loitering. 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 or the Department of Alcoholic Beverage Control's Licensee Education on Alcohol and Drugs (LEAD) Program.

Furthermore, the Zoning Administrator has imposed numerous conditions to integrate the use into the community as well as protect community members from adverse potential impacts. Additional conditions have been included to ensure the operation provides adequate security measures, including a surveillance system and adequate lighting, adherence to the City's Noise Ordinance, and responsible management practices. The California Department of Alcoholic Beverage Control will impose their own set of conditions, which the applicant will also be subject to. Both the Conditions of Approval and the requirements of the California Department of Alcoholic Beverage Control are intended to protect the public health, welfare and safety of the community.

Lastly, no interested party has submitted opposition comments against the conditional use application prior to, at, or after the June 5, 2024, public hearing. LAPD provided a letter of non-opposition to the project and the grant has incorporated LAPD's recommended conditions, where appropriate. Additionally, the proposed project also has the support of the South Robertson Neighborhood

Council to allow the sale of a full line of alcoholic beverages for off-site consumption and on-site tasting in conjunction with the new specialty retail store, Total Wine & More. Therefore, as conditioned herein, the sale of a full line of alcoholic beverages for off-site consumption and ancillary on-site instructional tasting in conjunction with the specialty store 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 Beverage Control (ABC) licensing criteria, 5 on-site consumption licenses and 2 off-site consumption licenses are allocated to the subject census tract (Census Tract 2691.00). Currently, there are 18 active on-site licenses, and 4 active off-site licenses total in this census tract.

Concentration can be undue when the addition of a license will negatively impact a neighborhood. However, concentration is not undue when the approval of a license provides a public service and benefits the community. Although the number of existing on- and off-site licenses exceed the number allocated to the subject census tract, a higher number of alcohol-serving establishments is to be expected in an area which functions as a regional urban hub and destination with a variety of commercial service establishments. In active commercial areas where there is a demand for licenses beyond the allocated number, the ABC has recognized that high-activity retail and commercial centers are supported by significant employee population, in addition to the increasing resident population base in the area. The ABC has 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 quiet enjoyment of property by residents. In this case, the project site is adjacent to a regional shopping center developed with a variety of commercial services and retail and restaurant uses. In such an area, a higher number of alcohol licenses would be expected in conjunction with the many restaurants and retail establishments in the area. In this case, the project will provide new and unique services and will cater to a large number of both local residents and workers as well as tourists and visitors, and thus will provide a beneficial service. Thus, the project will not result in undue concentration.

According to statistics provided by the Los Angeles Police Department, West Los Angeles Division within Crime Reporting District No. 857, which has jurisdiction over the subject property, a total of 132 crimes were reported in 2023, including 119 Part I crimes and 13 Part II Crimes, compared to the Citywide average of 162 crimes and the High Crime Reporting District average of 194 crimes for the same reporting period. In 2023, alcohol-related Part II crimes reported include Narcotics (0), Liquor Laws (0), Public Drunkenness (0), Disturbing the Peace (0), Disorderly Conduct (4), Gambling (0), DUI-related (2), Moving Traffic Violations (0), and Miscellaneous Other Violations (4). These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The above statistics indicate that the crime rate in the reporting district where the subject site is located is lower than the citywide High Crime Reporting District average. Additionally, no evidence has been submitted to the record establishing any nexus between the subject site and the area's crime rate. No comments from the community at-large were received concerning the concentration of alcoholic-beverages establishments in the area with the exception of the Los Angeles Police Department who submitted a letter of non-opposition.

The incorporation of conditions relative to the specific operation of the establishment will address and minimize any possible adverse impact on the welfare of the surrounding area, including restrictions on noise, safety and security to ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity. Therefore, approval of the request will not result in an undue concentration of licensed premises.

- 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 project site is zoned for commercial uses and will continue to be utilized as such. The following sensitive uses are located within a 1,000-foot radius of the site:

Residential
Single-Family Residences
Multi-Family Residences

While there are sensitive uses within 1,000 feet of the subject property, none of these uses adjoin the subject property. Furthermore, 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. The project will contribute to the West Los Angeles community and will serve the neighboring residents, local employees as well as visitors. Therefore, as conditioned, the project will not detrimentally affect residentially zoned properties in the area.

ADDITIONAL MANDATORY FINDINGS

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. 186,952, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.

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](http://BuildLA.appointments.lacity.org) 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 Monique Acosta, Planning Staff for the Department of City Planning at (213) 978-1173 or monique.acosta@lacity.org.

COURTNEY SHUM
Associate Zoning Administrator

CS:AC:MA

CC: Councilmember Katy Young Yaroslavsky
Fifth Council District
Adjoining Property Owners

SITE PLAN

REVISED

Submitted on 4-15-2024
 Authorized by: M. Acosta
 Comment:



* Zoning Administrator Note:
 Subject Grant Authorizes 18,297 SF of Floor Area as depicted on Floor plan - Conting

PROPERTY ADDRESS:
 9527 W. Pico Boulevard (9527-9541 W. Pico Boulevard and 1264 S. Smithwood Drive)

PROPERTY OWNER:
 E.M. CAPLOW AND ASSOCIATES, INC.
 9533 PICO BLVD.
 LOS ANGELES, CA 90035

APN: 4330-026-041

LEGAL DESCRIPTION:
 Lot Nos. FR 415, 416, 417;
 Tract 3535

LOT SIZE: 22,410.0 (sq ft)
 Zoning: C4-1VL-O

Parking Spaces Required: 73
 Parking Spaces Provided: 88 (3 ADA)

EXHIBIT "A"
 Page No. 1 of 2
 Case No. ZA-2024-1338-CB

ZA-2024-1338

General Building Information & Sampling Areas

Build no	18,297 SQ. FT.	Classroom	569.95 SQ. FT.
Sales floor	13,227 SQ. FT.	Wine Sample	125.10 SQ. FT.
Warehouse	1,459.1 SQ. FT.	Beer Sample	102.10 SQ. FT.
Mezzanine	N/A	Total Sample	797.15 SQ. FT.

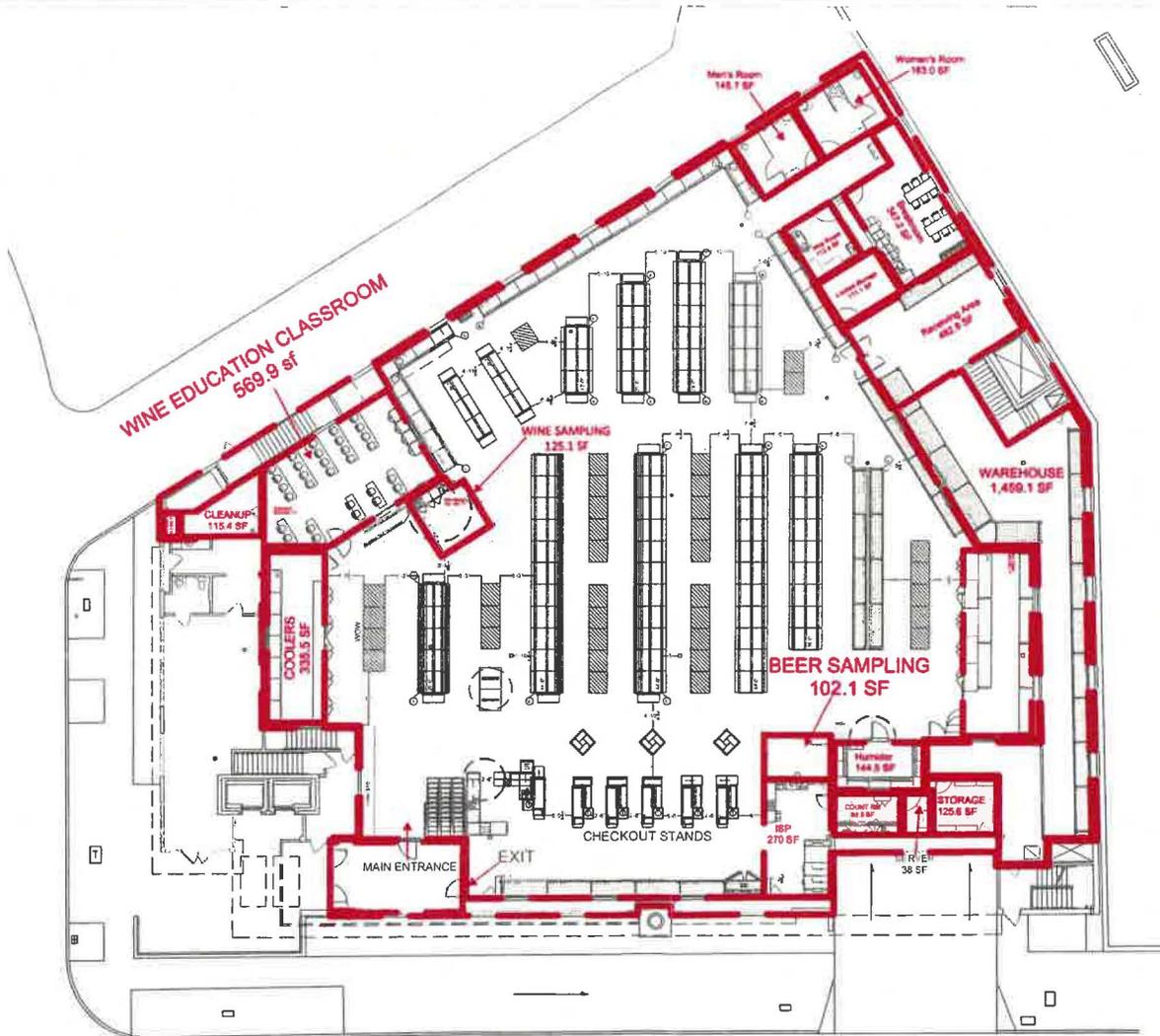
Notes:
 xxx

9527 W Pico Blvd.
 Los Angeles, CA

Address: _____
 Modified By: SRudolph
 Modified On: 11/8/23

Plan Type: _____
 Store #: 11XX
 City: WEST LA
 State: CA





Building: 18,297 Sq. Ft.
 Sales Floor: 13,227 Sq. Ft.
 Warehouse: 1,459.1 Sq. Ft.

Classroom: 569.95 Sq. Ft.
 Wine Sample: 125.10 Sq. Ft.
 Beer Sample: 102.10 Sq. Ft.
 Total Sample: 797.15 Sq. Ft.

EXHIBIT "A"
 Page No. 2 of 2
 Case No. 2A-2024-1338-WB

FLOOR PLAN

General Building Information & Sampling Areas

Building	18,297 SQ. FT.	Classroom	569.95 SQ. FT.
Salesfloor	13,227 SQ. FT.	Wine Sample	125.10 SQ. FT.
Warehouse	1,459.1 SQ. FT.	Beer Sample	102.10 SQ. FT.
Mezzanine	N/A	Total Sample	797.15 SQ. FT.

Notes:
 xxx
9527 W Pico Blvd.
Los Angeles, CA

Address: _____
 Modified By: SRudolph
 Modified On: 11/8/23

Plan Type: _____
 Store #: 11XX
 City: WEST LA
 State: CA

