APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

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

Related Case Number _____

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

All terms in this document are applicable to the singular as well as the plural forms of such terms.
Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address[1] 1360 S Westwood Blvd Los Angeles CA Unit/Space Number _____

Legal Description[2] (Lot, Block, Tract) LOTS:FR1,2,3,4; BLOCK: 5; TR 7803

Assessor Parcel Number 4325016015 Total Lot Area 28,925.286 SQ FT

2. PROJECT DESCRIPTION

Present Use RETAIL

Proposed Use RETAIL

Project Name (if applicable) 99 RANCH MARKET #55

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

see Exhibit A attached

Additional information attached ☑ YES ☐ NO

Complete and check all that apply:

Existing Site Conditions

☐ Site is undeveloped or unimproved (i.e. vacant)

☑ Site has existing buildings (provide copies of building permits)

☐ Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

☐ Site is located within 500 feet of a freeway or railroad

☐ Site is located within 500 feet of a sensitive use (e.g. school, park)

☐ Site has special designation (e.g. National Historic Register, Survey LA)

[1] Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)
[2] Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(Check all that apply or could apply)

- ☐ Demolition of existing buildings/structures
- ☐ Relocation of existing buildings/structures
- ☑ Interior tenant improvement
- ☐ Additions to existing buildings
- ☐ Grading
- ☐ Removal of any on-site tree
- ☐ Removal of any street tree
- ☐ Removal of protected trees on site or in the public right of way
- ☐ New construction: _____square feet
- ☐ Accessory use (fence, sign, wireless, carport, etc.)
- ☐ Exterior renovation or alteration
- ☐ Change of use and/or hours of operation
- ☐ Haul Route
- ☐ Uses or structures in public right-of-way
- ☐ Phased project

Housing Component Information

Number of Residential Units: Existing _____ – Demolish(ed)[3] _____ + Adding _____ = Total N/A

Number of Affordable Units[4] Existing _____ – Demolish(ed) _____ + Adding _____ = Total N/A

Number of Market Rate Units Existing _____ – Demolish(ed) _____ + Adding _____ = Total N/A

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

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ☑ NO

Is your project required to dedicate land to the public right-of-way? ☐ YES ☑ NO

If so, what is/are your dedication requirement(s)? N/A ft.

If you have dedication requirements on multiple streets, please indicate: N/A

3. ACTION(S) REQUESTED

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

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☑ NO

Authorizing Code Section LAMC 12.24 W-1

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

Action Requested, Narrative: A CUP to allow the sale and dispensing of a full line of alcoholic beverages for OFF-SITE consumption, in conjunction with a proposed 49, 413 sq ft Super Market. Proposed hours of operation are 8:00 am to 11:00 pm, daily in the C4-1VL-POD Zone

Authorizing Code Section LAMC 12.24 W-1

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

Action Requested, Narrative: A CUP to allow the sale and dispensing of beer and wine for ON-SITE consumption in conjunction with a proposed approx. 1,854 sq foot restaurant located inside the Super Market with 73 seats indoor and a 1,036 sq. ft outdoor dining area with 44 seats. Proposed hours of operatio are 8:00 am to 11:0 pm daily, in the C4-1VL-POD Zone.

Additional Requests Attached ☒YES ☐NO - SEE ATTACHED EXHIBIT A

[3] Number of units to be demolished and/or which have been demolished within the last five (5) years.

[4] As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

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

If YES, list all case number(s) N/A

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

Case No. N/A Ordinance No.: _____

☐ Condition compliance review

☐ Modification of conditions

☐ Revision of approved plans

☐ Renewal of entitlement

☐ Plan Approval subsequent to Master Conditional Use

☐ Clarification of Q (Qualified) classification

☐ Clarification of D (Development Limitations) classification

☐ Amendment to T (Tentative) classification

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

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

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

N/A

5. RELATED DOCUMENTS / REFERRALS

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

a. Specialized Requirement Form N/A

b. Geographic Project Planning Referral N/A

c. Citywide Design Guidelines Compliance Review Form N/A

d. Affordable Housing Referral Form N/A

e. Mello Form N/A

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A

g. HPOZ Authorization Form N/A

h. Management Team Authorization N/A

i. Expedite Fee Agreement N/A

j. Department of Transportation (DOT) Referral Form N/A

k. Preliminary Zoning Assessment Referral Form N/A

l. SB330 Preliminary Application N/A

m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) N/A

n. Order to Comply N/A

o. Building Permits and Certificates of Occupancy TBD

p. Hillside Referral Form (BOE) N/A

q. Low Impact Development (LID) Referral Form (Storm water Mitigation) N/A

r. SB330 Determination Letter from Housing and Community Investment Department N/A

s. Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☑ NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant[5] name Tawa, Inc. (Retail)

Company/Firm

Address: 6338 REGIO AVENUE Unit/Space Number

City BUENA PARK State CA Zip Code: 90620

Telephone (714) 521-8899 E-mail: cristinac@tawa.com

Are you in escrow to purchase the subject property? ☐ YES ☑ NO

Property Owner of Record ☐ Same as applicant ☑ Different from applicant

Name (if different from applicant) Westwood CDIT, LLC and Westwood Dome, LLC

Address 120 N. Robertson Blvd. Unit/Space Number 3rd Floor

City Los Angeles State CA Zip Code: 90048

Telephone (310) 855-8510 E-mail: eschroettinger@decurion.com

Agent/Representative name LILIGER DAMASO

Company/Firm LIQUOR LICENSE AGENTS

Address: 5243 E. BEVERLY BLVD. Unit/Space Number

City LOS ANGELES State CA Zip: 90022

Telephone (310) 975-8589 E-mail: LILI@LIQUORLICENSEAGENTS.COM

Other (Specify Architect, Engineer, CEQA Consultant etc.)

Name

Company/Firm

Address: Unit/Space Number

City State Zip Code:

Telephone E-mail:

Primary Contact for Project Information ***(select only one)***

☐ Owner ☐ Applicant

☑ Agent/Representative ☐ Other

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

[5] An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

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

   - **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.

   - **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.

   - **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.

   - **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

   a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.

   b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.

   c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.

   d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

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

Signature _____ Date 2/1/2021

Print Name Jill E. Saperstein, as Secretary of California Drive-In Theatres, Inc., as member of Westwood CDIT, LLC

Signature _____ Date 2/1/2021

Print Name Jill E. Saperstein, as Secretary of Dome Entertainment Center, Inc., as member of Westwood Dome, LLC

Space Below For Notary's Use

California All-Purpose Acknowledgement **Civil Code ' 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

On FEBRUARY 1, 2021 before me, JIM C. JAMILA, NOTARY PUBLIC
(Insert Name of Notary Public and Title)

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

JIM C. JAMILA
Notary Public - California
Los Angeles County
Commission # 2327186
My Comm. Expires May 29, 2024

APPLICANT

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

   a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.

   b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

   c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required. .

   d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.

   e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.

   f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.

   g. I understand that if this application is denied, there is no refund of fees paid.

   i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

   i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

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

Signature: _____ Date: 2-1-21

Print Name: Jonson Chen

EXHIBIT A

A conditional use permit to allow the following –

- The sale and dispensing of a full line of alcoholic beverages (Type 21 ABC Liquor License) for OFF-SITE consumption, in conjunction with a proposed approx. 49,413 sq ft Super Market.
- The sale and dispensing of beer and wine (Type 41 ABC Liquor License) for ON-SITE consumption in conjunction with a proposed approx. 1,854 sq foot restaurant located inside the Super Market with 73 seats indoors and a 1,036 sq. ft outdoor dining area with 44 seats.

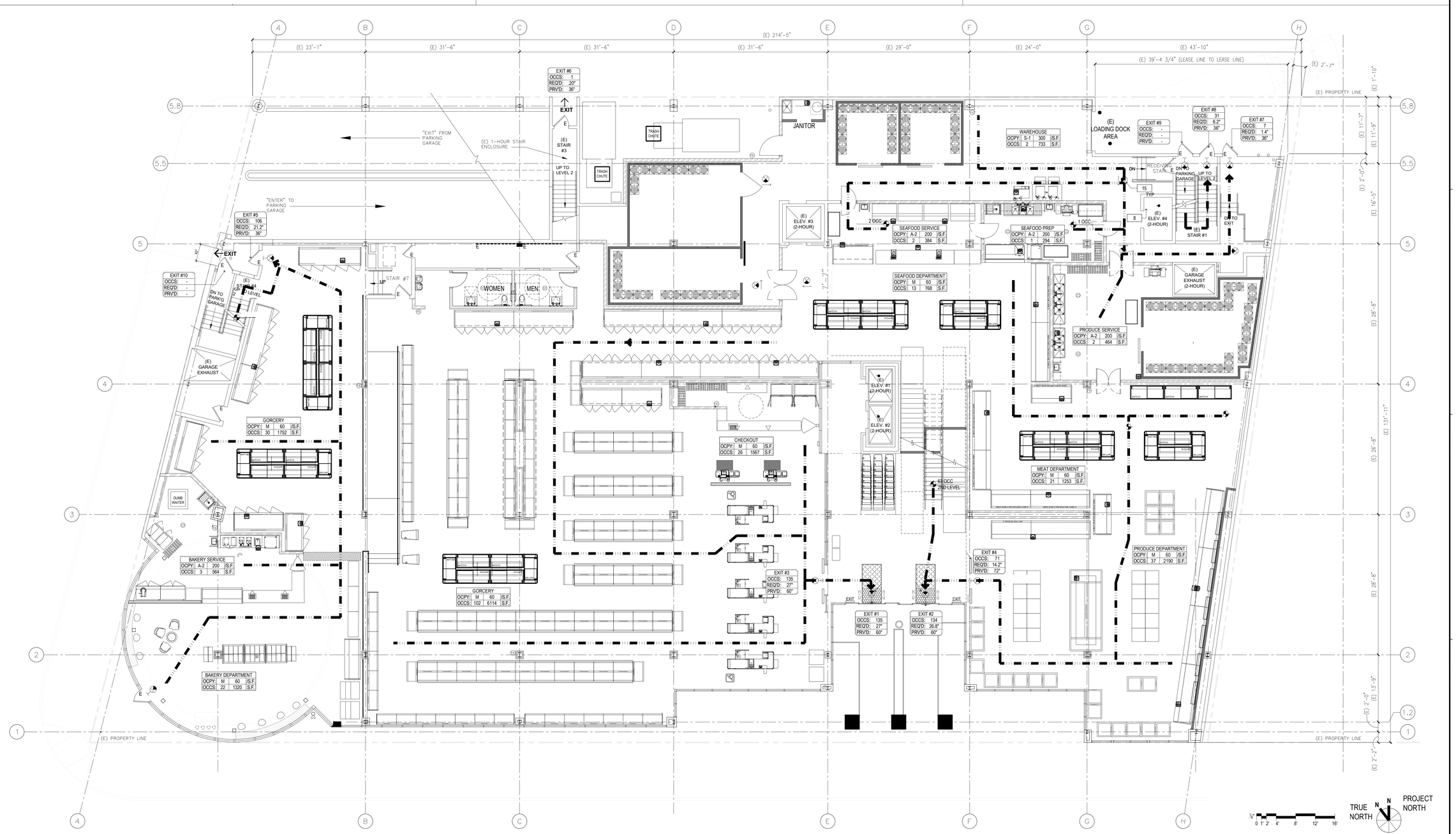
The proposed hours of operation inclusive of alcohol serving hours are 8:00 am to 11:00 pm daily, in the C4-1VL-POD Zone.

A Zone Variance PURSUANT TO LAMC 12.27 requesting relief from **LAMC Section 12.16 - A.2.** to allow the use of an existing 1,036 sq ft outdoor patio area located on the second floor as an eating area sitting up to 44 patrons.

AREA SUMMARY

SPACE	AREA	OCCUPANCY GROUP	CBC OCC CLASS
LEVEL 1			
CHECKOUT	1,567	M	MERCANTILE
GROCERY SALES	7,866	M	MERCANTILE
BAKERY SERVICE	564	A-2	SERVICE KITCHEN
BAKERY RESTAURANT	1,320	M	SALES
SEAFOOD SERVICE	678	A-2	SERVICE KITCHEN
SEAFOOD SALES	768	M	SALES
PRODUCE PREP	464	A-2	PREP KITCHEN
PRODUCE SALES	2,190	M	SALES
MEAT SALES	1,253	M	SALES
WAREHOUSE	733	S-1	STORAGE/RECEIVING
*NON-OCCUPIED AREA	6,568		
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
LEVEL 1 TOTAL	23,971	-	-

* STAIRS, ELEVATORS, TRASH CHUTES, RESTROOMS, WALK-IN COOLER & FREEZER BOXES, CORRIDORS, OPEN FLOOR TO BELOW



LEVEL 1 — 1/8"=1'-0" — 1

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714 639-9860
https://www.aoarchitects.com

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Consultant

99 大華超級市場 99 RANCH MARKET

TAWA SERVICES, INC.
6338 REGIO AVENUE
BUENA PARK, CA 90620

TAWA | 99 RANCH MARKET #55
1360 WESTWOOD BLVD, LOS ANGELES, CA 90024

LEVEL 1

Project Number: 2020-212
Plan Check Number:

SHEET
LS1.1

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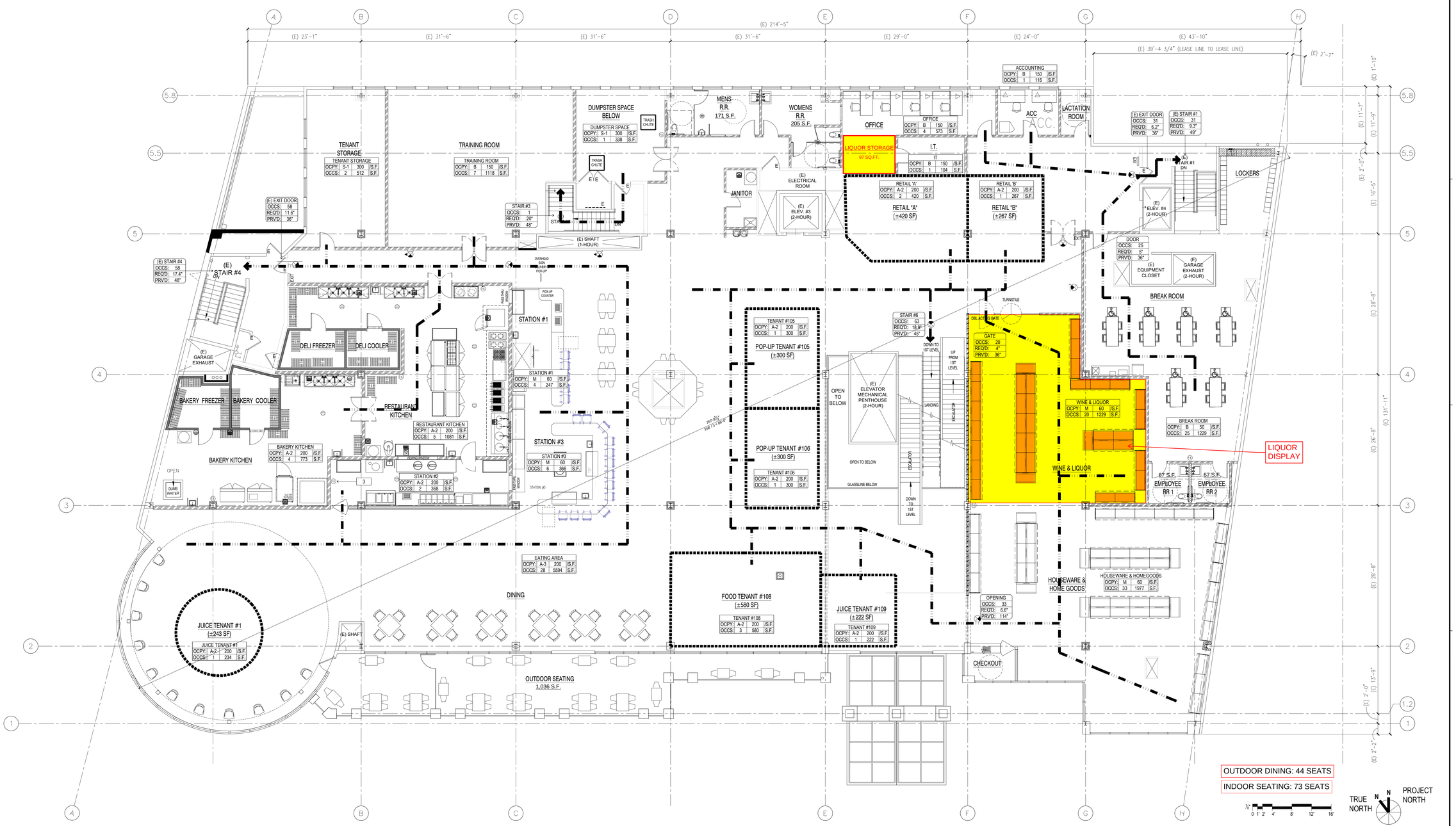
AREA SUMMARY

SPACE	AREA	OCCUPANCY GROUP	CBC OCC CLASS
LEVEL 2			
FOOD STATION #1	247	A-2	SERVICE
FOOD STATION #2	368	A-2	SERVICE
FOOD STATION #3	366	A-2	SERVICE
RESTAURANT KITCHEN	1,081	A-2	KITCHEN
BAKERY KITCHEN	773	A-2	KITCHEN
RETAIL 'A'	420	A-2	SERVICE
RETAIL 'B'	267	A-2	SERVICE
TENANT #105	300	A-2	SERVICE
TENANT #106	300	A-2	SERVICE
FOOD TENANT #108	580	A-2	SERVICE
JUICE TENANT #109	222	A-2	SERVICE
JUICE TENANT #1	243	A-2	SERVICE
WINE-LIQUOR DEPT.	1,229	M	MERCANTILE
HOUSEWARE	1,977	M	MERCANTILE
TRAINING ROOM	1,118	B	OFFICE
TENANT STORAGE	512	S-1	STORAGE
DUMPSTER SPACE	338	S-1	STORAGE
BREAK ROOM/LOCKERS	1,413	B	OFFICE
OFFICE/I.T./ACCOUNT	593	B	OFFICE
DINING	5,594	A-3	OFFICE
NON-OCCUPIED AREA*	13,095		
LEVEL 2 TOTAL	25,442		

* STAIRS, ELEVATORS, TRASH CHUTES, RESTROOMS, WALK-IN COOLER & FREEZER BOXES, CORRIDORS, OPEN FLOOR TO BELOW



LEVEL 2 — 1/8"=1'-0" — 1

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TAWA SERVICES, INC.
6338 REGIO AVENUE
BUENA PARK, CA 90620

TAWA | 99 RANCH MARKET #55
1360 WESTWOOD BLVD, LOS ANGELES, CA 90024

LEVEL 2

Project Number: 2020-212
Plan Check Number:

SHEET
LS1.2

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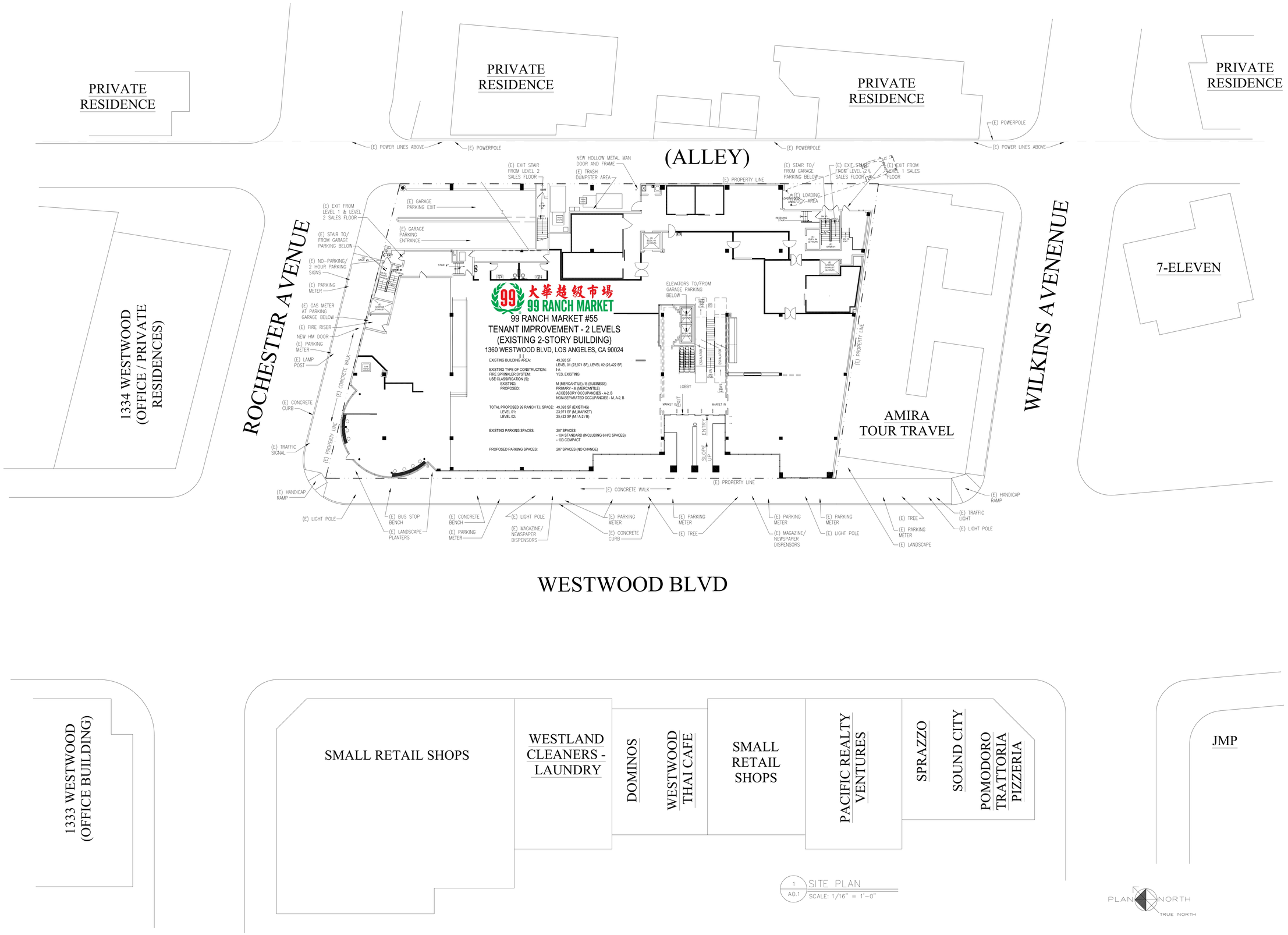

1 A0.1 SITE PLAN
SCALE: 1/16" = 1'-0"

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LICENSED ARCHITECT ROBERT PETER BURDITCH C-23757 10/31/21 STATE OF CALIFORNIA

Consultant

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TAWA SERVICES, INC.
6338 REGIO AVENUE
BUENA PARK, CA 90620

TAWA | 99 RANCH MARKET #55
1360 WESTWOOD BLVD, LOS ANGELES, CA 90024

SITE PLAN
(FOR REFERENCE ONLY)

Project Number:
Plan Check Number:

SHEET
A0.1

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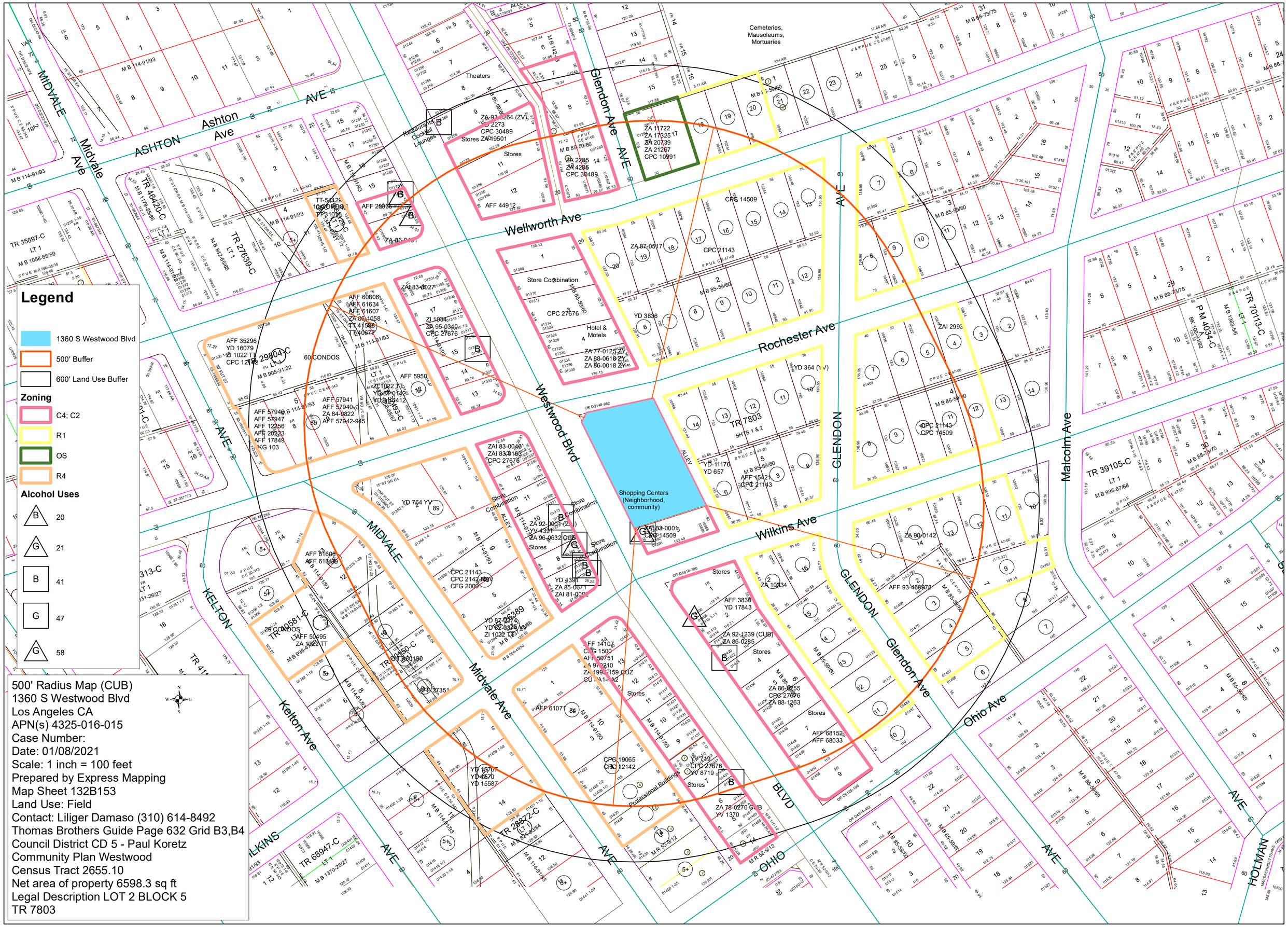
RADIUS MAP (CUB)

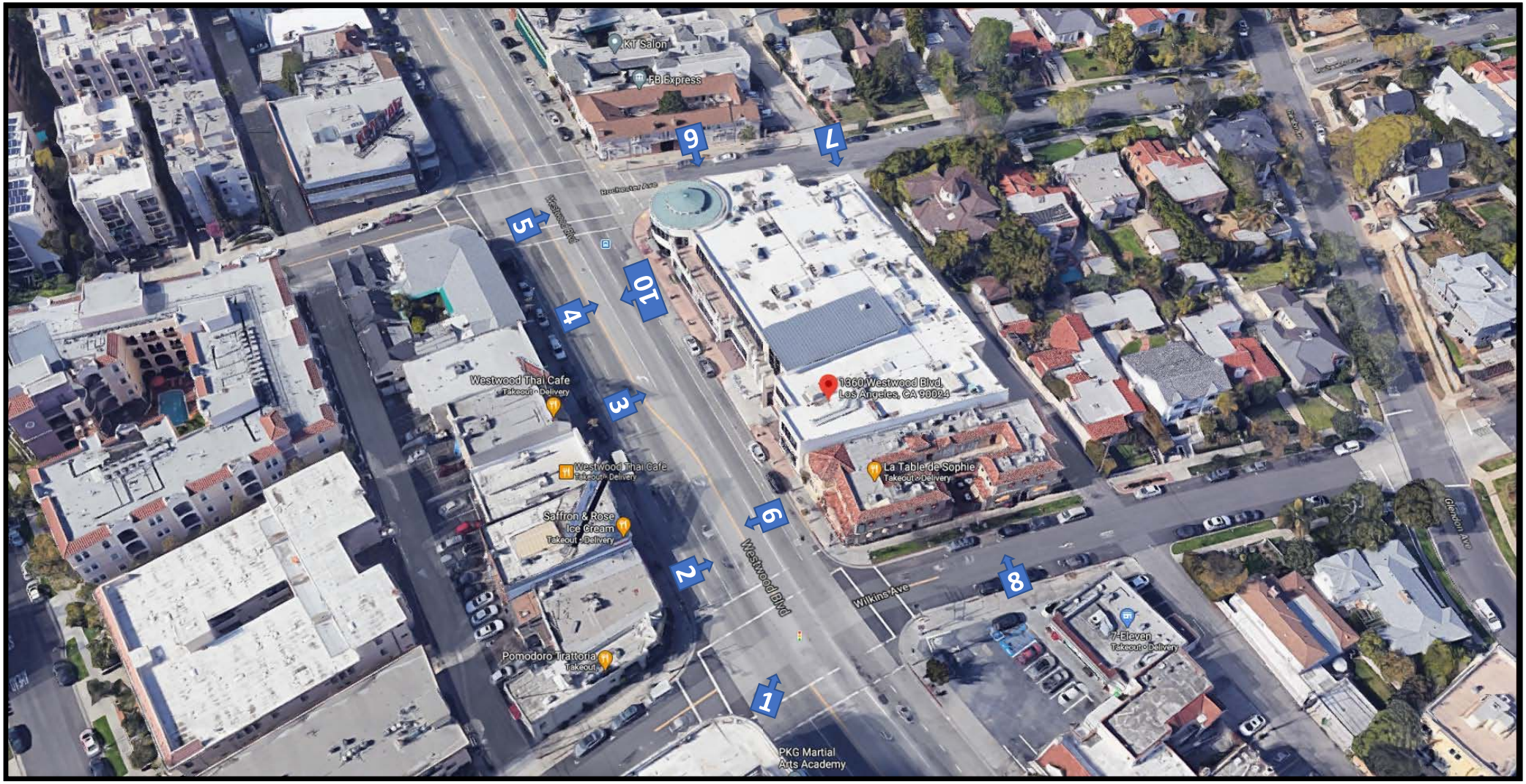


500' Radius Map (CUB)
1360 S Westwood Blvd
Los Angeles CA
APN(s) 4325-016-015
Case Number:
Date: 01/08/2021
Scale: 1 inch = 100 feet
Prepared by Express Mapping
Map Sheet 132B153
Land Use: Field
Contact: Liliger Damaso (310) 614-8492
Thomas Brothers Guide Page 632 Grid B3,B4
Council District CD 5 - Paul Koretz
Community Plan Westwood
Census Tract 2655.10
Net area of property 6598.3 sq ft
Legal Description LOT 2 BLOCK 5
TR 7803

99 RANCH MARKET

Conditional Use Permit
1360 Westwood Blvd., Los Angeles, CA 90024

PHOTO KEY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FB Express
Westwood Thai Cafe
Takeout · Delivery
Westwood Thai Cafe
Takeout · Delivery
Saffron & Rose
Ice Cream
Takeout · Delivery
Pomodoro Trattoria
Takeout
1360 Westwood Blvd,
Los Angeles, CA 90024
La Table de Sophie
Takeout · Delivery
7-Eleven
Takeout · Delivery
PKG Martial
Arts Academy
Westwood Blvd
Wilkins Ave
Glendon Ave
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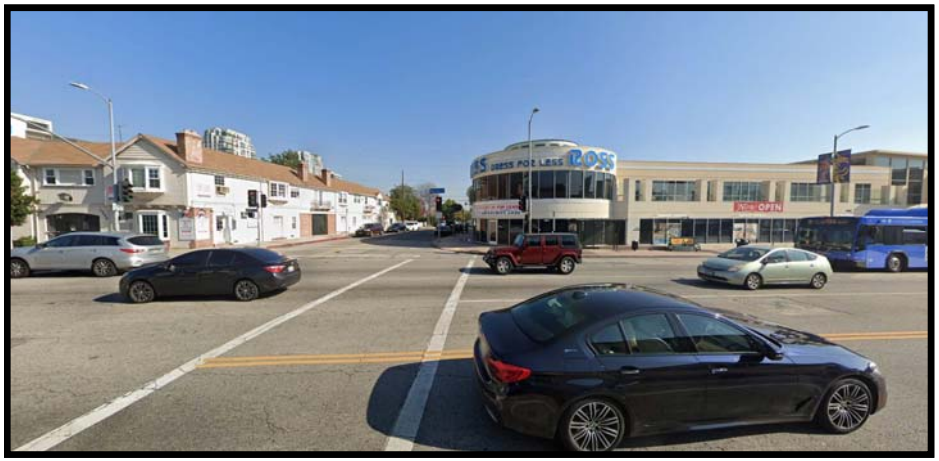
Photo 1

Photo 2

Photo 3

Photo 4

Photo 5



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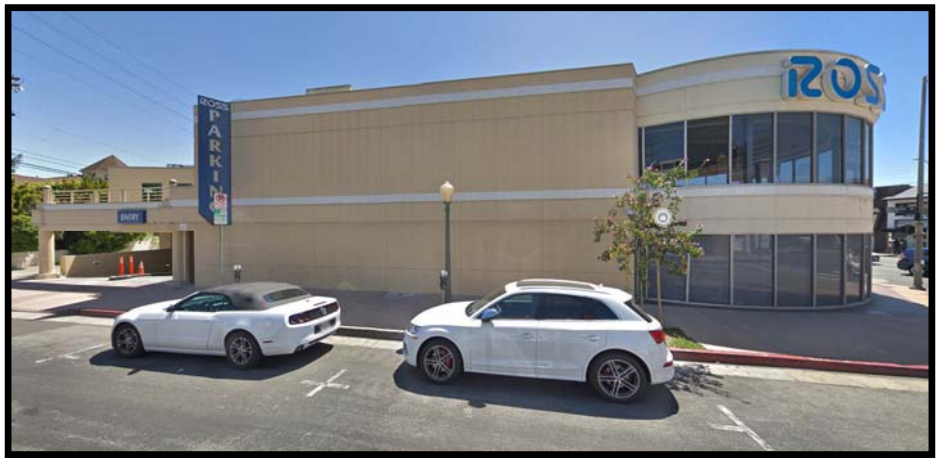

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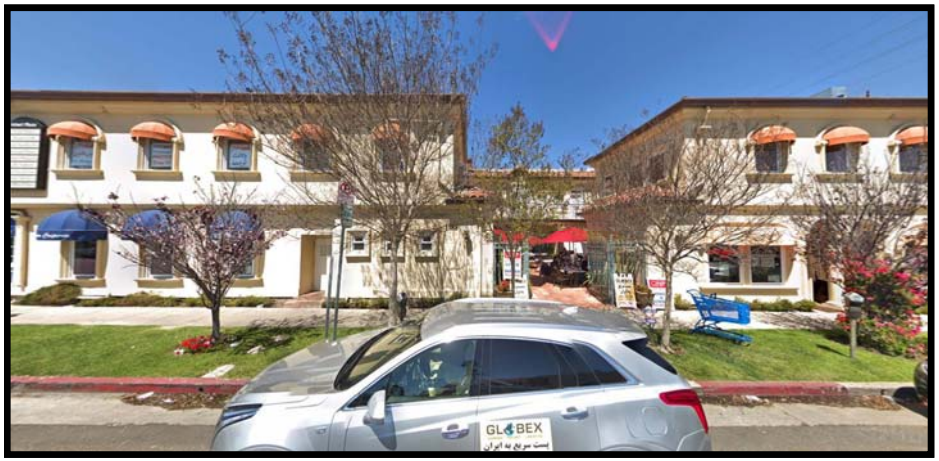
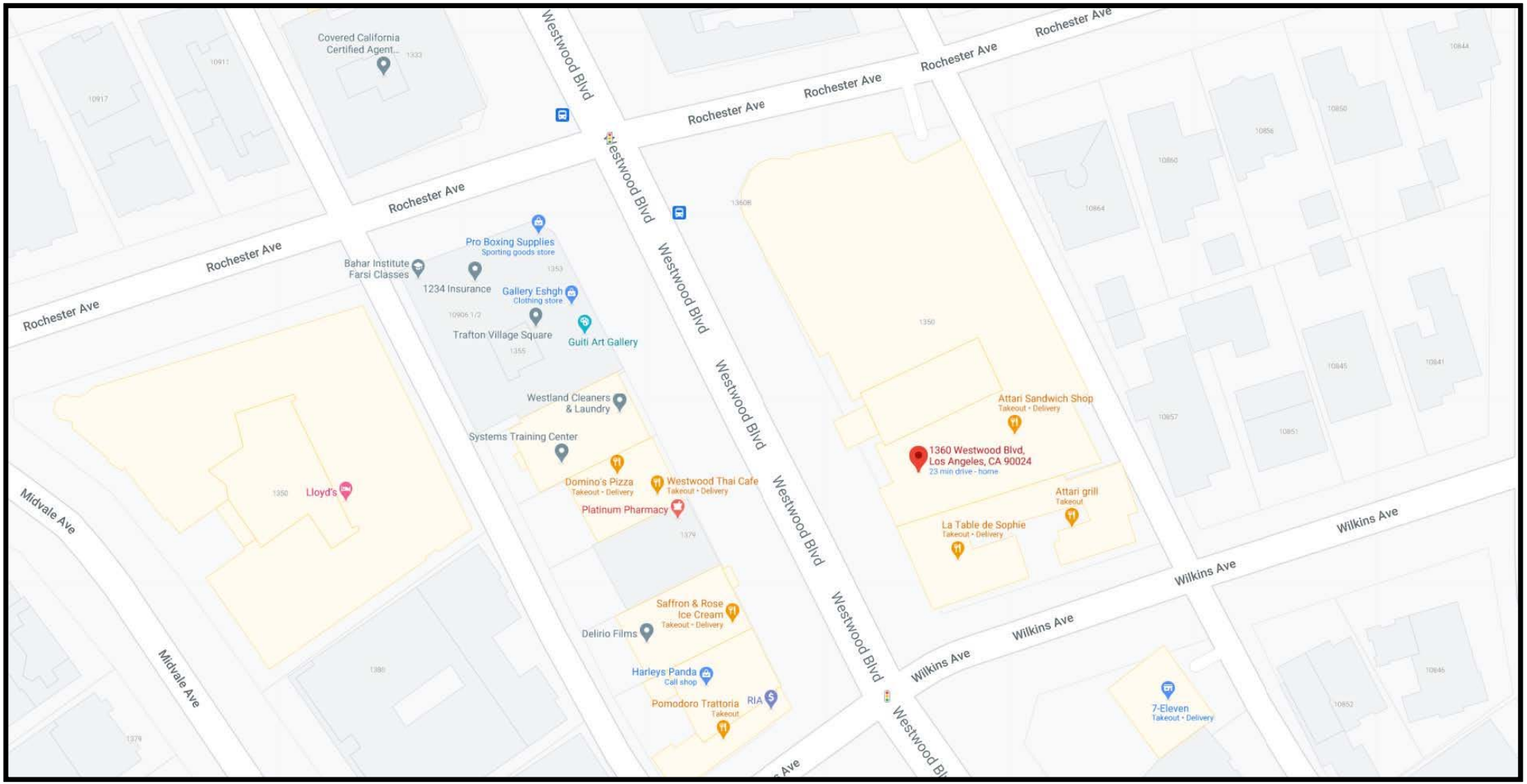


Photo 8

Photo 9

Photo 10

VICINITY MAP



ZIMAS PUBLIC

LARIAC5 2017 Color-Ortho

02/23/2021

City of Los Angeles
Department of City Planning

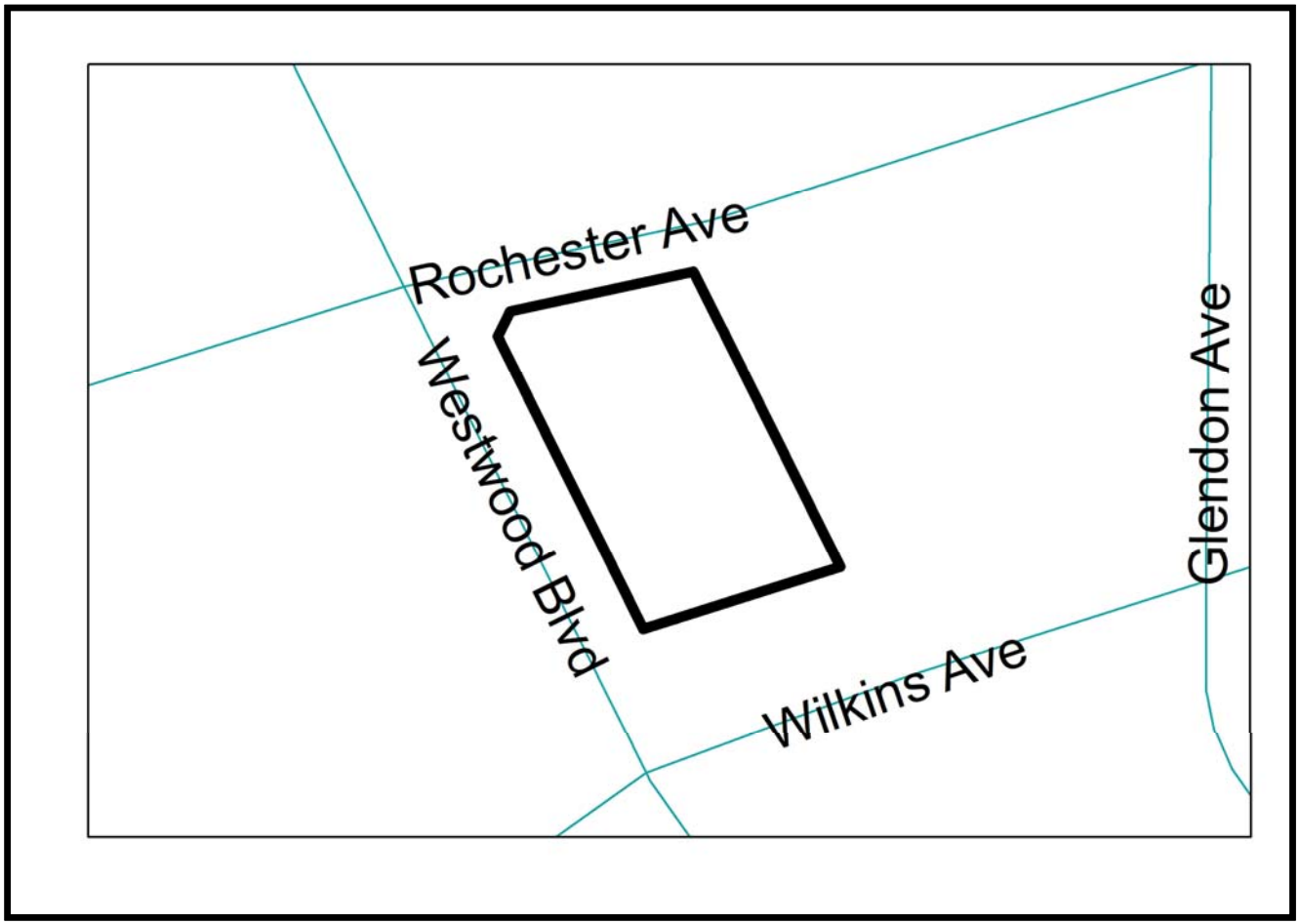
Address: undefined
APN: 4325016015
PIN #: 132B153 754

Tract: TR 7803
Block: 5
Lot: FR 1
Arb: None

Zoning: C4-1VL-POD
General Plan: Neighborhood Office Commercial

N
W E
S

SUBJECT SITE MAP



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CONDITIONAL USE FINDINGS

PROJECT DESCRIPTION/REQUEST:

The Applicant, **Tawa Retail, Inc.** (DBA 99 Ranch Market), is seeking a new CONDITIONAL USE PERMIT, pursuant to LAMC Section 12.24 W.1, to allow the following -

- The sale and dispensing of a full line of alcoholic beverages (Type 21 ABC Liquor License) for off-site consumption, in conjunction with a proposed approx. 49,413 sq ft supermarket.
- The sale and dispensing of beer and wine (Type 41 ABC Liquor License) for on-site consumption in conjunction with a proposed approx. 1,854 sq foot restaurant located inside the supermarket with 73 seats indoors and a 1,036 sq. ft outdoor uncovered dining area with 44 seats.

The proposed hours of operation inclusive of alcohol serving hours are 8:00 am to 11:00 pm daily. The site is located within the C4-1VL-POD Zone at 1360 S Westwood Boulevard within the Westwood Community Plan of the City of Los Angeles.

BACKGROUND:

The project site is a rectangular, approximately 49,413 square-foot site that is developed within a two-story building. The site is located within C4-1VL-POD Zone and the Westwood Community Plan Area. The site is a corner lot which is bound by commercially zoned properties to the north, Westwood Boulevard to the west, Wilkins Ave to the south and an alleyway to the east. The site is zoned C4-IVL-POD with a general plan designation of Neighborhood Office Commercial. The subject site is located within the ZI-2296 Pedestrian Oriented District: Westwood Boulevard, the ZI-2452 Transit Priority Area in the City of Los Angeles, and the ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation. Adjacent properties include commercial uses to the northwest and southwest of the lot along Westwood Boulevard in the C4-IVL-POD Zone. A majority of the uses are restaurant uses. The adjacent properties also include multifamily residences to the west of the alley which separates the commercial uses from Westwood Boulevard and single-family residences to the east of the alley which separates the commercial uses from Westwood Boulevard in the R1-I Zone.

99 RANCH MARKET

99 Ranch Market is a Taiwanese-American supermarket chain owned by Tawa Supermarket Inc., which is based in Buena Park, California. 99 Ranch has 53 stores (as of January 2020), primarily in California, with other stores in Nevada, Oregon, Washington, New Jersey, Texas, Maryland, Massachusetts, and Virginia. The company also started offering shopping via its website in 2014. Founded in 1984 by Taiwanese immigrant Roger H. Chen, 99 Ranch Market has grown into the largest Asian supermarket chain in the United States.

The parent company Tawa Supermarket Inc. also owns 168 Market, a smaller Taiwanese-American supermarket chain which has 6 stores in California and Nevada.

99 Ranch Market, also known as Tawa Supermarket, was established in 1984 by Mr. Roger Chen. As a Taiwanese immigrant, he noticed a cultural gap in the typical American supermarket where he saw a need for an Asian supermarket in surrounding communities. He filled that gap and thus, the very first 99 Ranch Market was born.

Our company slogan, “For 100, we try harder” demonstrates our commitment to always provide the best products and services to the communities we serve. “Ranch Market” represents freshness and symbolizes our promise to deliver the freshest products. With the support of our loyal customers, hardworking employees, and supportive vendors, we have grown to become one of the largest Asian supermarket chains with 51 stores across 7 states.

Looking towards our bright future, we are determined to take our company to the next level and provide more convenience and value for our customers. By implementing new technologies and solutions, we now offer online shopping, in-store pick-up, and same-day delivery services (coming soon, selected stores only). In order to introduce the diversity of Asian food culture, we’ve launched a new modern “Eat Up” food court at our newly opened Frisco location in Texas.

Our vision is to present the most unique and popular Asian eateries as it will be incorporated into future stores. With our new expansion strategy and efforts in our current cross-generational transition, 99 Ranch Market hopes to continue growing its footprint across the county.

Our success in the supermarket industry has made us more than just a typical grocery chain store as we have become closely associated with Asian American communities. 99 Ranch Market strives to give back and enrich lives with various community

involvement programs. We are proud to become the “Gateway to Asia” and provide opportunities for mainstream American families and global customers to experience the authentic flavors of Asian cuisines.

RELATED PRIOR CASES:

Case No. ZA 96-0632-CUB: On September 18,1996, the Zoning administrator approved a request to permit the sale of beer and wine in conjunction with an existing 1,500 square foot restaurant located at 1393 Westwood Boulevard.

Case No. ZA 90-0958-CUB: On January 23, 1991, the Zoning Administrator approved a request to permit the sale of a full line of alcohol for on-site consumption in conjunction with a proposed restaurant located at 1360 Westwood Boulevard with 150 seats with hours of operation from 7:00 a.m. to 10:00 p.m., Sunday through Thursday and 7:00 a.m. to 11:00 p.m. on Friday and Saturday.

Case No. ZA 89-0827(CUZ): On December 21, 1989, the Zoning Administrator approved a request to permit the sale of beer and wine in conjunction with the proposed operation of two restaurants located within the subject complex, serving a maximum of 550 patrons, between the hours of 7:00 a.m. and midnight, 7 days a week, located at 1360 Westwood Boulevard

CIRCULATION:

Westwood Boulevard, adjoining the subject property to the west, is. a designated Major Highway and is dedicated 100 feet in width and is fully improved.

Rochester Avenue, adjoining the subject property to the north, is designated a local street and is dedicated 60 feet in width and is fully improved.

Wilkins Avenue, southerly of the subject property, is designated a local street and is dedicated 60 feet in width and is fully improved.

The alley, adjoining the subject property to the east, is dedicated 20 feet in width and is paved.

GENERAL FINDINGS:

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

The project site is an existing rectangular, approximately 49,413 square-foot, site that is developed with a two-story building. The site is a corner lot which is bound by commercially zoned properties to the north, Westwood Boulevard to the west, Wilkins Ave to the south and an alleyway to the east.

The applicant is requesting a conditional use permit for the sale of alcoholic beverages for on and off-site consumption in conjunction with a proposed supermarket and restaurant area with-in the establishment. The issuance of a Conditional Use Permit for the sale of alcoholic beverages enhances the services that the project brings to the community. The supermarket and restaurant with-in, will continue to activate both the building and the sidewalk, as well as to provide the commercial and residential community with much-desired services and goods. In a dense urban area, it is important for the street to be as diverse as possible, and for several establishments to stay active and vital along a commercial corridor, such as Westwood Boulevard.

The proposed grocery store and restaurant uses promote pedestrian activity as residents from the surrounding community will have a variety of food choices and services within walking distance from their homes. The proposed project's aim is to create a welcoming, pedestrian-friendly commercial development that is in line with the Community Plan's goals. The proposed project would also boost the built environment in the surrounding area. Obtaining a Conditional Use Permit for the project is a reasonable way to contribute to the Community Plan's objectives. The project will provide greater opportunities for quality food and a key meeting place for the community could be the new market.

For a large well-known specialty grocery retailer such as 99 Ranch Supermarket, the public has come to expect it to carry a specific set of Asian and American products, including alcoholic beverages. 99 Ranch Market intends to offer a wide selection of Asian and American alcoholic beverages on shelves. 99 Ranch Market’s ability to offer its customers beer, wine and distilled spirits for off-site consumption is an important part of its success; likewise, the consumption of food with the option of ordering alcoholic drinks is an important part of a sit-down restaurant experience. Restaurants' success are also measured by their ability to offer this service to their patrons.

As stated in the Westwood Community Plan, Objective 2-1 states “To conserve and strengthen viable commercial development in the community and to provide opportunities for new, compatible commercial development and services within existing commercial areas”

As such, the location can be deemed to be desirable to the public convenience and welfare and is proper in relation to the surrounding uses. The request does not represent the introduction of a new use to the area. The location is within an area which is developed with a range of commercial uses which also include retail and restaurant locations. The proposal remains in keeping with the nature of the development in the area. As such, the use will continue to serve a function and provide a service that will be beneficial to the community, which in conjunction with the imposition of a number of conditions addressing operational measures will result in the enhancement of the built environment.

That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The area along Westwood Boulevard is C4-1VL and has commercial, restaurant and retail uses along the Boulevard, both north and south of the Site. The proposed grocery store and restaurant use are similar to the adjacent uses and developments along Westwood Boulevard, and the approval of this application will not alter any significant features of development or operation.

A high-quality Supermarket and restaurant will not be materially detrimental to the character of the neighborhood or the building in which it is situated. The commercial development is going to keep the building active and leased. The use is complementary to the existing residential and office development of the surrounding area, serving the employees and residents in the area. This area is known as the Pedestrian Oriented District, and 99 Ranch Market is a neighborhood development, with many of the patrons walking from adjacent residential neighborhoods. This is, therefore, an ideal type of business to be in this location. The supermarket and eatery will be run by a reputable team and the staff will minimize any adverse effects on the surrounding residential community.

The commercial use increases the use of the land, gives residents and employees the opportunity to enjoy services, food and drink without having to drive elsewhere, offers a unique, high-quality shopping and eating experience and adds to the mix of use in the

building and in the immediate vicinity. Finally, 99 Ranch Super Market will generate revenue and jobs, thus enhancing the economic vitality of this commercial area, especially during these times.

Provision of a quality establishment that is effectively maintained and operated, with ample lighting and trained staff, enhances neighborhood aesthetics, convenience, livability and security. With hours of operation from 8:00 a.m. to 11:00 p.m. daily, the project will help improve the safety, lighting and attractiveness of the nighttime location.

The supermarket and restaurant will provide the community with an economically viable and respected commercial establishment as part of its neighborhood-serving retail.

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

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code. The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The Westwood Community Plan Map, adopted on July 27, 1999, designates the property for Neighborhood Office Commercial land uses with corresponding zones of C1, C1.5, C2, C4, RAS3, and RAS4. The subject site is located in the West Los Angeles Transportation Improvement and Mitigation (-UMP) Specific Plan and Westwood Boulevard Pedestrian Oriented District (POD). The Westwood Community Plan, West Los Angeles TIMP Specific Plan and the Westwood Boulevard POD are silent as to the issue of alcohol sales. Neither the General Plan nor the Community Plan text specifically addresses the sale of alcoholic beverages. However, the Los Angeles Municipal Code authorizes the Zoning Administrator to grant the requested Conditional Use Permit in the C4 Zone.

The requested entitlement is consistent with a number of the General Plan's objectives and policies land uses such as:

- ✓ ***Improving the function, design, and economic vitality of commercial areas.***
- ✓ ***Preserving and enhancing the positive characteristics of existing uses which provide the foundation for community identity, such as scale, height, bulk, setbacks, and appearance.***

- ✓ ***Maximizing development opportunities around future transit systems while minimizing any adverse impacts on residential neighborhoods.***
- ✓ ***Preserving and strengthening commercial developments to provide a diverse job producing economic base and through design guidelines and physical improvements, enhancing the appearance of these areas.***

The proposed use appears to be consistent with several Westwood Community Plan's objectives and policies including the following:

GOAL 2 A STRONG AND COMPETITIVE COMMERCIAL SECTOR WHICH PROMOTES ECONOMIC VITALITY, AND SERVES THE NEEDS OF THE COMMUNITY THROUGH WELL DESIGNED, SAFE AND ACCESSIBLE AREAS WHILE PRESERVING THE COMMUNITY'S UNIQUE COMMERCIAL, HISTORIC AND CULTURAL CHARACTER.

- ✓ ***To conserve and strengthen viable commercial development in the community and to provide opportunities for new, compatible commercial development and services within existing commercial areas.***
- ✓ ***To promote distinctive commercial districts and pedestrian-oriented areas***
- ✓ ***To enhance the appearance of commercial districts.***

The request to sell alcoholic beverages for on-and-off-site consumption in conjunction with a proposed supermarket and restaurant is consistent with the Neighborhood Office Commercial land use designation and therefore in harmony with the General Plan.

ADDITIONAL CUB FINDINGS:

<u>The proposed use will not adversely affect the welfare of the pertinent community.</u>

The surrounding area has been and continues to be a mixed-use neighborhood with a mixture of commercial, retail, restaurant, and residential uses. The proposed supermarket and restaurant will sell alcohol responsibly and comply with all applicable government regulations. The existing site is surrounded by other similar uses and should have no impact on any sensitive use in the community. The request for on- and off-site sales of alcohol will be compatible with the surrounding uses, as the development will provide a place for businesspeople, residents, guests and visitors to eat, drink, socialize, do business and shop. The sale of alcoholic beverages is expected to accompany most of the restaurants and grocery stores.

The approval of the Conditional Use Permit will contribute to the success and vitality of the proposed project and help to re-energize the site and its proximity. Development is expected to positively contribute to the economic well-being of the community through the inclusion of high-quality retail and restaurant uses. It will also benefit the City by generating additional sales tax revenues, business licenses and other fees and providing additional short-term and long-term employment opportunities for local residents.

Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.

According to the California State Department of Alcoholic Beverage Control licensing criteria, 4 on-site and 2 off-site licenses are allocated to the subject Census Tract No. 2655.10. There are currently 14 existing on-site and 3 existing off-site active licenses within this census tract; thus, resulting in a continued undue concentration of alcohol establishments in the area. However, considering how the surrounding area is a mixture of commercial, retail, restaurant and residential uses, the thresholds are unrealistically low.

Providing on-and-off site alcohol sales is consistent with the pattern of restaurants, and other neighborhood establishments in various urban neighborhoods throughout Los Angeles. It is important in a dense, urban area to have as much variety as possible and locating several restaurants and retail spaces along a commercial corridor, such as Westwood Boulevard, keeps the street active and vital. Therefore, approval of the Conditional Use will not result in an undue concentration of drinking establishments in the community.

Food establishments and grocery stores offer a convenient service to the population working and visiting the area as well as to the customers and residents. It's important to note that the commercial strength of the development in the immediate area logically results in the presence of many and new restaurants and retail establishments some of which involve the serving of alcoholic beverages.

Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

The following sensitive uses are located within a 1,000-foot radius of the project site:

- Residential uses within 600' are SFR, condos, 2 to 4 unit and apartments.
- Westwood Presbyterian Church (10822 Wilshire Blvd, Los Angeles CA 90024)
- Westwood Gardens Park (10853 Well worth Ave, Los Angeles CA 90024

The surrounding neighborhood has been and continues to be a mixed-use neighborhood with a mixture of commercial and residential uses. The church and park are separated from the site by a major commercial thoroughfare, commercial developments, and residential neighborhoods.

The applicant understands the character of the neighborhood and is committed to help preserve such character through responsible service of alcohol as an ancillary use. This project will contribute to this neighborhood by serving the neighboring residents, local employees as well as visitors. Therefore, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

The applicant is fully aware of the responsibility of serving alcoholic beverages and will take all necessary measures to ensure it is cohesive with its neighboring establishments that also serve beer, wine, and distilled spirits as an ancillary service. No detrimental effects should be expected from approval of this request.

Liquor
License Agents
800.799.9081

ZONE VARIANCE FINDINGS

PROJECT DESCRIPTION/REQUEST:

The Applicant, Tawa Retail, Inc. (DBA 99 Ranch Market), is requesting a ZONE VARIANCE pursuant to LAMC 12.27 to permit the use of a 1,036 sq. ft outdoor uncovered dining area sitting up to 44 patrons on the second level of an existing building in the C4-1VL-POD Zone.

VARIANCE FINDINGS

Explain why the strict application of the zone code would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.

The current requirements on the Zoning Code would hinder and prevent the applicant from using the subject land and the building at 1360 Westwood Boulevard to a reasonable and optimum extent. In order to establish harmony between respective purposes, the zoning regulations enable particular land use in the various regions. Such regulations, on the other hand, are created on a city-wide scale and do not take into account the individual, unique traits that a specific lot and its planned use may possess. The applicant's ability to have practical enjoyment of their property and optimize the potential uses in the C4 zoning is hampered by the Code's restriction on businesses utilizing the second floor as a dining area for patrons.

Outdoor dining with ancillary alcohol service on the second floor for a proposed restaurant establishment and a common outdoor patio for patrons has shown to be an amenity that allows for a restaurant operator to bring a viable amenity while operating in a manner that is compatible with surrounding uses. Grocery stores as well as restaurants, have brought vibrancy back to older underutilized buildings. The applicant, in this situation, is attempting to do the same. The subject building is existing with limited opportunities for outdoor dining and alcohol service. These limitations create difficulties in allowing for the applicant to be competitive with other viable operations that offer similar amenities to its guests. The applicant is adapting an existing structure to accommodate the revitalization of the building and proposes to utilize the existing second-floor outdoor dining space. The code's limitation of outdoor dining limits the viability of the building and creates a hardship of not allowing the applicant to bring a viable project that meets the intent of the Code and vision of the Westwood Plan.

Describe the special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.

99 Ranch Market will be the new operator and lessee for the entirety of the first and second floor of the existing two-story retail center located at 1360 Westwood Boulevard.

The unique features of this site include its configuration and surroundings: the unique layout and existing structural features of the existing building which the proposed grocery store on the first and second floor and proposed restaurant area on the second floor will be adapted from. As stated in the Westwood Community Plan, Objective 2-1 states "To conserve and strengthen viable commercial development in the community and to provide opportunities for new, compatible commercial development and services within existing commercial areas".

The building does not propose a restaurant on the ground floor, only on the second floor, however; without the opportunity for the applicant to utilize the existing outdoor area on the second floor for a dining area, this project will not be able to adequately provide the necessary amenities that are expected from a commercial area such as Westwood Boulevard. Additionally, the size, shape, and existing configuration of the site make the proposed request logical, as it would allow for the functional integration with existing improvements on the site. The project site is an existing rectangular, approximately 49,413 square-foot building that is developed with a two-story building. The site is a corner lot which is bound by commercially zoned properties to the north, Westwood Boulevard to the west, Wilkins Ave to the south and an alleyway to the east.

The proposed Grocery Store and eatery will provide a variety in where guests and customers can go to enjoy themselves while allowing ample distance between sensitive uses in the area. To fully capitalize on the potential of their site as ground floor grocery store and second floor proposed restaurant area, this entitlement is necessary. The physical features of this site, including the existing outdoor patio area on the second floor within the existing building, make the request logical, as it would allow for a unique experience and destination for the community in which the subject site will provide an anchor for new and continued growth.

Therefore, as conditioned, the outdoor dining on the second floor would diversify land uses is a special circumstance, and the project would contribute to the economic and social well-being of the community and surrounding neighborhood.

Explain why the variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of the special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.

The modest request to allow use of an existing patio area for outdoor dining on the second floor with alcohol service will allow the subject property to fully utilize its potential as a mixed-use building with ground floor retail and second floor dining space, allowing enough seating and amenities to make the building financially viable.

This proposed use will allow the applicant to cultivate an environment for individuals to allow positive social outdoor innovation to gather as a community, share ideas and experience more joy in their lives. Proposed outdoor seating allows patrons to take advantage of the unique siting of the building within Westwood Boulevard, creating a feature that is both enjoyable for patrons and positive for Los Angeles.

A denial of the requested variance would create a special hardship on the applicant by compromising the viability of the proposed project and its goal of providing special amenities appropriate to its location and surrounding area. The approval of the variance, as limited by the Zoning Administrator, advances the objectives of the zones by contributing to the economic vitality of the area. Therefore, such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity.

The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.

The subject property will not be materially detrimental to the public welfare or damaging to the property or improvements in the same zone or vicinity as the property with the use of second floor dining area. In the commercial nature of Westwood Boulevard and the uses surrounding the subject site, the use is compatible with the subject property's surroundings. The existing second floor uncovered patio consists of a 1,036 sq. ft dining area sitting up to 44 patrons. The project is located on an existing commercial development and the proposed operating hours are daily from 8:00 am to 11:00 pm. No live entertainment or dancing is being proposed.

The commercial development is going to keep the building active and leased. The use is complementary to the existing residential and office development of the surrounding area, serving the employees and residents in the area. This area is known as the Pedestrian Oriented District, and 99 Ranch Market is a neighborhood development, with many of the patrons walking from adjacent residential neighborhoods. This is, therefore, an ideal type of business to be in this location. The supermarket and eatery will be run by a reputable team and the staff will minimize any adverse effects on the surrounding residential community. Allowing this use will bring benefits to the public welfare by providing local residents and business owners as well as employees and visitors with a unique high-quality shopping and unique family-oriented dining experience.

The granting of the variance will not adversely affect any element of the General Plan.

The granting of this variance will not compromise any element of the General Plan. The "Neighborhood Office Commercial" General Plan Land Use designation will remain intact, and the property's variance request will complement the requirements for Neighborhood Office developments. The primary goal of the General Plan for Neighborhood Office Commercial is to create environments that "contain a diversity of uses that serve daily needs, such as restaurants, retail outlets, grocery stores, child care facilities, community meeting rooms, pharmacies, religious facilities and other similar uses. The clustering of uses minimizes automobile trips and encourages walking to and from adjacent residential neighborhoods. Pedestrian-oriented areas are encouraged." As opposed to adversely affecting the General Plan, the use of this property for a ground floor Grocery Store with outdoor dining on the second floor will promote the desires of the General Plan. The proposed use with alcohol served as an ancillary use will provide an entertainment element to the building and area that is intended to promote Westwood Boulevard and the Westwood community. Furthermore, the General Plan supports the maintenance of the commercial base of the City, and the request is consistent with such goals. Additionally, the granting of this variance will not hinder the goals of the Westwood Community Plan but will assist in the area's continued commercial growth. The Community Plan calls to further the development of Preserving and strengthening commercial developments to provide a diverse job producing economic base and through design guidelines and physical improvements, enhancing the appearance of these areas. This proposal for use of the second-floor dining area fully supports these initiatives by the Community Plan. We, therefore, respectfully request approval of the subject variance application.

The project site is currently zoned for commercial uses and is located within the Westwood Community Plan with an underlying land use designation of Neighborhood Office Commercial. Since the site is located in a prime commercial area, the diversity among uses is common and the anticipated conditions of approval on the proposed project will make the use a more compatible project to abutting uses.