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planning.lacity.org

May 17, 2022

Lifefood Mosaic Inc. (A)
1507 N. Cahuenga Blvd.
Los Angeles, CA 90028

Brett Engstrom (R)
Liquorlicense.com
2222 Damon Street
Los Angeles, CA 90027

CASE NO. ZA-2021-8671-CUB
CONDITIONAL USE - ALCOHOL
1507 N Cahuenga Blvd
Hollywood Community Plan
Zone: C4-2D-SN
C.D: 13
D.M.: 147A187
CEQA: ENV-2021-8674-CE
Legal Description: Arb 1, Lot FR 11, Block
3, Tract Hollywood

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303, Class 1 (Existing Facilities), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

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

A Conditional Use to allow the sales and dispensing of beer and wine for off-site consumption, in conjunction with the operation of an existing 1,000-square foot market in the C4-2D-SN zone, with hours of operation from 7:30 a.m. to 10:00 p.m. daily.

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. Within 30 days of the effective date 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 Development Services Center for approval before being recorded. After recording, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for inclusion in the case file.
7. Approved herein is the sale and dispensing of beer and wine for off-site consumption, in an existing 1,000-square foot market within an existing multi-tenant commercial building, with hours of operation limited to 7:30 a.m. to 10:00 p.m., daily.
8. After hour use shall be prohibited, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.
9. The establishment shall always maintain a mode and character of a neighborhood market. At no time the market is permitted to morph into a liquor store or selling alcoholic beverages as its primary business.
10. Parking shall be in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted.
11. There shall be no sales of single serve alcohol (Beer).
12. Coin operated game machines, dart games, pool tables, billiards tables, video games, or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.

13. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
14. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.
15. A camera surveillance system shall be maintained at all times to monitor the common areas of the business, high-risk areas, sidewalk areas, and entrances or exits. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department (LAPD).
16. The security plan must be reviewed and approved by the Police Department. The approved security 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.
17. Only the front door shall be used for patron access. All other doors shall be equipped on the inside with an automatic locking device and shall be kept closed at all times, other than to permit access for deliveries, trash removal, and emergency access.
18. The exterior windows and glass doors of the store shall be maintained substantially free of signs and other materials from the ground to at least 6 feet in height above the ground so as to permit surveillance into the store by Police and/or private security.
19. Complaint Log. A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:

- a. Entry, visible to pedestrians

- b. Customer service desk, front desk or near the reception area.

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

20. The applicant shall fully comply with all California State Department of Alcoholic Beverage Control (ABC) regulations governing the sale of alcoholic beverages for the business.
21. STAR/LEAD Training. Within the first six months of already selling alcohol and within six months of hire, 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. Upon completion of such training, the applicant shall request the LAPD to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter referencing Case No. ZA-2021-8671-CUB from the Police Department to the Department of City Planning as evidence of compliance. 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. All employees who serve alcoholic beverages shall attend follow-up STAR classes every 24 months.
22. All personnel acting in the capacity of a manager of the premise shall attend the quarterly Community Police Advisory Board (CPAB) meetings.
23. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
24. There shall be no service, sales, or possession of an alcoholic beverage on any sidewalk area or adjacent parking lot. There shall not be on-site consumption of Alcohol Beverages.
25. 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 outside of the subject facility. The applicant shall be responsible for ensuring persons are dissuaded from loitering on or immediately around the subject premises.
26. The approved conditions shall be retained on the premises at all times and produced upon request by the Police Department, the Department of Building and Safety, the Department of City Planning, or the State Department of ABC. The on-site manager and employees shall be knowledgeable on the conditions herein.
27. The owner/business operator shall at all times maintain the abutting public access ways free of obstruction as well as maintaining the premises and adjoining sidewalk free of debris or litter.
28. 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 or tobacco products, 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.
29. Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor dining areas in accordance with Los Angeles Municipal Code Section 41.50 B 2 C. This prohibition applies to all outdoor areas of the establishment if the outdoor area is used in conjunction with food service and/or the consumption, dispensing or sale of alcoholic or non-alcoholic beverages.
30. The applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.

31. 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 State Department of 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 an effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism, and truancy occur.
32. A copy of these conditions shall be maintained on site in the office. Additionally, a copy shall be provided to all employees who shall sign an acknowledgement form stating that they have read and understood all of the ABC and conditional use permit conditions. Said form shall be maintained at the location by the owner and/or manager who shall present it to Police personnel, ABC investigators or any other City agency upon request. All licenses, permits, and conditions shall be posted in a conspicuous location at the subject establishment.
33. Petitioner(s) shall maintain on the premises and present upon request to any law enforcement officer, a copy of the Business Permit, Insurance information and a valid emergency contact phone number for the Security Company service(s), Valet Company service(s), and the property owner.
34. Staff will monitor the immediate vicinity in order to ensure that no public consumption of alcoholic beverages occurs. Staff will also be responsible to constantly monitor and ensure patrons do not take open alcoholic beverages for on-site and off-site consumption beyond the entrance doors onto the sidewalk.
35. The applicant, owner and on-site manager(s) shall comply with all applicable laws and conditions and shall properly manage the facility to discourage illegal and criminal activity on the subject premises and any accessory parking areas over which they exercise control.
36. Operator and its personnel shall, at all times maintain a policy of not selling/serving obviously intoxicated patrons and taking preventative measure to help avert intoxication-related problems.
37. Signs shall be prominently posted in English and the predominant language of the facility's clientele, if different and a notice shall be placed therein stating California State Law prohibits the sale of alcoholic beverages to persons under the age of twenty-one years or to intoxicated persons and no such sales will be made.
38. The establishment shall make an effort to control any unnecessary noise made by store staff or any employees contracted by the store, or any noise associated with the operation of the establishment.

39. Waste vendors servicing the building, and deliveries to the business, shall occur between the hours of 8:00 a.m. and 10:00 p.m. to minimize noise impacts to the surrounding neighbors. Trash and recycling bins shall be locked. Trash deposit in dumpsters will be carried out quietly and be respectful to neighbors.
40. M/VIP – Monitoring Verification and Inspection Program. Prior to the effectuation of this grant, fees, required per LAMC Section 19.01 E.3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City.
- a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.
- b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
41. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (upon his/her initiative, or upon written request by LAPD or Department of ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to LAMC Section 19-01-1 (Miscellaneous Plan Approval), the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall prepare a radius map and cause notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office and the Los Angeles Police Department's corresponding division. The applicant shall also submit a summary and any summary documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.
42. Should there be a change in the ownership and/or operator of the business, the property owner, 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.

43. The Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application, if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or if documented evidence be submitted showing a continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peace enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, and a 500-foot notification radius, shall be submitted to the Department of City Planning within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

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

Applicant shall do all of the following:

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

necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

The City shall have the sole right to choose its counsel, including the City's 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 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 representation 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 \$2,5000 or by imprisonment in the county jail for a period of not more than six months, or by both sure 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 June 1, 2022, unless an appeal therefrom is filled 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 Office

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

West Los Angeles Office

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

Valley Office

6262 Van Nuys Boulevard, #251
Van Nuys, CA 91401
(818) 374-5050

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

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on May 12, 2022, 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 under the provision of Section 12.24 W.1 has been established by the following facts:

BACKGROUND

The subject property is located within the Hollywood Community Plan, which designates the property for Regional Center Commercial land uses, corresponding to the C2, C4, P, PB, RAS3, and RAS4 zones. In addition, the project site is located in the Hollywood Redevelopment Project Area, the State Enterprise Zone, and is located approximately one-kilometer from the Hollywood Fault. Zoned as C4-2D-SN, the property is regulated by ORD-181,340, which establishes the Hollywood Signage Supplemental Use District, and by ORD-165,660, which establishes the "D" condition, which states a floor area ratio limitation of 3:1.

The abutting property to the west is zoned C4-2D-SN and is improved with a one-story commercial and office use while the abutting property immediately north of the subject site is developed with a one-story commercial store and is also zoned as C4-2D-SN. The property across Cahuenga Boulevard to the east is zoned as (T)(Q)C4-2D-SN and is currently in the process of obtaining demolition permits for the existing restaurant and building permits for a new 19-story guest room hotel with four levels of subterranean parking, associated with the approval of case CPC-2015-2893-VZC-HD-CUB-SPR in 2016. The property across Sunset Boulevard to the south is a commercial high-rise building constructed in 1968 comprised of office space and is zoned C4-2D-SN.

Cahuenga Boulevard, adjoining the subject property to the east is designated as a Modified Avenue II, with a dedicated width of 80-feet and improved with asphalt roadway, concrete curb, gutter, sidewalk, street trees, and streetlights.

Sunset Boulevard, adjoining the subject property to the south, is designated as an Avenue I, with a dedicated width of 100-feet and improved with asphalt roadway, concrete curb, gutter, sidewalk, street trees and streetlights.

The subject property is a level, rectangular-shaped, corner site, made up of lots for an approximate total size of 7,067-square feet. The site is developed with a building that was built in 1914 and is approximately 13,790-square feet, operating with commercial uses ranging from businesses including office space, a coffee shop, restaurants, a gym, to the subject neighborhood market. The property has an approximate frontage of 55.5-feet along Sunset Boulevard and 126-feet along Cahuenga Boulevard. The subject property is not accessible by vehicle and has several pedestrian entrances fronting along Cahuenga Boulevard and one along Sunset Boulevard for each tenant space.

The applicant, LifeFood Mosaic Inc., is seeking a Conditional Use approval to allow the sale of beer and wine for off-site consumption, the ancillary on-site instructional tastings, in conjunction with the operation of an existing 1,000-square foot neighborhood market within the existing building located at 1507 N. Cahuenga Boulevard. The business currently offers a variety of food, including pre-packaged and made-to-order, along with a café and juice bar. The existing business occupies a ground floor tenant space within the two-story building, and will have hours of operation, including beer and wine sales, from 7:30 a.m. to 10:00 p.m. daily.

The applicant has stated the following regarding their request:

In an effort to further enhance a patron's shopping experience, LifeFood is requesting the ability to offer beer and wine to be enjoyed off-site. This will be conducted via a Department of ABC Type #20 License. The proposed beer and wine sales will occur during the store's normal operation hours of 7:30 a.m. to 10 p.m. daily. LifeFood is also proposing to educate their patrons and allow them to become more familiar with the nuances of the fine wines and craft beers offered by the store. Under an ABC Type #86 License, LifeFood would periodically invite its vendors to offer on-site instructional tastings to interested adults. The instructional tasting license Type #86 was created in 2011 pursuant to Business and Professions Code §23396.6 and §25503.56, and is only available to qualified off-sale retail licensed businesses. Per Type #86 guidelines, tasting events can only be held between the hours of 10am and 9pm. Additionally, the events are to be sponsored by an "Authorized Licensee;" winegrower, beer or wine importer, wine rectifier, distilled spirits manufacturer, etc. The same Authorized Licensee will be supplying the showcased beverages to be offered. Tastings of wine shall not exceed one ounce each, and patrons will be limited to no more than 3 tastings per day. The tasting of beer shall be limited to no more than 8 ounces per patron per day. As an adjunct to LifeFood's Type #20 License, the Type #86 license allows tasting to be held in any area within the licensed

establishment. While tastings are being conducted, the area will be partitioned off and signs that identify the area for tastings and age requirements will be prominently displayed. No permanent physical changes will be made to the store as a result of the Type #86 License.

The applicant has also indicated that there will be one to five employees on site at any given time and no security guards will be present.

Previous Cases and Permits

City Planning staff, utilizing the Department's Zoning Information and Map Access System (ZIMAS) and the Planning Case Tracking System (PCTS), reviewed current and prior actions associated with the subject property and those within a 500-foot radius of the subject property and found the following.

Subject Property

CPC-2007-5866-SN – On August 26, 2010, the Amended Hollywood Signage Supplemental Use District (SUD) Ordinance was approved.

Building Permit #21016-20000-16858 – A permit was issued on January 14, 2022 for a tenant improvement for a non-structural remodel and change of use from a take-out restaurant to retail.

Building Permit #09016-10000-14953 – A Certificate of Occupancy was issued on April 11, 2014 to convert a portion of the ground floor of an existing 2-story building from retail into a take-out restaurant.

Surrounding Properties

Case No. ZA-2012-2167-MCUP – On January 25, 2013, a Main Conditional Use (MCUP) was approved to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with five restaurants located on the ground level of the westerly building within the Archlight/Cinerama Dome complex.

According to Condition No. 9 of the MCUP, Plan Approvals were granted for the individual venues for the following cases:

ZA-2012-2169-MPA for 6374 Sunset Blvd., Suite B to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant located on the ground level of the Archlight/Cinerama Dome complex;

ZA-2012-2170-MPA for 6372 Sunset Blvd. to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant located on the ground level of the Archlight/Cinerama Dome complex;

ZA-2012-2171-MPA for 6374 for Sunset Blvd., Suite D to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant located on the ground level of the Arclight/Cinerama Dome complex;

ZA-2012-2172-MPA for 6374 for Sunset Blvd, Suite A to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant located on the ground level of the Arclight/Cinerama Dome complex;

ZA-2012-2180-MPA for 6374 for Sunset Blvd., Suite C to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant located on the ground level of the Arclight/Cinerama Dome complex; and

ZA-2013-3580-MPA for 6374 for W. Sunset Blvd., Suite B to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant located on the ground level of the Arclight/Cinerama Dome complex.

Case No. ZA-2014-1619-CUB – On November 5, 2015 a CUP was approved for 6360 W. Sunset Boulevard to permit the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with any existing restaurant/café, and the expansion of service into the Cinerama Dome theater and into 14 existing theaters within the ArcLight Cinema theater complex.

Case No. ZA-2015-2489-CUB – On November 13, 2015, a CUP was approved for 1542 N. Cahuenga Boulevard to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with a 2,340-square foot restaurant.

Case No. CPC-2015-2893-VZC-HD-CUB-SPR – On December 5, 2016, a project was approved at 6407 W. Sunset Boulevard for the demolition of a drive-thru restaurant and the construction, use and maintenance of a 21-story hotel with a conditional use permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of the proposed hotel.

Case No. ZA-2016-3062-CUB – On April 24, 2017, a CUP was approved for 1520 N. Cahuenga Boulevard to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 1,982-square foot restaurant with 54 interior seats and 560 square feet outdoor patio with 12 exterior seats featuring live entertainment.

Case No. ZA-2017-755-MCUP-SPR – On May 13, 2019, a Master Conditional Use for 1545-1551 N. Wilcox was granted to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption at a maximum of three establishments.

Related to this Master Conditional Use, Plan Approvals were granted for the following cases:

ZA-2021-3264-MPA for 1545-1551 N. Wilcox Avenue to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption at a proposed restaurant; and

ZA-2021-3349-MPA for 1545-1551 N. Wilcox Avenue to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption at a proposed banquet hall/event space.

Case No. CPC-2016-3630-ZC-HD-DB-MCUP-SPP-SPR-WDI – On April 8, 2019, a project at 6400 Sunset Boulevard was approved for a mixed-use development with 200 residential units and 7,000-square feet of ground floor commercial space with a Master Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption at four establishments.

Case No. ZA-2017-3640-CUB – On June 4, 2018, a Conditional Use permit was granted for 6464 W. Sunset Boulevard to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant.

Case No. ZA-2018-4263-CUB – On March 11, 2019, a Conditional Use permit was granted for 1558-1564 N. Cahuenga Boulevard to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new restaurant.

Case No. APCC-2018-4958-ZC-CUB – On September 24, 2019, a project was approved at 1518 N. Cahuenga Avenue for rooftop dining for a new restaurant and a Conditional Use to permit the on-site sale and dispensing of a full-line of alcohol and live entertainment in conjunction with a new 9,745-square foot restaurant.

Case No. ZA-2019-3729-CUB - On March 26, 2020, a Conditional Use permit was granted at 6464 W. Sunset Boulevard, Unit 120 and 120A, to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant/theater.

Case No. ZA-2019-2154-CUB-ZV – On October 11, 2019, a Conditional Use permit was granted at 1553 N. Cahuenga Boulevard to allow the sale and dispensing of beer and wine in conjunction with a proposed restaurant along with a zone variance to allow amusement enterprises.

Case No. ZA-2021-5048-CUB – On November 2, 2021, a Conditional Use permit was granted at 6400-6408 W. Sunset Boulevard to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new café located within a museum

Case No. ZA-2016-1683-CUB – On August 24, 2016 a Conditional Use permit was granted at 1556 N. Cahuenga Boulevard to allow the sale and dispensing of a full line of alcoholic beverages in conjunction with an existing restaurant.

Case No. APCC-2020-537-ZC-CUB – On January 2021, a project was approved at 1523-1541 N. Wilcox Avenue with a Conditional Use permit to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a restaurant, lobby and lobby bar, bar, lounge, dining terrace, and combined pool bar and bar lounge. The ground floor restaurant and bar would have operating hours between 6:00 a.m. and 2:00 a.m. daily. The enclosed rooftop restaurant would have operating hours from 7:00 a.m. to 1:00 a.m. daily, and the outdoor rooftop areas would operate between 7:00 a.m. and 12:00 a.m. daily.

Agency Communication

Los Angeles Police Department – Hollywood Area issued a non-opposition letter, dated April 28, 2022, stating that the Department has developed a set of 8 recommended conditions which will help to ensure public safety and limit exposure to nuisance activity while at the same time allow the Applicant to successfully operate a viable business. The recommendations have been integrated into the Conditions of Approval of this grant.

Public Hearing

A Notice of Public Hearing was sent to abutting property owners and/or occupants of the subject site for which an application as detailed below was filed with the Department of City Planning. The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the project. All interested persons were invited to attend the public hearing where they could listen, ask questions or present testimony regarding the project. Interested parties were also invited to submit written comments regarding the request prior to the public hearing. A public hearing was held on May 12, 2022, at approximately 10:30am via tele-conference.

Brett Engstrom – Applicant's Representative

- There will be no instructional tasking,
- The applicant incorrectly stated the name on the application,
- It is Life Food Mosaic,

Correspondence

Neighborhood Council Correspondence

The Central Hollywood Neighborhood Council voted to support the subject request on January 24, 2022.

No public correspondence has been received concerning the project.

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

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution. The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

The following conditions are submitted for consideration:

- 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. (The applicant is proposing Happy Hour)
- 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.
- The sale of alcohol shall be incidental to the sale of food.
- The sale of alcoholic beverages for consumption off the premises is prohibited.
- The quarterly gross sales of food shall not exceed the quarterly gross sales of alcohol. The business operator shall maintain records which reflect these numbers and make them available to the Police Department upon request.
- Fortified wine (greater than 16% alcohol) shall not be sold. The applicant is proposing selling Fortified wine (greater than 16% alcohol).
- There shall be no cocktail lounge or separate bar area.
- 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.
- The off-site sale of alcoholic beverages as a secondary use (i.e., "take out") is not permitted.
- Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages and shall be installed on the premises at each point-of-sale location. The device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverages.

- All service of alcoholic beverages shall be conducted by a waitress or waiter or bartender.
- Alcohol may only be served to patrons who are seated at a table or seated at the bar and only in conjunction with a food order. Patrons shall not be served while standing or while waiting to be seated.
- 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.

MANDATED FINDINGS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a Conditional Use Permit from the Zoning Administrator are located within Section 12.24 W.1 of the Los Angeles Municipal Code. In order for the sale and dispensing of beer and wine for off-site consumption, along with ancillary on-site instructional tastings, 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.

- 1. 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 site of the subject business is located on a corner lot within a 2-story 14,000-square foot building with six storefronts for businesses that range from a coffee stop, a gym, restaurants and creative office space located on the second floor. The subject establishment is an existing neighborhood market located along the eastern face of the building fronting along Cahuenga Boulevard. No new or additional floor area is proposed nor will any physical modifications be made to the structure or tenant space. The applicant is requesting a Conditional Use to authorize the sale and dispensing of beer and wine for off-site consumption, in conjunction with an existing 1,000-square foot retail market. The business operation serves food and contains a café with a juice bar that will operate from 7:30 a.m. to 10:00 p.m. daily.

The surrounding properties are a mix of dense commercial and mixed-use developments that range in height from one-story to high-rise buildings along Cahuenga and Sunset Boulevard. The subject properties to the north, east, and south are zoned as C4-2D-SN, same as the subject property, and the property to the east of the site is zoned as (T)(Q)C4-2D-SN from a recent case that is projected to be a new 19-story hotel with 255 hotel rooms. As demonstrated with the stated permit

history, there is a thriving market here for entertainment uses that are supported with activities such as alcohol sales for those that reside and visit the area. However, a majority of these incidental alcohol uses are for on-site consumption, creating a niche opening for a service that provides sales of beer and wine for off-site consumption. As stated by the applicant, the intent here is to better service their clientele with a range of products that are high-quality and supplement the food items that they already sell. In doing so, they can compete as a small business with larger retail stores in the area.

The property is located within an area zoned for commercial and mixed uses of higher intensity of uses as it is designated as a Regional Center. Given the built environment and its value as an entertainment hub for the city, as stated in the Framework Element of the General Plan, commercial uses and diversity of those uses are vital in this area for economic development. A variety of commercial uses including restaurants, retail, and entertainment venues already exist in the surrounding area, and a retail market that provides sales of beer and wine for off-site sales, is a palatable neighborhood amenity. The service of beer and wine sales, in conjunction with the imposition of several conditions addressing operational issues, will assure that the request will not be disruptive to community. As such, the project will provide a service that is beneficial to its location as a major Regional Center of the City and region.

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

The project's location is within an existing building utilized for office and commercial uses that are service- and nightlife-oriented. Located at a corner, along Cahuenga and Sunset Boulevard, this area is designated as a Regional Center, along with its inclusion in the Hollywood Redevelopment Project Area and the State Enterprise Zone. As so, it is recognized and functions as a hub of regional commerce and activity. Building forms in the built environment of this area are generally large in scale with commercial buildings containing up to 20 stories in the immediate vicinity. As a major commercial core, active storefronts, streets, and uses are a priority for the vitality of the area. This request is in alignment with the operations of current businesses in the area as a result and will have no physical impact given that the current use is already located in an existing building. The manner in which this use will operate is not only compatible but supportive to the local community as it offers a service that is under-provided in the area with the sale and dispensing of off-site sales.

The sale and dispensing of beer and wine beverages will be incidental to the sale of food items of the current market use, and is not expected to contribute to the area's crime rate. The market's hours of operation are compatible with the surrounding neighborhood as uses existing today range from restaurants, bars, and entertainment venues that are prone to nightlife activities. Even so, the hours range from 7:30 a.m.

to 10:00 p.m. daily, and are consistent with the main use of the business, which is to sell food and groceries items to local community members. Conditions such as requirements for STAR or LEAD training and security measures, including proper lighting, surveillance cameras, responsible management practices, and a controlled environment for tastings, will be imposed to ensure that the subject business acts as a responsible and accountable stakeholder of the surrounding community.

Therefore, as conditioned, the project site is expected to operate in a manner that is compatible with and does not adversely affect or degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

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

The overall goal of the General Plan is to promote an arrangement of land uses, circulation, and services which will encourage and contribute to the economic, social, physical health, safety, welfare and convenience of the people who live and work in the area. In addition, the Plan intends to guide the development of the district to meet existing and anticipated needs of the existing and growing communities. As so, the Hollywood Community Plan designates the subject property for Regional Center Commercial land uses with the corresponding zones of C2, C4, P, PB, RAS3, and RAS4. The proposed site is zoned C4-2D-SN and is therefore consistent with the Hollywood Los Angeles Community.

The Hollywood Community Plan is silent with regards to the subject of the sale and dispensing of beer and wine beverages. In such cases, the Zoning Administrator must interpret the intent of the Plans. The General Plan does not specifically designate uses permitted by conditional use. LAMC Section 12.24W permits the requested use within the zones corresponding to this land use designation. Therefore, the conditional use authorization for the sale of beer and wine beverages is allowed through the approval of the Zoning Administrator subject to certain findings.

The property is not located within a specific plan, however, the project site is located within the Hollywood Signage Supplemental Use District, Hollywood Redevelopment Project Area, and the Los Angeles State Enterprise Zone, which has as its goal to stimulate business attraction, growth and increased employment opportunities. As the subject property is planned and zoned for commercial, parking, and mixed uses, the sale and dispensing of beer and wine beverages is compatible with the assigned land use of Regional Center. Approval of the request is consistent with Objective 3.10 of the Framework Element, Chapter 3 which states "Reinforce existing...regional centers that accommodate a broad range of uses that serve, provide job opportunities, and area accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles." Provided the case history of the surrounding area, there are already several existing restaurants, entertainment venues, and commercial centers that are accompanied by a conditional use permit

to permit the sale and dispensing of beer and wine beverages in the area. It can be argued that this particular request will not only supplement this activity but enhance the local "urban lifestyle" by providing a service that is not overly saturated in this area. The proposed sale and dispensing of beer and wine for off-site consumption in a neighborhood market, would support the highly commercial and pedestrian activity of the area while offering a service that supports the entertainment aspect of this community.

The subject property is surrounded by a large density of commercial activities, as it is situated at the corner of Sunset Boulevard and Cahuenga Boulevard, and is located several blocks for the closest residential use. The Hollywood Community Plan states that "the focal point of the Community is the Hollywood Center located generally on both sides of Hollywood and Sunset Boulevards between La Brea and Gower Street." As a result, this area shall function as an entertainment center for the entire region. Additionally, the Plan states that "strategically distributed through the Community would be neighborhood shopping areas, emphasizing convenience retail stores and services. The Plan encourages the retention of neighborhood convenience clusters offering retail and service establishments oriented to pedestrians." This proposal is alignment with these Commerce Features as stated in the Hollywood Community Plan by offering a unique and under-provided service that supports an existing retail business and encourages retention due to the flexibility of this business to sell beer and wine for off-site consumption, especially given the current climate of public health where on-site activity may be affected.

As conditioned, the sale and dispensing of beer and wine for off-site consumption, would support the commercial activity that is envisioned for a Regional Center. The request can be deemed to substantially conform to the purpose, intent and provisions of the Framework Element and Hollywood Community Plan of the General Plan.

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

The approval of the conditional use request will not adversely affect the welfare of the community. The subject property is zoned for commercial uses and will be utilized as such with the sale and dispensing of beer and wine in conjunction with an existing neighborhood market. As noted, the grant is for a 1,000-square foot neighborhood market within a two-story commercial building, sharing space with other tenants including office space on the second story, two restaurants, a gym, and a coffee shop within the 14,000-square foot structure. The proposed project includes no physical or operational changes to the site nor does it allow public dancing, video games, or any live entertainment. The current use is a neighborhood market that offers pre-packaged and ready-made foods as part of its retail component, along with a juice bar and cafe. The requested entitlement will be restricted to these activities along with the sale and dispensing of beer and wine for off-site consumption.

The service of a beer and wine only at this neighborhood market will enhance the local area by supporting an existing business that activates a commercial tenant space in an area designated as Regional Center and an entertainment hub of the City. The sale of beer and wine alcohol for off-site consumption provides an additional amenity and service that many guests would expect from a competitive retail store. The project will enhance the viability of the area and surrounding businesses by supporting an existing business. Retail uses, including beer and wine sales, are an intrinsic part of the service amenities necessary for the success of a vibrant Regional Center.

The Zoning Administrator has imposed conditions to integrate the use into the community as well as protect community members from adverse potential impacts. These conditions represent limitations on the type of activity that is allowed to be conducted on the site as well as explicit programmatic regulations about the responsibilities of the applicant. Conditions have been included to ensure the operation provides security measures such as a surveillance system, adequate lighting, adhere to the City's Noise Ordinance, and responsible management practices. As a result, negative impacts commonly associated with the sale of beer and wine are mitigated by the imposition of conditions requiring responsible management and structural deterrents. Additionally, employees will undergo training on the sale of alcoholic beverages, including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program or the Department of Alcoholic Beverage Control's Licensee Education on Alcohol and Drugs (LEAD) Program. Further, conditions have been imposed to delineate steps to be taken if the operation of the market is found to be noncompliant with these conditions. Both the Conditions of Approval and the requirements of the California Department of Alcoholic Beverage Control are intended to protect the public health, welfare and safety of the community. Adhere to and compliance with these measures will minimize the potential for adverse impacts on the surrounding community, and as a result, granting the request will not adversely affect the welfare of the pertinent community.

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

According to the California State Department of Alcoholic Beverage Control licensing criteria, there are one (1) on-site and one (1) off-site licenses allocated to the subject Census Tract Number 1907.01. There are currently 94 active licenses within this

census tract (92 on-site and 2 off-site). There are 16 listed business establishments located within 600-feet of the subject site and 23 listed establishments located between 600- and 1000-feet with an active ABC license.

According to statistics provided by the Los Angeles Police Department's Hollywood Division Unit, within Crime Reporting District No. 646, which has jurisdiction over the subject property, a total of 540 Part 1 Crimes and 274 Part 2 arrests were reported in 2021, compared to the citywide average of 149 crimes and the high crime average of 179 crimes for 2021. Crimes report by the LAPD include (45) Narcotics, (21) Liquor Law, (2) Public Drunkenness, (0) Disturbing the Peace, (1) Disorderly Conduct, (0) Gambling, (22) Driving Under Influence, (12) Moving Traffic Violations, and (56) Miscellaneous Other Violations. 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.

Concentration can be undue 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 license benefits the public welfare and convenience. 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 community well-being. The subject site is located within a Census Tract where the number of active ABC licenses exceeds ABC guidelines and is located within a crime reporting district where the crime rate exceeds the area average. However, the subject grant will not result in an increased number of on-site sales, which hold the overwhelmingly majority of ABC licenses in the area, but rather add to the existing two businesses with off-site sales. Due to the manner of the proposed request, off-site sales for only beer and wine, incidental to the current use of a neighborhood market would provide a service to the surrounding community by providing an activity that may take place at home, rather than the public realm. The subject property also fronts along Cahuenga Boulevard, a major thoroughfare for commercial activity and as such, is an area of high entertainment value. The surrounding uses would support and benefit from this neighborhood-serving retail market. As conditioned, the market's mode and character are not anticipated to result in nuisance or criminal activity and the approval of the request will provide for public convenience. Additionally, the applicant has operated this business in this location for several years and worked to provide a service to those residing, employed or visiting the area. By continuing to operate a responsible business and adhering to conditions placed on the operation by this grant and the Department of ABC, the subject request will not create an undue concentration of ABC licensed establishments or related impacts, especially considering the stark contrast between off-site and on-site sales that exist in the area.

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 size is zoned for commercial uses and will continue to be utilized as such with the continuation of the retail market use. The following sensitive uses are located within a 600-foot radius of the site:

- Los Angeles Film School 6363 Sunset Blvd

Medium-density residential uses are in the vicinity of the project site and also establishments which sell alcohol for on-site and off-site consumption within the 600-foot radius of the subject site. As noted, since the site is located in a regional commercial area, the diversity amongst the uses is not uncommon. Additionally, no communication from the above sensitive use has been received regarding the sale and dispensing of beer and wine incidental to the retail use in the existing commercial building. This grant has placed numerous conditions on the request and has not authorized any use which might create potential nuisances for the surrounding area. Such imposition of conditions will make the use a more compatible and accountable neighbor to the surrounding uses than would otherwise be the case.

Additional Mandatory Findings

7. The National Flood Insurance Program rate maps, which are part of the Floor 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 the Floor Zone, areas of minimal flooding.

Inquiries regarding this matter shall be directed to Michelle Montenegro, Project Planner at Michelle.Montenegro@lacity.org or (818) 374-3384.



THEODORE L. IRVING, AICP
Associate Zoning Administrator

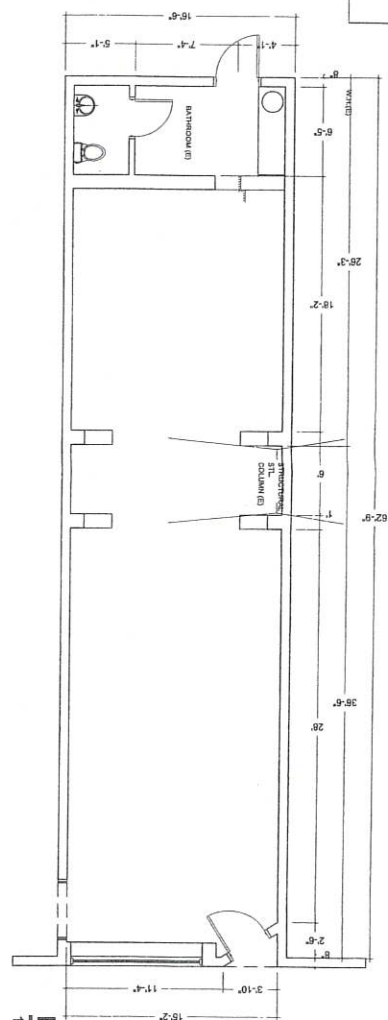
TLI:VKJ:MM

cc: Councilmember Mitch O'Farrell
Thirteenth District
Adjoining Property Owners

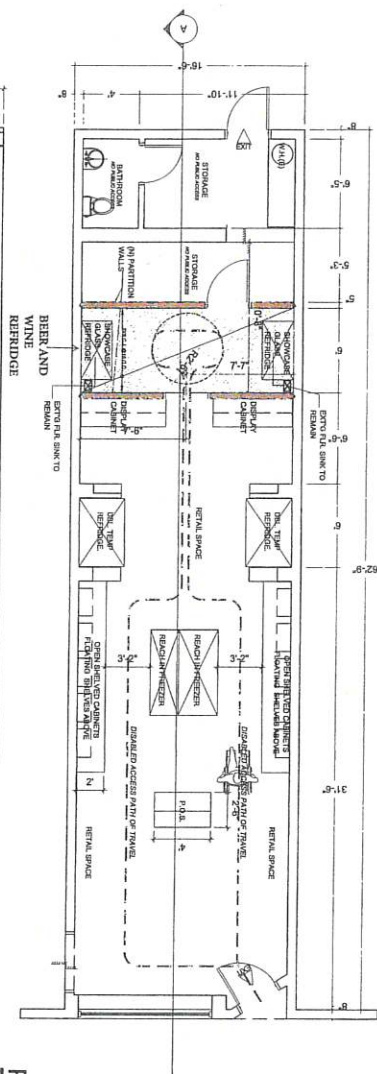
NEW WALLS

WALLS TO BE REMOVED

AREA TO BE REMODELED



EXT'G FLOOR PLAN
1/4" = 1'-0"



PROPOSED FLOOR PLAN
1/4" = 1'-0"

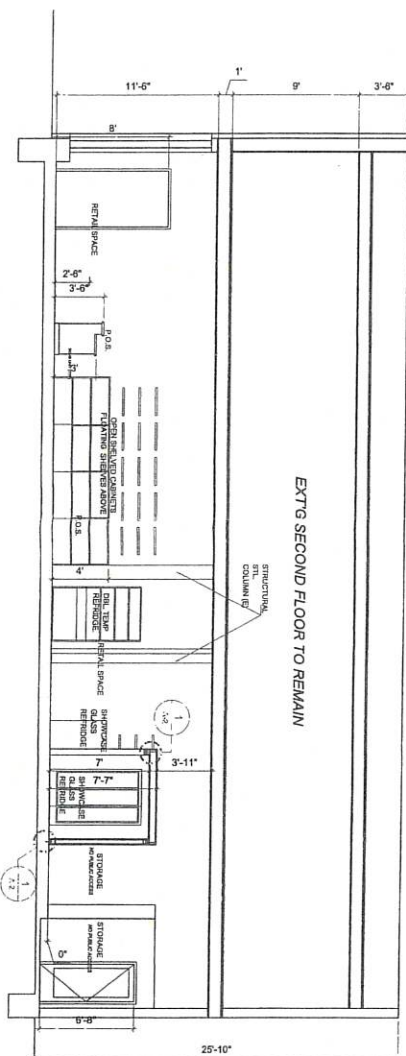


EXHIBIT "A"
PROPOSED SECTION A
1/45340102A-25A-84216

PROJECT
LIFEFOOD ORGANIC MARKETPLACE
1507 N. CAHNIENA BLVD.
LOS ANGELES, CA 90028

LEGAL DESCRIPTION:
LOT: FR11
BLOCK: 3
TRACT: HOLLYWOOD TRACT
APN: 5546-013-014

SITE AREA: 7,067.2 SF

ON-SITE PARKING: NO SPACES

PROJECT AREA: 1,000 SF

	CORRECTION
LIFEFOOD ORGANICS 1503 N. CAHUENGA BLVD. LOS ANGELES, CA 90028	PROPOSED TENANT IMPROVEMENT
R. H. ST.	SHEET NO.
A-1	HANLEY
1607 Cahuenga Blvd., No.	

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

COUNTY CLERK'S USE

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

ZA-2021-8671-CUB / Conditional Use Permit - Alcohol

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2021-8674-CE

PROJECT TITLE

1507 N Cahuenga Boulevard

COUNCIL DISTRICT

13 - O'Farrell

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

1507 N Cahuenga Boulevard☐ Map attached.

PROJECT DESCRIPTION:

☐ Additional page(s) attached.**A Conditional Use to permit the off-site sale of beer and wine, with ancillary on-site instructional tastings, during the proposed hours of 7:30 a.m. to 10:00 p.m daily within an existing 1,000-square foot market and to-go cafe.**

NAME OF APPLICANT / OWNER:

Lifeforce Mosaic, Inc.

CONTACT PERSON (If different from Applicant/Owner above)

Brett Engstrom of LiquorLicense.com

(AREA CODE) TELEPHONE NUMBER

(626) 993-7350

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) **Section 15301 - Class 1**☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☐ Additional page(s) attached

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.☒ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Michelle Montenegro



STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

See Case No. ZA-2021-8671-CUB

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

I hereby certify and attest this to be a true and correct
copy of the original record on file in the office of the
Department of City Planning of the City of Los Angeles
designated as _____
_____ Department Representative