



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

Suites

Street Address1
Unit/Space Number
Legal Description2 (Lot, Block, Tract)
Assessor Parcel Number Total Lot Area

2. PROJECT DESCRIPTION

Present Use
Proposed Use
Project Name (if applicable)
Describe in detail the characteristics, scope and/or operation of the proposed project

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

Site is undeveloped or unimproved (i.e. vacant)
Site is located within 500 feet of a freeway or railroad
Site has existing buildings (provide copies of building permits)
Site is located within 500 feet of a sensitive use (e.g. school, park)

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)

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

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 _____

Number of Affordable Units⁴ Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: _____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)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

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 _____

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

Action Requested, Narrative: _____

Authorizing Code Section _____

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

Action Requested, Narrative: _____

Additional Requests Attached YES NO

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) _____

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. _____

Ordinance No.: _____

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master Conditional Use

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:

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 _____

b. Geographic Project Planning Referral _____

c. Citywide Urban Design Guidelines Checklist _____

d. Affordable Housing Referral Form _____

e. Mello Form _____

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

g. HPOZ Authorization Form _____

h. Management Team Authorization _____

i. Expedite Fee Agreement _____

j. Department of Transportation (DOT) Referral Form _____

k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____

l. Order to Comply _____

m. Building Permits and Certificates of Occupancy _____

n. Hillside Referral Form _____

o. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____

p. Proof of Filing with the Housing and Community Investment Department _____

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

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

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) _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ E-mail: _____

Agent/Representative name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip: _____

Telephone _____ E-mail: _____

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 Owner Applicant
(*select only one*) 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 of 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 Stephanie S Cohen Date June 23, 2021

Print Name Stephanie S. Cohen for Westwood Marketplace, LLC

Signature _____ Date _____

Print Name _____

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 6/23/2021 before me, Jessica Lauren Sproule, Notary Public
(Insert Name of Notary Public and Title)

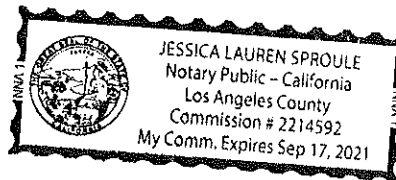
personally appeared Stephanie Cohen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

J Sproule
Signature

(Seal)



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.

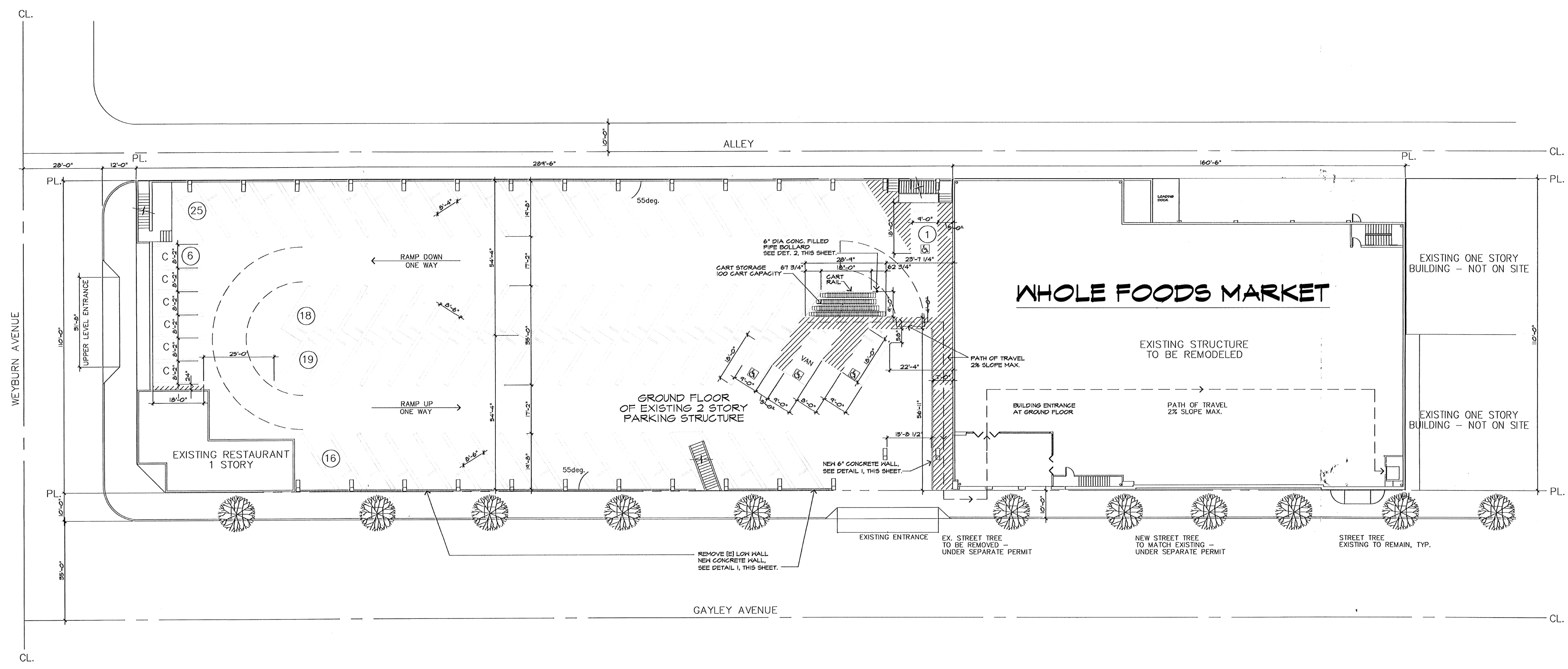
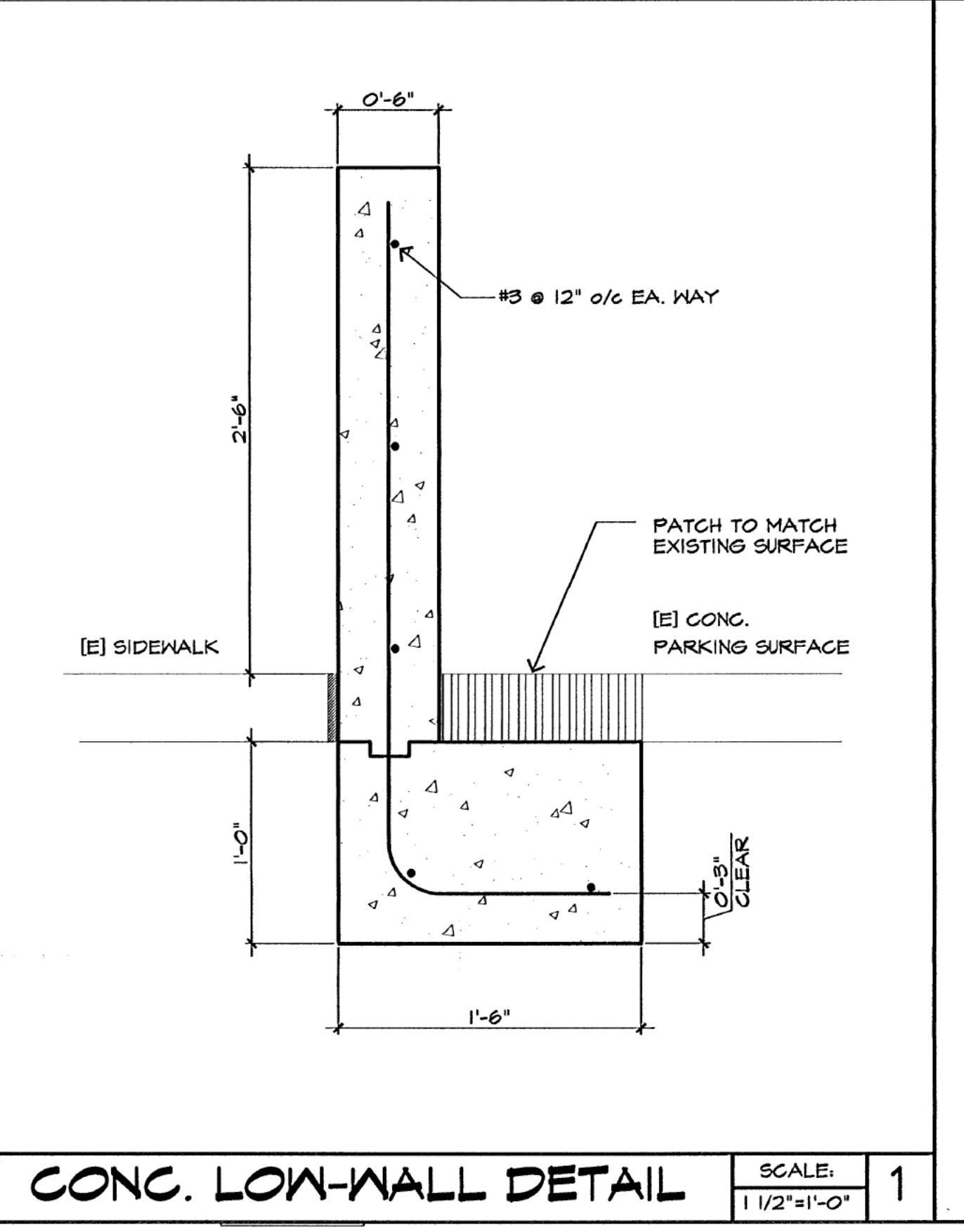
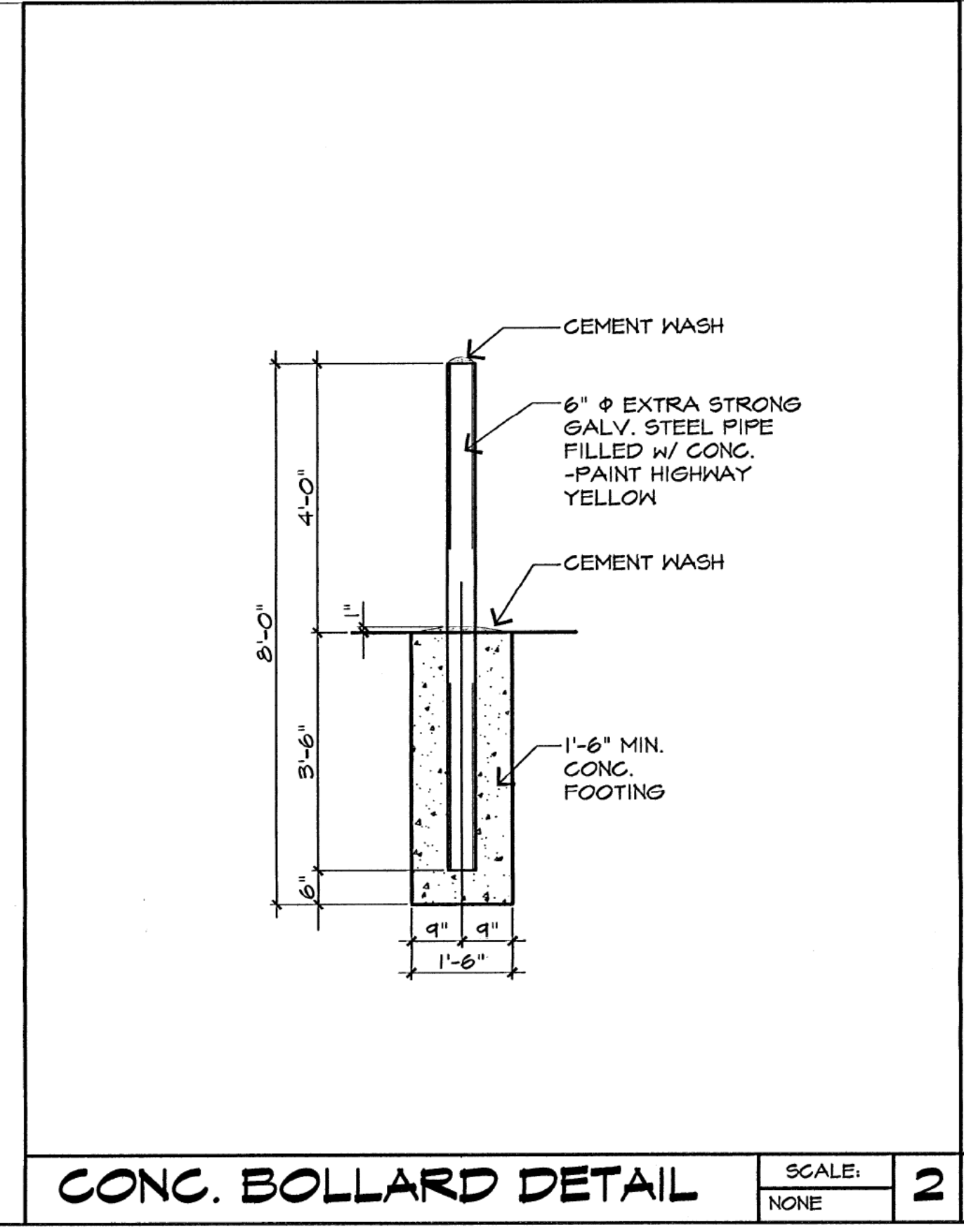
Signature: 
Print Name: Jay Warren

Date: 7/7/2021

REVISIONS	

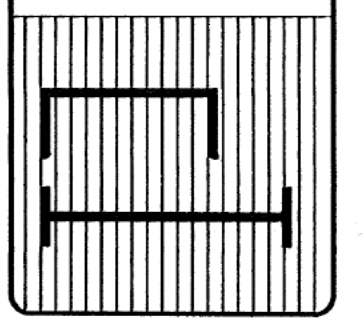
PARKING ANALYSIS

FIRST FLOOR	
GROSS AREA	15,313 SQ. FT.
BASEMENT	
GROSS AREA	10,569 SQ. FT.
STORAGE, EQUIP. ROOMS, STAIRS & ELEVATOR.	4,630 SQ. FT.
AREA REQUIRING PARKING	5,434 SQ. FT.
AREA REQUIRING PARKING:	21,252 SQ. FT.
CARS REQ'D 21,252 x 4/1000 =	85 CARS
CARS PROVIDED:	85 CARS



SITE / PARKING PLAN

LESTER PALEY AND ASSOCIATES
 PLANNING AND ENGINEERING
 12410 BURBANK BLVD., NORTH HOLLYWOOD CA. 91607 (818) 506-5447



Whole Foods # 27
 1050 GAYLEY AVENUE
 LOS ANGELES, CA 90024

DATE: DEC. 10, 2002
 SHEET TITLE: SITE / PARKING PLAN

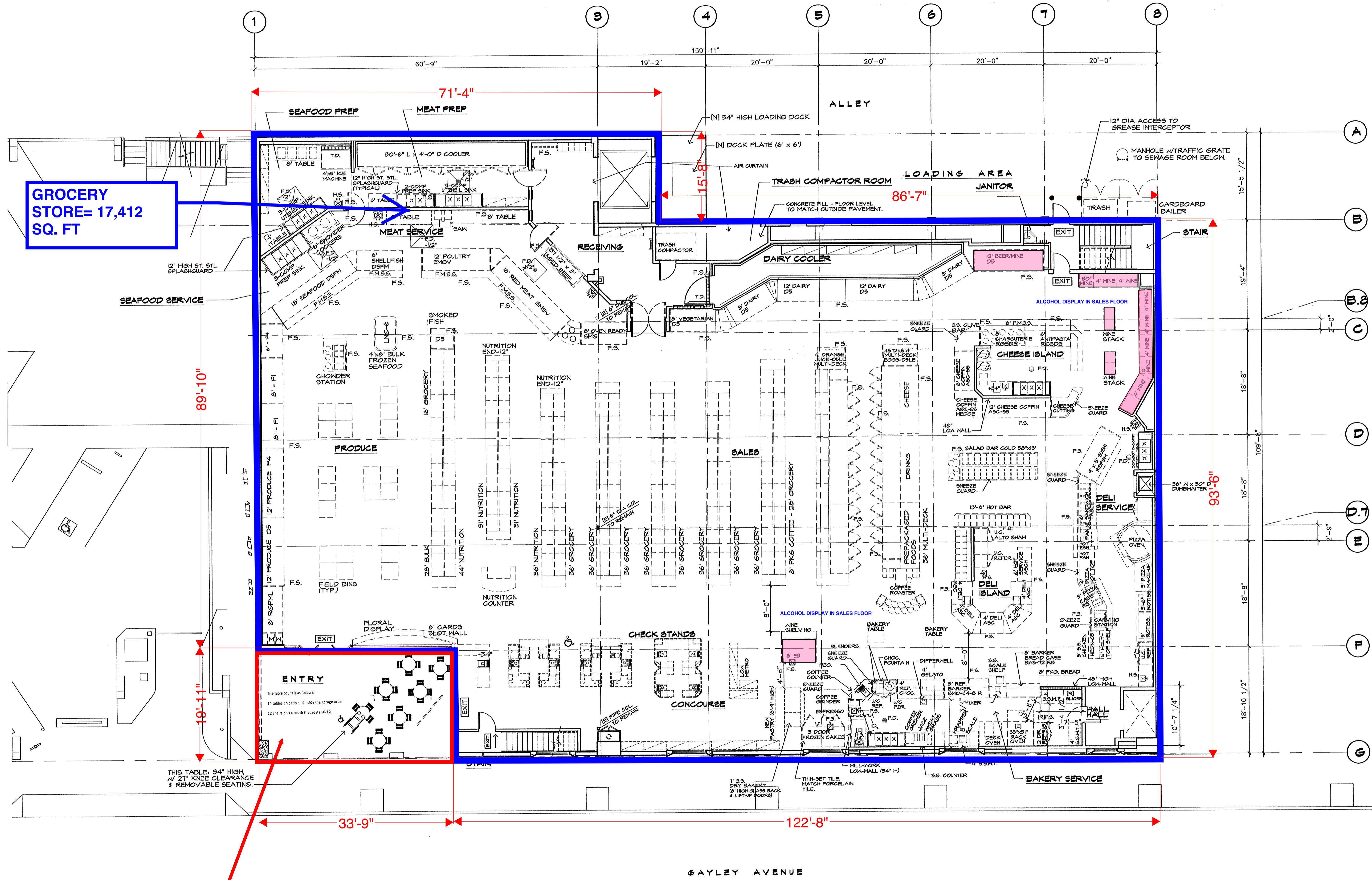
SHEET NO.: **SD-1a**
 JOB NO.: 3409

R:\Construction Drawings\Chicoma\W27_WHO\LEPA 2011-04-08 revised parking\SD-1 (REV)-PARKING.dwg, Layout1, 4/8/2011 11:04:36 AM, SSS

SCALE: 1/16"=1'-0"

WHOLE FOODS MARKET- WWD WESTWOOD

1050 Gayley Ave
Los Angeles, CA 90024



GROCERY STORE= 17,412 SQ. FT

OUTDOOR EXT. SEATING= APPROX. 605 SQ. FT



REFERRAL FORMS:

GEOGRAPHIC PROJECT PLANNING REFERRAL

APPLICABILITY: This form, completed and signed by appropriate Planning Staff, must accompany any application submitted to the Department of City Planning regarding any of the following proposed project types:

- Specific Plan area
• Community Design Overlays (CDO)
• Neighborhood Oriented District (NOD)
• Sign District (SN)
• Zone Change
• Design Review Board (DRB)
• Pedestrian Oriented District (POD)
• Community Plan Implementation Ordinance (CPIO)
• Public Benefit Alternative Compliance
• Zone Variance

NOTE: The Department of City Planning reserves the right to require an updated form for the project if more than 180 days have transpired since the date of the Project Planning Signature, or as necessary, to reflect project modifications, policy changes and/or amendments to the LAMC, local laws, and State laws.

PROJECT SUMMARY

1. Subject Property Address: _____

2. Community Plan Area Name: _____

a. Specific Plan Name, DRB, CDO, POD, NOD, CPIO, or SN, including subarea if applicable: (If this is a Density bonus, Small Lot Subdivision or Zone Variance case, please write in the application type).

3. Project Type (check all that apply)

- [] New construction [] Addition [] Renovation [] Sign
[] Change of Use [] Grading [] Density Bonus [] Small Lot Subdivision
[] Other (describe) _____

If Change of Use, what is: Existing Use? _____ Proposed Use? _____

Description of proposed project: _____ onal Use permit and an existing ABC License (Type 20) for the off-site consumption of beer and wine, and also pursuant to its existing tastings License, a Type 86. The current application requests a Conditional Use Permit, pursuant to Los Angeles Municipal Code ("LAMC") Section 12.24-W1, to authorize the addition of distilled spirits to its existing sales of beer and wine (ABC Type 21), and ancillary instructional tastings (ABC Type 86 License) in an approximately 17,412 square foot specialty grocery store.

4. AUTHORIZATION TO FILE (check all that apply)

Specific Plan/SN Westwood DRB and Village Specific Plan

- [] Project Permit
o Minor (3 signs or less OR change of use)
o Standard (Remodel or renovation in which additions are no greater than 200 sq. ft. more than 3 signs, wireless equipment)
o Major (All other projects, e.g. new buildings, remodels that include an addition of more than 200 sq. ft.
[] Modification
[] Adjustment
[] Exception
[] Amendment
[] Interpretation
[] Not a Project
[] Other

INSTRUCTIONS: Project Planning Referrals

1. **Appointments** - A pre-filing appointment with the assigned planner is required to complete this referral form. City Planning’s current *Assignment List* can be found on our website at <http://planning.lacity.org> under the “About” tab. [After the form is completed an appointment to file your application at the Development Services Centers is also required and must be made via the City Planning website.]

2. **Review Materials** - Review of the application by assigned staff is intended to identify the level of review required for the project and to provide the Applicant with early notification of any issues with regard to requested actions or the adequacy of application exhibits/materials which could subsequently delay processing.
 - a. Provide the assigned planner with a copy of this form with items in the Project Summary section completed.
 - b. Provide a complete copy of all application materials as specified in the Master Filing Instructions (e.g. completed DCP Application, plot plans, photographs, etc.).
 - c. Provide the Specialized Requirements/Findings or Instructions pertinent to your project (e.g. Specific Plan filing instructions, DRB filing instructions, Tentative Tract filing instructions, etc.).

3. **Other Applicable Approvals** - Applicants are strongly advised to obtain a pre-plan check consultation with the Los Angeles Department of Building and Safety (LADBS) to ascertain if there are any other issues or necessary approvals associated with the project/site which should be resolved prior to filing. The design of the proposed project may require alterations in order to comply with the Los Angeles Municipal Code.

City of Los Angeles Department of City Planning WEBSITE: <http://planning.lacity.org>

<u>DOWNTOWN OFFICES:</u>	Central Project Planning Offices Los Angeles City Hall 200 N. Spring Street, Room 621 Los Angeles, CA	West/South/Harbor Project Planning Offices Los Angeles City Hall 200 N. Spring Street, Room 720 Los Angeles, CA	DSC Metro Counter Figueroa Plaza, 4 th Floor 221 N. Figueroa St. Los Angeles, CA
<u>VALLEY OFFICES:</u>	Valley Project Planning Offices Marvin Braude Building 6262 Van Nuys Blvd., Suite 430 Van Nuys, CA		DSC Valley Counter Marvin Braude Building 6262 Van Nuys Blvd., Suite 251 Van Nuys, CA
<u>WEST LA OFFICE:</u>			DSC West Los Angeles Counter 1828 Sawtelle Blvd., 2nd Floor West Los Angeles, CA 90025

Conditional Use Permit Project Description
Whole Foods Market located at
1050 Gayley Avenue, Los Angeles, CA 90024

PROJECT OVERVIEW/REQUEST

The subject site is located at 1050 Gayley Avenue, Westwood, CA 90024 in the C4-2D-O Zone. Whole Foods Market has operated at this location since 2002 with a Conditional Use Permit and an existing ABC License (Type 20) for the off-site consumption of beer and wine, and also pursuant to its existing tastings License, a Type 86.

The current application requests a Conditional Use Permit, pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.24-W1, to authorize the addition of distilled spirits to its existing sales of beer and wine (ABC Type 21), and ancillary instructional tastings (ABC Type 86 License) in an approximately 17,412 square foot specialty grocery store.

Thus, the Applicant is simply requesting the addition of off-site sale of spirits and instructional tastings to the store’s current offering of beer and wine. This Whole Foods Market will continue operating from 7AM-10PM, daily and is requesting to have loading hours of 6AM-10PM, daily.

Whole Foods Market will continue to offer organic, natural, and health food products in which the grocery store operator specializes, and will feature meat and deli departments, an in-store bakery and kitchen. The sale of alcoholic beverages will continue to be ancillary to the supermarket use.

ADDITIONAL INFORMATION/FINDINGS FOR A CONDITIONAL USE PERMIT APPLICATION

a. General Conditional Use

- i. 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.**

Whole Foods Market has operated at this location since 2002 with a Conditional Use Permit and an existing ABC License (Type 20) for the off-site consumption of beer and wine, and also pursuant to its existing tastings License, a Type 86. The Applicant, Mrs. Gooch's Natural Food Markets, Inc. dba: Whole Foods Market is requesting a Conditional Use Permit, pursuant to Los Angeles Municipal Code ("LAMC") Section 12.24-W1, to authorize the addition of distilled spirits to its existing sales of beer and wine (ABC Type 21), and ancillary instructional tastings (ABC Type 86 License) in an approximately 17,412 square foot specialty grocery store.

The subject site is located at 1050 Gayley Avenue, Westwood, CA 90024. The specialty grocery store will continue to fulfill a substantial demand for organic, natural, and health food products in which the grocery store operator specializes, and will feature meat and deli departments, an in-store bakery and kitchen.

Whole Foods Market will also continue to boost the local economy with greater job opportunities and increased tax revenues. A wide range of employment positions, from entry level to managerial, are necessary to staff the grocery store. The grocery store employs up to approximately 160 people to staff the numerous departments and provide customer service to patrons. As such, the grocery store will continue to add viable employment opportunities to the community.

Whole Foods Market is a value to the community and will continue providing uses that are beneficial to the neighborhood. The overall product offering provides a range of goods and services to the local community. The retail grocery store will continue operating between 7 a.m. and 10 p.m., daily and is requesting to have delivery/loading hours from 6 a.m. to 10 p.m., daily, to meet the needs of the surrounding community and ensure that local customers have convenient access to their neighborhood grocery store as needed. The sale of alcoholic beverages is currently and will continue to be an ancillary use to the tenant uses. The operations, with strict adherence to the imposed conditions and under proper management and supervision, will continue to enhance the environment of the surrounding neighborhood and provide a benefit to the community. The specialty grocery store will continue to offer a beneficial "one-stop" shopping experience in which nearby residents are able to purchase grocery items, medicine, beverages, and/or other necessary retail items. The subject site has a Community Commercial land use designation and is located in the C4-2D-O Zone and Westwood Specific Plan, Westwood Community Design Review Board area. Whole Foods Market is consistent with the uses permitted in the C4-2D-O zone. Therefore, the location and operation of this grocery store are proper in relation to the adjacent uses and the environment in the surrounding neighborhood.

ii. 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.

This site has operated as a Whole Foods Market and has held a Conditional Use Permit to authorize the sale of beer and wine for off-site consumption for almost 20 years (since 2002). Thus, as this new request for a Conditional Use Permit does not propose anything outside of that which was previously approved and operating except authorizing the off-site sales of distilled spirits and ancillary instructional tastings. The proposed project location, height, operations and other significant features of this Whole Foods Market are compatible with and will not adversely affect the surrounding neighborhood or the public health, welfare, and safety. According to Case No. ZA-2001- 4336(CUB)(PA1):

“As the market is surrounded by the commercial uses of Westwood Village, it is consistent with the development of the area. Residential uses are generally outside the 500-foot radius of the subject property except for nearby apartments. The subject location is ideal in that it is virtually surrounded by other commercial uses yet close enough to be convenient to residential uses.

The addition of off-site sales of distilled spirits and ancillary instructional tastings will provide a benefit to the nearby community and will not be detrimental to the character of the immediate area and will have a positive impact on the welfare of the community. Whole Foods Markets has operated at this site for almost twenty years without adverse impacts to the surrounding community as a result of the imposed conditions and Whole Foods Markets’ adherence to its corporate policies regarding responsible retailing of alcoholic beverages. Case No. ZA-2001- 4336(CUB)(PA1) states:

“No comments were received indicating that the sale of beer and wine at the subject market has resulted in detrimental impacts to the community. Conditions have been imposed to mitigate any potential problems related to the off-site sale of alcoholic beverages at this location.” (Page 10, ZA-2001-4336(CUB)(PA1))

The specialty grocery store will continue to operate this site responsibly. The store and subject sales will continue to serve to strengthen the economic vitality of the area. As detailed above, the operations are compatible with the surrounding properties and uses. The Project is consistent with the pattern of commercial uses in the immediate vicinity. The operational characteristics of the grocery store are not detrimental to the properties in the immediate vicinity and the store will continue to operate with due regard for the adjacent uses.

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

The Subject Property is located within the Westwood Village Specific Plan area, Westwood Community Design Review Board, and C4-2D-O Zone, which designates the subject property for Commercial land uses. The General Plan promotes the provision of services throughout the City in locations that are convenient to the public, but that do not negatively impact neighboring properties. Community Plans are also intended to promote a variety of land uses, streets, and services which will encourage and contribute to health, safety, welfare and convenience of the people who live and work in the community. Moreover, the General Plan is also intended to guide development in order to create a healthful and pleasant environment. Further, the Community Plan is intended to coordinate development among the various parts of the City of Los Angeles and adjacent municipalities in a fashion both beneficial and desirable to the residents of the community.” The requested use at this site is in conformance with the objectives of the General Plan for Commercial Land Uses. This full-service grocery store will continue to serve the needs of the community and will overall provide products in

conformance with the General Plan goals to provide a strong and competitive commercial sector. Findings in Case NO. ZA-2001- 4336(CUB)(PA1) states:

“The Westwood Community Plan designates the subject property for Community Commercial with corresponding zones of C2, C4, P and PB and Height District No. 2D-0. The subject property is within the area of the Westwood Village Specific Plan (Ordinance No. 167,137). The subject request is consistent with the purpose of the plan, "to permit, encourage and facilitate a balanced mix of uses and an environment attractive to a cross-section of the community (in particular, nearby residents, office employees and U.C.L.A. students and staff), so that Westwood Village continues to function as a retail center that primarily serves the surrounding community and secondarily serves the broader regional and tourist market." (Page 11, ZA-2001- 4336(CUB)(PA1)).

The grocery store has operated responsibly with regard for its neighbors and patrons for the last nineteen (19) years (since 2002). Whole Foods will continue to be a responsible operator and neighbor with the addition of off- site sales of distilled spirits and ancillary instructional tastings in conjunction with the grocery store operating from 7 a.m. to 10 p.m., daily. The specialty grocery store is a neighborhood-serving use and provides customers with many amenities with its wide array of product offerings. This store is in conformance with the Westwood Village design standards and is enclosed in an attractive development, which is an aesthetically pleasing development in this commercial area. The Whole Foods Market will continue to be consistent with the zone and with the development regulations of the General Plan and Specific Plan.

b. Additional Findings

i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.

The proposed use will not adversely affect the welfare of the pertinent community. Whole Foods Market has operated at this location since 2002 with a Conditional Use Permit and an existing ABC License (Type 20) for the off-site consumption of beer and wine, and also pursuant to its existing tastings License, a Type 86. The approval to authorize the addition of distilled spirits to its existing sales of beer and wine (ABC Type 21), and ancillary instructional tastings (ABC Type 86 License) in an approximately 17,412 square foot specialty grocery store will provide a benefit to the nearby community and will not be detrimental to the character of the immediate area but rather have a positive impact on the welfare of the community.

Whole Foods Markets operated at this site for several years without adverse impacts to the surrounding community because of the imposed conditions and Whole Foods Markets’ adherence to its corporate policies regarding responsible retailing of alcoholic beverages.

The grocery will continue to operate this site responsibly in a similar manner to Whole Foods Market. The store and subject sales will serve to strengthen the economic vitality of the area. As detailed above, the proposed operations will be compatible with the surrounding properties and uses. The project is consistent with the pattern of commercial uses in the immediate vicinity. The operational characteristics of the grocery store will not be detrimental to the properties in the immediate vicinity and the store will operate with due regard for the adjacent uses.

Whole Foods Market will continue to offer organic, natural, and health food products in which the grocery store operator specializes, and will feature meat and deli departments, an in-store bakery and kitchen. The sale of alcoholic beverages will continue to be ancillary to the supermarket use.

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

This Conditional Use Permit Application is for a project located within Census Tract 2652.02, which currently has six (6) Active Off-Site ABC Licenses (including the Whole Foods Market Type 20 and accessory Type 86 licenses). The California Department of ABC authorizes two (2) Off-Site ABC Licenses. Thus, Whole Foods Market will not technically be adding to the license count within Census Tract 2652.02 because it already has an off-site license (Type 20) and ABC on-site instructional tasting license (Type 86) that it is proposing to upgrade to a Type 21. Whole Foods Market adds a desirable atmosphere to this community. Over concentration can be undue when the addition of a license will negatively impact a neighborhood. Findings in Case NO. ZA-2001- 4336(CUB)(PA1) state:

“This is a request to allow the continued sale of alcohol for off-site consumption, which was previously permitted by the prior grant. Therefore, the effect of this request is not significant relative to the issue of undue concentration. The sale of alcohol at this location does not represent the introduction of a new use or one that is uncommon to the area. Therefore, it can be reasonably assured that the economic welfare of the community will not be adversely impacted.” (Page 12, ZA-2001- 4336(CUB)(PA1))

Therefore, over concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license would benefit the public welfare and convenience.

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

Whole Foods Market will continue to serve the needs of local businesspeople, shoppers, and residents. The surrounding community is attracting more persons to the area and consequently generating an expanded local work force. This population seeks a diversity of services, one that Whole Foods Market will continue to provide. This specialty grocery store will continue to serve this growing community, and the availability of grocery items, as well as selection of alcoholic beverages provide a desired amenity. The sale of alcoholic beverages is currently and will continue to be ancillary to the main use of the tenant space. The residential uses, as well as other establishments, are not adversely affected. Furthermore, the combination of proactive security measures and strict company policies ensure the continuation of the safety and well-being of nearby residents. The use currently and historically has not detrimentally affected nearby residentially zoned properties. Case No. ZA-2001- 4336(CUB)(PA1) states:

“The site is located in the Westwood Village and the location of a market at this location will be convenient to college students, area employees and the residential area around Westwood Village, which presently has limited access to a full service market of this caliber. The sale of alcoholic beverages is a normal expectation for a full service market and, certainly, for this upscale market. The subject market has been in operation for ten years in the neighborhood and is frequented by daytime employees, residents living nearby as well as visitors. (Page 10, ZA-2001- 4336(CUB)(PA1))”

Thus, the use does not conflict with the adjacent uses and operates in such a manner so as not to detrimentally affect nearby residentially zoned property, but rather provide convenience to nearby residents.

SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ADULT ENTERTAINMENT ESTABLISHMENTS (CUX) – LAMC 12.24 W.1 & 12.24 W.18

City of Los Angeles – Department of City Planning

The Special Instructions for Alcohol (CUB) & Adult Entertainment Establishments is a required attachment to the *MASTER LAND USE APPLICATION INSTRUCTIONS* (CP-7810). Only utilize this form when filing for a conditional use permit pursuant to LAMC Section 12.24 W.1 for alcohol establishments or pursuant to 12.24 W.18 for adult entertainment establishments.

ADDITIONAL REQUIREMENTS/FINDINGS FOR APPROVAL OF A CUB or CUX:

For a CUB or CUX request to be considered, the following additional information and findings must be provided.

1. **RADIUS MAP REQUIREMENTS.** In addition to the Public Noticing requirements detailed in the Master Land Use Application Instructions (CP-7810):
 - Radius Maps for alcohol uses must show land use to a 600-foot radius.
 - A **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site is required. Include in the list the type of license and address.
 - A **LIST OF THE FOLLOWING USES** within 600 feet is also required:
 - (1) residential uses and type (single-family, apartment, hotel, etc.);
 - (2) churches;
 - (3) schools, including nursery schools and child-care facilities;
 - (4) hospitals;
 - (5) parks, public playgrounds and recreational areas; and
 - (6) establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.
2. **FINDINGS (on a separate sheet)**
 - a. **General Conditional Use**
 - i. 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.
 - ii. 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.
 - iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.
 - b. **Additional Findings**
 - i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.
 - ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.
 - iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

3. **QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE**

- a. What is the total square footage of the building or center the establishment is located in? _____
- b. What is the total square footage of the space the establishment will occupy? _____
- c. What is the total occupancy load of the space as determined by the Fire Department? _____
- d. What is the total number of seats that will be provided indoors? _____ Outdoors? _____
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? _____
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? _____
 - i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? _____
- g. Are you adding floor area? _____ If yes, how much is enclosed? _____ Outdoors? _____

h. Parking

- i. How many parking spaces are available on the site? _____
- ii. Are they shared or designated for the subject use? _____
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? _____
- iv. Have any arrangements been made to provide parking off-site? _____
 - 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? _____

Note: Required parking must be secured via a covenant pursuant to LAMC 12.26 E 5. A private lease is only permitted by a Zone Variance.

- 2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.
- 3. Will valet service be available? _____ Will the service be for a charge? _____
- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? _____
- j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17? _____

4. **QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT**

- a. What are the proposed hours of operation and which days of the week will the establishment be open?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation							
Proposed Hours of Alcohol Sale							

Proposed Loading/Delivery Hours: 6AM-10PM 6AM-10PM 6AM-10PM 6AM-10PM 6AM-10PM 6AM-10PM 6AM-10PM

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: _____

Note: *An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.*

- c. Will there be minimum age requirements for entry? _____ If yes, what is the minimum age requirement and how will it be enforced? _____
- d. Will there be any accessory retail uses on the site? _____ What will be sold? _____ consistent with a specialty type grocery store.
- e. **Security**

- i. How many employees will you have on the site at any given time? _____
- ii. Will security guards be provided on-site? _____
1. If yes, how many and when? _____
- iii. Has LAPD issued any citations or violations? _____ If yes, please provide copies.

f. **Alcohol**

- i. Will there be beer & wine only, or a full-line of alcoholic beverages available? _____
- ii. Will "fortified" wine (greater than 16% alcohol) be sold? _____
- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? _____
- iv. Will there be signs visible from the exterior that advertise the availability of alcohol? _____

v. **Food**

1. Will there be a kitchen on the site? _____
2. Will alcohol be sold without a food order? _____
3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? _____
4. Provide a copy of the menu if food is to be served.

vi. **On-Site**

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? _____
- a. If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.
2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? _____
- a. If yes, a request for off-site sales of alcohol is required as well.
3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? _____

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? _____
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? _____

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- <http://www.abc.ca.gov/>.

5. CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)

- a. Is this application a request for on-site or off-site sales of alcoholic beverages? _____
 - i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? _____
 1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:
 - a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
 - b. if issuance would result in, or add to an undue concentration of licenses.
 - b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience or necessity**.

6. ADDITIONAL REQUIREMENTS FOR MASTER CUBs/CUXs. In addition to all requirements detailed in the Master Land Use Application Instructions (CP-7810), applications for Master CUBs/CUXs shall include:

- A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating: the type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; the identifying address or suite/unit number corresponding to each CUB/CUX request; and (if known) the tenant-operator of each alcohol or adult entertainment establishment.
- All CUB or CUX requests on the subject site clearly identified and labeled on the plot plan and applicable floor plans, indicating: each type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; and the identifying address or suite/unit number corresponding to each CUB/CUX request.

NOTE: *Please consider submitting documents beyond the requirements outlined in this form. If there are other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute the **primary opportunity** to clarify and define the project.*



State of California
Bill Jones
Secretary of State

LLC-1

LIMITED LIABILITY COMPANY
ARTICLES OF ORGANIZATION

IMPORTANT - Read the instructions before completing the form.

This document is presented for filing pursuant to Section 17050 of the California Corporations Code.

1. Limited liability company name:

(End the name with "LLC" or "Limited Liability Company". No periods between the letters in "LLC". "Limited" and "Company" may be abbreviated to "Ltd." and "Co.")

WESTWOOD MARKETPLACE, LLC

2. Latest date (month/day/year) on which the limited liability company is to dissolve:

December 31, 2047

3. The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the Beverly-Killea Limited Liability Company Act.

4. Enter the name of initial agent for service of process and check the appropriate provision below:

Douglas S. Brown

, which is

an individual residing in California. Proceed to Item 5.

a corporation which has filed a certificate pursuant to Section 1505 of the California Corporations Code. Skip Item 5 and proceed to Item 6.

5. If the initial agent for service of process is an individual, enter a business or residential street address in California:

Street address: 450 North Roxbury Drive
 Suite 600

City: Beverly Hills,

State: CALIFORNIA

Zip Code: 90210

6. The limited liability company will be managed by : (check one)

one manager

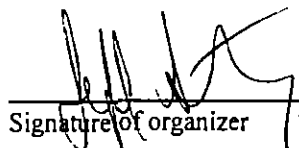
more than one manager

limited liability company members

7. If other matters are to be included in the Articles of Organization attach one or more separate pages.

Number of pages attached, if any:

8. It is hereby declared that I am the person who executed this instrument, which execution is my act and deed.



Signature of organizer

JEFFREY N. STRUG

Type or print name of organizer

Date: September 18, 19 97

For Secretary of State Use

101997262002

FILED

In the office of the Secretary of State
 of the State of California

SEP 19 1997



BILL JONES, Secretary of State



Secretary of State
Statement of Information
(Limited Liability Company)

LLC-12

20-A71313

FILED

In the office of the Secretary of State
of the State of California

FEB 12, 2020

IMPORTANT — [Read instructions](#) before completing this form.

Filing Fee – \$20.00

Copy Fees – First page \$1.00; each attachment page \$0.50;
Certification Fee - \$5.00 plus copy fees

This Space For Office Use Only

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, [see instructions](#).)
WESTWOOD MARKETPLACE, LLC

2. 12-Digit Secretary of State File Number
199726210002

3. State, Foreign Country or Place of Organization (only if formed outside of California)
CALIFORNIA

4. Business Addresses

a. Street Address of Principal Office - Do not list a P.O. Box 11812 SAN VICENTE BLVD. SUITE 510	City (no abbreviations) LOS ANGELES	State CA	Zip Code 90049
b. Mailing Address of LLC, if different than item 4a 11812 SAN VICENTE BLVD. SUITE 510	City (no abbreviations) LOS ANGELES	State CA	Zip Code 90049
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box 11812 SAN VICENTE BLVD. SUITE 510	City (no abbreviations) LOS ANGELES	State CA	Zip Code 90049

5. Manager(s) or Member(s)

If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A ([see instructions](#)).

a. First Name, if an individual - Do not complete Item 5b	Middle Name	Last Name	Suffix
b. Entity Name - Do not complete Item 5a Allen D. Kohl 1984 Trust			
c. Address 11812 SAN VICENTE BLVD. SUITE 510	City (no abbreviations) LOS ANGELES	State CA	Zip Code 90049

6. Service of Process (Must provide either Individual **OR** Corporation.)

INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box	City (no abbreviations)	State CA	Zip Code

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b
REGISTERED AGENT SOLUTIONS, INC. (C2392069)

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company
Real Estate Investment

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix
b. Address	City (no abbreviations)	State	Zip Code

9. The Information contained herein, including any attachments, is true and correct.

02/12/2020

Stephanie Cohen

Secretary

Date

Type or Print Name of Person Completing the Form

Title

Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. [SEE INSTRUCTIONS](#) BEFORE COMPLETING.)

Name: []

Company:

Address:

City/State/Zip: []



**Attachment to
Statement of Information
(Limited Liability Company)**

**LLC-12A
Attachment**

20-A71313

A. Limited Liability Company Name
WESTWOOD MARKETPLACE, LLC

This Space For Office Use Only

B. 12-Digit Secretary of State File Number
199726210002

C. State or Place of Organization (only if formed outside of California)
CALIFORNIA

D. List of Additional Manager(s) or Member(s) - If the manager/member is an individual, enter the individual's name and address. If the manager/member is an entity, enter the entity's name and address. Note: The LLC cannot serve as its own manager or member.

First Name Allen	Middle Name	Last Name Kohl	Suffix
Entity Name			
Address 11812 SAN VICENTE BLVD. SUITE 510	City (no abbreviations) LOS ANGELES	State CA	Zip Code 90049
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code



Secretary of State
Statement of Information
 (Limited Liability Company)

LLC-12

19-D27974

FILED

In the office of the Secretary of State
 of the State of California

AUG 28, 2019

This Space For Office Use Only

IMPORTANT — Read instructions before completing this form.

Filing Fee – \$20.00

Copy Fees – First page \$1.00; each attachment page \$0.50;
 Certification Fee - \$5.00 plus copy fees

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.)
 WESTWOOD MARKETPLACE, LLC

2. 12-Digit Secretary of State File Number
 199726210002

3. State, Foreign Country or Place of Organization (only if formed outside of California)
 CALIFORNIA

4. Business Addresses

a. Street Address of Principal Office - Do not list a P.O. Box 11812 San Vicente Blvd, Suite 510	City (no abbreviations) Los Angeles	State CA	Zip Code 90049
b. Mailing Address of LLC, if different than item 4a 11812 San Vicente Blvd, Suite 510	City (no abbreviations) Los Angeles	State CA	Zip Code 90049
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box 11812 San Vicente Blvd, Suite 510	City (no abbreviations) Los Angeles	State CA	Zip Code 90049

5. Manager(s) or Member(s) If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete Item 5b Allen D. Kohl 1984 Trust	Middle Name	Last Name	Suffix
b. Entity Name - Do not complete Item 5a Allen D. Kohl 1984 Trust			
c. Address 11812 San Vicente Blvd, Suite 510	City (no abbreviations) Los Angeles	State CA	Zip Code 90049

6. Service of Process (Must provide either Individual **OR** Corporation.)
INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box	City (no abbreviations)	State CA	Zip Code

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b
 CORPORATION SERVICE COMPANY WHICH WILL DO BUSINESS IN CALIFORNIA AS CSC - LAWYERS INCORPORATING SERVICE (C1592199)

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company
 Real estate investment

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix
b. Address	City (no abbreviations)	State	Zip Code

9. The Information contained herein, including any attachments, is true and correct.

08/28/2019

Stephanie S. Cohen

Authorized Person

Date

Type or Print Name of Person Completing the Form

Title

Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. [SEE INSTRUCTIONS BEFORE COMPLETING.](#))

Name: []

Company:

Address:

City/State/Zip: []

Whole Foods Westwood
1050 Gayley Avenue, Los Angeles, CA 90024
Color Photographs



1. View of the frontage of the subject site.



2. View looking northeast at the frontage of the subject site.



3. View looking northeast at subject site's parking garage.



4. View looking north on Gayley Avenue.



5. View of frontage the subject site's parking garage.



6. View looking south on Gayley Avenue.

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)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 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

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-
--	---------------------

PROJECT TITLE	COUNCIL DISTRICT 5
---------------	-----------------------

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 1050 Gayley Avenue, Los Angeles, CA 90024	<input type="checkbox"/> Map attached.
--	--

PROJECT DESCRIPTION: A CUP Application requesting the authorization of the sale of a full line of alcoholic beverages (Type 21 ABC License) for off-site consumption in conjunction with an existing grocery store.	<input type="checkbox"/> Additional page(s) attached.
---	---

NAME OF APPLICANT / OWNER:
Mrs. Gooch's Natural Food Markets, Inc. dba Whole Foods Market/ Gooch and Lederman Living Trust

CONTACT PERSON (If different from Applicant/Owner above) Stephen Jamieson on behalf of Solomon, Saltsman & Jamieson	(AREA CODE) TELEPHONE NUMBER (310)-822-9848	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:	<input type="checkbox"/> Additional page(s) attached
--------------------------------------	--

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	STAFF TITLE
-------------------------------	-------------

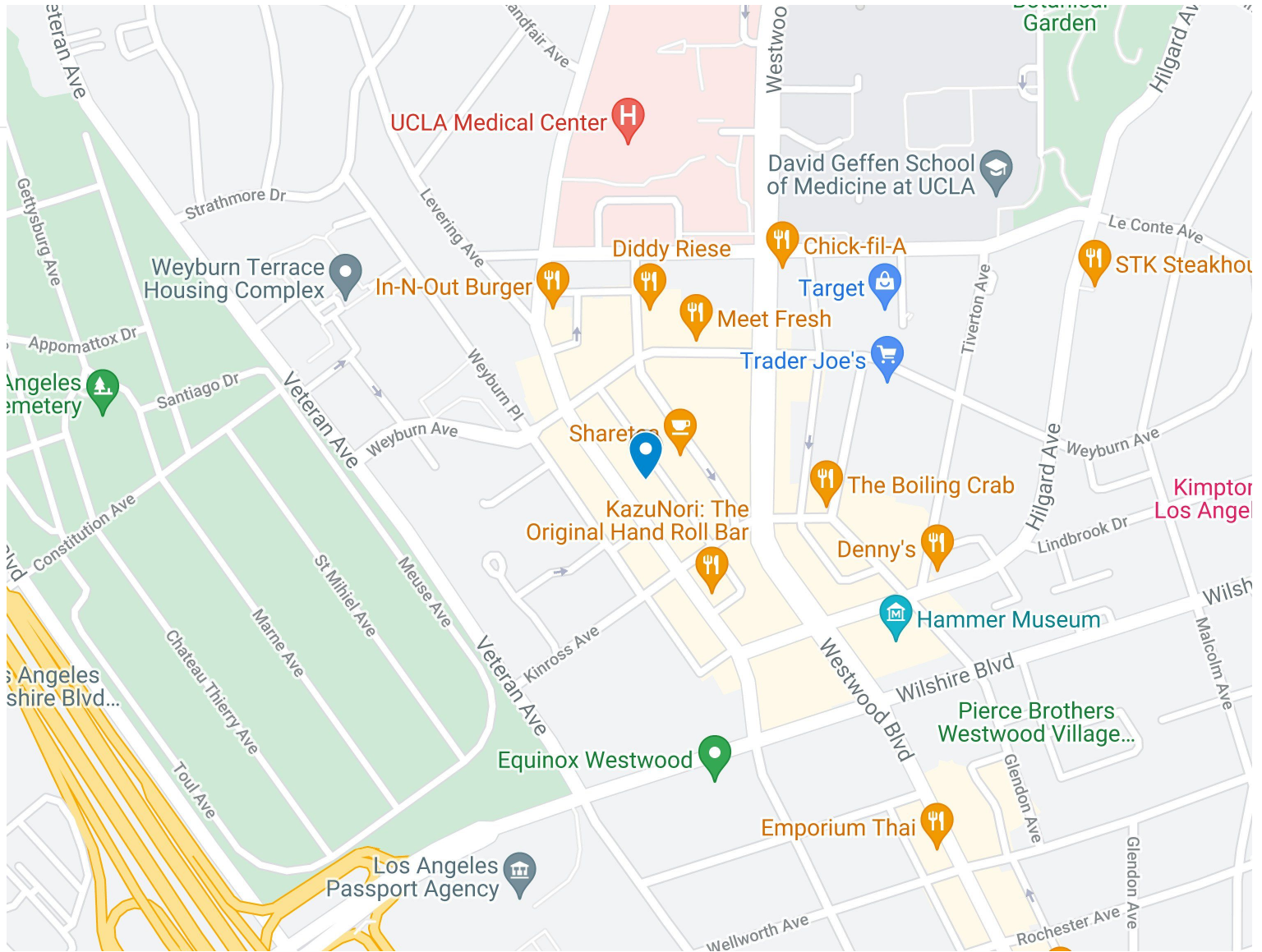
ENTITLEMENTS APPROVED

FEE:	RECEIPT NO.	REC'D. BY (DCP DSC STAFF NAME)
------	-------------	--------------------------------

Vicinity Map

1050 Gayley

 1050 Gayley Ave





City of Los Angeles Department of City Planning

8/3/2021 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1050 S GAYLEY AVE

ZIP CODES

90024

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2014-1457-SP

CPC-19XX-21145

CPC-1999-225-SPE

CPC-1997-101-CU-SPE-COA

CPC-1993-446-DRB

CPC-1987-12142

CPC-1985-311-SPE

CPC-1984-440-ODD

CPC-1978-27680

ORD-186108

ORD-183497

ORD-176177

ORD-171492

ORD-171227

ORD-167137

ORD-165171

ORD-164305

ORD-164304

ORD-163205

ORD-163204

ORD-159787

ORD-152086

ORD-136347

ORD-129944

ORD-129279

DIR-2015-4076-DRB-SPP

DIR-2014-2928-DRB-SPP

DIR-2002-5730-DI

DIR-2002-1513-DRB

DIR-2001-4684-DRB

ZA-2001-4336-CUB

ZA-19XX-21569

ZA-19XX-19490

ZA-1987-1373-CUX

ZA-1985-136-CUX

ZA-1977-235

AA-1998-83-PMEX

Address/Legal Information

PIN Number	132B149 271
Lot/Parcel Area (Calculated)	46,011.4 (sq ft)
Thomas Brothers Grid	PAGE 632 - GRID A3
Assessor Parcel No. (APN)	4363024021
Tract	P M 2002-2196
Map Reference	BK 321-27/29
Block	None
Lot	PCL B
Arb (Lot Cut Reference)	None
Map Sheet	132B149 135B149

Jurisdictional Information

Community Plan Area	Westwood
Area Planning Commission	West Los Angeles
Neighborhood Council	North Westwood
Council District	CD 5 - Paul Koretz
Census Tract #	2652.02
LADBS District Office	West Los Angeles

Planning and Zoning Information

Special Notes	None
Zoning	C4-2D-O
Zoning Information (ZI)	ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation ZI-1447 Specific Plan: Westwood Community Design Review Board ZI-891 Specific Plan: Westwood Village ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	Community Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION
Subarea	None
Specific Plan Area	WESTWOOD COMMUNITY DESIGN REVIEW BOARD
Subarea	None
Specific Plan Area	WESTWOOD VILLAGE
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None

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AA-2002-2196-PMLA	Subarea	None
ENV-2015-4077-CE	CUGU: Clean Up-Green Up	None
ENV-2014-2929-CE	HCR: Hillside Construction Regulation	No
ENV-2014-1458-EIR-SE-CE	NSO: Neighborhood Stabilization Overlay	No
ENV-2011-2994-CE	POD: Pedestrian Oriented Districts	None
ENV-2002-2197-CE	RFA: Residential Floor Area District	None
ENV-2001-4685-CE	RIO: River Implementation Overlay	No
ENV-2001-4337-MND	SN: Sign District	No
97-70-SPE	Streetscape	No
97-70-SPE-PAS-YV	Adaptive Reuse Incentive Area	None
ED-73-2653-01-86A-SP	Affordable Housing Linkage Fee	
EIR-99-240-CUB-CUZ	Residential Market Area	High
EIR-99-240-CUB-CUZ-PAS-YV	Non-Residential Market Area	High
PKG-3614-A	Transit Oriented Communities (TOC)	Tier 3
PKG-3564	RPA: Redevelopment Project Area	None
PKG-290	Central City Parking	No
AFF-29034	Downtown Parking	No
AFF-16812	Building Line	None
	500 Ft School Zone	No
	500 Ft Park Zone	No
Assessor Information		
	Assessor Parcel No. (APN)	4363024021
	APN Area (Co. Public Works)*	1.060 (ac)
	Use Code	1400 - Commercial - Supermarket - Supermarket - 12,000 SF or More - One Story
	Assessed Land Val.	\$6,062,240
	Assessed Improvement Val.	\$7,401,534
	Last Owner Change	10/16/1997
	Last Sale Amount	\$0
	Tax Rate Area	67
	Deed Ref No. (City Clerk)	4-940
		1625719
		1623289
	Building 1	
	Year Built	1951
	Building Class	CX
	Number of Units	0
	Number of Bedrooms	0
	Number of Bathrooms	0
	Building Square Footage	16,936.0 (sq ft)
	Building 2	
	Year Built	1961
	Number of Units	0
	Number of Bedrooms	0
	Number of Bathrooms	0
	Building Square Footage	58,265.0 (sq ft)
	Building 3	No data for building 3
	Building 4	No data for building 4
	Building 5	No data for building 5
	Rent Stabilization Ordinance (RSO)	No [APN: 4363024021]
Additional Information		
	Airport Hazard	None
	Coastal Zone	None
	Farmland	Area Not Mapped
	Urban Agriculture Incentive Zone	YES

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Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	Outside Flood Zone
Watercourse	Yes
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Santa Monica Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.60000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	WESTWOOD
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 4363024021]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No

Public Safety

Police Information	
Bureau	West
Division / Station	West Los Angeles
Reporting District	817
Fire Information	
Bureau	West
Batallion	9
District / Fire Station	37
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2014-1457-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	SPECIFIC PLAN AMENDMENT
Case Number:	CPC-19XX-21145
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1999-225-SPE
Required Action(s):	SPE-SPECIFIC PLAN EXCEPTION
Project Descriptions(s):	REQUEST FOR A RESTAURANT, RETAIL, MOVIE THEATERS, AND PARKING.
Case Number:	CPC-1997-101-CU-SPE-COA
Required Action(s):	CU-CONDITIONAL USE SPE-SPECIFIC PLAN EXCEPTION COA-CERTIFICATE OF APPROPRIATENESS
Project Descriptions(s):	REQUEST FOR A RESTAURANT, MOVIE THEATER WITH PARKING IN THE C4-2D-0 ZONE.
Case Number:	CPC-1993-446-DRB
Required Action(s):	DRB-DESIGN REVIEW BOARD
Project Descriptions(s):	DESIGN REVIEW BOARD FOR THE EXTERIOR REMODELING TO EXISTING RESTAURANT/BAR IN THE C2 ZONE.
Case Number:	CPC-1987-12142
Required Action(s):	Data Not Available
Project Descriptions(s):	PREPARE AND SUBMIT CONCURRENTLY WITH THE SUBJECT PLAN AMENDMENTS THE APPROPRIATE SPECIFIC PLAN ORDINANCE AND ZONE CHANGE ORDINANCES (LANDINI)
Case Number:	CPC-1985-311-SPE
Required Action(s):	SPE-SPECIFIC PLAN EXCEPTION
Project Descriptions(s):	SPECIFIC PLAN EXCEPTION TO PERMIT CONSTRUCTION OF A 350-SQ.FT.DANCE FLOOR WITH PARKING TO BE LOCATED OFF-SITE.
Case Number:	CPC-1984-440-ODD
Required Action(s):	Data Not Available
Project Descriptions(s):	ESTABLISHMENT OF OIL DRILLING DISTRICT - 128 ACRES, BOUNDED BYSWATHMORE DR. AND LE CONTE AV. ON THE NORTH, ASHTON AV. ON THESOUTH, VETERANS AV. ON THE WEST AND LE CONTE AV. AND SELBY AV.ON THE EAST.
Case Number:	CPC-1978-27680
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	DIR-2015-4076-DRB-SPP
Required Action(s):	DRB-DESIGN REVIEW BOARD SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Descriptions(s):	SPECIFIC PLAN PROJECT PERMIT COMPLIANCE REVIEW PURSUANT TO LAMC SECTION 11.5.7 AND DESIGN REVIEW PURSUANT TO LAMC SECTION 16.50 FOR TWO ILLUMINATED WALL SIGNS ON SUPERMARKET PARKING STRUCTURE ON A 46,011.4 S.F. LOT IN THE C4-2D-O ZONE AND SUBJECT TO THE WESTWOOD VILLAGE SPECIFIC PLAN AND THE WESTWOOD COMMUNITY DESIGN REVIEW BOARD.
Case Number:	DIR-2014-2928-DRB-SPP
Required Action(s):	DRB-DESIGN REVIEW BOARD SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Descriptions(s):	PURSUANT TO LAMC 11.5.7C AND 16.50 THE APPLICANT REQUEST SPECIFIC PLAN PROJECT PERMIT COMPLIANCE AND FINAL DESIGN REVIEW FOR THE DEMOLITION OF AN EXISTING STAIRWELL AND STAIRCASE AND THE CONSTRUCTION OF A NEW ELEVATOR, MACHINE ROOM, STAIRWELL, AND STAIRCASE IN THE WESTWOOD VILLAGE SPECIFIC PLAN AND WESTWOOD COMMUNITY DESIGN REVIEW BOARD AREA.
Case Number:	DIR-2002-5730-DI
Required Action(s):	DI-DIRECTOR OF PLANNING INTERPRETATION
Project Descriptions(s):	A DIRECTOR'S INTERPRETATION OF RESTAURANT, FAST FOOD ESTABLISHMENT AND OTHER FOOD SERVICE ESTABLISHMENTS OF THE WESTWOOD VILLAGE SPECIFIC PLAN - ORDINANCE NO. 164,305.
Case Number:	DIR-2002-1513-DRB
Required Action(s):	DRB-DESIGN REVIEW BOARD
Project Descriptions(s):	THIS IS A MODIFICATION TO EXISTING CASE.
Case Number:	DIR-2001-4684-DRB
Required Action(s):	DRB-DESIGN REVIEW BOARD
Project Descriptions(s):	REQUEST TO REMODEL EXISTING MANN'S THEATRE.

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Case Number:	ZA-2001-4336-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	REMODEL OF AN EXISTING MOVIE THEATRE TO A WHOLE FOODS MARKET AND CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION AT THE MARKET.
Case Number:	ZA-19XX-21569
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-19XX-19490
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-1987-1373-CUX
Required Action(s):	CUX-ADULT ENTERTAINMENTS
Project Descriptions(s):	THIS IS A CONDITIONAL USE TO PERMIT PUBLIC DANCING WITHIN AN EXISTING RESTAURANT ACCOMMODATING APPROXIMATELY 200 PATRONS IN THE C4-3 ZONE.
Case Number:	ZA-1985-136-CUX
Required Action(s):	CUX-ADULT ENTERTAINMENTS
Project Descriptions(s):	CONDITIONAL USE - TO PERMIT DANCING AND THE INSTALLATION OF A PUBLIC DANCE FLOOR(350 SQUARE FEET) WITHIN AN EXISTING RESTAURANT ACCOMMODATING APPROXIMATELY 200 PATRONS AND TO PERMIT THE CONVERSION OF A FOOD SERVICE COUNTER INTO AN ADDITIONAL BAR AREA FOR SERVING ALCOHOLIC BEVERAGES.
Case Number:	ZA-1977-235
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	AA-1998-83-PMEX
Required Action(s):	PMEX-PARCEL MAP EXEMPTION
Project Descriptions(s):	Data Not Available
Case Number:	AA-2002-2196-PMLA
Required Action(s):	PMLA-PARCEL MAP
Project Descriptions(s):	DIVIDE LOT INTO TWO PARCELS FOR FINANCIAL REASONS
Case Number:	ENV-2015-4077-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	SPECIFIC PLAN PROJECT PERMIT COMPLIANCE REVIEW PURSUANT TO LAMC SECTION 11.5.7 AND DESIGN REVIEW PURSUANT TO LAMC SECTION 16.50 FOR TWO ILLUMINATED WALL SIGNS ON SUPERMARKET PARKING STRUCTURE ON A 46,011.4 S.F. LOT IN THE C4-2D-O ZONE AND SUBJECT TO THE WESTWOOD VILLAGE SPECIFIC PLAN AND THE WESTWOOD COMMUNITY DESIGN REVIEW BOARD.
Case Number:	ENV-2014-2929-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PURSUANT TO LAMC 11.5.7C AND 16.50 THE APPLICANT REQUEST SPECIFIC PLAN PROJECT PERMIT COMPLIANCE AND FINAL DESIGN REVIEW FOR THE DEMOLITION OF AN EXISTING STAIRWELL AND STAIRCASE AND THE CONSTRUCTION OF A NEW ELEVATOR, MACHINE ROOM, STAIRWELL, AND STAIRCASE IN THE WESTWOOD VILLAGE SPECIFIC PLAN AND WESTWOOD COMMUNITY DESIGN REVIEW BOARD AREA.
Case Number:	ENV-2014-1458-EIR-SE-CE
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT SE-STATUTORY EXEMPTIONS CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ENVIRONMENTAL IMPACT REPORT
Case Number:	ENV-2011-2994-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	REMODEL OF AN EXISTING MOVIE THEATRE TO A WHOLE FOODS MARKET AND CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION AT THE MARKET.
Case Number:	ENV-2002-2197-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	DIVIDE LOT INTO TWO PARCELS FOR FINANCIAL REASONS
Case Number:	ENV-2001-4685-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	REQUEST TO REMODEL EXISTING MANN'S THEATRE.
Case Number:	ENV-2001-4337-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION

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Project Descriptions(s): REMODEL OF AN EXISTING MOVIE THEATRE TO A WHOLE FOODS MARKET AND CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION AT THE MARKET.

Case Number: 97-70-SPE

Required Action(s): SPE-SPECIFIC PLAN EXCEPTION

Project Descriptions(s): Data Not Available

Case Number: 97-70-SPE-PAS-YV

Required Action(s): SPE-SPECIFIC PLAN EXCEPTION
YV-HEIGHT AND DENSITY ADJUSTMENTS 20% OR MORE

Project Descriptions(s): Data Not Available

Case Number: ED-73-2653-01-86A-SP

Required Action(s): SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)

Project Descriptions(s): Data Not Available

Case Number: EIR-99-240-CUB-CUZ

Required Action(s): CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
CUZ-ALL OTHER CONDITIONAL USE CASES

Project Descriptions(s): Data Not Available

Case Number: EIR-99-240-CUB-CUZ-PAS-YV

Required Action(s): CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
CUZ-ALL OTHER CONDITIONAL USE CASES
YV-HEIGHT AND DENSITY ADJUSTMENTS 20% OR MORE

Project Descriptions(s): Data Not Available

Case Number: PKG-3614-A

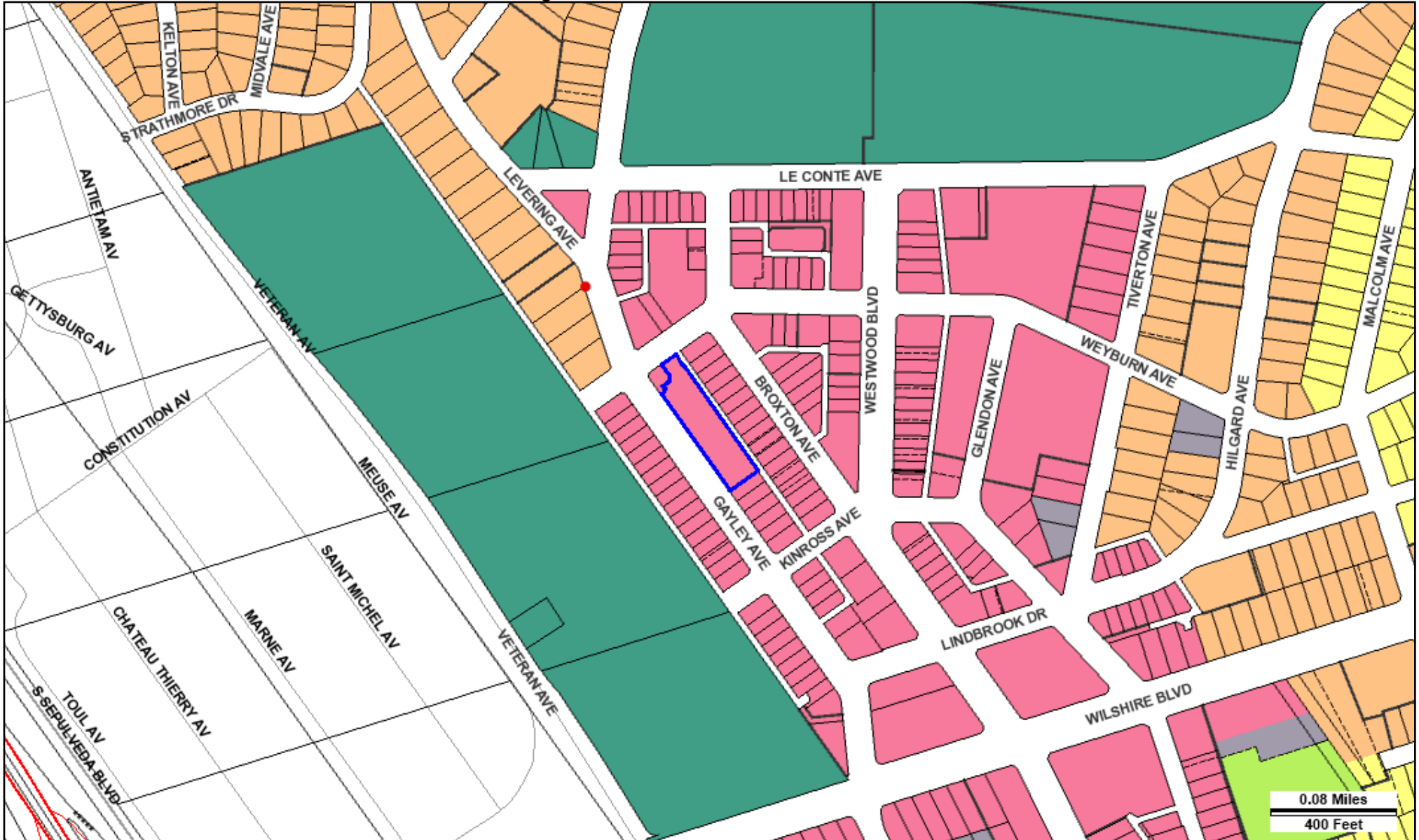
Required Action(s): A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)

Project Descriptions(s): Data Not Available

DATA NOT AVAILABLE

ORD-186108
 ORD-183497
 ORD-176177
 ORD-171492
 ORD-171227
 ORD-167137
 ORD-165171
 ORD-164305
 ORD-164304
 ORD-163205
 ORD-163204
 ORD-159787
 ORD-152086
 ORD-136347
 ORD-129944
 ORD-129279
 PKG-3564
 PKG-290
 AFF-29034
 AFF-16812

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Address: 1050 S GAYLEY AVE

APN: 4363024021

PIN #: 132B149 271

Tract: P M 2002-2196

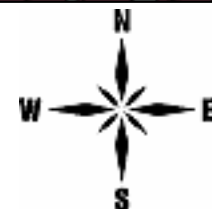
Block: None

Lot: PCL B

Arb: None









Zoning: C4-2D-O

General Plan: Community Commercial



LEGEND

GENERALIZED ZONING

-  OS, GW
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
-  CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
-  CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
-  P, PB
-  PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

COMMERCIAL






-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

FRAMEWORK

COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial






INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing
-  Hybrid Industrial




PARKING

-  Parking Buffer

PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site



LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside / Airport Landside Support
-  Airport Airside
-  LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES
































-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

INDUSTRIAL






-  Limited Industrial
-  Light Industrial

CIRCULATION





































STREET

-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)
-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off-Ramp
-  Railroad
-  Scenic Freeway Highway


























MISC. LINES

-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor





POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	


SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

COASTAL ZONE



 Coastal Commission Permit Area
 Dual Permit Jurisdiction Area
 Single Permit Jurisdiction Area
 Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)





























 Tier 1	 Tier 3
 Tier 2	 Tier 4

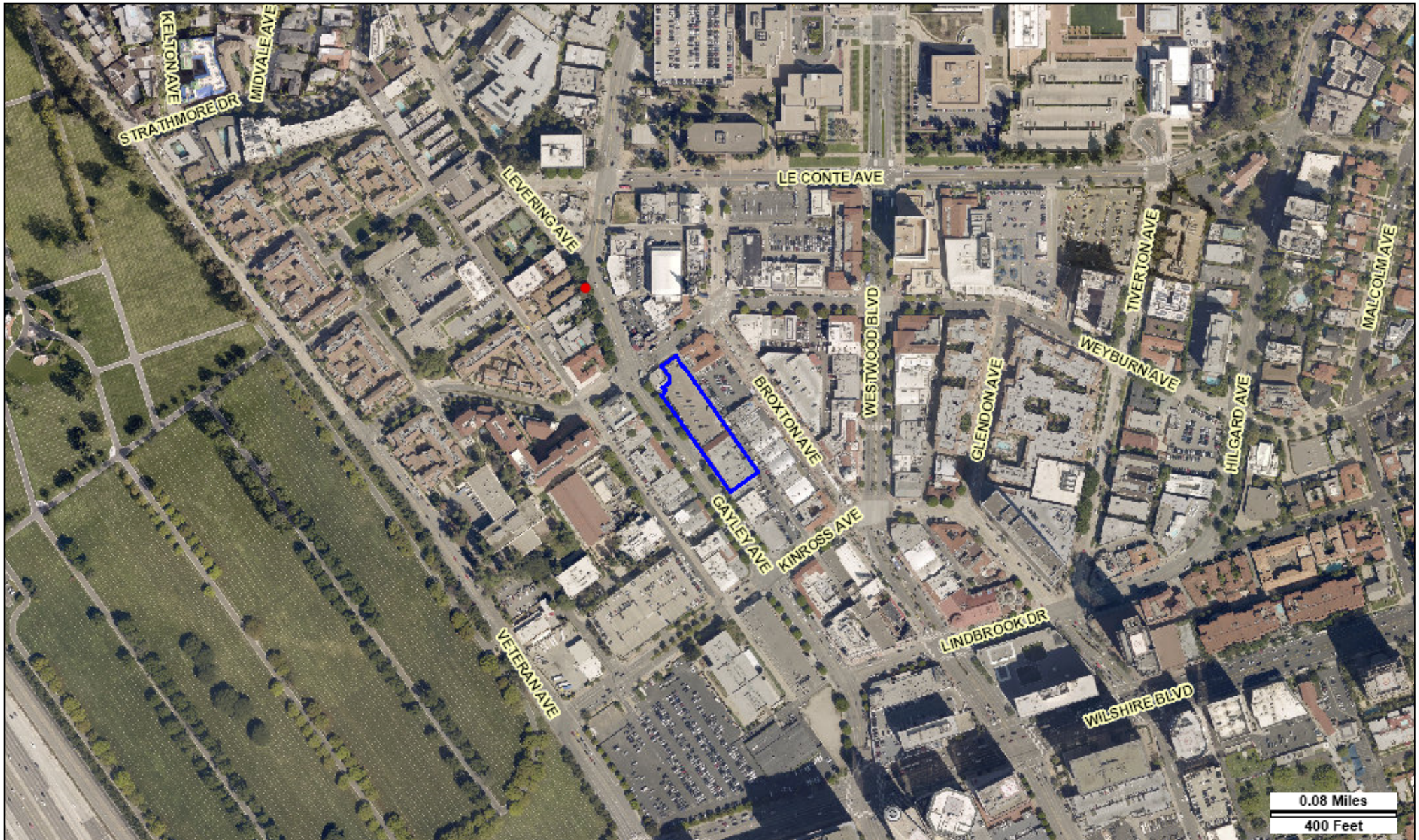
Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

 Public Work Approval (PWA)
 Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

 Lot Line	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot Split	 Fault Zone	 Very High Fire Hazard Severity Zone
 Community Driveway	 Fire District No. 1	 Wells
 Building Outlines 2014	 Tract Map	
 Building Outlines 2008	 Parcel Map	



Address: 1050 S GAYLEY AVE

APN: 4363024021

PIN #: 132B149 271

Tract: P M 2002-2196

Block: None

Lot: PCL B

Arb: None

Zoning: C4-2D-O

General Plan: Community Commercial



LINN K. WYATT
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

R. NICOLAS BROWN
SUE CHANG
LOURDES GREEN
FERNANDO TOVAR
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
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DEPARTMENT OF
CITY PLANNING

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200 N. SPRING STREET, 7TH FLOOR
LOS ANGELES, CA 90012

(213) 978-1318

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www.planning.lacity.org

February 21, 2012

Whold Foods Market (A)
15315 Magnolia Boulevard, #320
Sherman Oaks, CA 91403

Westwood Marketplace, LLC (O)
11990 San Vicente Boulevard, Suite 200
Los Angeles, CA 90049

Lanny Kusaka (R)
TMG Solutions
6733 South Sepulveda Boulevard, #265
Los Angeles, CA 90045

CASE NO. ZA 2001-4336(CUB)(PA1)

APPROVAL OF PLANS

1050 Gayley Avenue
Westwood Planning Area

Zone : C4-2D-O

D. M. : 132B149

C. D. : 5

CEQA : ENV 2011-2994-CE

Legal Description: Block 6, Tract 10600

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

an Approval of Plans to permit the continued sale and dispensing of beer and wine for off-site consumption in conjunction with an existing grocery market known as Whole Foods Market,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan 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 Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.



6. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
7. Authorizations/Uses and Restrictions:
 - a. The sale and dispensing of beer and wine shall only be for off-site consumption in conjunction with an existing grocery store.

The sale of alcoholic beverages for consumption on the premises shall be strictly prohibited.

No alcoholic beverage shall be consumed on any property adjacent to the licensed premises under the control of the licensees.
 - b. The restaurant shall be limited to 17,412 square feet of floor area as shown on Exhibit "A".
 - c. Hours of operation shall be limited to hours between 7 a.m. and 10 p.m. daily. The operating hours shall be posted at the entrance of the store.

After-hours use of the premises, other than for routine clean-up and maintenance shall not be permitted.
 - d. No amplified music, no public announcement system shall be permitted in the parking lot/outside premises.

Noise generated on-site shall not exceed the decibel levels stated in the Citywide Noise Ordinance.
8. Should there be a change in the ownership of the property/the business and/or the business operator, the property owner and the business owner/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. Prior to the closing of the escrow for a potential change in the ownership of the property/business owner or operator, evidence showing that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator, shall be submitted to the satisfaction of the Zoning Administrator.
9. At any time during the period of validity of this grant, should documented evidence be submitted showing a violation of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator reserves the right to require the applicant to file for a plan approval application together with associated fees, the purpose of which will be to hold a public hearing to review the applicant's compliance with and the effectiveness of these conditions. The applicant/petitioner(s) shall provide a summary and supporting documentation of how compliance with each condition of the grant has been attained. Upon this

review the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct the public hearing for nuisance abatement/revocation purposes.

10. The privileges granted herein shall become **null and void on March 28, 2022, ten years** from the expiration date of the prior grant unless a new entitlement application that extends such privileges is "approved" for the sale and dispensing of alcoholic beverages for on-site consumption prior to that date. The new entitlement application shall include condition compliance review with supporting documents showing that the required conditions have been complied with.

The applicant is advised that he/she should allow appropriate time for a new entitlement application to be processed and the application should be approved prior to the expiration date of this grant in order to continue the sale of alcoholic beverages at the restaurant.

11. Within 30 days of the effective date of this grant, the property owner shall record a covenant acknowledging and agreeing to comply with all the terms and conditions established herein 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 Zoning Administrator for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.

12. No deviation from the parking requirements has been requested or granted herein.

A minimum of 95 parking spaces, 85 of which are for patrons and ten of which are for employees, shall be provided on site for the exclusive use of the market and shall be available during the hours the market is in operation as previously required in the prior grant [Case No.ZA2001-4336(CUB)].

13. The market shall comply with the applicable provisions of the Westwood Village Specific Plan.

Prior to the utilization of the grant, evidence of compliance with this condition shall be submitted to the file.

14. Loading activities in the rear loading zone shall be minimized between 8 .m. and 10 p.m. as volunteered by the applicant and required by the prior grant [Case No. ZA 2001-4336(CUB)].

15. The applicant shall secure a City permit decal denoting approval of alcoholic beverage sales from a Planning Department public counter subsequent to the Zoning Administrator's signature on the Planning Department sign-off form and mount it on either the inside of the window of the subject site facing the street or on the outside of the building (if inside mounting is not possible). The decal shall be visible at all times and mounted before the privileges granted herein are utilized.

16. The conditions of this grant shall be retained on the premises at all times and be immediately made available upon request of any Los Angeles Police officer, Department of Alcoholic Beverage Control investigator or other responsible agencies. The manager and all employees shall be knowledgeable of these Conditions.

17. The conditions of the subject grant shall be provided to employees, parking attendants and security staff, if any, for their review.

Within 30 days from the effective date of this grant, a statement signed by the employees, parking attendants and security personnel stating that they reviewed and agree to comply with the conditions shall be submitted to the Zoning Administrator.

18. Within six months from the effective date of this grant, all personnel acting in the capacity of a manager of the premise and all part time and full time employees who are involved in alcohol sales shall complete the STAR (Standardized Training for Alcohol Retailers) session sponsored by the Los Angeles Police Department. All employees involved in alcohol sales shall attend follow-up STAR classes every 24 months. The STAR training shall be conducted for all new hires within two months of their employment.
19. The applicant/business operator shall be responsible for maintaining free of litter, the area and adjacent to the premises over which they have control.
20. Loitering shall be prohibited on or around these premises or this area under the control of the licensee.

Signs shall be prominently posted in English, and the predominant language of the facility's clientele, if different, stating that California State law prohibits sale of alcoholic beverages to persons who are under 21 years of age. "No Loitering or Public Drinking" signs shall be posted in and outside of the facility in the same language(s).

The adjoining sidewalk, a parking lot and the area under the applicant's control shall be routinely patrolled by employees of the restaurant or security personnel for the purpose of monitoring loitering. Any problems associated with the store operation shall immediately be reported to the store manager who shall correct/remedy the problems.

21. All lighting shall be shielded and directed onto the site. No floodlighting is permitted. This Condition shall not preclude the installation of low-level security lighting.

The following condition is alcoholic beverage specific condition, which is volunteered and agreed to comply by the applicant:

22. There shall be no exterior advertising or signs of any type, including advertising directed 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. This condition is not meant to preclude an interior display of alcoholic beverage containers within the interior of the store.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES - TIME EXTENSION

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 two 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. A Zoning Administrator may extend the termination date for one additional period not to exceed one

year, prior to the termination date of the period, if a written request on appropriate forms, accompanied by the applicable fee is filed therefore with a public Office of the Department of City Planning setting forth the reasons for said request and a Zoning Administrator determines that good and reasonable cause exists therefore.

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:

AA 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 \$1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD – EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after MARCH 7, 2012, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>.** Public offices are located at:

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

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 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 all subsequent contact with this office regarding this determination must be with the Zoning Administrator who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report of the Zoning Analyst thereon, the statements made at the public hearing on February 9, 2012, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use plan approval under the provisions of Section 12.24-M have been established by the following facts:

BACKGROUND

The property is a level, rectangular-shaped, corner parcel of land, consisting of approximately 49,500 square feet, having a frontage of approximately 440 feet on the east side of Gayley Avenue with an approximate depth of 110 feet and improved with a movie theater and a two-level parking structure.

The site is improved with an existing grocery market [Whole Foods Market].

The current request is to allow the continued sale of beer and wine at the market.

Adjoining properties to the north across Weyburn Avenue are zoned C4-2D-O and developed with one-story commercial buildings occupied by a restaurant, clothing store and video arcade with parking.

Adjoining properties to the south are zoned C4-2D-O and developed with one-story commercial buildings occupied by a variety of retail uses including a pizza restaurant, dry cleaning establishment and camera store.

Properties to the east across the alley are zoned C4-2D-O and developed with two-story commercial buildings occupied by a variety of retail uses including a beauty supply store, jewelry sales, clothing, restaurant and a surface parking lot. These properties front on Broxton Avenue.

Properties to the west across Gayley Avenue are zoned C4-2D-O and developed with one- and two-story commercial buildings occupied by offices, restaurant, dry cleaning establishment, etc.

Gayley Avenue, adjoining the property to the west is a Local Street with a width of 90 feet and improved with curb, gutter and sidewalk.

Weyburn Avenue, adjoining the property to the north is a Local Street with a width of 80 feet and improved with curb, gutter and sidewalk.

The alley, adjoining the property to the rear, is a through alley improved with asphalt pavement and concrete gutter within a 20-foot dedication. However, it is in a poor state of repair.

Previous zoning related actions on the site/in the area include:

Subject Property

Case No. ZA 2001-4336(CUB) – On March 13, 2002, the Zoning Administrator approved the sale of beer and wine for off-site consumption at the proposed market [Whole Foods Market]. The grant will expire on March 28, 2012.

Case No. CUB 77-235 – On October 3, 1977, the Zoning Administrator approved on-site sale of alcoholic beverages.

Surrounding Properties

Case No. ZA 2002-6873(CUE) – On April 28, 2003, the Zoning Administrator approved an exception to allow the sale of beer and wine in conjunction with the operation of an existing restaurant having a maximum of 44 seats, located at 1051 South Gayley Avenue (Bombay Bite Restaurant).

Case No. ZA 2003-9012(CUB)(ZV) – On April 14, 2004, the Zoning Administrator approved an upgrade to the sale of a full line of alcoholic beverages in conjunction with an existing restaurant and with parking by lease in lieu of covenant, located at 1051 South Broxton Avenue (the Zen Grill).

Case No. ZA 2004-1621(CUB) – On September 9, 2004, the Zoning Administrator approved the sale of beer and wine for off-site consumption in conjunction with an existing pharmacy, operating 24 hours, daily, in the C4-2D-O Zone, located at 1001 South Westwood Boulevard (Milestone Management).

Case No. ZA 2005-7848(CUB) – On May 18, 2007, the Zoning Administrator approved the sale of a full line of alcoholic beverages at an existing restaurant seating 141 persons, located at 1001 Broxton Avenue (California Pizza Kitchen).

Case No. ZA 2007-4081(CUB) – On December 3, 2008, the Zoning Administrator denied the sale of beer and wine for off-site consumption in conjunction with the operation of a proposed market in the Westwood Village Specific Plan Area, located at 900 South Gayley Avenue.

Case No. ZA 2008-0617(CUB) – On August 27, 2008, the Zoning Administrator approved the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant. The proposed hours are from 7 a.m. to 1 a.m. (Sunday through Thursday) and from 7 a.m. to 2 a.m. (Friday and Saturday), located at 1037 South Broxton Avenue.

Case No. ZA 2008-1345(CUB) – On August 12, 2008, the Zoning Administrator approved the sale of beer and wine in conjunction with an existing 2,042 square-foot restaurant, with 59 seats and 12 seats in the patio area, having hours of operation from 10 a.m. to 12 midnight, daily, located at 1110 Westwood Boulevard.

Case No. ZA 2009-1875(CUB) – On January 28, 2010, the Zoning Administrator approved the continued sale of on-site consumption of alcohol at an existing restaurant, a change of hours from 11 a.m. to 11 p.m. Sunday through Wednesday and from 11 a.m. to 12 midnight, Thursday through Saturday to 10 a.m. to 2 a.m.,

daily; and the clearance of Condition No. 12 of the existing permit [Case No. ZA 95-0156(CUB)] that no alcohol will be sold without a food order, located at 931 South Broxton Avenue.

Case No. ZA 2011-0048(CUB) – On July 27, 2011, the Zoning Administrator approved a Plan Approval in compliance with Condition No. 34 of Case No. CPC 2002-2860(GPA)(SP)(SPE)(CUB)(ZAA)(SPR), to allow the sale of beer and wine for on-site consumption in conjunction with the operation of a new 1,354 square-foot restaurant, seating 32 patrons and operating from 10 a.m. to 2 a.m. daily, within an existing mixed-use development, located at 1000 South Glendon Avenue.

Case No. ZA 2011-1741(CUB) – On November 1, 2011, the Zoning Administrator approved the sale of beer and wine for on-site consumption in conjunction with an 82-seat, 3,793 square-foot restaurant with hours of operation from 11 a.m. to 10 p.m., daily located at 10910 West Kinross Avenue.

Case No. ZAI 80-188(E) – On February 20, 1981, the Zoning Administrator approved an exemption to allow the sale of alcoholic beverages incidental to meal service, located at 1059 Broxton Avenue.

Case No. CUB 84-163 – On July 10, 1984, the Zoning Administrator approved the sale of a full line of alcoholic beverages for on-site consumption in a 170-seat restaurant, located at 1133 Westwood Boulevard, having hours of operation from 11 a.m. to 1 a.m. Sunday through Thursday and from 11 a.m. to 2 a.m., Friday and Saturday.

Case No. 85-1055(E) – 1091 Broxton Avenue, exemption for on-site consumption of alcoholic beverages for 89-seat restaurant, no hours specified.

Case No. ZA 86-0881(CUB) – On January 14, 1987, the Zoning Administrator approved the sale of alcoholic beverages for off-site consumption in conjunction in connection with a convenience market, located at 10920 Kinross Avenue, having hours of operation from 8 a.m. to 12 midnight, daily.

Case No. ZA 87-0540(E) – On July 29, 1987, the Zoning Administrator approved an exception for the sale of alcoholic beverages at 1051 Gayley Avenue.

Case No. ZA 90-1034(CUB) – On October 22, 1990, the Zoning Administrator approved the sale of alcoholic beverages for on-site consumption, located at 10899 Wilshire Boulevard.

Case No. ZA 92-0022(CUB) – On March 20, 1992, the Zoning Administrator approved the sale of alcoholic beverages for on-site consumption, having hours of operation from 11 a.m. to 2 a.m., daily and seating 290 patrons, located at 1145 Gayley Avenue.

Case No. ZA 94-0095(ZAI) – On February 16, 1994, the Zoning Administrator approved the sale of alcoholic beverages for on-site consumption, located at 1097 Glendon Avenue.

Case No. ZA 94-0480(CUB) – On October 7, 1994, the Zoning Administrator approved the sale of alcoholic beverages for on-site consumption, at 1051 Broxton Avenue.

Case No. ZA 95-0303(CUB), On August 17, 1995, the Zoning Administrator approved the sale of alcoholic beverages for off-site consumption in conjunction with a drug/variety store (Thrifty's), located at 1101 Westwood Boulevard.

Case No. ZA 95-0324(CUE) – On August 14, 1995, the Zoning Administrator denied the sale of beer and wine for on-site consumption within a 49-seat restaurant (Shakey's Pizza), located at 1114 Gayley Avenue. The case was appealed to the BZA. See Case No. BZA 5152.

Case No. ZA 97-0425(CUB) – On October 10, 1997, the Zoning Administrator approved the sale of alcoholic beverages for on-site consumption in conjunction with a proposed 4,700 square-foot restaurant within a mini-shopping center, located at 1099 Westwood Boulevard.

Case No. ZA 98-0338(CUB) – On July 2, 1998, the Zoning Administrator approved the sale of beer and wine for on-site consumption, located at 1133 Westwood Boulevard.

AUTHORITY FOR PLAN APPROVAL

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

"M. Development, Change or Discontinuance of Uses:

1. Development of Site. On any lot or portion thereof on which a conditional use is permitted pursuant to the provisions of this section, new buildings or structures may be erected, enlargements may be made to existing buildings, existing uses may be extended on an approved site, and existing institutions or school developments may be expanded as permitted in Subsection L of this Section, provided plans therefore are submitted to and approved by the Commission or by a Zoning Administrator, whichever has jurisdiction at that time ...".

BASIS FOR CONDITIONAL USE PERMITS

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

FINDINGS

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

- 1. The proposed location will be desirable to the public convenience or welfare. The location is proper in relation to adjacent uses or the development of the community.**

The property is currently occupied by an existing grocery market commonly known as Whole Foods Market.

On March 13, 2002, the Zoning Administrator approved a conditional use to allow the sale of beer and wine for off-site consumption at a grocery store. The grant was

for a period of ten years and will expire on March 28, 2012. The Alcoholic Beverage Control license was issued on December 17, 2002. The subject application is to allow to continued sale of beer and wine at the subject market.

The public hearing was conducted for the subject matter on February 9, 2012, and was attended by the applicant's representative and a general manager of the store. The applicant's representative stated the following:

- The applicant agrees to comply with the conditions required by the prior grant except for Condition Nos. 8 and 9 relative to the required parking and hours of operation. The applicant proposes the hours of operation from 7 a.m. to 10 p.m. daily in lieu of the hours between 8 a.m. and 10 p.m. daily as previously required.
- A total of 85 parking spaces are required for the market, but, 95 spaces [10 spaces for employees and 85 for patrons] are provided. The parking condition should be clarified to indicate that the required 95 parking spaces include 10 parking spaces for employees and 85 spaces for patrons.
- A guard/parking attendant is provided at the market from 11 a.m. to 11 p.m. daily except that two guards/parking attendants are on duty during those hours on Mondays.

No complaints or comments were received to the file indicating that the store operation has resulted in nuisance activities or detrimental impacts to the surrounding properties. The subject store has been in operation on the site since 2002 with no problems. The conditions previously required by the prior grant are retained except as modified herein and are incorporated in the conditions of the subject grant.

The site is located in the Westwood Village and the location of a market at this location will be convenient to college students, area employees and the residential area around Westwood Village, which presently has limited access to a full service market of this caliber. The sale of alcoholic beverages is a normal expectation for a full service market and, certainly, for this upscale market. The subject market has been in operation for ten years in the neighborhood and is frequented by daytime employees, residents living nearby as well as visitors.

As such, the request is desirable to the public convenience and is proper in relation to adjacent uses and the development of the community.

2. The use will not be materially detrimental to the character of the development in the immediate neighborhood.

As the market is surrounded by the commercial uses of Westwood Village, it is consistent with the development of the area. Residential uses are generally outside the 500-foot radius of the subject property except for nearby apartments. The subject location is ideal in that it is virtually surrounded by other commercial uses yet close enough to be convenient to residential uses.

No comments were received indicating that the sale of beer and wine at the subject market has resulted in detrimental impacts to the community. Conditions have been imposed to mitigate any potential problems related to the off-site sale of alcoholic beverages at this location.

Further, the Zoning Administrator reserves the right to require a plan approval

review if at any time during the period of this grant there is documented evidence submitted showing continued violation(s) of any condition of this grant resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The ten-year term limit of the grant provides an inherent incentive to the applicant to comply with all of the conditions in order to establish a viable track record in the event that an extension of the grant is pursued through a subsequent conditional use application. The sale of beer and wine in conjunction with a grocery market, without record of disturbance to the community, demonstrates that the market is proper and will maintain this posture in relation to adjacent uses and development of the community.

3. The proposed location will be in harmony with the various elements and objectives of the General Plan.

The Westwood Community Plan designates the subject property for Community Commercial with corresponding zones of C2, C4, P and PB and Height District No. 2D-O. The subject property is within the area of the Westwood Village Specific Plan (Ordinance No. 167,137). The subject request is consistent with the purpose of the plan, "to permit, encourage and facilitate a balanced mix of uses and an environment attractive to a cross-section of the community (in particular, nearby residents, office employees and U.C.L.A. students and staff), so that Westwood Village continues to function as a retail center that primarily serves the surrounding community and secondarily serves the broader regional and tourist market."

The site is designated and zoned for commercial uses; the market is permitted by right. The issue of alcoholic beverage sales is not specifically addressed by the General Plan. Conditional authorization for the sale of alcoholic beverages on-site is allowed through the approval of the Zoning Administrator subject to certain findings. The required findings are made herein in the affirmative. The request fulfills the intent of Plan provisions regarding commercial development. Given the scope of the conditions and limitations established herein, the surrounding land uses will not be significantly impacted by the continued sale of beer and wine in conjunction with an existing grocery market.

4. The proposed use will not adversely affect the economic welfare of the community or result in an undue concentration of premises for the sale of alcoholic beverages after giving consideration to the State laws and to the California Department of Alcoholic Beverage Control guidelines for concentration and also giving consideration to crime rates in the area.

According to the California State Department of Alcoholic Beverage Control licensing criteria, 7 on-site and 5 off-site licenses are allocated to the subject Census Tract No. 2653.01, which has a population of 7,424. There are currently 27 on-site and 5 off-site licenses in this census tract, inclusive of the current active license for the subject Whole Foods Market. The other 4 off-site licenses are owned by a "Stop Market" located on Arnaz Drive, a "Ralph's Market" located on Weyburn Avenue, a Trader Joe's located on Glendon Avenue, and a "Rite Aid" also located on Glendon Avenue. Located within 600 feet of the subject property, there are a considerable number of on-site licenses (primarily associated with restaurants and bars in Westwood Village) and the appropriate number (5) of off-site licenses presently existing. These figures suggest that there is an undue concentration of on-site alcohol sales establishments in the area, but not off-site. It should be noted that according to ABC records, there have been no disciplinary actions regarding the subject establishment.

The ten-year term grant and other conditions related to the sale of alcohol should

provide for a responsible operation. The grant allows the City to impose corrective conditions if determined necessary and to terminate the use in the event it has become a nuisance and to not extend any alcoholic beverage privileges thereafter.

As reported by ABC from statistics provided by the Los Angeles Police Department, a total of 175 crimes were reported in 2010 within Crime Reporting District No. 817, compared to the citywide average of 169 crimes and the high crime reporting district average of 203 crimes for the same period.

In 2010, there were 5 Narcotics, 8 Liquor Law, 14 Public Drunkenness, 1 Disturbing the Peace, 0 Disorderly Conduct, and 2 DWI related arrests. 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.

There is no link specifically between the above information and the subject market; these statistics cover an entire district and do not pertain particularly to the project site. Further, No letters were received from the Los Angeles Police Department indicating that the subject premise is a problem location for the LAPD.

This is a request to allow the continued sale of alcohol for off-site consumption, which was previously permitted by the prior grant. Therefore, the effect of this request is not significant relative to the issue of undue concentration. The sale of alcohol at this location does not represent the introduction of a new use or one that is uncommon to the area. Therefore it can be reasonably assured that the economic welfare of the community will not be adversely impacted.

5. **The use will not detrimentally affect the nearby residentially zoned communities in the area after giving consideration to the distance of the proposed use from residential uses, religious facilities, school and other public uses and other establishments selling and dispensing alcoholic beverages.**

Sensitive uses in the immediate area within 500 feet of the subject property include the University of California, Los Angeles, the Christian Science Reading Room and Jews for Jesus. Whole Foods Market would have no detrimental effect on these uses as it is a full service market catering to an upscale clientele doing their grocery shopping. This market is not likely to be patronized by transients identified as a problem in the area. The general problem of transients is not a result, in this case, of alcohol sales at the subject market.

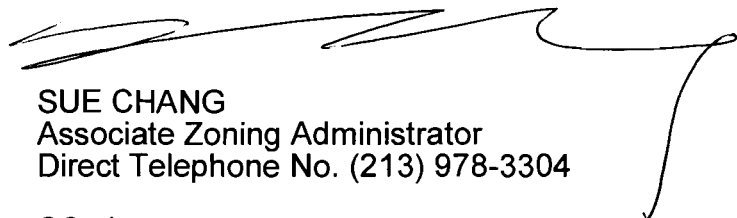
With the appropriate conditions attached to the grant by the Zoning Administrator, it does not appear that the off-site sales of alcoholic beverages at this market will be materially detrimental to the character of development in the immediate neighborhood and given the nature of the surrounding development in the community.

ADDITIONAL MANDATORY FINDINGS

6. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.

The subject property is not located in an area for which a flood insurance rate map has been prepared.

7. On December 20, 2011, the project was issued a Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV 2011-2994-CE, for a Categorical Exemption, Class 5, Category 34, Article III, Section 1, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines) hereby adopt that action.



SUE CHANG
Associate Zoning Administrator
Direct Telephone No. (213) 978-3304

SC:aln

cc: Councilmember Paul Kortez
Fifth District
Adjoining Property Owners