

**APPLICATIONS:****DEPARTMENT OF CITY PLANNING APPLICATION***THIS BOX FOR CITY PLANNING STAFF USE ONLY*

**Case Number** \_\_\_\_\_

**Env. Case Number** \_\_\_\_\_

Application Type \_\_\_\_\_

Case Filed With (Print Name) \_\_\_\_\_ Date Filed \_\_\_\_\_

Application includes letter requesting:

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

Related Case Number \_\_\_\_\_

***Provide all information requested. Missing, incomplete or inconsistent information will cause delays.****All terms in this document are applicable to the singular as well as the plural forms of such terms.**Detailed filing instructions are found on form CP-7810***1. PROJECT LOCATION**

Street Address<sup>1</sup> 6677 W Santa Monica Blvd [Inclusive address range attached] Unit/Space Number 105-109

Legal Description<sup>2</sup> (Lot, Block, Tract) See attached

Assessor Parcel Number 5532022027 Total Lot Area 256,249.9 SF

**2. PROJECT DESCRIPTION**Present Use Shell Retail space (Currently under construction)Proposed Use Retail - Grocery StoreProject Name (if applicable) Mother's California Market

Describe in detail the characteristics, scope and/or operation of the proposed project Addition of the sale of a full line of alcoholic beverages for off-site consumption in conjunction with the operation of a new grocery market tenant to occupy a shell tenant space currently under construction.

Additional information attached ☒ YES ☐ NO

Complete and check all that apply:

**Existing Site Conditions**

- |   |  |
|---|--|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant)  | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad                  |
| <input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits)  | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park)    |
| <input type="checkbox"/> 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) | <input type="checkbox"/> Site has special designation (e.g. National Historic Register, Survey LA) |

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

Mother's Market

6677 W. Santa Monica Boulevard, Suite 109

Addresses (inclusive):

6649-6687 W. Santa Monica Blvd, 1120-1122 N. Las Palmas Ave., 6624-6650 W. Lexington Ave.

Legal Description:

Lots FR 5, FR 5 (ARB 1) and 6, FR 8, FR 9, 10, 11, 12, FR28 Block A, Map Book Reference MB7079, Map Sheet 144B185, Tract: Strong and Dickenson's Hollywood High School Tract (MP 7-79), Tonner and Garbutt's Subdivision of the S.W. Little Tract (MR 19-30), 362, PM 2708

**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

**NOT A PART - T/I ONLY WITHIN MIXED USE DEVELOPMENT  
UNDER CONSTRUCTION**

**Housing Component Information**

Number of Residential Units: Existing N/A - Demolish(ed)<sup>3</sup> 0 + Adding 0 = Total 0

Number of Affordable Units<sup>4</sup> Existing N/A - Demolish(ed) 0 + Adding 0 = Total 0

Number of Market Rate Units Existing N/A - Demolish(ed) 0 + Adding 0 = Total 0

Mixed Use Projects, Amount of Non-Residential Floor Area: T/I 12,455 GROCERY STORE square feet

**Public Right-of-Way Information**Have you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ☒ NOIs your project required to dedicate land to the public right-of-way? ☐ YES ☒ NOIf so, what is/are your dedication requirement(s)? N/A ft.If you have dedication requirements on multiple streets, please indicate: N/A**3. ACTION(S) REQUESTED**

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

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☒ NO**Authorizing Code Section** 12.24 W1**Code Section from which relief is requested (if any):** \_\_\_\_\_

**Action Requested, Narrative:** Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a 12,455 sq.ft. grocery store that will operate from 7:00am - 10:00pm daily. and 1,170 square-foot, 44-seat outdoor patio in public right-of-way (no alcohol consumption on patio).

**Authorizing Code Section** N/A**Code Section from which relief is requested (if any):** N/A**Action Requested, Narrative:** N/AAdditional Requests Attached ☐ YES ☒ NO<sup>3</sup> Number of units to be demolished and/or which have been demolished within the last five (5) years.<sup>4</sup> 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) CPC-2006-9797-GPA-VZC-HD-CU-SPR-DB CPC-2006-9797-MPR-CUB

ORD-183451 ENV-2006-9653-EIR, SCH#2007031159

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

Case No. N/A

Ordinance No.: N/A

☐ 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 Supplemental Alcohol Questionnaire

b. Geographic Project Planning Referral N/A

c. Citywide Design Guidelines Compliance Review Form N/A

d. Affordable Housing Referral Form N/A

e. Mello Form N/A

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

g. HPOZ Authorization Form N/A

h. Management Team Authorization N/A

i. Expedite Fee Agreement Provided

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

k. Preliminary Zoning Assessment Referral Form N/A

l. SB330 Preliminary Application N/A

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

n. Order to Comply N/A

o. Building Permits and Certificates of Occupancy Provided

p. Hillside Referral Form (BOE) N/a

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

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

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

# **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

- 1,422,971 in center
- a. What is the total square footage of the building or center the establishment is located in? 200,674 sqft Level 1
- b. What is the total square footage of the space the establishment will occupy? 12,455 sqft  
plus 1,170 SF outdoor dining
- c. What is the total occupancy load of the space as determined by the Fire Department? 127
- d. What is the total number of seats that will be provided indoors? 23 Outdoors? 44
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? No on-site alcohol consumption
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? Private Property
- i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? No
- g. Are you adding floor area? No If yes, how much is enclosed? N/A Outdoors? N/A

**h. Parking**

- i. How many parking spaces are available on the site? 125 for retail use (1,384 total parking stalls)
- ii. Are they shared or designated for the subject use? Shared
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? N/A
- iv. Have any arrangements been made to provide parking off-site? No
1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? NA

**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? No Will the service be for a charge? N/A
- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? Yes
- 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? N/A

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?

	<b>M</b>	<b>Tu</b>	<b>W</b>	<b>Th</b>	<b>F</b>	<b>Sa</b>	<b>Su</b>
Proposed Hours of Operation	7:00am	7:00am	7:00am	7:00am	7:00am	7:00am	7:00am
Proposed Hours of Alcohol Sale	10:00pm	10:00pm	10:00pm	10:00pm	10:00pm	10:00pm	10:00pm

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: No

**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? No If yes, what is the minimum age requirement and how will it be enforced? N/A

- d. Will there be any accessory retail uses on the site? No What will be sold? N/A

e. **Security**

- i. How many employees will you have on the site at any given time? 45

- ii. Will security guards be provided on-site? Yes

1. If yes, how many and when? \_\_\_\_\_

- iii. Has LAPD issued any citations or violations? No If yes, please provide copies.

f. **Alcohol**

- i. Will there be beer & wine only, or a full-line of alcoholic beverages available? Full-line

- ii. Will "fortified" wine (greater than 16% alcohol) be sold? No

- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? No

- iv. Will there be signs visible from the exterior that advertise the availability of alcohol? No

v. **Food**

1. Will there be a kitchen on the site? Yes

2. Will alcohol be sold without a food order? Yes - Grocery Store

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? No

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? No

- 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")? N/A

- 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? No

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? No
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? Yes

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? Off-Site
- i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? No - Grocery Store
  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.*



## Project and Request

Tenant Improvement – Market will be the first tenant to occupy this first floor corner tenant space, providing basic essential services within a new mixed-use development including 695 residential units.


ZA-2022-2117-CUB approval:

**Per LAMC 12.24-W1, a Conditional Use Permit to allow the sale of a full-line of alcoholic beverages for off-site consumption in conjunction with a 12,455 square-foot grocery store and 1,170 square foot patio with hours of operation from 7:00am to 10:00pm daily and located in the [T][Q]C2-2D-SN zone.**

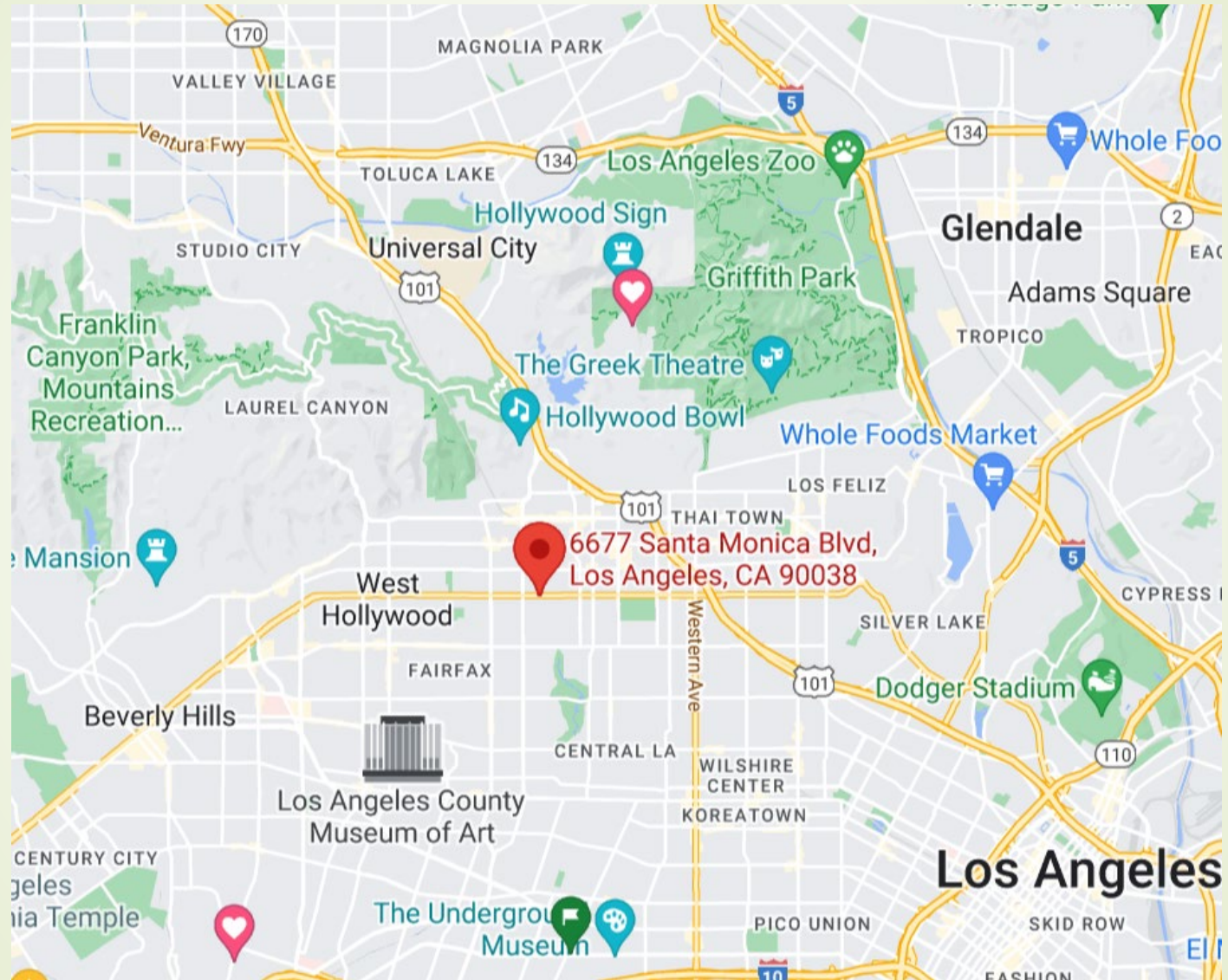
**The market will include 23 interior seats and 44 exterior seats. There is no on-site dining service, although customers are welcome to sit and enjoy food items purchased at the market. There will be no on-site sale or consumption of alcoholic beverages.**



## About Mother's Market

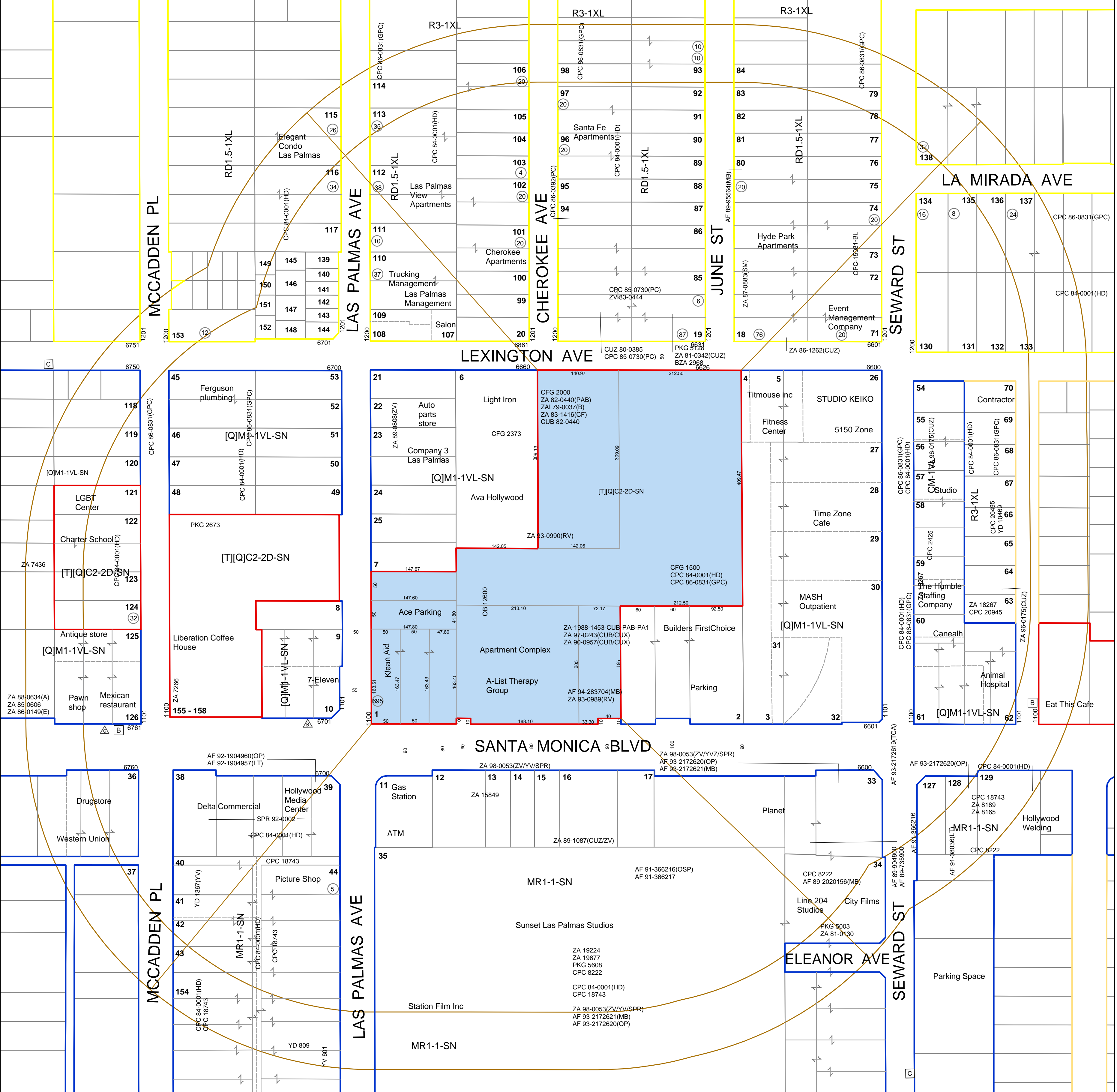
- Mother's Market is a natural foods market with a focus on healthy and natural food products.
  - Since 1978, Mother's Market has been catering to a health-conscious clientele of all ages seeking organic, preservative-free, vegetarian, vegan and non-genetically modified food and produce at the lowest possible prices. Mother's Market also offers a wide selection of food products for specialized diets, including gluten-free, low carbohydrate, low-glycemic, low-fat, and low-salt diets.
  - Mother's Market provides a diverse offering of beer, wine and spirits including those who prefer upscale, small-batch, organic beer or specialty wines such as organic, sulfite-free, and biodynamic wines. The addition of these options gives our customers access to products not otherwise generally available in the vicinity.
- 

# Vicinity Map



# Zoning Map





CONDITIONAL USE PERMIT FOR ALCOHOLIC BEVERAGES

Map Prepared by:  
APEX LA  
11301 W Olympic Blvd #700  
Los Angeles CA 90064  
213-330-0335  
mike@apex-la.com

Date: 6/3/2022  
Update

Case #  
Uses

LEGAL DESC: STRONG AND DICKINSON'S HOLLYWOOD HIGH SCHOOL TRACT 500 FEET  
APN 5532022027  
ADDRESS 6677 W Santa Monica Blvd

Thomas Brothers Grid  
Community Plan Area  
Area Planning Commission  
Neighborhood Council  
District Council  
Census Tract #

PAGES 593 - GRID E5  
Hollywood  
Central  
Central Hollywood  
CD 4 - Nothya Raman  
1919.01

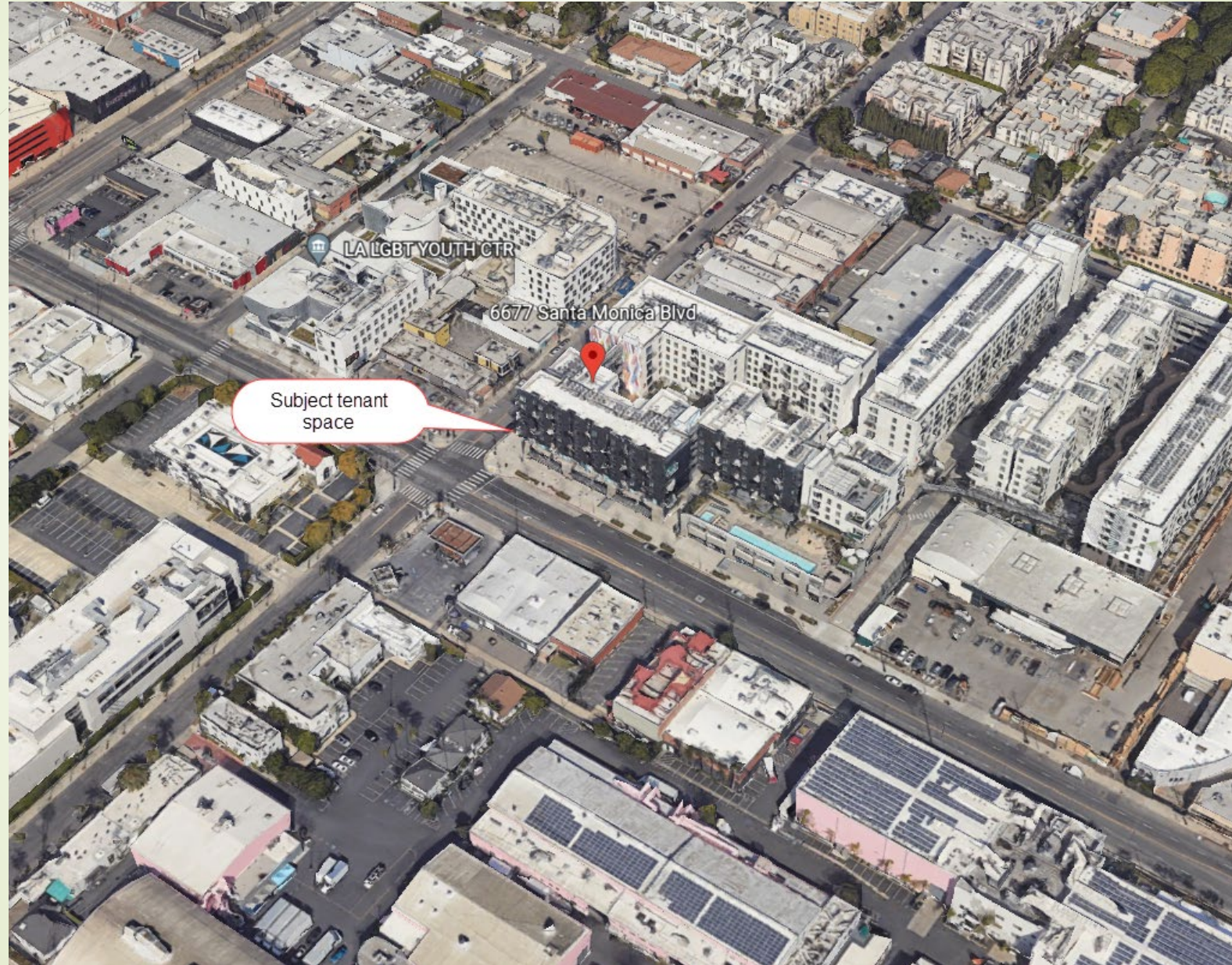


1 inch = 100 feet

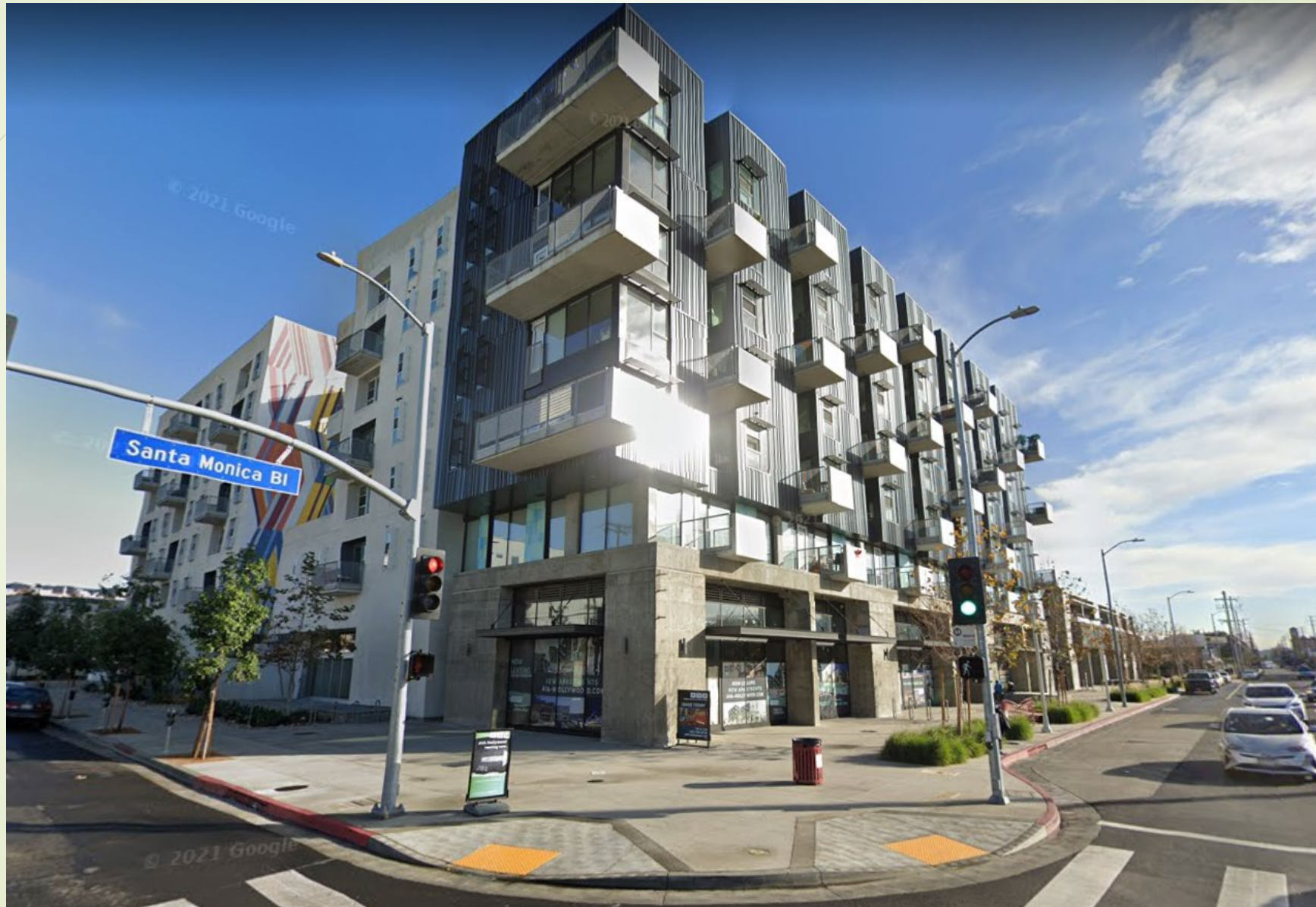
# Aerial Photo



# Aerial Photo



# Street view



# Street view



## Facts in support

- Hours of operation appropriate for a specialty neighborhood market
  - 7 am – 10 pm, daily
- Percentage of floor area dedicated to alcohol sales very low
  - 5-7% of floor area
- Experienced, responsible operator
  - No citations since commenced alcohol sales at any location
- Design Out Crime Guidelines followed
  - Transparency into space, security cameras, etc.
- High density residential neighborhood
  - 1,817 within 500 feet owners and occupants
  - 695 residential units on-site
  - Adult trade school 6700 W. Santa Monica Blvd. – creative media education center with incubator spaces
- Percentage of sales from alcohol very low
  - Alcohol sales allow us to keep shoppers who want to do all of their shopping at one time
  - Lose overall sales without alcohol sales offerings even though percentage of sales from alcohol is low
- Product mix provides access to healthy alternative beer, wine and spirits
  - Organic, sulfite-free, and biodynamic wines and other products

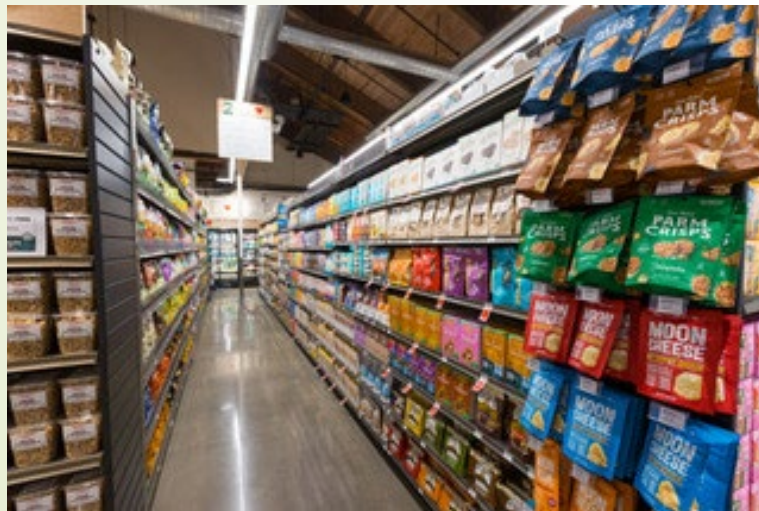
## Mother's Market Brea



# Mother's Market Manhattan Beach



# Mother's Market Interior



## CUB FINDINGS

**APPLICANT:** MOTHER'S MARKET & KITCHEN, INC.

**PREMISES:** 6677 W Santa Monica Blvd, STE 105-109, Los Angeles, CA 90038

**REFERENCE:** Per LAMC 12.24-W1, a Conditional Use Permit to allow the sale of a full-line of alcoholic beverages for off-site consumption in conjunction with a 12,455 square-foot grocery store, with hours of operation from 7:00am to 10:00pm daily and located in the [T][Q]C2-2D-SN zone

---

### Project Description

Mother's Market & Kitchen, Inc. *dba* Mother's California Market ("Mother's Market") requests a Conditional Use Permit ("CUB") to allow the sale of a full-line of alcoholic beverages for off-site consumption in conjunction with 12,455 square-foot grocery store that will operate from 7:00am – 10:00pm daily.

Mother's Market is a natural foods market with a focus on healthy and natural food products. Since 1978, Mother's Market has been catering to a health-conscious clientele of all ages seeking organic, preservative-free, vegetarian, vegan and non-genetically modified food and produce at the lowest possible prices. Mother's Market also offers a wide selection of food products for specialized diets, including gluten-free, low carbohydrate, low-glycemic, low-fat, and low-salt diets.

Mother's Market desires to also provide a unique offering of beer, wine and spirits. The product mix will include small-batch, organic beer and specialty wines such as organic, sulfite-free, and biodynamic wines and other products that are not typically found at other grocery stores.

Mother's Market is located on Santa Monica Boulevard on a lot zoned [T][Q]C2-2D-SN. The proposed use is appropriate for this commercial zone. It is anticipated that Mother's Market will be welcomed by the Hollywood community.

### General Conditional Use Findings

**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.**

The approval of a CUB for the sale of alcoholic beverages will allow Mother's Market to provide a beneficial service to the surrounding neighborhood. Mother's Market offers an array of fresh produce, organic items, and specialty goods that other grocers in the area do not offer. Allowing the sale of alcoholic beverages at Mother's Market will provide a benefit to patrons of Mother's Market because patrons will be able to buy all their groceries and beverages in one convenient location without needing to travel to multiple locations to complete their shopping. Mother's

Market will also provide a convenience to the residents of AVA Hollywood at La Pietra Place, whom will be able to shop for nutritious foods in the same building that they live, as was planned by the development.

**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.**

The project's size, height, and operations are consistent with the surrounding neighborhood. While Mother's Market will make interior improvements to the property, there will be no modifications made to property's current size or height. Mother's Market is compatible with the adjacent properties, which consist of commercial and residential uses. The residential development above Mother's Market was designed to include a convenience store or market beneath the residences as a way to provide a convenience to the residents. Mother's Market will add to the diversification of commercial activities in the area and will not adversely affect the surrounding neighborhood. The proposed hours of operation are reasonable, and the sale of alcohol is incidental to the grocery market. Mother's Market responsibly operates 10 grocery stores with liquor licenses throughout the State and will responsibly operate this location. Mother's Market is a respected business and is not known to attract crime or other undesirable activity.

Further, the approval of the CUB will not adversely affect or further degrade the public health, welfare, and safety of the community. Instead, Mother's Market will promote the welfare and public health of the community by providing a grocery store that offers healthy and nutritious food options and supplements. Mother's Market will also contribute to the local economy by providing local jobs and tax revenue to City.

**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.**

General Plan

Mother's Market falls into the General Commercial land use designation. Mother's Market is a grocery store and is an ideal business for this designation. Granting this CUB will allow Mother's Market to serve the neighborhood and further the goals of General Plan.

Community Plan

Mother's Market is in the Hollywood Community Plan.

Specific Plan

Mother's Market does not fall within a specific plan.

**Additional Findings**

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

The sale of alcoholic beverages in conjunction with a grocery market will not adversely affect the welfare of the community. The subject property is zoned for commercial uses and a grocery store is an appropriate use for the zone. The inclusion of alcoholic beverage sales enhances the market's operations and provides patrons with the convenience of purchasing alcoholic beverages with their groceries. The sale of a full line of alcoholic beverages is consistent with Mother's Market's retail practices at other stores throughout California and Mother's Market's customers expect a grocery store of this caliber to offer alcoholic beverages. The approval of a CUB for the sale of alcoholic beverages at this location is desirable to the public convenience and welfare.

The proposed use will not adversely affect the economic welfare of the community. Mother's Market is anticipated to positively impact the value of nearby properties and improve the economic vitality of the area via increases in taxable revenue and local employment. Ample parking, lighting, security, and supervision will be provided to ensure that there will be no adverse effect on the welfare of the surrounding community. Therefore, the proposed alcohol sales will not be materially detrimental to the character of the development in the neighborhood.

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

The property is located within Census Tracts 1919.01. The Department of Alcoholic Beverages Control (the "ABC") has allocated 2 off-site licenses for this census tract. There are currently 4 off-site licenses in this census tract. Based on state licensing criteria, there is an undue concentration of licenses in the census tract. However, the existing allocation of licenses does not take into consideration the type of land uses or the pattern and intensity of development of the area in which the census tract is located.

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

Mother's Market is located in close proximity to residences. AVA Hollywood at La Pietra Place is directly above the market. AVA Hollywood at La Pietra Place was developed with the intention of having a market or convenience store located below the residences as a means to provide a convenience to the residents of the development. Accordingly, the residents of the AVA Hollywood at La Pietra Place have been anticipating the opening of this market. Within 1,000 feet of the site, there is a middle school and a church. Mother's Market is buffered from these sensitive uses by landscaping, driveways, and streets. In addition, Mother's Market is not proposing late hours of operation, which will respect the quiet hours of the nearby residents and sensitive sites. Mother's Market thoroughly understands its responsibilities as an operator of a grocery store that sells alcoholic beverages and will ensure its operations do not have negative effects on the surrounding area. The residents in the area will benefit from the grocery store and will not be detrimentally affected by the grocery store's operation.



**Support from  
Central Hollywood  
Neighborhood Council**



## CENTRAL HOLLYWOOD NEIGHBORHOOD COUNCIL

6501 Fountain Avenue, Los Angeles 90028  
January 24, 2022

Los Angeles City, Planning Department  
Office of Zoning Administration  
200 N. Spring Street  
Los Angeles, CA 90012

**Address:** 6677 W Santa Monica Blvd Los Angeles, CA 90038

**Case Number:** ZA-2022-2117-CUB

Dear Zoning Administrator,

The Central Hollywood Neighborhood Council voted at its meeting on Monday, January 24, 2022, in support of the following project:

**Project Name:** Mother's Market & Kitchen

**Request:** CUB to sell a full-line of alcoholic beverages for off-premises consumption.

The property is zoned [T][Q]C2-2D-SN. The grocery store will be on the ground floor of a new development.

**Contact:** Dan Kramer (415) 795-2327 dan@djklawgroup.com

A handwritten signature in grey ink, appearing to read 'Elvina Beck'.

**Elvina Beck, CHNC President**

A handwritten signature in black ink, appearing to read 'Alex Massachi'.

**Alex Massachi, PLUM Chair**



## **Letter of Non-Opposition from LAPD**

# LOS ANGELES POLICE DEPARTMENT



**Michel Moore**  
Chief of Police

**ERIC GARCETTI**  
Mayor

P. O. Box 30158  
Los Angeles, Calif. 90030  
Telephone: (213) 972-2996  
TDD: (877) 275-5273  
Ref #: 6.1

August 10, 2022

Mr. James Quintana  
California Department of Alcoholic Beverage Control  
LA Metro District Office  
888 S. Figueroa Street, Suite 320  
Los Angeles CA, 90017

**CASE NO. ABC-205 PD\_21-638398**

Dear Mr. Quintana:

The Los Angeles Police Department (LAPD), Hollywood Area, received correspondence from MRMMK Trust. The applicant, MOTHER'S CALIFORNIA MARKET, is located at 6677 Santa Monica Boulevard, Los Angeles, California. The applicant has petitioned for a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption, in conjunction with their 11,772 square foot location.

After reviewing the Land Use layout, meeting with the representatives, and conducting an on-site inspection of the location, the LAPD is currently NOT OPPOSED to the applicant's request. The LAPD has developed a set of recommended conditions which will help to ensure public safety and limit exposure to nuisance activity. In addition, the applicant has volunteered to complete a security plan, in which both Mother's Market and the LAPD will review and agree upon to allow the applicant to successfully operate a viable business.

Thank you for your cooperation in this matter. If you have any questions, please contact Officer Alejandro Pineda at [39942@lapd.online](mailto:39942@lapd.online) or Hollywood Vice Unit, ABC Section, at (213) 972-2996.

Very truly yours,

MICHEL MOORE,  
Chief of Police



RAYMOND VALOIS, Captain  
Commanding Officer  
Hollywood Area

**Conditional Use Permit (CUP/ABC) recommendations for:**  
**6677 Santa Monica Blvd                      ZA-2022-2117-CUB**

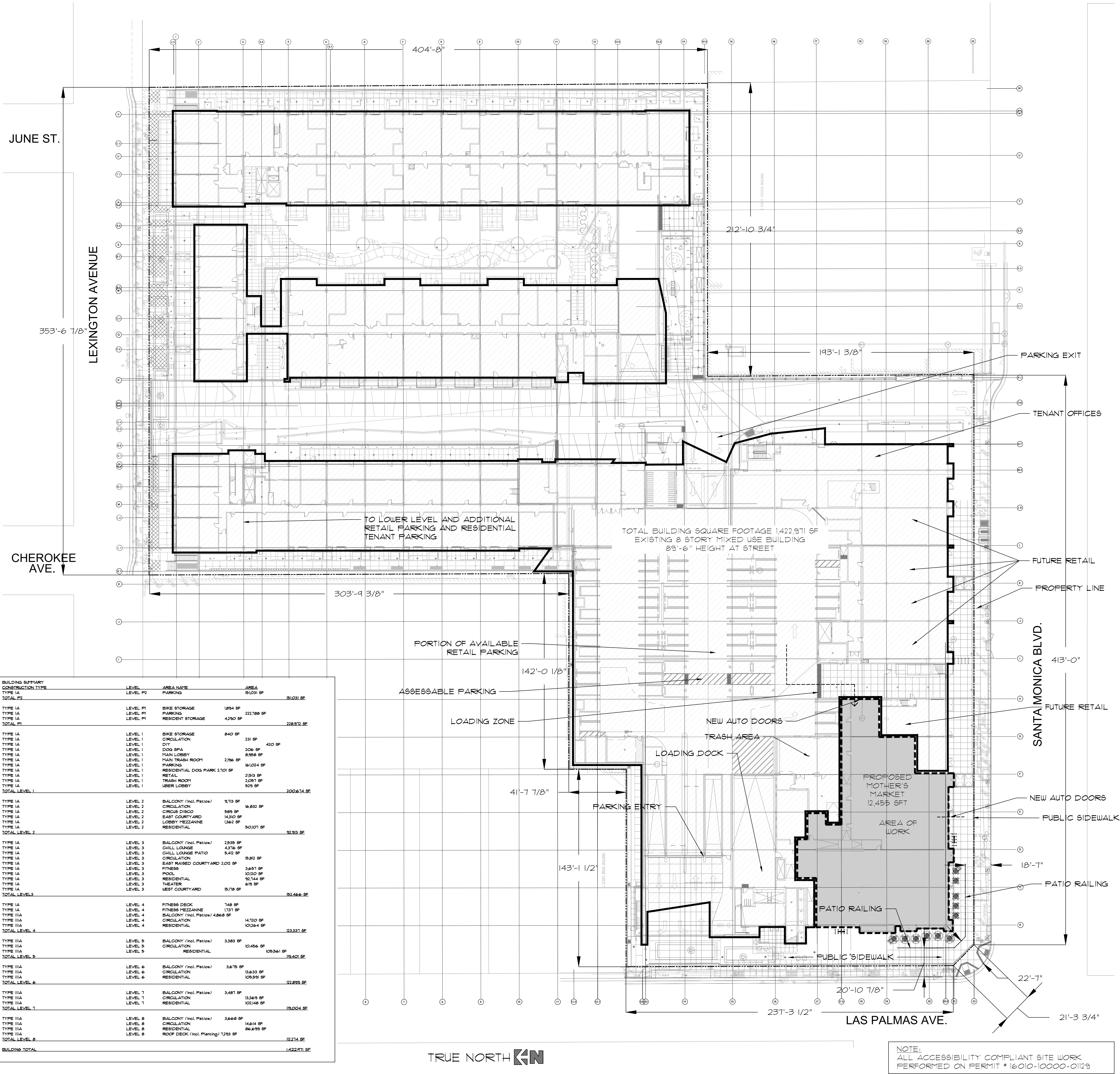
1. The property owner and/or manager shall attend the quarterly LAPD Hollywood Vice division Community Police Advisory Board (CPAB) meetings.
2. There shall be a point of contact with contact information registered with the LAPD Hollywood Vice office.
3. The hours of operation shall start after 7am daily and not exceed 10 p.m. each day of the week. After hours use of the facility, other than for routine clean-up and maintenance, is not permitted.
4. During the hours of operation, the Petitioner(s) shall provide a minimum of one (1) security guard on the premise. The security guard shall not have any other activities other than those that are security related. Security personnel shall be licensed consistent with State law and Los Angeles Police Commission standards and maintain an active American Red Cross first-aid card. The security personnel shall be dressed in such a manner as to be readily identifiable to patrons and law enforcement personnel.
5. Petitioner(s) shall install a locked and secured location within the establishment, in which non-refrigerated shelved alcohol is not easily accessible to the public. Any client that requests the purchase of liquor must have an employee unlock secured location and walk the selection of alcohol beverage to the register. Refrigerated cabinets containing beer or wine do not need to meet the provisions of this section as those sections typically contain non-alcoholic beverage selections.
6. There shall be no service, sales or possession of an open alcoholic beverage on any sidewalk area or adjacent parking lot.
7. There shall be no loitering on any sidewalk area or adjacent parking lot. Business shall post "No Loitering" signs at the establishment.
8. There shall be no sales of single serve alcohol (Beer).
9. Petitioner(s) shall install and maintain security cameras and a three-month video library that covers all common areas of the business, high-risk areas, sidewalk areas, and entrances or exits. The videotapes shall be made available to police upon request.
10. A copy of these conditions shall be maintained on site in the office. Additionally, a copy shall be provided to all employees who shall sign an acknowledgement form stating that they have read and understood all of the ABC and conditional use permit conditions. Said form shall be maintained at the location by the owner and /or manager who shall present it to Police personnel, ABC investigators or any other City agency upon request. All licenses, permits, and conditions shall be posted in a conspicuous location at the subject establishment.

**Conditional Use Permit (CUP/ABC) recommendations for:**  
**6677 Santa Monica Blvd                      ZA-2022-2117-CUB**

11. Petitioner(s) shall maintain on the premises and present upon request to any law enforcement officer, a copy of the Business Permit, Insurance information and a valid emergency contact phone number for the Security Company service(s), Valet Company service(s), and the property owner.
12. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (Upon his/her initiative, or upon written request by LAPD or Department of ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to LAMC Section 19-01-I (Miscellaneous Plan Approval), the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall prepare a radius map and cause notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office and the Los Angeles Police Department's corresponding division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.



# Plans



BUILDING SUMMARY				
CONSTRUCTION TYPE	LEVEL	AREA NAME	AREA	SQ. FT.
TYPE IA	LEVEL P1	PARKING	51,031 SF	51,031 SF
	LEVEL P2	BIKE STORAGE	1,954 SF	222,786 SF
	LEVEL P1	PARKING	4,290 SF	228,972 SF
TOTAL LEVEL 1				
TYPE IA	LEVEL 1	BIKE STORAGE	840 SF	231 SF
	LEVEL 1	CIRCULATION	231 SF	420 SF
	LEVEL 1	DOG SPA	206 SF	8,558 SF
	LEVEL 1	MAIN LOBBY	2,756 SF	16,124 SF
	LEVEL 1	PARKING	16,124 SF	21,513 SF
	LEVEL 1	RESIDENTIAL DOG PARK	2,701 SF	2,201 SF
	LEVEL 1	RETAIL	21,513 SF	579 SF
	LEVEL 1	TRASH ROOM	2,201 SF	300,674 SF
	LEVEL 1	USER LOBBY	579 SF	
	LEVEL 1	USER LOBBY	579 SF	
TOTAL LEVEL 2				
TYPE IA	LEVEL 2	BALCONY (incl. Patios)	9,713 SF	16,832 SF
	LEVEL 2	CIRCULATION	9,713 SF	14,310 SF
	LEVEL 2	EAST COURTYARD	14,310 SF	13,672 SF
	LEVEL 2	LOBBY REZZANNE	13,672 SF	50,107 SF
	LEVEL 2	RESIDENTIAL	50,107 SF	30,310 SF
TOTAL LEVEL 3				
TYPE IA	LEVEL 3	BALCONY (incl. Patios)	2,535 SF	4,376 SF
	LEVEL 3	CHILL LOUNGE	4,376 SF	8,402 SF
	LEVEL 3	CIRCULATION	8,402 SF	15,832 SF
	LEVEL 3	EAST RAISED COURTYARD	2,002 SF	3,697 SF
	LEVEL 3	FITNESS	10,352 SF	50,144 SF
	LEVEL 3	POOL	679 SF	15,718 SF
	LEVEL 3	WEST COURTYARD	15,718 SF	32,466 SF
TOTAL LEVEL 4				
TYPE IA	LEVEL 4	FITNESS DECK	748 SF	1,371 SF
	LEVEL 4	FITNESS REZZANNE	1,371 SF	14,720 SF
	LEVEL 4	BALCONY (incl. Patios)	4,868 SF	14,720 SF
	LEVEL 4	CIRCULATION	14,720 SF	12,564 SF
TOTAL LEVEL 5				
TYPE IIIA	LEVEL 5	BALCONY (incl. Patios)	3,383 SF	10,456 SF
	LEVEL 5	CIRCULATION	10,456 SF	109,561 SF
	LEVEL 5	RESIDENTIAL	109,561 SF	18,401 SF
TOTAL LEVEL 6				
TYPE IIIA	LEVEL 6	BALCONY (incl. Patios)	3,675 SF	13,633 SF
	LEVEL 6	CIRCULATION	13,633 SF	120,538 SF
	LEVEL 6	RESIDENTIAL	120,538 SF	22,893 SF
TOTAL LEVEL 7				
TYPE IIIA	LEVEL 7	BALCONY (incl. Patios)	3,487 SF	13,369 SF
	LEVEL 7	CIRCULATION	13,369 SF	120,148 SF
	LEVEL 7	RESIDENTIAL	120,148 SF	35,004 SF
TOTAL LEVEL 8				
TYPE IIIA	LEVEL 8	BALCONY (incl. Patios)	3,668 SF	14,614 SF
	LEVEL 8	CIRCULATION	14,614 SF	86,695 SF
	LEVEL 8	ROOF DECK (incl. Parking)	1,293 SF	12,214 SF
BUILDING TOTAL				
				1,422,971 SF

PROJECT DATA	
PROJECT NAME:	MOTHERS AYA HOLLYWOOD
PROJECT ADDRESS:	6671 W. SANTA MONICA BLVD. SUITES 103
PIN:	144B/85672
LEGAL DESCRIPTION:	LOTS FR 4, FR 5 (ARB 1) & 6, FR 8, FR 9, 10, 11, 12, FR 28, BLOCK A, MAP BOOK REFERENCE MB1079, MAP SHEET 144B/85, TRACT: STRONG AND DICKENSON'S HOLLYWOOD HIGH SCHOOL TRACT (MP 7-19), TONNER AND GARBUIT'S SUBDIVISION OF THE S.W. LITTLE TRACT (MR 19-30), 362, PM 2108
BUILDING DESCRIPTION:	BUILDING 1 GROUND FLOOR RETAIL SUITES 103-109 (12,455 SF)
OCCUPANCY CLASSIFICATION:	EXISTING BUILDING USE: MERCANTILE - M NO CHANGE TO OCCUPANCY
CONSTRUCTION:	1A (FULLY SPRINKLERED)
LOT SIZE	5.7 ACRES (256,249.9 SFT)
PARKING REQUIREMENTS	COMMERCIAL 24,900 SFT ALLOWED (21511 SFT ACT. RATIO 1 / 200 SFT STALLS REQUIRED 108 STALLS PROVIDED 125

SCOPE OF WORK:	PROPOSED SINGLE STORY RETAIL GROCERY STORE TENANT IMPROVEMENT WITHIN AN EXISTING GOLD SHELL DARK SPACE. THE EXISTING BUILDING IS MULTI STORY, TYPE 1A CONSTRUCTION AND FULLY SPRINKLERED.
THE GROCERY STORE WILL INCLUDE THE FOLLOWING IMPROVEMENTS:	<ul style="list-style-type: none"><li>SALES FLOOR WITH DRY AND REFRIGERATED DISPLAY CASES</li><li>KITCHEN/FOOD PREP AREA</li><li>JUICE AND COFFEE BAR</li><li>SUSHI PREP AREA</li><li>WALK IN REFRIGERATORS AND FREEZER</li><li>STOCK ROOM</li><li>ADMINISTRATIVE OFFICE</li><li>NEW ELECTRICAL, PLUMBING, MECHANICAL AND REFRIGERATION EQUIPMENT</li><li>INDOOR AND OUTDOOR SEATING WITH OFF-SITE SALE OF A FULL LINE OF ALCOHOLIC BEVERAGES.</li></ul>
PROVIDED SEATING:	INDOOR SEATING: (23 GUESTS) COUNTER SEATING FOR 8 PATRONS TABLE SEATING FOR 10 PATRONS BOOTH SEATING FOR 5 PATRONS  OUTDOOR SEATING: TABLE SEATING FOR 44 PATRONS (11 EA 4 TOPS) OPEN ENDED PERIMETER RAILING IS PROVIDED TOTAL PROVIDED SEATING FOR 67 PATRONS

ZONING SUMMARY	LEVEL 1 33,806 SF LEVEL 2 64,015 SF LEVEL 3 113,002 SF LEVEL 4 114,805 SF LEVEL 5 73,828 SF LEVEL 6 117,124 SF LEVEL 7 117,102 SF LEVEL 8 97,816 SF GRAND TOTAL 737,659 SF
LOT AREA AFTER DEDICATION = 248,562 SF. ALLOWABLE MAXIMUM F.A.R. PER ZONING CASE APPROVAL: 3.5 PROVIDED F.A.R. (BUILDING AREA / LOT AREA) 782,073 / 248,562 = 3.15	
DENSITY:	248,562 SF / 400 SF/UNIT = 620 UNITS BY RIGHT 620 X 12.1% DENSITY BONUS FOR VERY LOW INCOME UNITS = 75 UNITS TOTAL UNITS PROVIDED = 695 UNITS DENSITY (695 UNITS / 5.7 ACRES) = 122 DU/ACRE VERY LOW INCOME UNITS TO BE PROVIDED PER CONDITIONS OF APPROVAL: 620 UNITS BY RIGHT X 5% = 31 UNITS



JOHN M. FRANK  
CONSTRUCTION, INC.

913 E 4th street Santa Ana, CA 92701 (714) 210-3600 Lic. 589230

REGISTERED ARCHITECT  
STATE OF CALIFORNIA  
RENEWED 23

12-09-21

MOTHERS MARKET & KITCHEN  
AVA HOLLYWOOD

6677 W. SANTA MONICA BLVD. SUITE #103  
LOS ANGELES, CA 90038

DESCRIPTION	10-22-21 LANDLORD SUBMITTAL	11-23-21 LANDLORD RESUBMITTAL	12-09-21 AGENCY SUBMITTAL 1st RD
DATE			
REC DATE:			
PROJECT NO:			
DWG FILE:			
DRAWN BY:			
CHECKED BY:			
DESIGNER:			

SHEET TITLE

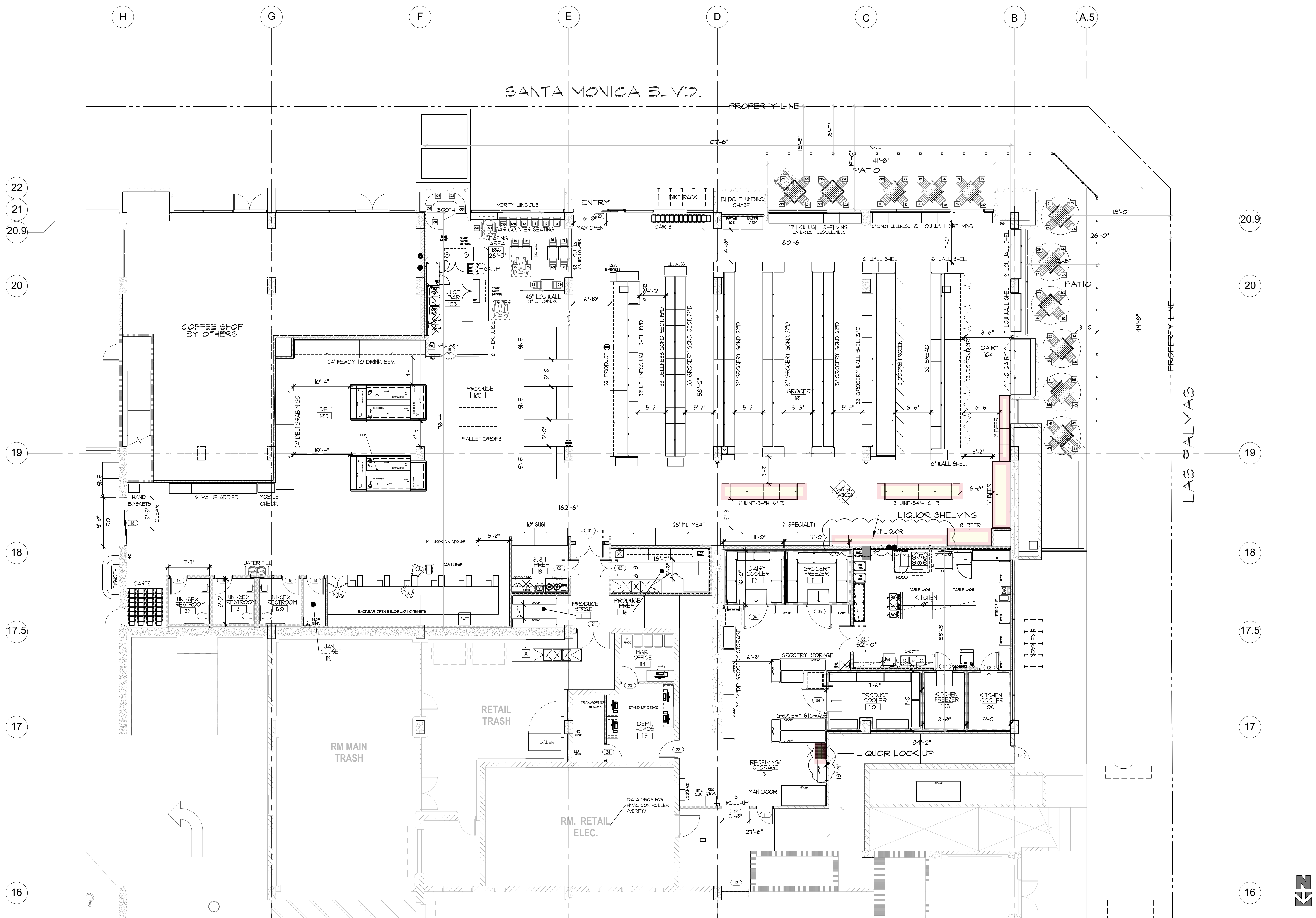
SITE PLAN

DIVISION-STORE NO.

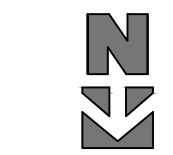
AVA

SHEET NO.

SP-1



OVERALL FLOOR PLAN



SCALE: 1/8"=1'-0"

1

## STORE DATA BY SQUARE FOOTAGE

INTERIOR AREA FOOTAGES	
SALES AREA	7,253 SQFT (58 %)
OFFICE /SERVER	375 SQFT (3 %)
KITCHEN	671 SQFT (5.3 %)
COOLER / FREEZER	623 SQFT (5 %)
PREP AREAS	644 SQFT (5.1 %)
JUICE BAR	630 SQFT (5.05 %)
ACCESSORY JANITORS CLOSET	42 SQFT (0.3 %)
STORAGE / BOH	1,342 SQFT (10.1 %)
RESTROOMS	197 SQFT (1.5 %)
WALLS, MISC.	1,033 SQFT (8.2 %)
TOTAL	12,455 SQFT

EXTERIOR DINING FOOTAGE	
UN COVERED PATIO	1,170 SQFT
TOTAL	1,170 SQFT

INTERIOR DINING (23 SEATS)	
JUICE BAR	630 SQFT (5.05 %)
TABLES	10 SEATS
COUNTER	8 SEATS
BOOTH	5 SEATS

EXTERIOR DINING (44 SEATS)	
PATIO	1,170 SQFT
TABLES	44 SEATS
TOTAL	1,800 SQFT 67 SEATS

LIQUOR SALES	
WALL SHELVING 84" H BEER	26 SQFT
ISLAND SHELVING 54" H WINE	96 SQFT
WALL SHELVING 84" H SPIRITS	44 SQFT
REFRIGERATED CASES BEER & WINE	70 SQFT

LIQUOR SALES AREA	
LIQUOR SALES AREA	651 SQFT
ISLAND SHELVING 54" H WINE	96 SQFT
WALL SHELVING 84" H SPIRITS	44 SQFT
REFRIGERATED CASES BEER & WINE	70 SQFT

## STORE DATA

TOTAL BUILDING AREA	12,455 SQ. FT.
SALES AREA(58%)	7,253 SQ. FT.

## SHELVING (IN LINEAL FEET)

GROCERY	320'
GROCERY END CAPS	38'
WELLNESS LF	65'
WELLNESS END CAPS	11'
WINE LF	48'
LIQUOR LF	21'
BREAD LF	32'

## REFRIGERATED (IN LINEAL FEET)

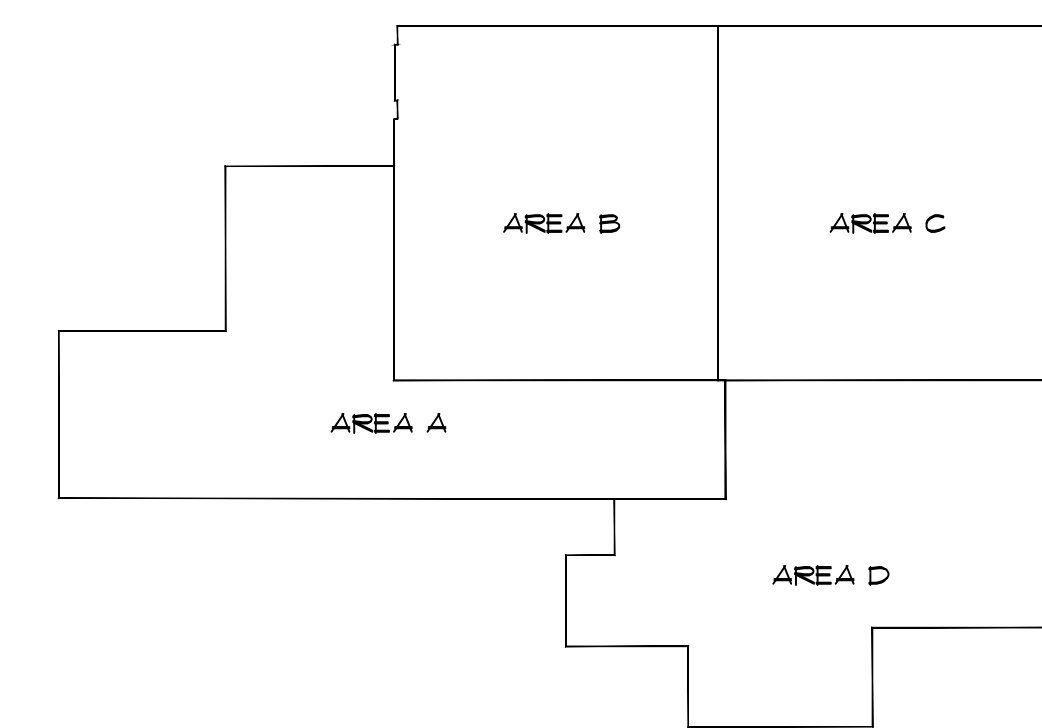
PRODUCE	32'
FROZEN FOODS	33'
DAIRY	42'
BEVERAGES	24'
DELI/PREPARED-MD	24'
DELI/PREPARED-LOW MD	48'
HOT FOODS	6'
SUSHI	10'
WINE/BEER	20'
MEAT/SPECIALTY	40'
WELLNESS/PROBIOTICS	4'

NOTE: SALES AREA SQUARE FOOTAGE DOES NOT INCLUDE CHECKSTAND AREA/SEATING.

## KEYNOTES

WALL LEGEND:	
(N) METAL FRAMED LOW WALL	
(N) METAL FRAMED WALL	
(E) METAL FRAMED WALL	
LIQUOR SALES	

## LEGEND



## KEYPLAN