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FEB 20 2021

From

NA

February 18, 2021

Pamela Burke (A)
Grocery Outlet
1120 West 6th Street #103
Los Angeles, CA 90017

CPI Sofia Owner LLC
c/o The Carlyle Group (O)
11100 Santa Monica Boulevard, #700
Los Angeles, CA 90025

Jim Ries and Carmen Noyola (R)
Craig Lawson & Company
3221 Hutchison Avenue, Unit D
Los Angeles, CA 90034

CASE NO. ZA-2020-5484-MPA
Related Cases: ZA-2017-582-MCUP and
ZA-2017-3453-MPA
APPROVAL OF PLANS
1120 West 6th Street, Unit 103 (611-623
South Bixel Street; 629 South
Bixel Street, 632-634 South Lucas
Avenue, 1102 West 6th Street, 1120-1122
West 6th Street)
Westlake Planning Area
Zone : C4(CW)-U/4.5 and C4-(CW)-U/6
D.M. : 132A207
C.D. : 1 - Cedillo
CEQA : ENV-2020-5487-CE
Legal Description: Lot A, Tract 321, Lot
A, Tract No. 8033, and Lots 90-92, and
94, Subdivision of the lands of St. Paul's
School, M.R. 52-85-86

Pursuant to CEQA Guidelines Section 15061, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301 and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Pursuant to Los Angeles Municipal Code Section 12.24-M, I hereby APPROVE:

plans to permit the sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing market;

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 a full line of alcoholic beverages for off-site consumption in conjunction with an existing 16,500 square-foot market subject to the following limitations:
 - a. Hours of operation shall be limited to 6:00 a.m. to 11:00 p.m., daily.
 - b. No after-hour use is permitted, 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.
8. Prior to the utilization of this grant, a camera surveillance system shall be installed to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recorded tapes/images shall be maintained for a minimum period of [30 days]. The tapes shall be furnished to the Los Angeles Police Department upon request. The plan must be reviewed and approved by the Police Department. The approved plan will be maintained by the DEPARTMENT OF CITY PLANNING and

be made be available to the Police Department and the Department of Building and Safety for the purpose of verification or inspections.

9. Lighting shall be installed in all areas within the business in conformance with the Los Angeles Municipal Code. The lighting shall be such that it renders all objects and persons clearly visible within the establishment.
10. **Prior to the utilization of this grant**, an electronic age verification device shall be purchased and retained on the premises to determine the age of any individual attempting to purchase alcoholic beverages 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.
11. **Complaint Log.** Prior to the beginning of operations, 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 hostess station

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.
12. **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.
13. In the event there is a change in the licensee, within six months of such change, this training program shall be required for all new staff. STAR training shall be conducted for all new hires within two months of their employment.
14. 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.
15. 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.

16. The applicant shall be responsible for maintaining free of debris or litter the area adjacent to the premises over which they have control, including the sidewalk in front of the establishment.
17. Parking shall be subject to the determination of the Department of Building and Safety. Any off-site parking shall be provided pursuant to the requirements of Los Angeles Municipal Code Sections 12.21-A,4(g) and 12.26-E,1(b). No variance from the parking requirements has been granted herein.
18. 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.
19. 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.
20. Prior to the utilization of this grant, an electronic age verification device shall be purchased and retained on the premises to determine the age of any individual attempting to purchase alcoholic beverages 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.
21. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. 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 facility to discourage illegal and criminal activity on the subject premises 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 or truancy occur.
22. The Applicant shall provide at least one Private security guard for every 75 patrons on a daily basis. The guards shall comply with the requirements of the California Business and Profession Code Section 7582.26(f).
23. Any music, sound or noise including amplified or acoustic music which is under control of the applicant shall not constitute a violation of Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance). At any time, a City inspector may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulation, the owner/operator will be notified and will be required to modify or, eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.

24. The owner or the operator shall comply with California Labor Code 6404.5 which prohibits the smoking of tobacco or any non-tobacco substance, including from electronic smoking devices or hookah pipes, within any enclosed place of employment.
25. **The applicable mitigation measures identified in Environmental Clearance Case No. ENV-2007-5887-EIR are included below as Condition Nos. 22.a. – d.**
 - a. Architectural lighting shall be directed onto the building surfaces and have low reflectivity to minimize glare and limit light onto adjacent properties. (MM A-7)
 - b. The Project Applicant shall consult with the Los Angeles Police Department Crime Prevention Unit regarding crime prevention features appropriate for the design of the Project. (MM G-3)
 - c. Entryways, elevators, lobbies, and parking areas shall be well-illuminated and designed to eliminate areas of concealment. (MM G-4)
 - d. Upon Project completion, the Project Applicant shall provide the Rampart Area Commanding Officer with a diagram of each portion of the property, including access routes and provide additional information that might facilitate police response. (MM G-5)

ADMINISTRATIVE CONDITIONS

26. Within 60 days of the effective date of this grant, the manager of the facility shall be made aware of the conditions and shall inform his/her employees of the same. A statement with the signature, printed name, position and date signed by the manager and his/her employees shall be provided to the Condition Compliance Unit. The statement shall read as follows,

We, the undersigned, have read and understand the conditions of approval to allow the sale and dispensing of full line of alcoholic beverages for off-site consumption, in conjunction the market known as GROCERY OUTLET, and agree to abide and comply with said conditions.
27. 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.

28. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator will have the right to require the petitioner(s) to file for a plan approval application together with the associated fees, to hold a public hearing to review the petitioner's compliance with and the effectiveness of the conditions of the grant. The petitioner(s) shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained. Upon this review the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct the public hearing for nuisance abatement/revocation purposes.

29. **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 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.

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

Applicant shall do all of the following:

i. 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.

ii. 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.

- iii. 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 (ii).
- iv. 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 (ii).
- v. 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.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after **MARCH 05, 2021** unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>**. Public offices are located at:

Downtown
Figueroa Plaza
201 North Figueroa Street, 4th Floor
Los Angeles, CA 90012
(213) 482-7077

San Fernando Valley
Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
West Los Angeles Development
Services Center
1828 Sawtelle Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2901

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.

NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with Planning Staff assigned to this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, and the plans submitted therewith 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 plan approval under the provisions of Section 12.24-M, have been established by the following facts:

BACKGROUND

The subject property, comprised of eight lots, is a 175,749 square-foot (4.03 acres) irregular-shaped parcel of land having a frontage of 350 feet along Bixel Street, 485 feet along 6th Street, and 370 feet along Lucas Avenue. The topography of the site has an approximate 20-foot slope which ranges from approximately 370 feet above sea level on the northern portion of the project site to 390 feet above sea level in the center portion of the project site.

The subject property is zoned C4(CW)-U/4.5 and C4-(CW)-U/6 with a land use designation of Regional Center Commercial within the Westlake Community Plan Area and the Central City West Specific Plan.

The subject property is also located within a Transit Priority Area in the City of Los Angeles (ZI-2452), the Los Angeles State Enterprise Zone (ZI-2374), and a Freeway Adjacent Advisory Notice for Sensitive Uses Area (ZI-2427).

The subject property is developed with two multi-story, mixed use buildings known as the Sofia which was approved by Case No. DIR-2008-3407-SPP-SPPA-DB on July 19, 2013. The mixed-use project consists of 648 residential units and 27,004 square feet of commercial space divided into seven commercial spaces with a shared underground

parking lot. The property also includes an existing eight story medical office into 42 joint live work dwelling units.

The approved mixed-use project described above has been subject to multiple environmental reviews, including an Environmental Impact Report (ENV-2007-5887-EIR) and statement of Overriding Considerations, which were previously approved and certified on October 31, 2012. The existing 16,500 square feet grocery store is part of the 39,996 square feet of neighborhood serving retail originally analyzed in the EIR. Mitigation measures were incorporated into the EIR. The EIR was subsequently reconsidered in connection with the November 16, 2015 approval of Case No. DIR-2008-SPP-SPPA-DB-1A. The proposed Master Plan Approval (MPA) for Grocery Outlet will not change the retail use, floor area, density, height, setbacks, lot coverage, or parking standards approved in the previous cases for the Project, and there is no evidence that it will have a significant impact on the environment. Therefore, the Applicants request does not meet any of the criteria or conditions specified in CEQA Guideline Section 15162 for subsequent environmental review. The already approved mitigation measures address the negative environmental effects of the Project, and therefore the previously certified EIR should be reconsidered in connection with this application.

The Applicant requests a Master Plan Approval for Grocery Outlet, the grocery store tenant space, designated in the Master CUB (ZA-2017-582-MCUP) to modify the existing off-site sales of beer and wine to an off-site sale of a full line of alcoholic beverages. The Plan Approval is requested for a 16,500 square-foot Grocery Outlet to sell a full line of alcoholic beverages for off-site consumption in the grocery store tenant space located at the approved project. Although the Applicant has received approval for up to 39,996 square feet of commercial floor area, only 27,004 square feet of commercial space is proposed. Of that total figure, the 16,500 of retail grocery store use will continue to occupy the subject tenant space. The applicant proposes to have a full line of alcoholic beverages in an approximately 823 square feet of floor area in the 16,500 square foot Grocery Outlet as a secondary amenity and convenience factor for those patrons shopping at the site. There will be no exterior signage or graphic advertising that alcoholic beverages will be sold on the premises and the market proposes to operate daily from 6:00 am to 11:00 p.m. The subject property provides 54 parking spaces for the commercial/retail space on site, pursuant to Section 12.21 A.4(x)(3)6. The Site provides two parking spaces for every one thousand square feet of combined gross floor area of commercial, business, retail, restaurant, bar and related uses on any lots in an Enterprise Zone.

SURROUNDING PROPERTIES

North: The Project Site is bounded by 6th Street to the north. Properties to the north of the subject site are zoned C2(CW)-U/3 and C4(CW)-U/4.5. At the northeast corner of 6th Street and South Bixel Street, it is improved with a surface parking lot. Along the north side of 6th Street, between Lucas Avenue and South Bixel Street, it is improved with a mix of commercial retail and office buildings with varying architectural styles and varying in height from one- to six-stories. At the northwest corner of 6th Street and Lucas Avenue, it is improved with one-story commercial retail use. Two schools are within 1,000 feet to the north of the subject property: Evelyn T. Gratis Early Education Center, located at 1415 5th Street, which is about 250 feet to the north and Michael Contreras Learning Center, located at 322 Lucas Street, which is around 1,000 feet to the north.

East: South Bixel Street bounds the site on the east. Properties to the east of the subject site are zoned C4(CW)-U/6 and improved with approximately 350 apartments and a ground floor commercial retail component. Building heights within the adjacent site range from six to eight stories. Southeast of the project site is the 14-story City of Hope building, which is a biomedical and treatment center. The ground floor of the building consists of two restaurants and a printing shop.

South: The area to the south of the subject site, between Lucas Avenue and South Bixel Street, and north of Wilshire Boulevard, is developed with a mix of uses and zoned C4(CW)-U/6. Along South Bixel Street is a five-story apartment complex and a seven-story mixed use building with residential and commercial uses known as 1111 Wilshire. Along Wilshire Boulevard, is a 16-story medical office building and a nine-story affiliated parking structure. The two-story Asian Pacific American Legal Center and an annex to the Good Samaritan Hospital are also located along Wilshire Boulevard. In addition, a five-story parking structure borders the site to the south.

West: Lucas Avenue bounds the Project Site to the west. Properties to the west of the subject site are zoned C4(CW)-U/6 and C4(CW)-U/4.5. There is the Good Samaritan Hospital located across Lucas Avenue. The hospital site consists of various buildings ranging in height from approximately two stories to eight stories. Along Lucas Avenue, two access points are provided to the Hospital site. First, generally across from the central portion of the project site is a loading dock driveway. Second, south of the loading dock driveway is a drop off area for an auditorium/conference center within the hospital site. Neither of these driveways is utilized for emergency access to the Hospital. Access to the Hospital's emergency room is provided via a driveway generally mid-block of the Hospital frontage along 6th Street. Patient parking and general access to the Hospital is provided via Witmer Street. One school, John Liechty Middle School, is located about 1,000 feet to the west of the subject site.

STREETS AND CIRCULATION

Bixel Street – adjoining the subject property to the east, is a designated Modified Avenue II, with a right-of-way width of 76 feet and a roadway width of 56 feet, and is improved with asphalt roadway, concrete, curb, gutter, and sidewalks.

6th Street – adjoining the subject property to the north, is a designated Avenue II, with a right-of-way width of 86 feet and a roadway width of 56 feet, and is improved with asphalt roadway, concrete, curb, gutter, and sidewalks.

Lucas Avenue – adjoining the subject property to the west, is a designated Avenue II with a right-of-way width of 86 feet and a roadway width of 56 feet, and is improved with asphalt roadway, concrete, curb, gutter, and sidewalks.

Previous zoning cases, permits and orders on the subject property:

Case No. ZA-2017-3453-MPA – On December 4, 2017, the Zoning Administrator approved a Plan Approval for the off-site sales of beer and wine within a newly established market in the C4(CW)-U/4.5 and C4(CW)-U/6 Zone.

Case No. ZA-2017-582-MCUP – On September 8, 2017, the Zoning Administrator approved a Master Conditional Use Permit to allow the on-site and off-site sales of a full line of alcoholic beverages or beer and wine in conjunction with a grocery market and four restaurant/retail spaces.

Case No. DIR-2015-2932-SPPA-SPPM – On October 30, 2015, the Director of Planning approved a Project Modification of Condition No. 14 of Case No. DIR-2008-3407-SPP-DB-1A to modify the floor elevation to 12-feet below curb level as otherwise required by Condition 14: Use Limitations (Ground Floor Requirements) of DIR-2008-3407-SPP-DB-1A and approved a Specific Plan Project Permit Adjustment to permit the Neighborhood Retail or Neighborhood Service use to a floor elevation 12-feet below curb level as otherwise required by Sections 4 and 6.G.4 of the Central City West Specific Plan.

Case No. DIR-2008-3407-SPP-SPPA-DB-1A – On July 19, 2013, the Central Los Angeles Area Planning Commission: 1) Granted the appeal in part; 2) Modified in part the Determination of the Director of Planning in approving a Project Permit Compliance Review to not require a step back above 45 feet in height and to correct the number of restricted units to 27 dwelling units, or 5% of the new base construction; 3) Sustained the remainder of the Determination of the Director of Planning in approving a Project Permit Compliance Review to allow the construction of 648 residential dwelling units that includes 42 adaptive reuse units and 5% restricted affordable units of the new construction.

Case No. DIR-2008-3407-SPP-SPPA-DB – On March 18, 2013, the Director of Planning Approved with Conditions a Project Permit Compliance Review for the constructions of a mixed-use project consisting of 648 residential units located above approximately 39,996 square feet of neighborhood serving retail uses. The project consists of the adaptive reuse of an existing 8-story medical office building which will be converted to 42 Joint Live Work dwelling units. The new construction portion of the project will consist of the development of 606 dwelling units with a maximum of 924,121 square feet and 762 parking spaces; Approved with Conditions a Project Permit Adjustment to allow the following relief from the Central City West Specific Plan: a) a 20% reduction in the Open Space requirements established by Section C.1.a., Appendix D to provide 48,480 square feet of Common Open Space in lieu of the required 60,600 square feet for the proposed projects; b) The averaging of the permitted density of the new construction portion of the site which will be constructed as one single building that includes access, parking, residential uses and neighborhood serving retail that have two General Plan Land Use designations, Regional Center and Community Commercial; c) to permit 50%, equal to 1,404 square feet, of the lot area contained within two side yards to be counted toward the total common space; d) and, approved the following incentive requested by the applicant for a project reserving at least five percent, or 30 dwelling units, in the new construction portion of the project permitted on the site for Very Low income tenants/owners for a period of 30 years, subject to the attached conditions of approval: Open Space. A4.32 percent, or approximately 2,870 square feet decrease in the Open Space requirement in accordance to LAMC Section 12.22.A.25(f)(6) to provide 63,630 square feet of open space in lieu of the required 66,500 square feet.

Case No. ZA-2009-0897-ZAD – On October 31, 2012, the Zoning Administrator approved a Zoning Administrator's Determination to permit the conversion and adaptive reuse of

an existing medical office building into a Joint Living and Work Quarters building with 42 units in lieu of the 26 units otherwise permitted by the lot area with said building being a part of a proposed new mixed use project that will consist of an additional 606 dwelling units and ground level commercial and retail spaces with on-site parking.

Cases on Surrounding Properties

Case No. ZA-2018-131-CUB – On June 21, 2018, 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 restaurant in the C4(CW)-U/6 Zone, located at 1111 Wilshire Boulevard, Units #104 and #105.

Case No. ZA 2013-1182(CUB) - On July 22, 2013, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant in the C4(CW)-U/6 Zone, located at 1101-1123 West Wilshire Boulevard and 633-637 South Bixel Street.

Public Correspondence

On December 18, 2020, an email was received from Council District 1 stating that their office does not object to a waived hearing for the application.

On December 21, 2020, an email was received from LAPD Rampart Area Vice Unit stating that they are not opposed to the proposed project.

Staff received a support letter dated November 10, 2020 from the Downtown Los Angeles Neighborhood Council.

Staff received a support letter dated March 31, 2020 from the Central City Neighborhood Partners.

Public Hearing - Waived

On January 25, 2021, the Chief Zoning Administrator acted to waive the required public hearing stating in part that:

Based on a preliminary review of the attached application, including plans and exhibits submitted therewith, and a review of the zoning and land use patterns in the area, I find that the nature of the request is such that it appears that the proposal:

1. will not have a significant effect on adjoining properties or on the immediate neighborhood and
2. is not likely to evoke public controversy.

On the basis of this determination, and as provided in the Los Angeles Municipal Code, the public hearing on this application is hereby WAIVED (including if otherwise required for this type of case a radius map and 500-foot ownership label list).

Address labels for the applicant, applicant's representative and property owners of all properties abutting the site and those directly across the street or alley from the site are still required.

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 person under 21 years of age shall sell or serve alcoholic beverages.
- The subject market shall not be permitted any on-site consumption of alcoholic beverages, **except for on-site tasting with an ABC on-site tasting license.**
- No pay phone will be maintained on the exterior of the premises.
- All guests and operators shall comply with smoking regulations set for by the State of California and the City of Los Angeles.
- The applicant shall fully comply with all Department of Alcoholic Beverage Control regulations governing the sale of alcoholic beverages for the restaurants and retail grocery store.
- In the market, there shall not be any sale of single cans or bottles of beer, wine coolers, or malt liquor from pre-packaged multi-packs. The sale of individual cans or bottles of craft beer from 15+ fluid ounce containers is permissible.
- No "Happy Hour" type of reduced-price alcoholic beverage or "2 for 1" promotion shall be allowed at any time. Discounted food promotions are encouraged.
- No cocktail lounge shall be maintained on the premises separate from the dining area.
- 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.
- 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.

- 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.
- The alcoholic beverage license shall not be exchanged for a public premises type license nor operated as a public premises.

AUTHORITY FOR PLAN APPROVAL

Section 12.24-M of the Los Angeles Municipal Code provides in pertinent part:

"M. Development of Uses:

1. Development of Site. On any lot or portion of a lot on which a deemed-approved conditional use is permitted pursuant to the provisions of this section, new buildings or structures may be erected, enlargements may be made to existing buildings, and existing uses may be extended on an approved site, as permitted in Subsection L of this section, provided that plans are submitted to and approved by the Zoning Administrator, the Area Planning Commission, or the City Planning Commission, whichever has jurisdiction at the time. The Zoning Administrator, the Area Planning Commission, or the City Planning Commission may deny the plans if the Zoning Administrator or the Commission finds that the use does not conform to the purpose and intent of the findings required for a conditional use under this section, and may specify the conditions under which the plans may be approved."

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use plan approval 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 plan approval from the Zoning Administrator are located within Section 12.24-M of the Los Angeles Municipal Code. In order for the sale of full line of alcoholic beverages 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.

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 project involves a Plan Approval to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a grocery market. The subject property was approved in September of 2017 for a Master Conditional Use Permit (ZA-2017-582-MCUP), allowing the sale of a full line of alcoholic beverages

for off-site consumption in conjunction with a grocery market and the sale and dispensing of a full line of alcoholic beverages or beer and wine for on-site consumption in conjunction with four (4) new restaurant or retail uses located in 25,094 square feet of commercial space with seven (7) outdoor patio areas with a total of 2,222 square feet from the hours of 6:00 a.m. to 2:00 a.m. daily in the C4(CW)-U/4.5 and C4-(CW)-U/6 Zones.

At that time, it was determined that, despite the influx of residential buildings within the Central City West area, the number of grocery shopping and restaurant/retail options for the new residential community has been limited. The intent of the request was targeted to provide residents, employees, and visitors to the area with new opportunities to eat and shop. Furthermore, the request was determined to complement the existing use and foster a walk-able urban environment where residents will have easy, car-free access to a grocery market and restaurant/retail establishments. The MCUP determination stated that as tenants are identified, the specifics of each venue will be provided within Plan Approvals and will be subject to the limitations of this grant. The instant approval allows for the implementation of the approval to allow a grocery market within the site. The grocery market is neighborhood serving and will offer residents and employees of the area to have the convenience to shop for grocery and other shopping needs.

The instant approval does not note any changes to the immediate area and confirms that the subject grocery use is an intrinsic part of the service amenities necessary for the conservation, development, and success of a vibrant neighborhood. The proposed use in conjunction with the imposition of a number of conditions addressing operational and alcohol-related issues will assure that the service of beer and wine within the subject market will not be disruptive to the community. Offering a full line of alcoholic beverages for off-site consumption will serve the local community and employees with grocery products and one-stop shopping. Thus, the project performs a function and provides a service that is beneficial not only to the community but also to the City and region as a whole.

- 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.**

As described in the approval of the site's MCUP, the subject property is developed with two multi-story, mixed use buildings known as the Sofia consisting of 648 residential units and 27,004 square feet of commercial space divided into seven commercial spaces with a shared underground parking lot. The subject property provides 54 parking spaces for the commercial/retail space on site, pursuant to Section 12.21 A.4(x)(3)6. The building provides two parking spaces for every one thousand square feet of combined gross floor area of commercial, business, retail, restaurant, bar and related uses on any lots in an Enterprise Zone. The property also includes an existing eight-story medical office into 42 joint live work dwelling units.

The Plan Approval allows for the sale of a full line of alcoholic beverages for off-site consumption within a grocery market. The market does not propose any dining or other uses that will involve the on-site consumption of alcohol. Due to the proposed outdoor uses, heavy foot-traffic in the area, and the proximity to residential uses, hours of operation. According to the applicant, Grocery Outlet includes security cameras with employee training and participation. There is a minimum of one loss prevention associate on-site at all times.

With respect to the continued operations of the existing grocery market, the instant Plan Approval includes tailored conditions designed to address the specific characteristics of the market (Grocery Outlet). Conditions also include mandatory STAR/LEAD/RBS training, electronic age verification devices, security and camera surveillance system. Conditions have been imposed to encourage responsible management and deter criminal activity. Therefore, as conditioned, the operation of the grocery 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 elements of the General Plan establish policies 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 project is within the Westlake Plan Map, which designates the property for Regional Center Commercial land uses with corresponding zones of C2, C4, RAS3, RAS4, P and PB. The site is zoned C4(CW)-U/4.5 and C4-(CW)-U/6, which is compatible with the designated land use. The project is consistent with the objectives and policies of the Westlake Community Plan:

- Objective 2: To provide a range of commercial facilities at various locations to accommodate the shopping needs of residents and to provide increased employment opportunities within the community.

The Plan Approval is in accordance with this objective as the project will be permitting alcohol sales and service incidental to grocery purchases and food service in the neighborhood that currently does not have many grocery shopping and dining options.

- Policy 3.4: That neighborhood markets and retail and service establishments oriented to the residents be retained throughout the community, within walking distance of residents.

Not only will the grocery market use serve the residents of the 648 units above the establishment, but it will also serve the numerous residents in the adjacent residential buildings and longtime residents within proximity to the site.

The project site is not subject to any Overlay Districts and Interim Control Ordinances, but is subject to the Central City West Specific Plan. The project is in line with the following Central City West Specific Plan Purposes:

“Establish a complete 24-hour community for all segments of the population, with jobs and housing, needed public facilities, recreation/entertainment and amenities, open spaces and pedestrian oriented places.”

“Provide for an expanded and enhanced relationship to the Central Business District and the greater downtown area.”

Therefore, the proposed project will be consistent with the intent of the General Plan and Community Plan.

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

The subject site is located on 6th Street, between Bixel Street and Lucas Avenue, which is an area characterized by a mixture of residential, neighborhood, community commercial and regional center commercial uses. A variety of commercial uses are an intrinsic part of these service amenities necessary for the conservation, development, and success of a vibrant neighborhood. As conditioned, the sale of alcoholic beverages for off-site consumption will not adversely affect the welfare of the pertinent community. 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 a full line of alcoholic beverages including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program. Other conditions related to excessive noise, litter and noise prevention will safeguard the adjacent residential community and neighboring uses. Therefore, with the imposition of such conditions the sale of alcoholic beverages at this location will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety. Furthermore, the previously issued approval of ZA-2017-582-MCUP required future Plan Approvals for any subsequent establishment seeking to sell or dispense alcoholic beverages on the subject property, which will ensure that the welfare of the pertinent community is not adversely affected.

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, two on-site licenses and one off-site license are allocated to the subject census tract (Census Tract 2092.00). Currently there are eight on-site licenses and three off-site license in this census tract.

Within Census Tract No. 2092.00, the following types of alcoholic beverage license are active or pending:

- (2) Type 20 Off-Sale Beer & Wine
- (1) Type 21 Off-Sale General
- (2) Type 41 On-Sale Beer & Wine – Eating Place
- (3) Type 47 On-Sale General – Restaurant
- (1) Type 58 Caterer’s Permit
- (1) Type 68 Portable Bar License
- (1) Type 77 Event Permit

Alcohol establishments within 1,000 feet are noted as:

- Bixel Liquor – 467 South Bixel Street – Off-Sale General
- Mark’s Liquor – 1259 West 6th Street – Off-Sale General
- Los Angeles Center Studio – 1201 West 5th Street – On-Sale General – Restaurant
- Plan Check – 1111 West Wilshire Boulevard – On-Sale General – Restaurant
- Green Life Market – 664 South Bixel Street – On-Sale Beer & Wine
- Chipotle – 1122 West 6th Street – On-Sale Beer & Wine – Eating Place
- Ebaes – 1111 Wilshire Boulevard – On-Sale Beer & Wine – Eating Place
- 7-Eleven – 1234 Wilshire Boulevard, #101 – On-Sale Beer & Wine
- Pacific Dining Car – 1310 West 6th Street – On-Sale Restaurant
- La Parilla – 1300 Wilshire Boulevard – On-Sale Restaurant
- Hopes Liquor – 1216 West 7th Street – Off-Sale General

Undue concentration can occur when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license benefits the public welfare and convenience. The number of active licenses for off-site sales within the census tract is above the number allocated by ABC guidelines. However, approval of the request is not expected to result in any criminal nuisance activity.

Grocery Outlet has been operating for over 3 years now. The subject operator currently holds an active Type 20 license for the off-site sale of beer and wine (License No. 582359) with no history of disciplinary action based on ABC's records. The subject application is looking to acquire a Type 21 license for the off-site sale of a full line of alcoholic beverages and will not be adding a new off-site license to the census tract. No documented history of criminal or nuisance activity and no complaints concerning the site were received for the record. In these active commercial areas where there is a demand for licenses beyond the allocated number and where an undue-concentration of licenses is suggested, the ABC has recognized that high-activity retail and commercial centers are supported by a 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 addition, the Zoning Administrator is imposing conditions of approval in order to prevent public drinking, driving under the influence, and public drunkenness.

Furthermore, the nature of the establishments authorized to sell alcoholic beverages are grocery market and restaurant/retail uses. Therefore, when considering the nature of the commercial and residential land uses in this community, the authorization for the sale of alcoholic beverages in conjunction with the proposed five venues will not result in an undue concentration of premises for the sale or dispensing of alcoholic beverages.

According to statistics provided by the Los Angeles Police Department's Rampart Division Vice Unit, within Crime Reporting District No. 249, which has jurisdiction over the subject property, a total of 305 crimes were reported in 2020 (255 Part I and 50 Part II crimes), compared to the Citywide average of 141 crimes and the High Crime Reporting District average of 169 crimes. Alcohol related Part II Crimes reported include Narcotics (6), Liquor Laws (1) Public Drunkenness (2), Disturbing the Peace (0) Disorderly Conduct (0), Gambling (0), DUI related (6), Moving Traffic Violations (1), and other offenses (11). 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.

While the site is located in a district where the crime rate is higher than the citywide average, there is no specifically established link between the above information and the property, since the statistics cover an entire district and do not pertain particularly to the subject site. No evidence was submitted to the record establishing any link between the subject site and the area's crime rate. The incorporation of conditions relative to the specific operation of the establishment was deemed necessary in order to mitigate any possible adverse impact on the welfare of the surrounding area.

The project will not adversely affect community welfare because the existing Grocery Outlet market is a desirable use in an area designated for commercial uses. The proposed project will continue to provide a convenience to workers, visitors, and residents in the immediate neighborhood and as conditioned, will not

negatively impact the area. The Zoning Administrator has incorporated numerous operational conditions to the grant that address 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.

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 C4(CW)-U/4.5 and C4-(CW)-U/6 and is located within the Westlake Community Plan with a Regional Center Commercial land use designation. The site is located along a commercial corridor where there is a diversity of uses including nearby residential. The following sensitive uses are located within a 1,000-foot radius of the site:

- Multi-family Residences
- Iglesia Evangelica "Jesus" Salva – 459 South Bixel Street
- Para Los Ninos Evelyn T. Gratts Primary Center – 474 South Hartford Avenue
- Evelyn T. Gratts Early Education Center – 1514 West 5th Street
- Good Samaritan Hospital – 616 West Witmer Street
- St. Anne's Early Learning Center – 1317 Maryland Street

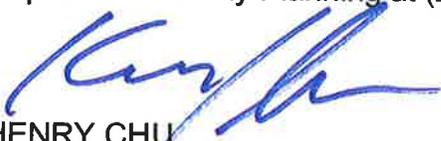
The subject property is located within the proximity of sensitive uses; however, it is located along an established commercial corridor. Consideration has been given to the proximity of the subject establishment from the above-referenced sensitive uses. The grant has been well conditioned, which should 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 contribute to serving the neighboring residents, local employees, as well as visitors. Therefore, as conditioned, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

Such imposition of conditions herein will make the applicant and subsequent Plan Approval Applicants accountable to the surrounding uses. Should there be any evidence of a nuisance, the Zoning Administrator has the authority to require that the applicant file for a plan approval review with a public hearing to address possible issues and impose corrective measures, and/or institute nuisance abatement procedures to mitigate any impacts/problems or to revoke the use if warranted.

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. 172,081, have been reviewed and it has been determined that this project is located outside of a flood zone.

Inquiries regarding the matter shall be directed to Lilian Rubio, Planning Staff for the Department of City Planning at (213) 978-1840 or Lilian.Rubio@lacity.org.



HENRY CHU
Associate Zoning Administrator

HC:LR:bk

cc: Councilmember Gilbert Cedillo
First Council District
Adjacent Property Owners

LEGAL DESCRIPTION:
 PARCELS 5143-024-017 OF PARCEL MAP NO. M 8 84-3 IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, TRACTS OF PARCELS NUMBERED THEREIN, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, DECEMBER 17, 2013.
 BENJAMIN SALLA
 LEGAL 2: 52 FOR LOT 54 MR 52-48-86 LOT 4 TR 8633
 PARCELS AREA 3.7800 ACRES

BUILDING CODE SUMMARY

SECTION	SECTION NUMBER	SECTION TITLE
1	101	GENERAL PROVISIONS
2	201	PERMITS
3	301	PLANS AND SPECIFICATIONS
4	401	CONSTRUCTION
5	501	MECHANICAL
6	601	ELECTRICAL
7	701	PLUMBING
8	801	FIRE PROTECTION
9	901	SAFETY
10	1001	ENERGY EFFICIENCY
11	1101	ENVIRONMENTAL
12	1201	ACCESSIBILITY
13	1301	MARKING
14	1401	RECORDS
15	1501	GENERAL NOTES

OPEN SPACE ANALYSIS

TYPE OF SPACE	AREA (SQ. FT.)	PERCENTAGE OF TOTAL LOT AREA
PLANTING AREAS	10,000	10.0%
RECREATION AREAS	5,000	5.0%
PAVED AREAS	20,000	20.0%
UNPAVED AREAS	15,000	15.0%
WATER AREAS	5,000	5.0%
OTHER AREAS	5,000	5.0%
TOTAL OPEN SPACE	60,000	60.0%

ZONING REQUIREMENTS

REQUIREMENT	REQUIREMENT VALUE
MINIMUM LOT AREA	10,000 SQ. FT.
MINIMUM LOT WIDTH	30 FT.
MINIMUM FRONT YARD SETBACK	10 FT.
MINIMUM SIDE YARD SETBACK	5 FT.
MINIMUM REAR YARD SETBACK	10 FT.
MAXIMUM BUILDING HEIGHT	35 FT.
MAXIMUM BUILDING AREA	10,000 SQ. FT.
MAXIMUM GROUND COVER	50%
MAXIMUM NUMBER OF STORIES	3
MAXIMUM NUMBER OF UNITS	10
MAXIMUM NUMBER OF PARKING SPACES	10
MAXIMUM NUMBER OF DRIVEWAYS	2
MAXIMUM NUMBER OF TRUCK DRIVES	1
MAXIMUM NUMBER OF TRUCK DRIVES PER SIDE	1
MAXIMUM NUMBER OF TRUCK DRIVES PER END	1
MAXIMUM NUMBER OF TRUCK DRIVES PER CORNER	1
MAXIMUM NUMBER OF TRUCK DRIVES PER SIDE PER END	1
MAXIMUM NUMBER OF TRUCK DRIVES PER CORNER PER END	1

ZONING CODE ANALYSIS

SECTION	SECTION NUMBER	SECTION TITLE
1	101	GENERAL PROVISIONS
2	201	PERMITS
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4	401	CONSTRUCTION
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15	1501	GENERAL NOTES

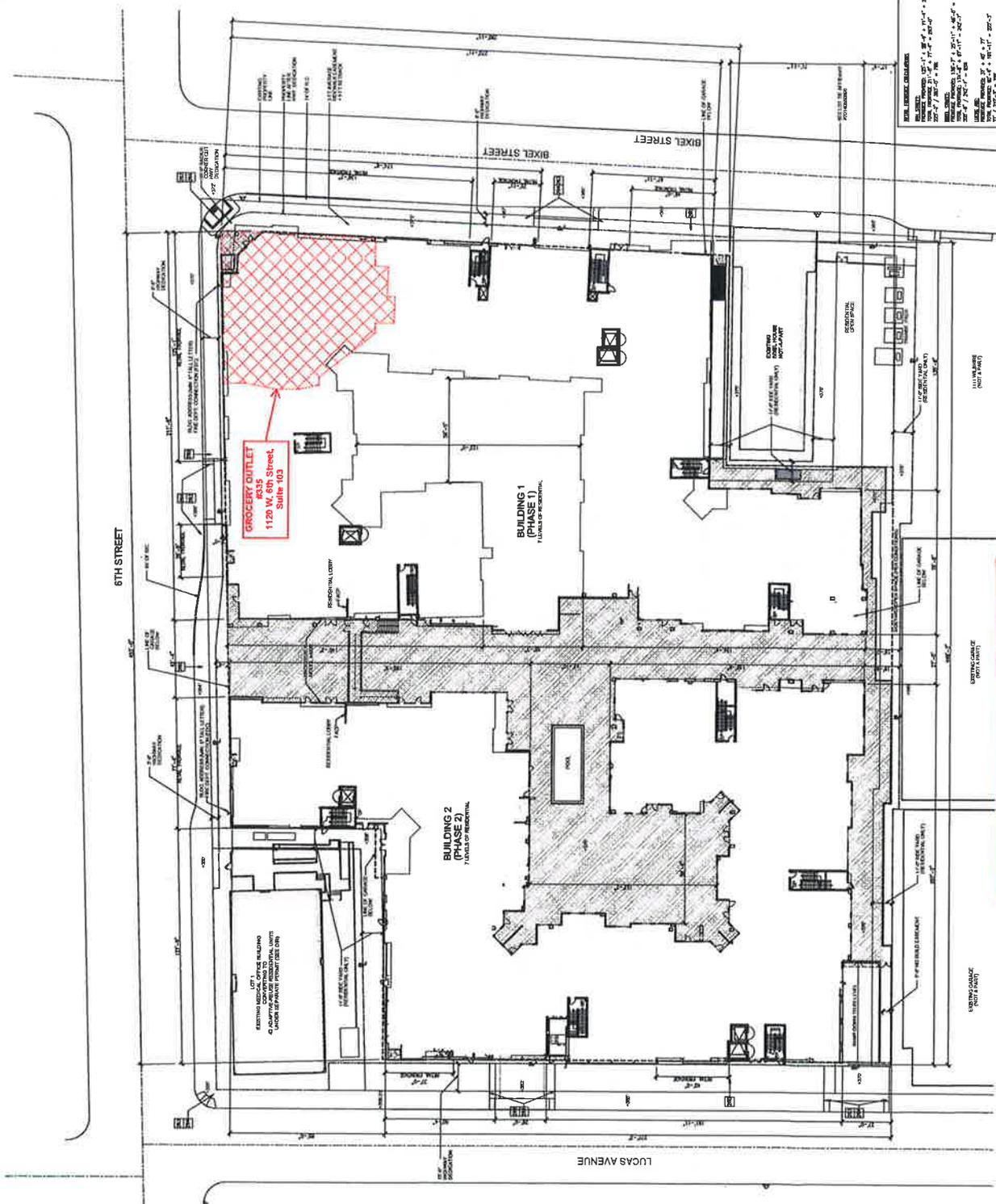


EXHIBIT "A"
 Page No. 2 of 2
 Case No. 2A-2020-5484-MPA

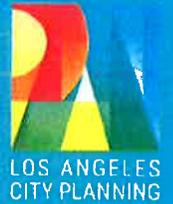
Plot Plan
 1
 111 W. 6th Street (Plot 1 Part)
 111 W. 6th Street (Plot 2 Part)
 111 W. 6th Street (Plot 3 Part)

Phase 1, Permit 3
 Phase 2, Permit 4
 Plot Plan
 City of Los Angeles
 Department of Building and Safety
 1225 N. Los Angeles Street, Room 1200
 Los Angeles, CA 90012
 (213) 485-3100
 www.lacounty.gov/buildingsafety

COVID-19 UPDATE

Interim Appeal Filing Procedures

Fall 2020



Consistent with Mayor Eric Garcetti's "Safer At Home" directives to help slow the spread of COVID-19, City Planning has implemented new procedures for the filing of appeals for non-applicants that eliminate or minimize in-person interaction.

OPTION 1: Online Appeal Portal

(planning.lacity.org/development-services/appeal-application-online)

Entitlement and CEQA appeals can be submitted online and payment can be made by credit card or e-check. The online appeal portal allows appellants to fill out and submit the appeal application directly to the Development Services Center (DSC). Once the appeal is accepted, the portal allows for appellants to submit a credit card payment, enabling the appeal and payment to be submitted entirely electronically. A 2.7% credit card processing service fee will be charged - there is no charge for paying online by e-check.

Appeals should be filed early to ensure DSC staff has adequate time to review and accept the documents, and to allow Appellants time to submit payment. On the final day to file an appeal, the application must be submitted and paid for by 4:30PM (PT). Should the final day fall on a weekend or legal holiday, the time for filing an appeal shall be extended to 4:30PM (PT) on the next succeeding working day. Building and Safety appeals (LAMC Section 12.26K) can only be filed using Option 2 below.

OPTION 2: Drop off at DSC

An appellant may continue to submit an appeal application and payment at any of the three Development Services Center (DSC) locations. City Planning established drop off areas at the DSCs with physical boxes where appellants can drop.

Metro DSC

(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012

Van Nuys DSC

(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401

West Los Angeles DSC

(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025

City Planning staff will follow up with the Appellant via email and/or phone to:

- Confirm that the appeal package is complete and meets the applicable LAMC provisions
- Provide a receipt for payment

