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August 11, 2022

Mother's Market & Kitchen, Inc. (A)  
100 Kalmus Drive  
Costa Mesa, CA 92626

Avalon Hollywood, L.P. (O)  
4040 Wilson Boulevard, Unit 1000  
Arlington, VA 22203

Dan Kramer (R)  
Dan Kramer Law Group  
350 Sansome Street, Unit 400  
San Francisco, CA 94104

CASE NO. ZA-2022-2117-CUB  
CONDITIONAL USE  
6677 West Santa Monica Boulevard,  
Suite 105-109 (6649-6687 West Santa  
Monica Boulevard, 1120-1122 North Las  
Palmas Avenue, 6624-6650 West Lexington  
Avenue)  
Hollywood Community Plan Area  
Zone : [T][Q]C2-2D-SN  
C.D. : 13 – O'Farrell  
D.M. : 144B185656 - 144B185657,  
144B185672 - 144B185673, 144B185647,  
144B185630, 144B185613, 144B185467 –  
144B185658  
CEQA : ENV-2022-2119-CE  
Legal Description: Lots FR8, FR9, 10, 11,  
and 12, Block A, Strong and Dickenson's  
Hollywood High School Tract; Lot FR28,  
Tonner and Garbutt's Subdivision of the  
S.W. Little Tract; Lots FR4, FR5 and 6, TR  
1362; and Lot A, Tract P M 2708

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

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

a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption, in conjunction with a grocery market in the [T][Q]C2-2D-SN Zone.

Upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.
7. Authorized herein is the sale and dispensing of a full line of alcoholic beverages for off-site consumption, in conjunction with a proposed 12,455 square-foot grocery market with a 1,170 square-foot outdoor patio, from the effective date of this grant. The grant shall be subject to the following limitations:
  - a. The hours of operation shall be limited to 7:00 a.m. to 10:00 p.m., daily.
  - b. Indoor seating shall be limited to a maximum of 23 seats. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.
  - c. Outdoor seating shall be limited to a maximum of 44 seats. The final number of seats and their location may be modified by the Department of Building and Safety in order to provide accessibility and required clearances from existing structures.
8. After hour use shall be prohibited, except routine clean-up. This includes, but is not limited to, private or promotional events, special events, excluding any activities which are issued film permits by the City.
9. Parking shall be provided in compliance with the code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.
10. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.

11. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
12. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
13. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.
14. **Complaint Log.** A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:
  - a. Entry, visible to pedestrians.
  - b. Customer service desk, front desk or near the cash registers.

Complaints shall be responded to within 24-hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved.
15. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.
16. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under their control to assure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
17. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
  - a. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the subject premises and the facility to discourage illegal and criminal activities and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.

18. The applicant shall be responsible for maintaining the premises over which they have control, including the adjoining sidewalk and any public or temporarily closed alleys abutting the site, free of debris or litter.
19. An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.
20. Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor dining areas in accordance with Los Angeles Municipal Code Section 41.50 B 2 C. This prohibition applies to all outdoor areas of the establishment if the outdoor area is used in conjunction with food service and/or the consumption, dispensing or sale of alcoholic or non-alcoholic beverages.
21. The applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.
22. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department, Department of Alcoholic Beverage Control, or the Department of Building and Safety. The on-site Manager and employees shall be knowledgeable of the conditions herein.
23. Any music, sound or noise which is under control of the applicant shall not constitute a violation of Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance) and shall not be audible beyond the subject premises. At any time during the term of the grant a City inspector may visit the site during operating hours to measure the noise levels using a calibrated decibel/sound level meter. If, upon inspection, it is found that the noise level exceeds those allowed by the Citywide Noise Ordinance, the owner/operator will be notified and will be required to modify or, eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.
24. There shall be no speakers or amplified sound permitted in the outdoor dining area.
25. Prior to the effectuation of the grant, the applicant(s) shall be required to provide the Police Department with a Security Plan that satisfactorily conforms to Police Department standards. The Security Plan shall also include a delineation of the security personnel scheme including specifications pertaining to staffing, attire, and arrangement of security guards for the licensed premises.

#### **ADMINISTRATIVE CONDITIONS**

26. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
27. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per LAMC Section 19.01 E, 3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City.

- a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.
  - b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
28. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30 days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing the floor plan, seating arrangement or number of seats of the new operation.
29. The Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application, if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or if documented evidence be submitted showing a continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, and a 500-foot notification radius, shall be submitted to the Department of City Planning within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.
30. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

  - a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

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

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

**TRANSFERABILITY**

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

**VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR**

Section 12.29 of the Los Angeles Municipal Code provides:

“A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code.”

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

**APPEAL PERIOD - EFFECTIVE DATE**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after **AUGUST 26, 2022**, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>**. Public offices are located at:

**Downtown**  
Figueroa Plaza  
201 North Figueroa Street,  
4th Floor  
Los Angeles, CA 90012  
[\(213\) 482-7077](tel:(213)482-7077)

**San Fernando Valley**  
Marvin Braude San Fernando  
Valley Constituent Service Center  
6262 Van Nuys Boulevard, Room  
251  
Van Nuys, CA 91401  
[\(818\) 374-5050](tel:(818)374-5050)

**West Los Angeles**  
West Los Angeles Development  
Services Center  
1828 Sawtelle Boulevard,  
2nd Floor  
Los Angeles, CA 90025  
[\(310\) 231-2598](tel:(310)231-2598)

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

### NOTICE

The applicant is further advised that subsequent contact regarding this determination must be with the staff assigned to this 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, and the statements made at the public hearing on July 13, 2022 all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use approval under the provisions of Sections 12.24 W.1 have been established by the following facts:

### BACKGROUND

The subject site is comprised of ten rectangular-shaped lots encompassing 256,250 square-feet located in the Hollywood community. On December 9, 2014, the City Planning Commission approved a mixed-use project consisting of 695 dwelling units and 24,900 square feet of retail and restaurant uses on the project site (Case No. CPC-2006-9797-GPA-VZC-HD-CU-SPR-DB). While the aforementioned project was approved a Conditional Use permit for the sale of alcoholic beverages for on-site consumption, a Conditional Use permit for the sale of alcoholic beverages for off-site consumption was denied. The project site has been developed into the Ava Hollywood at La Petra Place (AVA Hollywood) with retail tenant spaces located along the West Santa Monica Boulevard frontage. The property has a frontage of approximately 435 feet along West Santa Monica Boulevard, a frontage of approximately 265 feet along North Las Palmas Avenue, and a frontage of approximately 352 feet along West Lexington Avenue.

The property is zoned [T][Q]C2-2D-SN with a land use designation of General Commercial within the Hollywood Community Plan. The subject project is located within the Hollywood Signage (Media District) Supplemental Use District, Transit Priority Area, State Enterprise Zone, Urban Agriculture Incentive Zone, Hollywood Media District, and is located 1.53 kilometers from the Hollywood Fault.

The subject grocery market, Mother's California Market, will offer customers a wide selection of food and goods that cater to various food diets and lifestyles. The market will occupy street-level commercial tenant spaces fronting the intersection of West Santa Monica Boulevard and North Las Palmas Avenue. Interior and exterior tenant improvements will be made to accommodate the subject grocery market. The project will provide 125 shared commercial parking within the ground level parking garage of the Ava Hollywood development.

The applicant requests a Conditional Use to allow the sale of a full line of alcoholic beverages for off-site consumption only with a 12,455 square-foot grocery market with hours of operation from 7:00 a.m. to 10:00 p.m., daily. The market will provide 23 indoor seats and 44 outdoor seats for food and beverage consumption. Outdoor seating will be provided within a 1,170 square-foot uncovered patio.

The consumption of alcoholic beverages inside the market premises and within the dining patio is prohibited.

### **SURROUNDING PROPERTIES**

Properties surrounding the subject property are zoned [Q]M1-1VL-SN, MR1-1-SN, [T][Q]C2-2D-SN, RD1.5-1XL. Properties surrounding the project site are characterized by flat terrain with commercial uses and entertainment production uses developed along West Santa Monica Boulevard and residential uses located north of the project site. These properties are also characterized with fully improved streets.

Properties located along West Santa Monica Boulevard, to the east and west, are zoned [Q]M1-1VL-SN and are developed with low-rise commercial buildings. Properties across West Santa Monica Boulevard to the south are zoned MR1-1-SN and are developed with low-rise commercial buildings and entertainment production studios. North of the project site are commercial buildings and entertainment production studios zoned [Q]M1-1VL-SN. Properties across West Lexington Avenue are zoned RD1.5-1XL and are developed with multi-family residential buildings. Approximately 850 feet south of the project site is the Hubert Howe Bancroft Middle School located in the [Q]PF-1 Zone.

### **STREETS AND PUBLIC TRANSIT**

West Santa Monica Boulevard, adjoining the subject property to the south, is a designated Modified Avenue I, dedicated to a Right-of-Way width of 104 feet and a Roadway width of 74 feet and is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

North Las Palmas Avenue, adjoining the subject property to the west, is a designated Local Street - Standard, dedicated to a Right-of-Way width of 60 feet and a Roadway width of 36 feet and is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

West Lexington Avenue, adjoining the subject property to the north, is a designated Local Street - Standard, dedicated to a Right-of-Way width of 60 feet and a Roadway width of 36 feet and is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

The project site fronts the West Santa Monica Boulevard and North Las Palmas Avenue intersection which functions as a bus stop for Metro Local Line 4, providing east/west service between Downtown Los Angeles and the City of Santa Monica.

### **Previous Cases, Affidavits, Permits, and Orders on the Applicant's Property:**

Case No. CPC-2006-9797-GPA-VZC-HD-CU-SPR-DB – On December 9, 2014, the City Planning Commission approved a mixed-use project; approved a General Plan Amendment from Limited Manufacturing to General Commercial; Approved a Vesting Zone Change from [Q]M1-1VL-SN to [T][Q]C2-2D-SN and a Height District Change from 1VL to SD; approved a Conditional Use for the sale and/or dispensing of alcoholic beverages involving two restaurants for on-site consumption; denied a Conditional Use to permit the sale and dispensing of alcoholic beverages for off-site consumption in conjunction with a convenience store, drug store, or specialty market; approved a Site Plan Review for a project that results in an increase of 50 or more dwelling units; and approved a Density Bonus of 12.1% in exchange for a 5% set aside for Very Low Income households.

### **Cases on Surrounding Properties:**

Staff utilized a 600-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with the sales and dispensing of alcoholic beverages filed after 2012:

Case No. ZA-2018-2816-CUB – On March 28, 2019, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an 1,856 square-foot restaurant with 71 interior seats. The project was also approved of a Conditional Use to permit deviation from Commercial Corner Development to permit hours of operation between 7:00 a.m. to 2:00 a.m., in lieu of 7:00 a.m. to 11:00 p.m., daily.

### **PUBLIC CORRESPONDENCE**

On January 24, 2022, the Central Hollywood Neighborhood Council submitted a letter voting in support of the Conditional Use request to permit the sale of a full-line of alcoholic beverages for off-premises consumption in conjunction with the proposed Mother's Market & Kitchen grocery market.

On June 23, 2022, Mr. Quintana from the California Department of Alcoholic Beverage Control (ABC) provided an e-mail correspondence stating that LAPD Hollywood Vice Unit has raised opposition to ABC an alcoholic beverage license in conjunction with the proposed grocery market.

### **PUBLIC HEARING**

A public hearing was held before the Zoning Administrator on July 13, 2022 at 10:30 a.m. Due to COVID-19 and continued concerns that meeting in person would present imminent risks to the health and safety of the attendees, the hearing was conducted entirely telephonically.

Margaret Taylor, the project representative, introduced the applicant team, presented a presentation and stated the following:

- Tenant improvement to Avalon Bay
- There are 695 residential units
- No on-site dining service and no on-site consumption
- Already existing Mother's Market in California area
- Natural food market, focus on health
- Short supply of healthy food markets in Hollywood
- Opened markets since 1978
- 12,400 square feet and is more akin to a Trader Joe's
- Provides healthy foods, an alternative that Trader Joe's does not provide
- Less shelving space for alcohol
- Small specialty products
- Access to products not in vicinity
- Provide Hollywood an option
- Heart of Hollywood Media District
- Increase in housing; mixed-use in the Community Plan and in the Community Plan Update
- Keep people out of cars
- Need those location options
- Senior housing, adult media trade school nearby, high density residential to the north and west
- Newly constructed

- Substantial investment to area
- Service for residents
- There are public transportation alternatives
- Proposed hours are similar to Trader Joe's
- Facts in support: low (5-7%) of floor area dedicated to alcohol; experienced, responsible operator; Design Out Crime Guidelines followed (transparency, security cameras); high density residential neighborhood and adult trade school; and product mix
- Type 21 license
- Came to LAPD regarding over concentration
- Transferred a license to the location
- Not a 7-11 or a liquor store
- The Neighborhood Council supports the project
- Submitted volunteered condition with LAPD for a security plan; will need to have this with LAPD Vice prior to APC
- Safe, family friendly
- Would like to minimize overhead
- Access off subterranean structure and secondary entrance off of Santa Monica Boulevard; consistent with City Design Guidelines of not turning back on the street
- Discussed this with Council Member and field staff before filing and have updating them throughout process
- Outdoor patio is on-site and not in the public right-of-way

Office Pineda from LAPD, stated the following:

- Spoke to applicant and came to an agreement
- Initially in opposition due to the off-site sales of alcohol in the radius (7-11 and liquor store); lack of resources
- After speaking and meeting with the applicant, was able to work together
- Provide a safe environment for the customers with following conditions: okay with the proposed hours; lock alcohol will eliminate crime; security guard; no loitering; entrance to parking instead of the main street
- Non opposition letter will be drafted and will need to be reviewed approximately end of next week

One member of the public spoke in support of the proposed project with the following:

- Was a resident here for 10 years
- The 7-11 was always sketchy
- This is perfect for the area

In response to questions raised by the Zoning Administrator, Margaret Taylor clarified with the following:

- Regarding transferring alcohol license, can purchase anywhere; transferred from 5420 West Sunset to this premise
- No other off-site licenses
- Regarding LAPD recommended conditions – agreement with security plan; locked cabinet is inconvenient to customers and may not be necessary; may not need security guard at all times; will have MViP condition
- The person who spoke is the son; we lived in this location; shopped in this area; shopped on the streets; missing healthy alternative; pandemic hardship to get healthy essential items
- Santa Monica entrance is required by the landlord

The Zoning Administrator closed the public hearing was inclined to approve the case but kept the case under advisement for three weeks to allow two weeks for LAPD to submit a letter and for the applicant to review and respond to the recommended conditions.

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

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
- The sale of alcoholic beverages for consumption off the premises is prohibited.
- No signs are permitted on the outside of the building or directed from the inside to the outside which display or advertise the availability of alcoholic beverages.
- Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages and shall be installed on the premises at each point-of-sale location. The device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverages.
- The single unit sales of malt liquors and/or malt based products shall be prohibited.
- No sale of alcohol shall be permitted at any self-service, automated check-out station (checkout conducted primarily by the customer, with assistance by a store monitor) if such are available on the site. All sales of alcohol shall be conducted at a full-service checkout station directly attended by a cashier/checkout clerk specifically assigned solely to that station.

**BASIS FOR CONDITIONAL USE PERMITS**

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

## **CONDITIONAL USE FINDINGS**

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

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

The proposed grocery market is located in a portion of the Hollywood community predominantly comprised of commercial businesses, multi-family residential developments entertainment production spaces and other manufacturing uses. The grocery market would occupy an existing mixed-use development that consists of 695 dwelling units and 24,900 square feet of commercial tenant space (Case No. CPC-2006-9797-GPA-VZC-HD-CU-SPR-DB) and would provide a beneficial service to the community by providing residents, workers, and visitors the opportunity to purchase essential goods such as food and household supplies. With the applicant's Conditional Use request, the grocery market would permit the sale of a full line of alcoholic beverages for off-site consumption only. The sale of alcohol within grocery markets is not new or uncommon, and is often desired by customers as it allows individuals to purchase all their groceries at one destination. Alcohol sales would be ancillary to grocery sales. In addition, the grocery market would enhance the commercial character and economic prosperity of the community. Supplemental sales revenue generated from alcohol sales would contribute to the collection of tax revenue and the increase of employment opportunities.

The applicant requests a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with a 12,455 square-foot grocery market with hours of operation from 7:00 a.m. to 10:00 p.m., daily. The grocery market would provide a total of 67 seats (23 interior seats and 44 exterior seats). The exterior seats would be located within a 1,170 outdoor dining patio. The grocery market would complement the surrounding commercial, residential, and manufacturing uses in the vicinity and would attract local investment and employment opportunities. As such, the project will provide a beneficial service to the Hollywood community.

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

The Conditional Use request allows for the sale and dispensing of a full line of alcoholic beverages for off-site consumption at the proposed grocery market. The market will occupy an existing commercial tenant space within the AVA Hollywood mixed use development, which consists of 695 dwelling units and 24,900 square feet of retail and restaurant uses (Case No. CPC-2006-9797-GPA-VZC-HD-CU-SPR-DB). In addition, the project site is located adjacent to a variety of retail shops, entertainment production spaces, and other manufacturing uses which front West Santa Monica Boulevard, a major corridor that provides east-west travel through the Hollywood community. The proposed grocery market would provide local residents and workers a convenient service through the sale of essential goods such as food and household supplies. The sale of alcoholic beverages would be ancillary to grocery sales. The project would contribute to the commercial character and economic vitality of the community therefore the project would be compatible with and would not adversely affect the surrounding neighborhood.

The project site is located in the [T][Q]C2-2D-SN Zone with a land use designation of General Commercial. Retail uses, such as the operation of grocery markets, are permitted in the C2 Zone and are compatible with the General Commercial designation. As discussed above, the proposed grocery market would complement the surrounding uses as well as those along West Santa Monica Boulevard. The grocery market will maintain a square footage of 12,455 square feet and a 1,170 square-foot outdoor patio fronting West Santa Monica Boulevard. A total of 23 interior seats and 44 exterior seats will be provided, with hours of operation of 7:00 a.m. to 10:00 p.m., daily. The restaurant's location, size and height will conform with the design and layout of the AVA Hollywood mixed use development and will be compatible with the adjacent properties in the neighborhood.

The project will provide interior and exterior seats for customers to enjoy prepared food and snacks offered by the grocery market. The sale of a full line of alcoholic beverages in conjunction with the proposed grocery store shall be permit for off-site consumption only, therefore customers will be prohibited from consuming alcohol on the premises. Conditions have been imposed in the grant to address nuisances, security, mode and character, and responsible management. A complaint number posted at the entrance of the grocery market visible to pedestrians and the maintenance of the complaint log will enable abutting neighbors and the community to inform the owner of complaints of the use. Furthermore, employees will be required to participate in training pertaining to alcohol sales. As conditioned, the operation of the grocery market with the sale and dispensing of a full line of alcoholic beverages will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety and the development of the community.

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

The General Plan serves as a blueprint for future growth and development of the City. The twelve elements of the General Plan establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code (LAMC). Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject site is located within the Hollywood Community Plan Area, and designates the land use as General Commercial with the corresponding zones C1, C2, P, RAS3, and RAS4. The project site is subject to "Q" Qualified Conditions of Approval, "T" Tentative Classification, and "D" Development Limitations associated with the approval of Case No.CPC-2006-9797-GPA-VZC-HD-CU-SPR-DB on December 9, 2014 (Ordinance No. 183451). The project site is also subject to Hollywood Signage Supplemental Use District (Ordinance No. 181340) which promotes appropriate and economically viable signage and addresses the blight created by poorly placed, badly designed signs throughout Hollywood. The proposed grocery market use and the request to permit the sale and dispensing of alcoholic beverages on the subject property is not restricted by these ordinances.

The project site is zoned [T][Q]C2-2D-SN zone and is thus in conformance with the land use designation. The Hollywood Community Plan text is silent in regards to alcohol sales. In such cases, the Zoning Administrator shall interpret the intent of the Plan. The purpose of the Plan is to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the community. The project is consistent with the following objectives of the Community Plan:

- **Objective 1:** *To further the development of Hollywood as a major center of population, employment, retail services, and entertainment; and to perpetuate its image as the international center of the motion picture industry.*
  
- **Objective 4:** *To promote economic well being and public convenience through:*
  - *Allocating and distributing commercial lands for retail, service, and office facilities in quantities and patterns based on accepted planning principles and standards.*

The project supports the Community Plan's Objectives by increasing employment opportunities and contributing to the economic vitality of the Hollywood community. The proposed grocery market will provide a convenient and beneficial service to the surrounding commercial, manufacturing, and residential uses through the sale of essential goods such as food and household supplies. The required findings in support have been made and the operation has been imposed with conditions of approval to minimize potential impacts on the surrounding neighborhood. Therefore, the project conforms to the purpose, intent, and provisions of the General Plan and the Hollywood Community Plan.

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

The approval of the Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages on the subject site will not adversely affect the welfare of the community. Similar to many markets located in the Hollywood community, the incidental service of alcohol will not be new or uncommon. It is a convenient service that is commonly provided at markets to allow customers to purchase all their grocery goods at a single destination. In particular, the grocery market will be beneficial and convenient to the households located above the ground level within the AVA Hollywood development. The grocery market is located within an established commercial and manufacturing area with multi-family housing nearby. As such, the proposed grocery market will complement the mixed-use character of the neighborhood as well as contribute to the collection of tax revenue and the increase of employment opportunities.

Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring deterrents against loitering and responsible management. Employees will undergo training on the sale of alcoholic beverages including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program, Department of Alcoholic Beverage Control Licensee Education on Alcohol and Drugs (LEAD) Program, or the Responsible Beverage Service (RBS) Training Program. In addition, the Zoning Administrator has imposed numerous conditions to integrate the use into the community as well as protect community members from adverse potential impacts. While the grocery market will provide indoor and outdoor seating for customers to enjoy prepared food and snacks, signage will be posted within the premises prohibiting alcohol consumption on-site. All activity occurring on the subject premises will be required to adhere to the imposed

conditions. Additional conditions have been included to ensure the operation provides adequate security measures, including a surveillance system, adherence to the City's Noise Ordinance, and responsible management practices. The City's conditions of approval and any conditions by the California Department of Alcoholic Beverage Control are intended to protect the public health, welfare and safety of the community. Therefore, it is expected that the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with a proposed grocery will not adversely affect the welfare of the pertinent community.

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

According to the California Department of Alcoholic Beverage Control (ABC) licensing criteria, three (3) on-sale and two (2) off-sale alcohol licenses are allocated to the subject census tract (Census Tract 1919.01). Currently there are 18 alcohol licenses held by 15 establishments in the census tract.

- (3) Type 20: Off-Sale Beer & Wine
- (1) Type 21: Off-Sale General
- (5) Type 41: On-Sale Beer & Wine – Eating Place
- (6) Type 47: On-Sale General – Eating Place
- (3) Type 58: Caterer Permit

Within 1,000 feet of the subject site, there are nine (9) alcohol-selling establishments. These establishments, inclusive of the subject restaurant, hold a total of three (13) ABC licenses which include On-Sale Beer & Wine, Off-Sale General, On-Sale Beer & Wine – Eating Place, On-Sale General – Eating Place, On-Sale General – Public Premises, Caterer's Permit, Portable Bar License.

The subject site is located in a census tract where the number of active on-and off-site licenses exceeds ABC's census tract authorizations. The Project is located within the Hollywood community, a highly-developed and urbanized area with a high concentration of retail services, shops, and restaurants. Concentration can be undue when the addition of licenses will negatively impact a neighborhood. Concentration is not undue, however, when a determination is made that the ABC license(s) will not negatively impact an area, but rather such license benefits the public welfare and convenience. The proposed grocery market will provide a beneficial and convenient service to the community as it will offer local residents and visitors the opportunity to purchase essential goods such as food, and kitchen and home supplies. The sale of alcoholic beverages is typically desired by shoppers and offered at grocery markets to serve as a one-stop shop. As such, alcohol sales will be ancillary to grocery sales, Therefore, the project site will not result in an undue concentration of alcohol licenses.

According to statistics provided by the Los Angeles Police Department's Northeast Division Vice Unit, within Crime Reporting District No. 665, which has jurisdiction over the subject property, a total of 7 crimes and arrests were reported in 2021 (3 Part I - Crimes and 4 Part II - Arrests), compared to the total area average of 149 offenses, and a High Crime Reporting District of 179 offenses, for the same reporting period.

Part 1 Crimes reported by LAPD include, Homicide (0), Rape (0), Robbery (1), Aggravated Assault (0), Burglary (0), Auto Theft (1), and Larceny (1). Part II Crimes reported include, Other Assault (1), Forgery/Counterfeit (0), Embezzlement/Fraud (0), Stolen Property (0), Weapons Violation (1), Prostitution Related (1), Sex Offenses (0) Offenses Against Family (0), Narcotics (0), Liquor Laws (0), Public Drunkenness (0), Disturbing the Peace (0), Disorderly Conduct (0), Gambling (0), DUI related (1), Moving Traffic Violations (0), Miscellaneous Other Violations (0) and other offenses (0). Of the 7 total crimes and arrests reported for the Reporting District, one arrest were made for driving under the influence.

The above statistics indicate that the crime rate in Reporting District No. 665 is lower than the threshold for what constitutes as a High Crime Reporting District. In addition, the crime statistics do not connect the subject property to any incidents as it pertains to the reporting district as a whole. As noted above, the subject project will be beneficial to the surrounding community as it will provide a beneficial, convenient, and essential service. ABC has the discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the enjoyment of property by neighboring tenants. Nevertheless, to safeguard the welfare of the community, negative impacts commonly associated with the sale of alcohol for on-site consumption such as criminal activity, public drunkenness, and loitering are addressed through the imposition of conditions set forth by the Zoning Administrator. Employees will be required to fulfill specialized training relating to the sale of alcohol and a complaint log shall be maintained by the restaurant operator to receive and address any complaints from the public. The approval of the operation of the subject grocery market at the project site, in conjunction with the sale and dispensing a full line of alcoholic beverages for off-site consumption will serve to enhance the commercial character of the area while operating in a manner that will be responsible and considerate of its surrounding uses.

6. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The project site is zoned for commercial uses and will continue to be utilized as such with the operation of the proposed bar. The following sensitive uses and alcohol-serving establishments are located within a 1,000-foot radius of the site:

Sensitive Uses Within 1,000 feet

Single and multi-family residential uses  
Huber Howe Bancroft Middle School – 929 N. Las Palmas Ave.  
Hollywood's Young Stars Beverly Hills RC School – 6556 Fountain Ave.  
Church of Spiritual Tech – 1130 N. Seward St.  
Hollywood CSC – 114- North Citrus Avenue  
Lifeworks Five Keys Charter School – 1121 North MacCadden Place, #229  
Enrique Noguera Education Garden – 6614 Fountain Avenue

Alcohol-Serving Establishments Within 1,000 feet

Dragonfly Hollywood	6506-6510 Santa Monica Blvd.
Eat This Cafe	6547 Santa Monica Blvd.
7-Eleven Store	6701 Santa Monica Blvd.
Studio Liquor	6759 Santa Monica Blvd.
Soregashi	6775 Santa Monica Blvd., Ste 3
Salt's Cure	1155 N. Highland Ave.
Next Door Lounge	1154 N. Highland Ave.
Las Palmas Market	1259 N. Las Palmas Ave.
Rao's Los Angeles	1006 N. Seward St.

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive use. The grant has been well-conditioned, which should protect the health, safety, and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. This project will continue to contribute to the Silverlake neighborhood and will continue to serve the neighboring residents, local employees, and visitors. Therefore, as conditioned, the project will not detrimentally affect residentially-zoned properties or any other sensitive uses in the area.

**FLOOD HAZARD FINDING**

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside a flood zone.

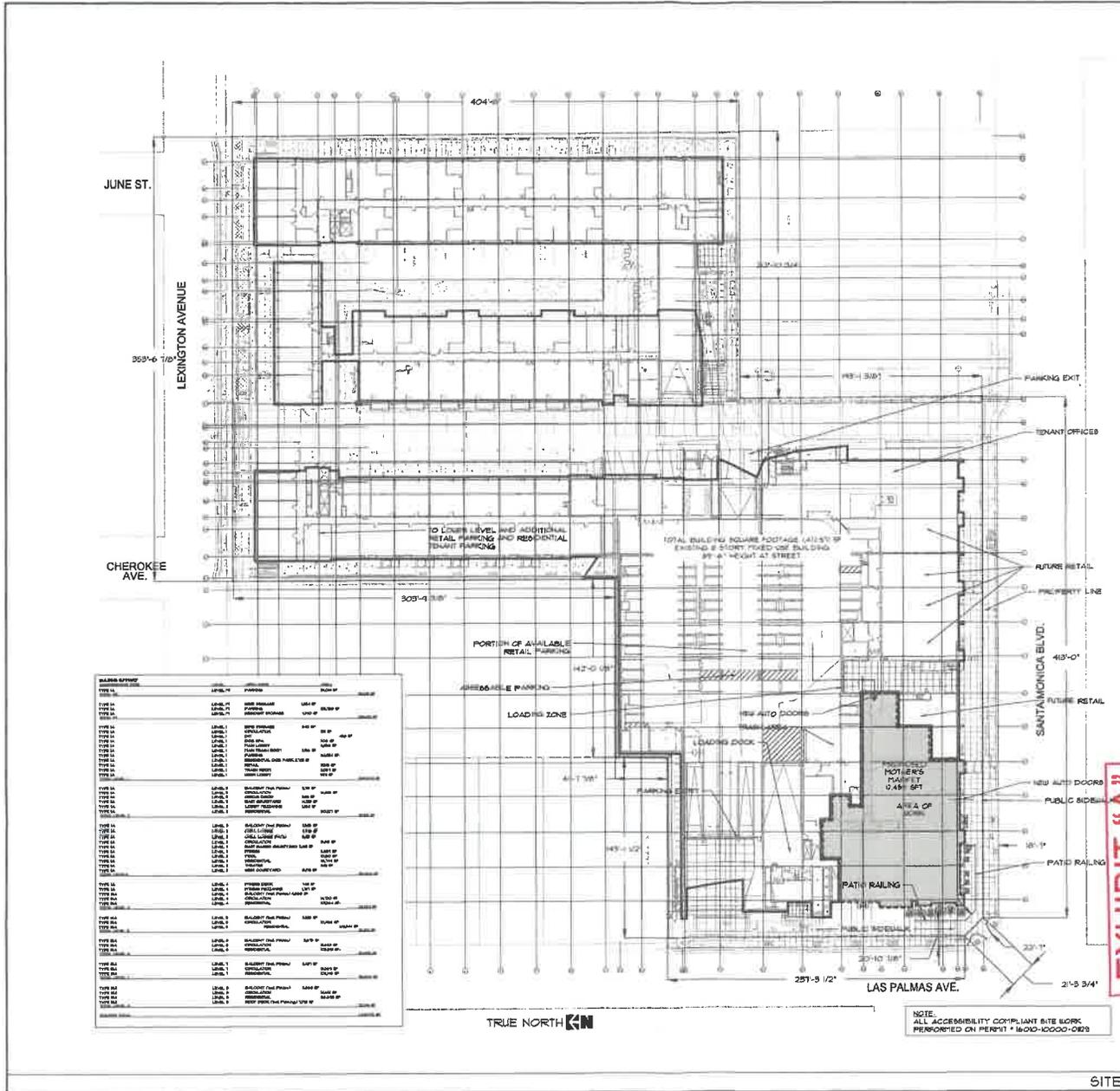
Inquiries regarding this matter shall be directed to David Woon, Planning Staff for the Department of City Planning at (213) 978-1368.



CHRISTINA TOY LEE  
Associate Zoning Administrator

CTL:EA:DW:bk

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



LEVEL	DESCRIPTION	AREA (SF)	PERCENTAGE
LEVEL 1	RETAIL	38,806	100%
LEVEL 2	RETAIL	6,478	16.7%
LEVEL 3	RETAIL	13,007	33.5%
LEVEL 4	RETAIL	14,503	37.3%
LEVEL 5	RETAIL	7,929	20.4%
LEVEL 6	RETAIL	17,274	44.4%
LEVEL 7	RETAIL	17,622	45.4%
LEVEL 8	RETAIL	17,816	45.7%
GRAND TOTAL		131,635	

**PROJECT DATA**

PROJECT NAME: MOTHERS AVA HOLLYWOOD  
 PROJECT ADDRESS: 687 W. SANTA MONICA BLVD, SUITE 108  
 PIN: 14488667  
 LEGAL DESCRIPTION: LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

PROPOSED SINGLE STORY RETAIL GROCERY STORE TENANT IMPROVEMENT WITH AN EXISTING GOLD SHELL DARK SPACE. THE EXISTING BUILDING IS MULTI-STORY, TYPE IA CONSTRUCTION AND FULLY SPRINKLERED.

THE GROCERY STORE WILL INCLUDE THE FOLLOWING IMPROVEMENTS:

- SALES FLOOR WITH DRY AND REFRIGERATED DISPLAY CASES
- KITCHEN/FOOD PREP AREA
- JUICE AND COFFEE BAR
- SOUP PREP AREA
- MILK IN REFRIGERATORS AND FREEZER
- STOCK ROOM
- ADMINISTRATIVE OFFICE
- NEW ELECTRICAL, PLUMBING, MECHANICAL AND REFRIGERATION EQUIPMENT
- INDOOR AND OUTDOOR SEATING WITH OFF-SITE SALE OF A FULL LINE OF ALCOHOLIC BEVERAGES.

INDOOR SEATING (25 GUESTS)  
 COUNTER SEATING FOR 5 PATRONS  
 TABLE SEATING FOR 10 PATRONS  
 BOOTH SEATING FOR 5 PATRONS

OUTDOOR SEATING:  
 TABLE SEATING FOR 44 PATRONS  
 (1 EA 4 TOPS)  
 OPEN ENDED PERIMETER RAILING IS PROVIDED

TOTAL PROVIDED SEATING FOR 61 PATRONS

ZONING SUMMARY

LEVEL	AREA (SF)
LEVEL 1	38,806 SF
LEVEL 2	6,478 SF
LEVEL 3	13,007 SF
LEVEL 4	14,503 SF
LEVEL 5	7,929 SF
LEVEL 6	17,274 SF
LEVEL 7	17,622 SF
LEVEL 8	17,816 SF
GRAND TOTAL	131,635 SF

LOT AREA AFTER DEDICATION = 248,862 SF  
 LOANABLE MAXIMUM FAR PER ZONING CASE APPROVAL:  
 PROVIDED FAR (BUILDING AREA / LOT AREA) = 30.073 / 248,862 = 0.121

DENSITY:  
 248,862 SF / 400 SQ FT UNIT = 620 UNITS BY RIGHT  
 620 X 0.25 DENSITY BONUS FOR VERY LOW INCOME UNITS = 78 UNITS  
 TOTAL UNITS PROVIDED = 698 UNITS  
 DENSITY (698 UNITS / 51 ACRES) = 13.68 UNITS/ACRE  
 DENSITY (698 UNITS) TO BE PROVIDED PER CONDITIONS OF APPROVAL:  
 620 UNITS BY RIGHT X 0.25 X 51 UNITS

**2117**

**EXHIBIT "A"**  
 Page No. 1 of 2  
 Case No. 7A-2022

**MOTHERS MARKET & KITCHEN AVA HOLLYWOOD**  
 887 W. SANTA MONICA BLVD, SUITE 108  
 LOS ANGELES, CA 90008

**LEGEND**

**KEYPLAN**

**TRUE NORTH**

**SCALE: 1"=20'**

**SITE PLAN**

**KEYPLAN**

**JOHN M. FRANK CONSTRUCTION, INC.**  
 913 E. 4th Street, Suite 404, Los Angeles, CA 90013  
 (213) 201-9800

**MOTHERS MARKET & KITCHEN AVA HOLLYWOOD**  
 887 W. SANTA MONICA BLVD, SUITE 108  
 LOS ANGELES, CA 90008

**CONTRACT NO.**  
 14488667

**DATE:**  
 08/20/22

**PROJECT NO.**  
 082022

**SHEET TITLE:**  
 SITE PLAN

**DATE:**  
 08/20/22

**CONTRACT NO.:**  
 AVA

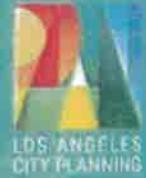
**SHEET NO.:**  
 SP-1



# COVID-19 UPDATE

## Interim Appeal Filing Procedures

Fall 2020



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

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### OPTION 1: Online Appeal Portal

([planning.lacity.org/development-services/appeal-application-online](http://planning.lacity.org/development-services/appeal-application-online))

Entitlement and CEQA appeals can be submitted online and payment can be made by credit card or e-check. The online appeal portal allows appellants to fill out and submit the appeal application directly to the Development Services Center (DSC). Once the appeal is accepted, the portal allows for appellants to submit a credit card payment, enabling the appeal and payment to be submitted entirely electronically. A 2.7% credit card processing service fee will be charged - there is no charge for paying online by e-check. **Appeals should be filed early to ensure DSC staff has adequate time to review and accept the documents, and to allow Appellants time to submit payment.** On the final day to file an appeal, the application must be submitted and paid for by 4:30PM (PT). Should the final day fall on a weekend or legal holiday, the time for filing an appeal shall be extended to 4:30PM (PT) on the next succeeding working day. Building and Safety appeals (LAMC Section 12.26K) can only be filed using Option 2 below.

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### OPTION 2: Drop off at DSC

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

**Metro DSC**  
(213) 482-7077  
201 N Figueroa Street  
Los Angeles, CA 90012

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

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

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

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