



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 (SITUS ADDRESS - 1400 W 190TH ST 90501)

Street Address¹ 19100 HARBORGATE WAY TORRANCE, CA 90501 Unit/Space Number _____

Legal Description² (Lot, Block, Tract) LOT:6,BLOCK:NONE, TR 52172-01

Assessor Parcel Number 7351002020 Total Lot Area 120,057.568 sq ft

2. PROJECT DESCRIPTION

Present Use RETAIL

Proposed Use GROCERY STORE

Project Name (if applicable) 168 MARKET

Describe in detail the characteristics, scope and/or operation of the proposed project A Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with a 29,739 S Grocery Store with daily hours of operation of 8 am to 9 pm in the [Q]C2-1 Zone.

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)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: _____ square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing _____ - Demolish(ed)³ _____ + Adding _____ = Total _____

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

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

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way Information

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

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

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

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

3. ACTION(S) REQUESTED

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

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

Authorizing Code Section LAMC 12.24 W-1

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

Action Requested, Narrative: A conditional use permit to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with a 29,739 SF Grocery Store with daily hours of operation of 8 am

to 9 pm in the [Q]C2-1 Zone

Authorizing Code Section _____

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

Action Requested, Narrative: _____

Additional Requests Attached YES NO

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

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

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

If YES, list all case number(s) ZA 97-0327(CUB)(CUZ)

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

Case No. _____

Ordinance No.: _____

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master Conditional Use

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

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

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

N/A

5. RELATED DOCUMENTS / REFERRALS

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

a. Specialized Requirement Form _____

b. Geographic Project Planning Referral _____

c. Citywide Design Guidelines Compliance Review Form _____

d. Affordable Housing Referral Form _____

e. Mello Form _____

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

g. HPOZ Authorization Form _____

h. Management Team Authorization _____

i. Expedite Fee Agreement _____

j. Department of Transportation (DOT) Referral Form _____

k. Preliminary Zoning Assessment Referral Form _____

l. SB330 Preliminary Application _____

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

n. Order to Comply _____

o. Building Permits and Certificates of Occupancy _____

p. Hillside Referral Form (BOE) _____

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

r. SB330 Determination Letter from Housing and Community Investment Department _____

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

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name TAWA RETAIL GROUP

Company/Firm _____

Address: 6338 REGIO AVE. Unit/Space Number _____

City BUENA PARK State CA Zip Code: 90620

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

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

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) Normandie 168, LLC. c/o Property Management Advisors

Address 1234-B East 17th Street Unit/Space Number _____

City Santa Ana State CA Zip Code: 92701

Telephone (657) 383-4200 E-mail: mmcginnis@ThePMACorp.com

Agent/Representative name Liliger Damaso

Company/Firm Liquor License Agents

Address: 5243 E. Beverly Blvd. Unit/Space Number _____

City Los Angeles State CA Zip: 90022

Telephone (310) 614-8492 E-mail: Lili@LiquorLicenseAgents.com

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

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information Owner Applicant
(select only one) Agent/Representative Other

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

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

PROPERTY OWNER

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

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

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

Signature  _____

Date 4-11-22 _____

Print Name Michael H. MUGEL _____

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

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

State of California

County of Orange

On April 11, 2022 before me, Nicole Terry, Notary Public
(Insert Name of Notary Public and Title)

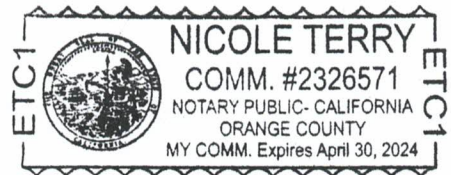
personally appeared Michael H. Mugal, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

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

WITNESS my hand and official seal.

[Signature]
Signature

(Seal)



APPLICANT

- 8. APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
 - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - g. I understand that if this application is denied, there is no refund of fees paid.
 - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

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

Signature: _____

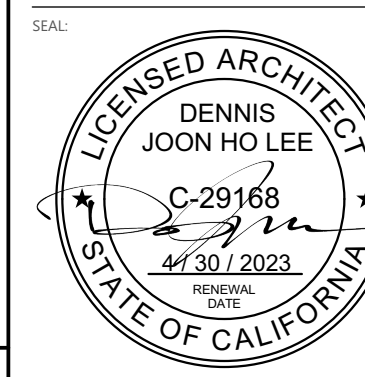


Date: _____

4/12/22

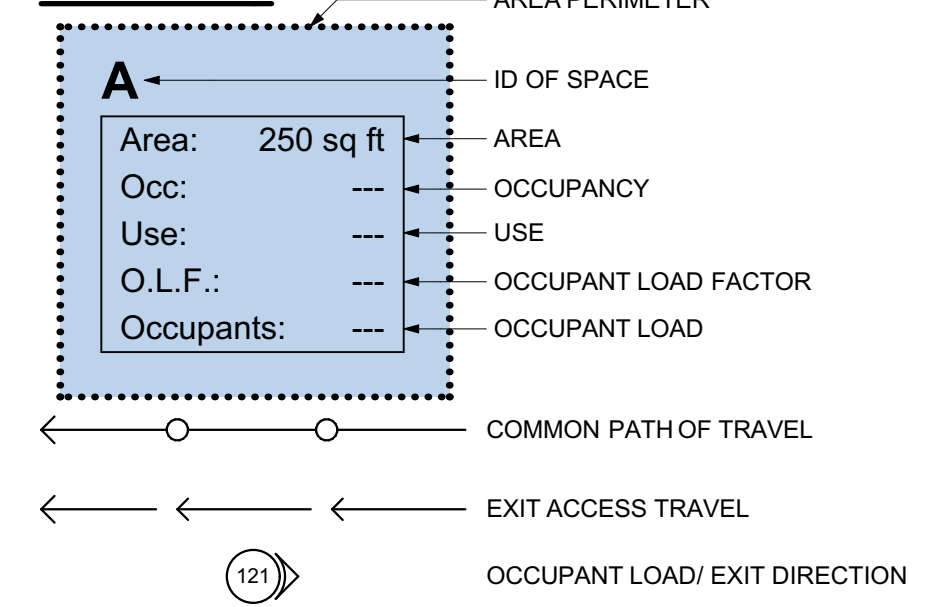
Print Name: _____

Jonson Chen



OCCUPANCY & OCCUPANT LOAD SCHEDULE					
ID	AREA	OCC.	FUNCTION OF SPACE	O.L.F.	OCCUPANTS
A	18,004	M	MERCANTILE	60	301
B	554	B	OFFICE	150	4
C	2,059	F-1	COMM. KITCHEN	200	11
D	6,388	S-1	STORAGE	300	22
E	629	F-1	COMM. KITCHEN	200	4
F	307	S-1	STORAGE	300	2
G	782	F-1	COMM. KITCHEN	200	4
H	210	S-1	STORAGE	300	1
I	806	F-1	COMM. KITCHEN	200	5
				29,739 sq ft	354

LEGEND:



EXIT ANALYSIS:

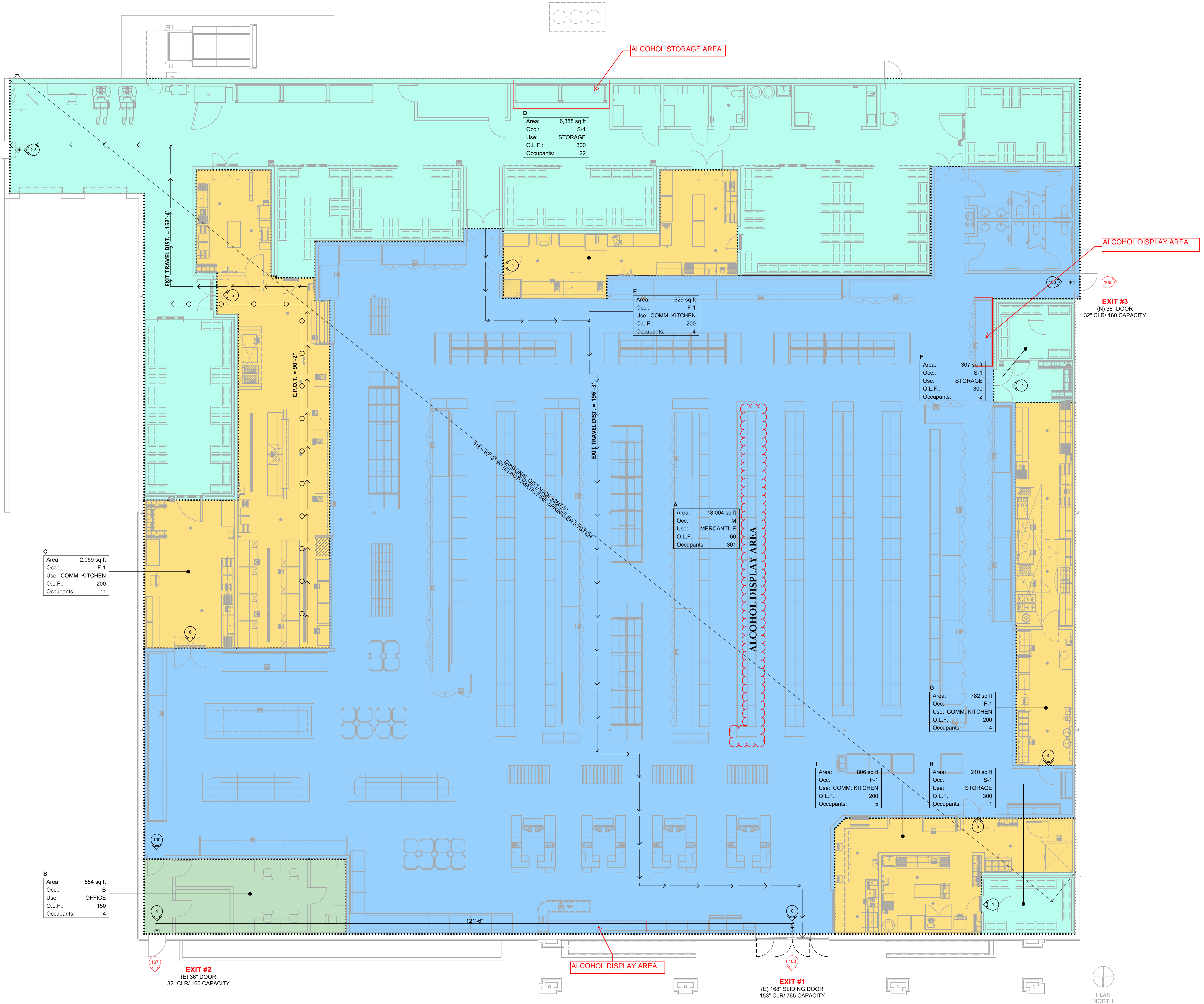
CONSTRUCTION TYPE: V-B
 SPRINKLERED: YES
 NUMBER OF STORIES: 1
 FLOOR AREA: 29,739 S.F.
 OCCUPANCY: M, F-1, B, S-1 (NON-SEPARATED)
 OCCUPANT LOAD: 354

EXIT REQUIREMENTS:
 # OF EXITS REQUIRED: 4
 EXIT WIDTH REQUIRED: 354 x 0.2 IN / OCCUPANT = 71" REQUIRED
 MAX. TRAVEL DISTANCE: 250 FEET (M, F-1, S-1 OCC.)
 300 FEET (B OCC.)
 75 FEET (M OCC.)
 100 FEET (B, F-1, S-1 OCC.)

EXIT PROVIDED:
 EXIT #1 153" BREAKAWAY DOOR 153" CLR
 EXIT #2 36" SWING DOOR 32" CLR
 EXIT #3 36" SWING DOOR 32" CLR
 EXIT #4 36" SWING DOOR 32" CLR

OF EXITS: 4 (2 REQ., O.K.)
TOTAL EXIT WIDTH: 249" (71" REQ., O.K.)

50% CAPACITY: LOSS OF ANY ONE MEANS OF EGRESS SHALL NOT REDUCE THE AVAILABLE CAPACITY TO LESS THAN 50 PERCENT OF THE REQUIRED CAPACITY. REQUIRED: 71" / 2 = 35.5"
 PROVIDED: 249" - 153" = 96" > 35.5". OK



AREA DIAGRAM / EXIT ANALYSIS 1
 SCALE: 1/8" = 1'-0"

168 MARKET TENANT IMPROVEMENT

19100 HARBORGATE WAY
 TORRANCE, CA 90501

TAWA RETAIL GROUP
 6338 REGIO AVE.
 BUENA PARK, CA 90620

NO.	DESCRIPTION	DATE
1	SCHEMATIC DESIGN	9/3/21
2	SCHEMATIC DESIGN	9/9/21
3	PROGRESS REVIEW	9/20/21
4	PROGRESS REVIEW	10/20/21
5	LANDLORD REVIEW SET	11/18/21
6	1ST PLAN CHECK SUBMITTAL	11/22/21

PROJECT NO: 202113
 SCALE: AS SHOWN
 DATE: 11/18/2021
 DRAWN BY: ED / FW
 CHECKED BY: DL

AREA DIAGRAMS / EXIT ANALYSIS

SHEET NO:

RADIUS MAP (CUB)

Interstate 405 San Diego Frwy
 Interstate 405 San Diego Frwy

RTE 405

FWY

190th St

W 190th St

ST

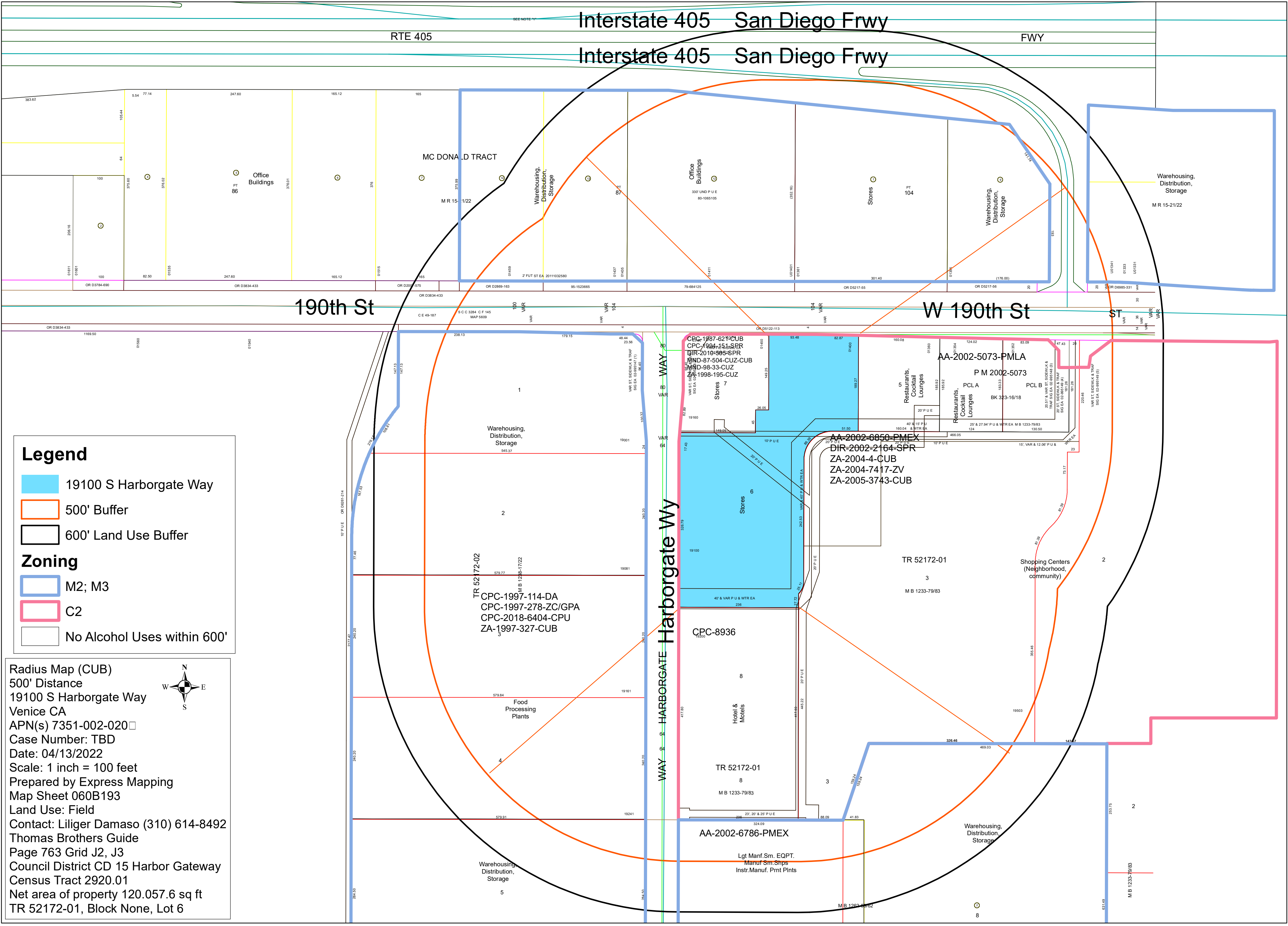
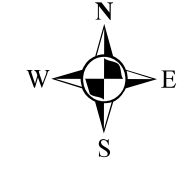
Legend

- 19100 S Harborage Way
- 500' Buffer
- 600' Land Use Buffer

Zoning

- M2; M3
- C2
- No Alcohol Uses within 600'

Radius Map (CUB)
 500' Distance
 19100 S Harborage Way
 Venice CA
 APN(s) 7351-002-020
 Case Number: TBD
 Date: 04/13/2022
 Scale: 1 inch = 100 feet
 Prepared by Express Mapping
 Map Sheet 060B193
 Land Use: Field
 Contact: Liliger Damaso (310) 614-8492
 Thomas Brothers Guide
 Page 763 Grid J2, J3
 Council District CD 15 Harbor Gateway
 Census Tract 2920.01
 Net area of property 120.057.6 sq ft
 TR 52172-01, Block None, Lot 6



WAY S HARBOURGATE Harborage Way

MC DONALD TRACT

Warehousing, Distribution, Storage

Office Buildings

Stores

Warehousing, Distribution, Storage

Warehousing, Distribution, Storage

Warehousing, Distribution, Storage

Stores 7

Restaurants, Cocktail Lounges

Restaurants, Cocktail Lounges

AA-2002-6850-PMEX
 DIR-2002-2164-SPR
 ZA-2004-4-CUB
 ZA-2004-7417-ZV
 ZA-2005-3743-CUB

CPC-8936

TR 52172-01

AA-2002-6786-PMEX
 Lgt Manf.Sm. EQPT.
 Manuf Sm.Shps
 Instr.Manuf. Prnt Plnts

Shopping Centers (Neighborhood, community)

Warehousing, Distribution, Storage

Warehousing, Distribution, Storage

Hotel & Motels

Food Processing Plants

8

M B 1233-79/83

TR 52172-02
 CPC-1997-114-DA
 CPC-1997-278-ZC/GPA
 CPC-2018-6404-CPU
 ZA-1997-327-CUB

Warehousing, Distribution, Storage

Warehousing, Distribution, Storage

Warehousing, Distribution, Storage

Warehousing, Distribution, Storage

Warehousing, Distribution, Storage

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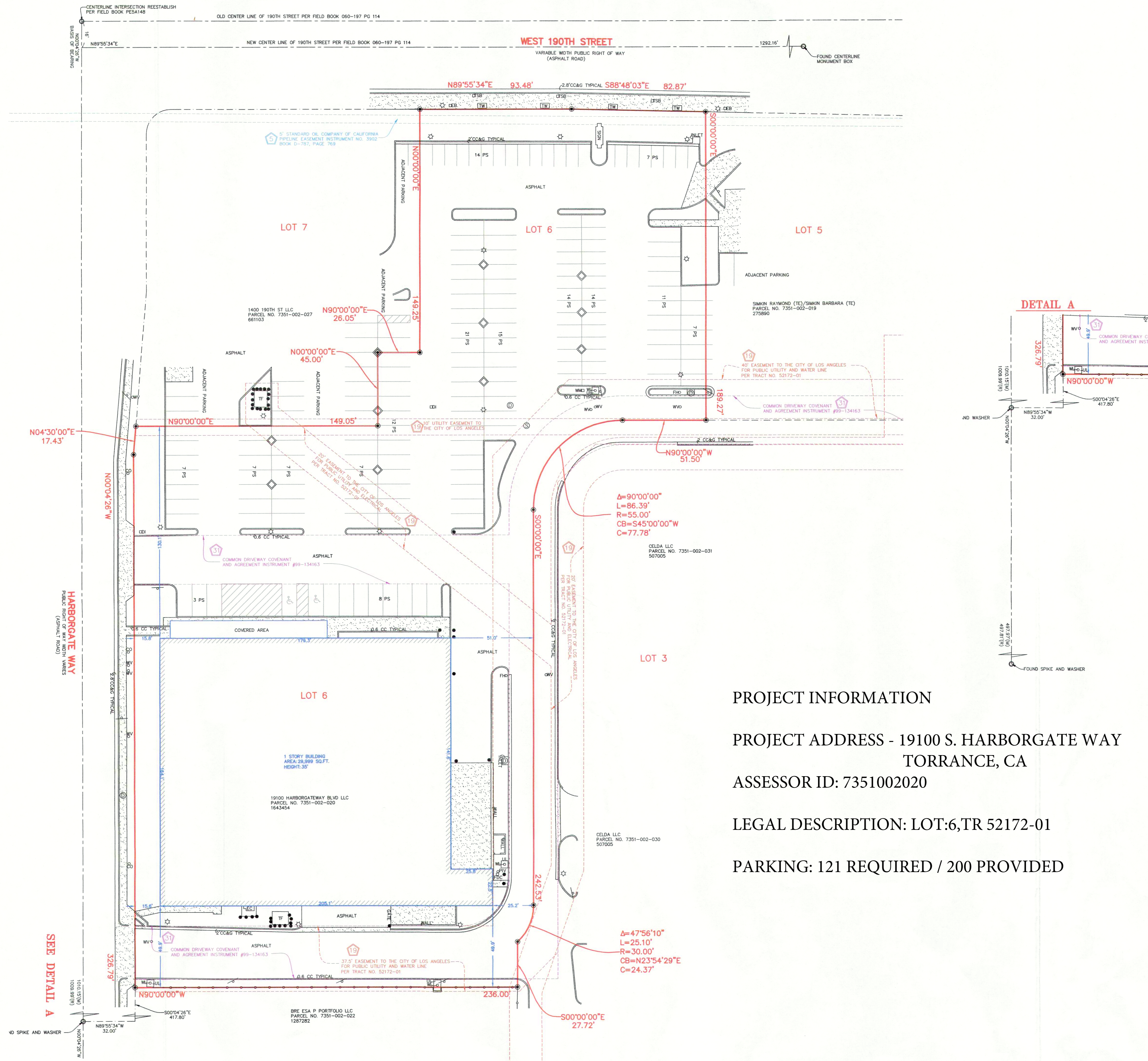
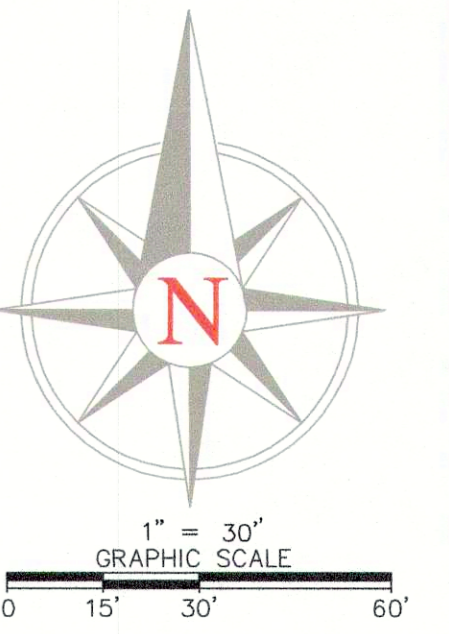
Warehousing, Distribution, Storage

Warehousing, Distribution, Storage

Warehousing, Distribution, Storage

Warehousing, Distribution, Storage

Warehousing, Distribution, Storage



PROJECT INFORMATION

PROJECT ADDRESS - 19100 S. HARBORGATE WAY
TORRANCE, CA

ASSESSOR ID: 7351002020

LEGAL DESCRIPTION: LOT:6,TR 52172-01

PARKING: 121 REQUIRED / 200 PROVIDED

DATE	REVISION HISTORY	JOB NUMBER:
05/01/18	PLOT EXCEPTION 5	180422
		SCALE: 1" = 30'
		DRAWN BY: MWS
		APPROVED BY: MWS

SURVEY COORDINATED BY: GRS GROUP | GRS-GLOBAL.COM

GRS GROUP
REPUBLICAN NATIONAL

480 NEEDLES TRAIL, LONGWOOD, FLORIDA 32779 | SURVEY@GRS-REPUBLICAN.COM | PHONE: 407.862.0000 | FAX: 407.862.0229



CONDITIONAL USE FINDINGS

PROJECT DESCRIPTION/REQUEST:

The Applicant, **Tawa Retail Group** (DBA 168 Market), is seeking a new CONDITIONAL USE PERMIT, pursuant to LAMC Section 12.24 W.1, to allow the following the sale and dispensing of a full line of alcoholic beverages (Type 21 ABC Liquor License) for off-site consumption, in conjunction with a new approx. 29,739 sq ft supermarket.

The proposed hours of operation inclusive of alcohol serving hours are 8:00 am to 9:00 pm daily. The site is located within the [Q]C2-1 Zone at 19100 S HARBORGATE WAY within the Harbor Gateway Community Plan area.

BACKGROUND:

The project property is in an irregular shaped parcel of land, consisting of approximately 120,057.56 square-foot developed site, having a frontage of approximately 355 ft on Harborgate Way, and 187 ft on 190th Street. The site is a corner lot which is bound by industrially zoned properties to the north, east and west. The site is zoned [Q]C2-1 with a general plan designation of Neighborhood Office Commercial. The subject site is located within the ZI-2130 State Enterprise Zone: Harbor Gateway; ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1; ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses, and the ZI-1192 Border Zone Property: 2000 ft. Buffer Zone (19200 South Western Avenue).

168 MARKET:

Since 2006, 168 Supermarket has provided the American people with a variety of fresh ingredients from Asia. They provide California and Nevada residents with a wider variety of Asian products at the cheapest and most reasonable prices to meet clients' needs and add a touch of color to our life. With 6 store locations throughout Southern California and Nevada, 168 Market serves communities across all ethnicities to provide an assortment of international and Asian items all at the lowest prices.

168 market strives to be a unique Asian marketplace serving quality ingredients at great prices. They aim to deliver tasty ingredients to fulfill taste buds and serve their thriving multi-ethnic



communities. From fresh produce, live seafood, fresh-cut meats to tons of grocery items, they provide top ingredients at unbeatable prices.

RELATED PRIOR CASES:

CASE NO. ZA 97-0327(CUB)(CUZ) CONDITIONAL USE: On June 25th,1997, the Zoning administrator approved Pursuant to Los Angeles Municipal Code Sections 12.24-C,33 and 38 - A conditional use to permit the sale and dispensing of all full line of alcoholic beverages for on-site consumption for a maximum of four establishments with two establishments having live entertainment and dancing with hours of operation from 7 a.m. to 2 a.m., and Pursuant to Los Angeles Municipal Code Section 12.24-C,42 - a conditional use to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption for a maximum of three establishments operating 24 hours per day, seven days per week and Pursuant to Los Angeles Municipal Code Section 12.24-C- a conditional use to permit floor area ratio averaging for the office and industrial portions of a unified development project, all of the above in conjunction with the development of a 170-acre site with approximately 3 million square feet of retail, office and industrial park uses (approximately 450,000 square feet of retail, 507,000 square feet of office and 2,010,700 square feet of industrial), in the M3-1 Zone

GENERAL FINDINGS:

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

The applicant is requesting a conditional use permit for the sale of alcoholic beverages for off-site consumption in conjunction with a new 168supermarket. The issuance of a Conditional Use Permit for the sale of alcoholic beverages enhances the services that the project brings to the community. The supermarket will continue to activate both the building and the sidewalk, as well as to provide the commercial community with much-desired services and goods. In a dense urban area, it is important for the street to be as diverse as possible, and for several establishments to stay active and vital along a commercial corridor, such as 190th Street.

The proposed grocery store promotes pedestrian activity as employees from the surrounding commercial areas will have a variety of food choices and services within walking distance from their jobs. The proposed project's aim is to improve the function, design and economic vitality of the commercial corridors that is in line with the Community Plan's goals. The proposed project would also boost the built environment in the surrounding area. Obtaining a Conditional Use



Permit for the project is a reasonable way to contribute to the Community Plan's objectives. The project will provide greater opportunities for quality food and a key meeting place for the community could be the new market.

For a large well-known specialty grocery retailer such as 168 Market, the public has come to expect it to carry a specific set of Asian and American products, including alcoholic beverages. 168 Market intends to offer a wide selection of Asian and American alcoholic beverages on shelves. The stores' ability to offer its customers beer, wine and distilled spirits for off-site consumption is an important part of its success.

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

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

The site currently hosts a variety of service and retail uses, and restaurants all which do not create negative impact to the surrounding area. The existing space is compatible with the adjacent properties and will not have an adverse impact on the surrounding neighborhood. The location is desirable to the public convenience and welfare.

A high-quality Supermarket and restaurant will not be materially detrimental to the character of the neighborhood or the building in which it is situated. The commercial development is going to keep the building active and leased. The use is complementary to the visitors and workers from the office developments of the surrounding area.



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

building and in the immediate vicinity. Finally, 168 Market will generate revenue and jobs, thus enhancing the economic vitality of this commercial area, especially during these times.

Provision of a quality establishment that is effectively maintained and operated, with ample lighting and trained staff, enhances neighborhood aesthetics, convenience, livability and security. With hours of operation from 8:00 a.m. to 9:00 p.m. daily, the project will help improve the safety, lighting and attractiveness of the nighttime location.

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

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

The property is located in The Harbor-Gateway Community Plan and designated for Neighborhood Office Commercial uses. Neither the General Plan nor the Community Plan text specifically addresses the sale of alcoholic beverages. However, the Los Angeles Municipal Code authorizes the Zoning Administrator to grant the requested Conditional Use Permit in the [Q]C2-1 Zone.

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

- ✓ ***Improving the function, design, and economic vitality of commercial areas.***
- ✓ ***Preserving and enhancing the positive characteristics of existing uses which provide the foundation for community identity, such as scale, height, bulk, setbacks, and appearance.***
- ✓ ***Maximizing development opportunities around future transit systems while minimizing any adverse impacts on residential neighborhoods.***
- ✓ ***Preserving and strengthening commercial developments to provide a diverse job producing economic base and through design guidelines and physical improvements, enhancing the appearance of these areas.***

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



The commercial lands designated by this Plan are adequate in quantity to serve the projected population into the future, for neighborhood and community shopping and business uses

The Plan proposes that most commercially zoned land be retained for commercial purposes. The Plan provides approximately 86 acres (3 percent of total area) for commercial and related parking uses. Commercial areas in the community along Gardena Boulevard between Vermont and Hoover Avenues and along Carson Street between Western and Normandie Avenues are proposed to be further developed for neighborhood shopping to provide daily convenience services to people living nearby.

Retail uses are permitted by the plan designation and C2-1 Zone classification of the property. At the proposed location, the proposed use will promote beer, wine and distilled spirits options for area's commercial business community as well as for the nearby residents and visitors.

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

ADDITIONAL CUB FINDINGS:

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

The sale of alcoholic beverages is expected to accompany most of the grocery stores. The subject property is zoned for commercial uses and will be utilized as such with the proposed alcohol sales in conjunction with a grocery store. The use will not adversely affect the economic welfare of the community because the establishment will positively impact the financial health of the property and improve the economic vitality of the area via increases in taxable revenue and local employment. The sale of beer, wine and distilled spirits in this location for off-site consumption will not represent the introduction of a new use to the area. The approval of the conditional use will not adversely affect the welfare of the pertinent community as the request does not include public dancing, a cocktail lounge, or Live entertainment. This assures a use which is both convenient to patrons, respects the welfare of the community and furthers the goals of the Community Plan.

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

According to the California State Department of Alcoholic Beverage Control licensing criteria, 5 on-site and 2 off-site licenses are allocated to the subject Census Tract No. 2920.01. There are



currently 7 existing on-site and 5 existing off-site active licenses within this census tract; thus, resulting in a continued undue concentration of alcohol establishments in the area. However, considering how the surrounding area is a mixture of commercial, retail, restaurant and residential uses, the thresholds are unrealistically low.

Over-concentration is not undue when the approval of a license does not negatively impact an area, but rather such license benefits the public welfare and convenience. The project will not adversely affect community welfare because retail uses are a desirable use in this area which will continue to develop in the coming years and must accommodate the denser, pedestrian-oriented populations. Further, the conditions imposed herein by the Zoning Administrator will ensure that the additional establishment selling alcohol does not have a negative effect on the pertinent community.

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

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

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

- Single Family Residential (60 parcels)

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

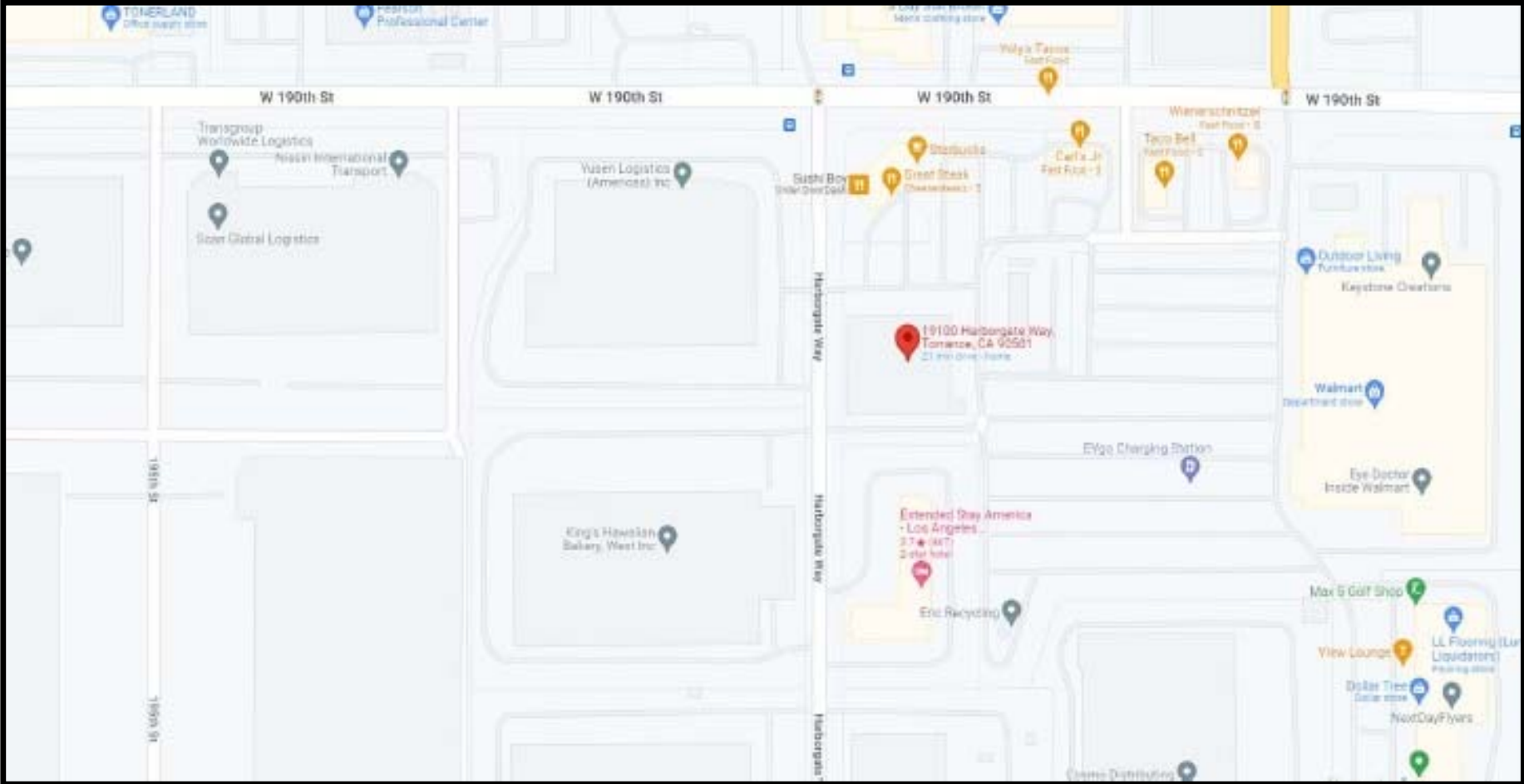
The applicant is fully aware of the responsibility of serving alcoholic beverages and will take all necessary measures to ensure it is cohesive with its neighboring establishments that also serve beer, wine, and distilled spirits as an ancillary service. No detrimental effects should be expected from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



Conditional Use Permit- Type 21 ABC License

19100 S HARBORGATE WAY, Los Angeles, CA 90501

VICINITY MAP



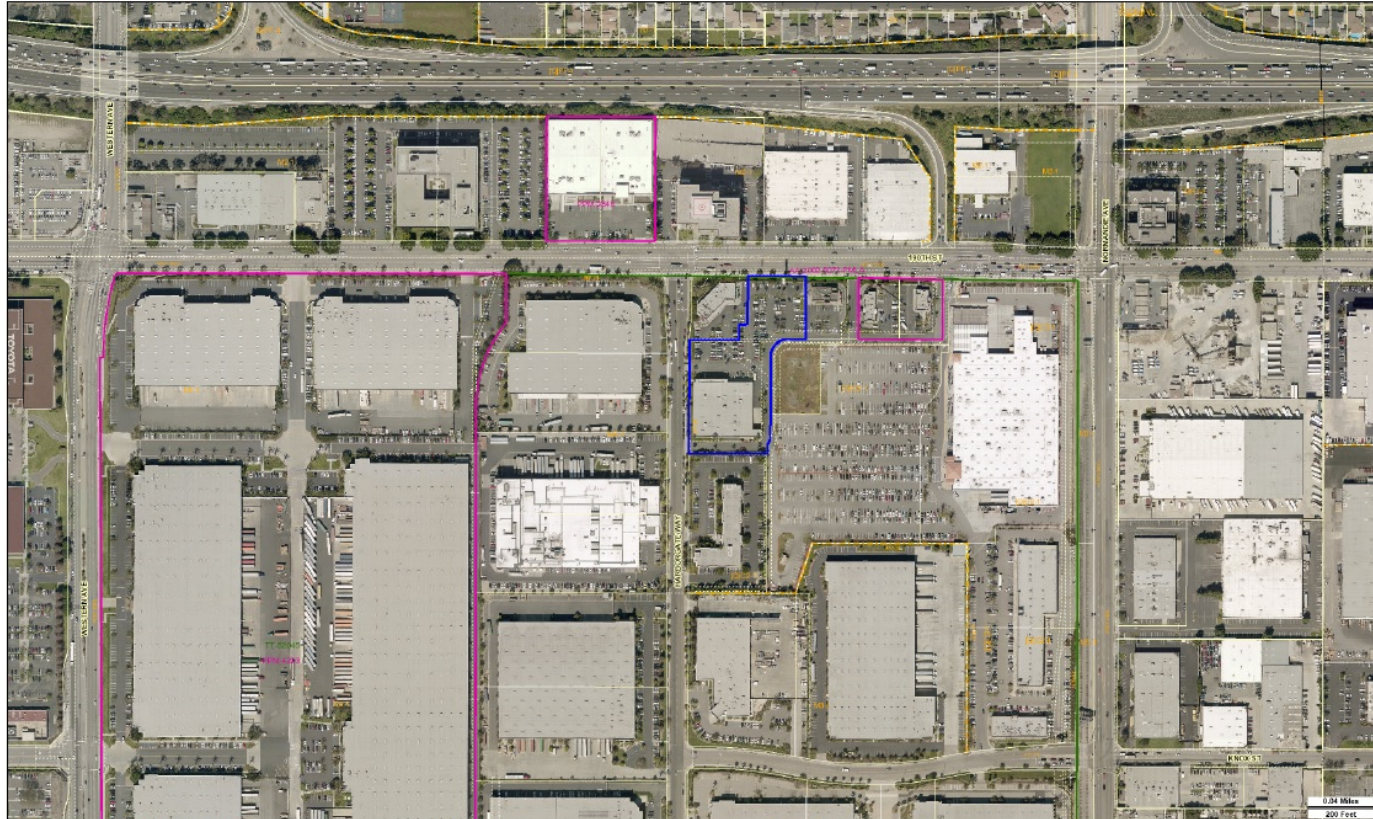
ZIMAS AERIAL MAP

ZIMAS PUBLIC

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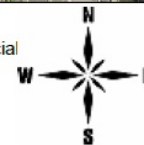
City of Los Angeles
Department of City Planning



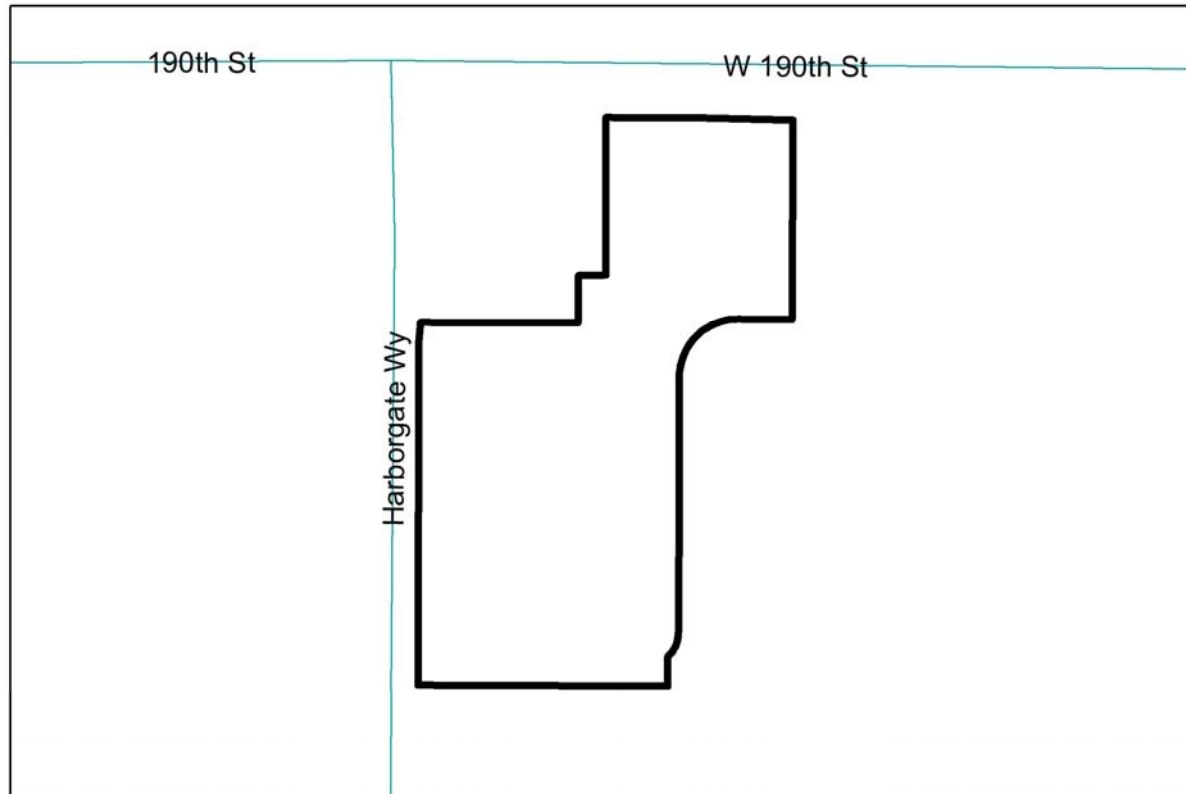
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PIN #: 060B193 446

Tract: TR 52172-01
Block: None
Lot: 6
Arb: None

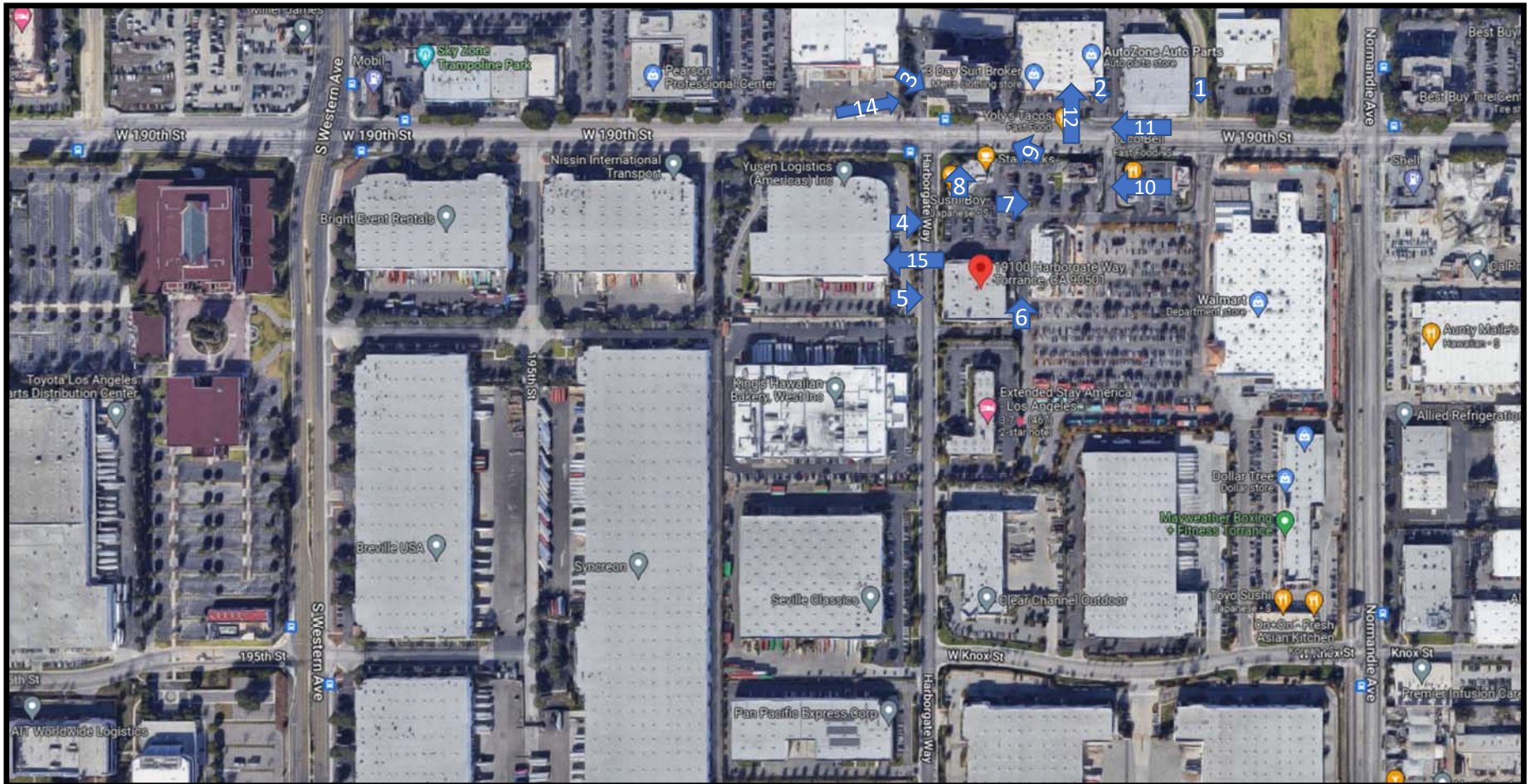
Zoning: [Q]C2-1
General Plan: Neighborhood Office Commercial



SUBJECT SITE MAP



INDEX MAP



PHOTOS

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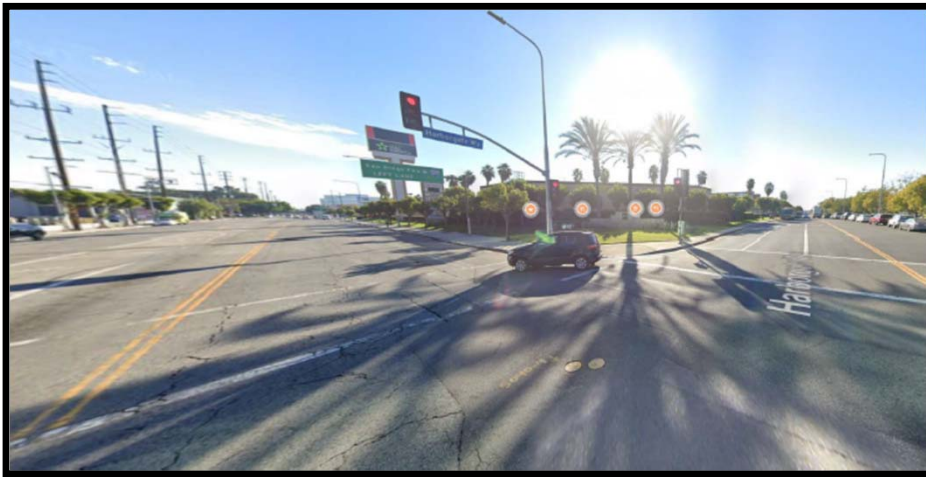


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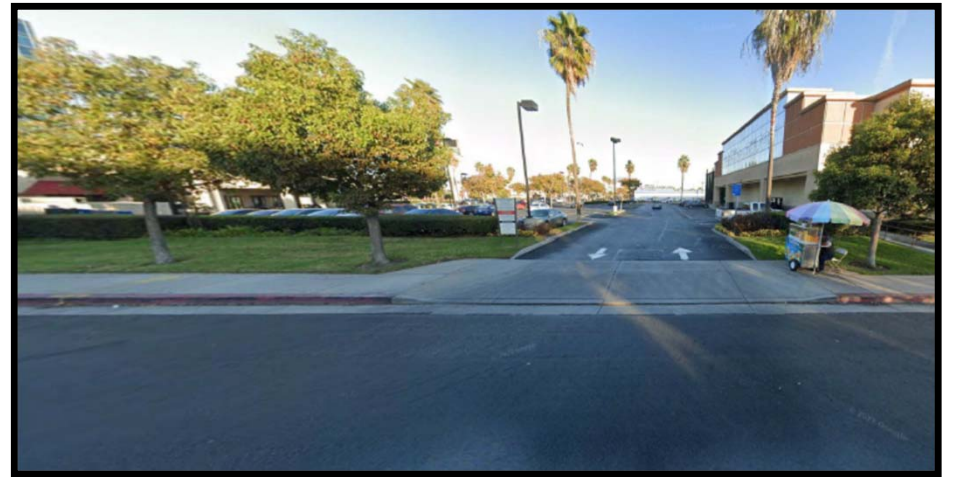


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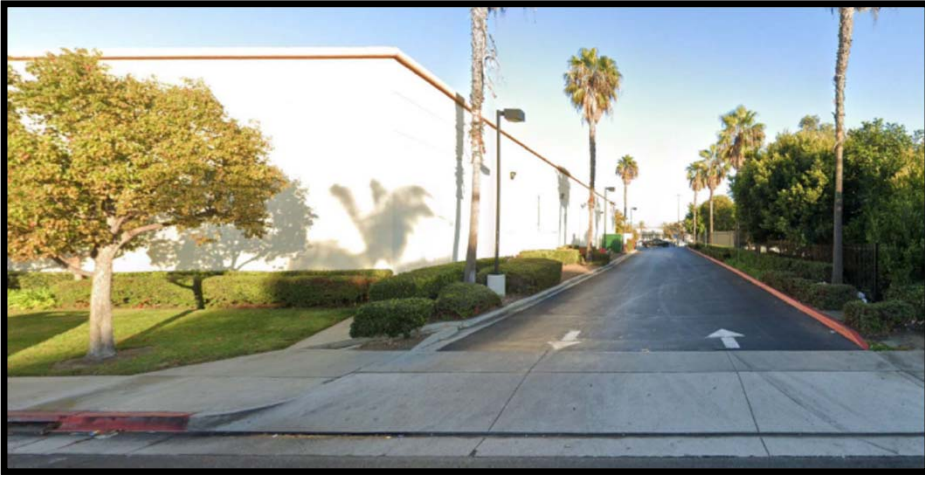


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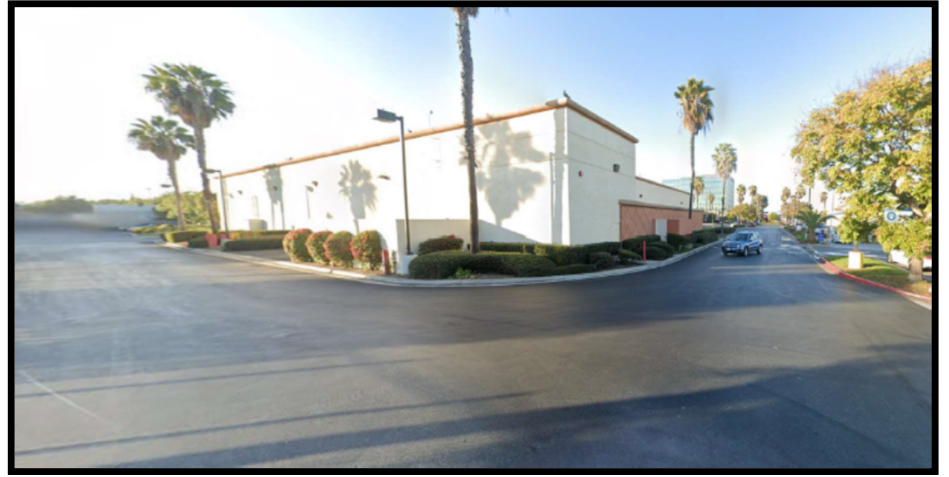


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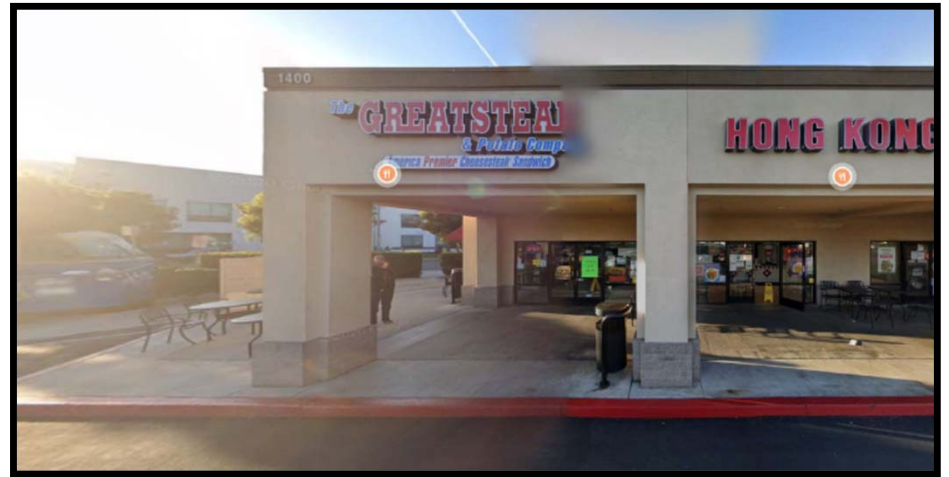


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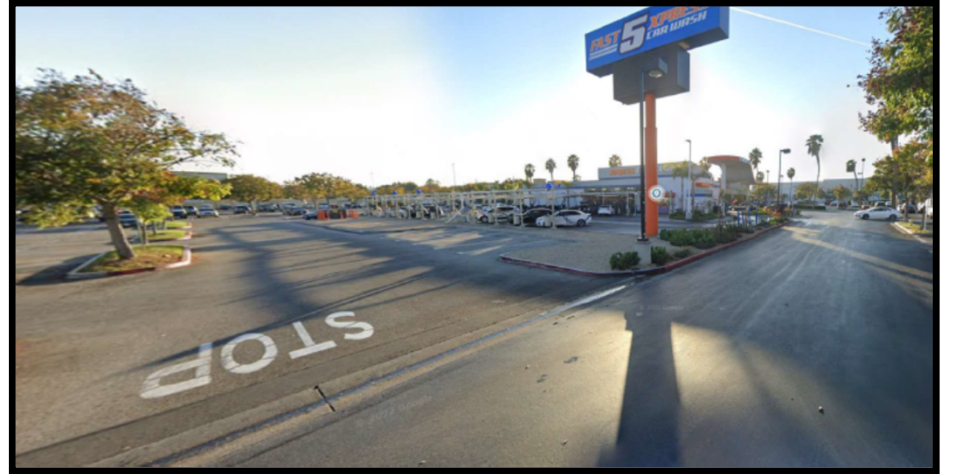


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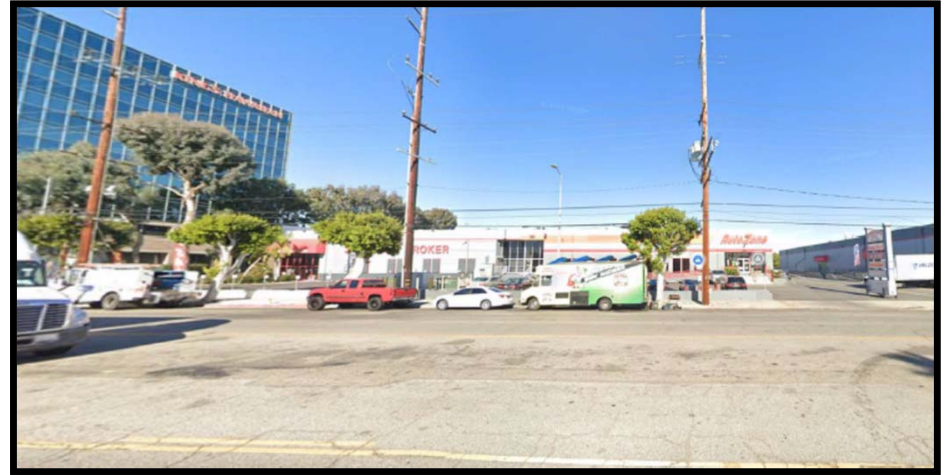


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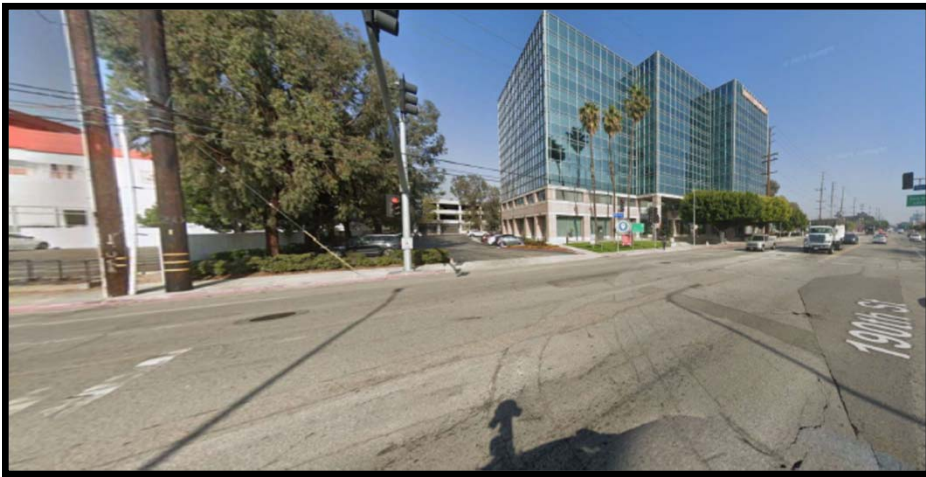


12.



PHOTOS

13.



14.

