

APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

	THIS BOX FOR CITY PLANNING STAFF USE ONLY	
Ca	ase Number	
En	nv. Case Number	
Ар	pplication Type	
Ca	ase Filed With (Print Name) Date Filed	
Ap	pplication includes letter requesting:	
	Waived hearing	ld)
	Provide all information requested. Missing, incomplete or inconsistent information will cause delays. All terms in this document are applicable to the singular as well as the plural forms of such terms. Detailed filing instructions are found on form CP-7810	
1.	PROJECT LOCATION	
	Street Address ¹ 1841 N. Western Avenue, Los Angeles, CA 90027 Unit/Space Number	
	Legal Description ² (Lot, Block, Tract) For legal descriptions, see page 11, added to this 8 page application. 5544-004-025 (dry cleaner & floral shop) + 5544-004-025: 17,003.18 SF (0	39 AC)
	Assessor Parcel Number 5544-004-032 (Rite-Aid site parcels) + Total Lot Area 5544-004-032: 49,392.69 SF (1 5544-004-015: 8,501.78 SF (0.2	.13 AC) +
2.	TOTAL: 74, 897.65 (1.72 AC)	.07.07
	Present Use Rite-Aid pharmacy retailer + yoga fitness gym & rear building	
	Proposed Use Supermarket Retailer	
	Project Name (if applicable) Lazy Acres Natural Market	
	Describe in detail the characteristics, scope and/or operation of the proposed project	
	FOR FULL PROJECT SCOPE DESCRIPTION, PLEASE SEE ATTACHED PAGE 12, ADDED TO THIS	
	8 PAGE APPLICATION; Amendment of CUB to Existing Case No. DIR-2019-6570-SSP-SPPA;	
	Additional information attached	as well.
	Complete and check all that apply:	
	Existing Site Conditions	
	☐ Site is undeveloped or unimproved (i.e. vacant) ☐ Site is located within 500 feet of a freeway or	r railroad
	☑ Site has existing buildings (provide copies of building permits) ☑ Site is located within 500 feet of a sensitive uschool, park)	ıse (e.g.

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

☑ Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g dry cleaning, gas station, auto repair, industrial)	☐ Site has special designation (e.g. National Historic Register, Survey LA)
Proposed Project Information	☐ Removal of protected trees on site or in the
(Check all that apply or could apply)	public right of way
Demolition of existing buildings/structures	✓ New construction: <u>approx. 8,000 SF</u> square feet
☐ Relocation of existing buildings/structures	☐ Accessory use (fence, sign, wireless, carport, etc.)
☑ Interior tenant improvement	Exterior renovation or alteration
Additions to existing buildings	Change of use <u>and/or</u> hours of operation
☑ Grading	☐ Haul Route
Removal of any on-site tree	Uses or structures in public right-of-way
☑ Removal of any street tree	☐ Phased project
Housing Component Information	
	Demolish(ed) ³ + Adding = Total0
	Demolish(ed) + Adding = Total0
	Demolish(ed) 1 + Adding 0 = Total 0
Mixed Use Projects, Amount of Non-Residential Floor Ar	rea:square feet
Public Right-of-Way Information	
Have you submitted the Planning Case Referral Form to	BOE? (required) TYES VINO
Is your project required to dedicate land to the public right	
If so, what is/are your dedication requirement(s)? If you have dedication requirements on multiple streets,	
ACTION(S) REQUESTED	
	on that authorizes the request and (if applicable) the LAMC lief is sought; follow with a description of the requested action.
Does the project include Multiple Approval Requests per L	_AMC 12.36? ☐ YES ☐ NO
Authorizing Code Section For requested actions, see a	ttached Public Hearing notice, page 13&14.
Code Section from which relief is requested (if any): _	
Action Requested, Narrative:	
Authorizing Code Section	
Code Section from which relief is requested (if any): _	
Action Requested, Narrative:	
Additional Requests Attached	10

3.

Number of units to be demolished and/or which have been demolished within the last five (5) years.
 As determined by the Housing and Community Investment Department

	there previous or pending cases/decisions/enviror ES, list all case number(s) ZA-2019-6570-CUB-SI			
				,
	ne application/project is directly related to one of nplete/check all that apply (provide copy).	the above cases, list the pertinent case	e numbers b	elow and
C	ase No. N/A	Ordinance No.:		
	Condition compliance review	☐ Clarification of Q (Qualified) classific	cation	
	Modification of conditions	☐ Clarification of D (Development Limi	itations) class	sification
	Revision of approved plans	☐ Amendment to T (Tentative) classific	cation	
	Renewal of entitlement			
	Plan Approval subsequent to Master Conditional L	Jse		
	purposes of environmental (CEQA) analysis, is the		☐ YES	✓ NO
	ve you filed, or is there intent to file, a Subdivision v		☐ YES	☑ NO
	ES, to either of the above, describe the other parts of		vhether or no	currently
	d with the City:			
KE	LATED DOCUMENTS / REFERRALS		! ! !	
То	LATED DOCUMENTS / REFERRALS help assigned staff coordinate with other Departme opy of any applicable form and reference number if Specialized Requirement Form	f known.		e provide
To a c	help assigned staff coordinate with other Departme opy of any applicable form and reference number it	f known.		
To a c a.	help assigned staff coordinate with other Departme opy of any applicable form and reference number if Specialized Requirement Form	f known.		
To a c a. b.	help assigned staff coordinate with other Departme opy of any applicable form and reference number if Specialized Requirement Form Geographic Project Planning Referral YES	f known.		
To a c a. b. c.	help assigned staff coordinate with other Departme opy of any applicable form and reference number if Specialized Requirement Form Geographic Project Planning Referral YES Citywide Urban Design Guidelines Checklist Affordable Housing Referral Form Mello Form	f known.		
To a c a. b. c. d.	help assigned staff coordinate with other Departme opy of any applicable form and reference number if Specialized Requirement Form Geographic Project Planning Referral YES Citywide Urban Design Guidelines Checklist Affordable Housing Referral Form	f known.		
To a c a. b. c. d. e.	help assigned staff coordinate with other Departme opy of any applicable form and reference number if Specialized Requirement Form Geographic Project Planning Referral YES Citywide Urban Design Guidelines Checklist Affordable Housing Referral Form Mello Form Unpermitted Dwelling Unit (UDU) Inter-Agency Reference HPOZ Authorization Form	f known.		
To a c a. b. c. d. e. f.	help assigned staff coordinate with other Departme opy of any applicable form and reference number if Specialized Requirement Form Geographic Project Planning Referral YES Citywide Urban Design Guidelines Checklist Affordable Housing Referral Form Mello Form Unpermitted Dwelling Unit (UDU) Inter-Agency Re HPOZ Authorization Form Management Team Authorization	f known.		
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To a c a. b. c. d. e. f. g. h. i. j. k.	help assigned staff coordinate with other Department opy of any applicable form and reference number it is Specialized Requirement Form Geographic Project Planning ReferralYES Citywide Urban Design Guidelines Checklist Affordable Housing Referral Form Unpermitted Dwelling Unit (UDU) Inter-Agency Reference Authorization Form Management Team Authorization Expedite Fee Agreement Department of Transportation (DOT) Referral Form Bureau of Engineering (BOE) Planning Case Reference	eferral Formerral Form (PCRF)		
To a c a. b. c. d. e. f. g. h. i. j. k. l.	help assigned staff coordinate with other Department opy of any applicable form and reference number it is Specialized Requirement Form	eferral Form erral Form (PCRF)		
To a c a. b. c. d. e. f. g. h. i. j. k. l. m.	help assigned staff coordinate with other Department opy of any applicable form and reference number it Specialized Requirement Form Geographic Project Planning Referral YES Citywide Urban Design Guidelines Checklist Affordable Housing Referral Form Mello Form Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form Management Team Authorization Expedite Fee Agreement Department of Transportation (DOT) Referral Form Bureau of Engineering (BOE) Planning Case Reference Order to Comply Building Permits and Certificates of Occupancy	eferral Form		
To a c a. b. c. d. e. f. g. h. i. j. k. l. m. n.	help assigned staff coordinate with other Department opy of any applicable form and reference number it is Specialized Requirement Form Geographic Project Planning ReferralYES Citywide Urban Design Guidelines Checklist Affordable Housing Referral Form Mello Form Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form Management Team Authorization Expedite Fee Agreement Department of Transportation (DOT) Referral Form Bureau of Engineering (BOE) Planning Case Reference Order to Comply Building Permits and Certificates of Occupancy Hillside Referral Form Hillside	eferral Form erral Form (PCRF)		
To a c a. b. c. d. e. f. g. h. i. j. k. l. m.	help assigned staff coordinate with other Department opy of any applicable form and reference number it Specialized Requirement Form Geographic Project Planning Referral YES Citywide Urban Design Guidelines Checklist Affordable Housing Referral Form Mello Form Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form Management Team Authorization Expedite Fee Agreement Department of Transportation (DOT) Referral Form Bureau of Engineering (BOE) Planning Case Reference Order to Comply Building Permits and Certificates of Occupancy	eferral Form erral Form (PCRF) form water Mitigation)		

PROJECT TEAM INFORMATION (Complete all applicable fields) Applicant⁵ name Blake Megdal Company/Firm Megdal Investments _____ Unit/Space Number Suite C 252 S. Beverly Drive Address: State CA Zip Code: 90212 Beverly Hills City Telephone (310) 277-0456 E-mail:bmegdal@elliotmegdal.com Are you in escrow to purchase the subject property? ☑ YES Applicant and related entities owns APN 5544-004-025, and APN 5544-004-015; Applicant is in escrow on APN 5544-004-032 ☑ Same as applicant ☑ Different from applicant 3 owners: APN 5544-004-025: Northern California Investors III LLC; **Property Owner of Record** Name (if different from applicant) 252 S. Beverly Drive Address StateCA Zip Code: 90212 City **Beverly Drive** E-mail: bmegdal@elliotmegdal.com Telephone (310) 277-0456 Agent/Representative name Darin Eng Company/Firm Little Diversified Architectual Consulting 1300 Dove Street Unit/Space Number Suite 100 Address: Newport Beach State CA Zip: 92660 City Telephone (949) 698-1404 E-mail: darin.eng@littleonline.com Other (Specify Architect, Engineer, CEQA Consultant etc.) Company/Firm _____ Address: _____Unit/Space Number____ _____ State____ Zip Code: _____ City 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 or 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 the City requires an original signature from the property owner with the	of a Notary Public. 'wet" notary stamp.
A Notary Acknowledgement is available for your convenience on fo	llowing page.
Signature Du V	Date 10/11/2019
Distance Burk Ad A I	Park and Park
Print Name Blake Megdal, manging member of Franki	in Western Partners, well
Signature Company Comp	Date le / 11 / 20 \
Print Name Black Medal managing manage of No.	them California Envestors
	DB, LLC

Space Below For Notary's Use

California All-Purpose Acknowledgement	Civil Code ' 1189
A notary public or other officer completing this certificate verifies document, to which this certificate is attached, and not the truthfuln	
State of California	
County of Los Angeles	
On <u>Octobre II, 2019</u> before me, <u>Connie</u> (Insert l	XAVIER, NOTARY Public.
personally appeared BLAKE MEG dAL proved to me on the basis of satisfactory evidence to be the pers instrument and acknowledged to me that he/she/they executed the s by his/her/their signature(s) on the instrument the person(s), or the executed the instrument.	ame in his/her/their authorized capacity(ies), and that
I certify under PENALTY OF PERJURY under the laws of the State correct.	of California that the foregoing paragraph is true and
WITNESS my hand and official seal. Connect X avec (Seal) Signature	CONNIE XAVIER Notary Public - California Los Angeles County Commission # 2154664 My Comm. Expires Jun 22, 2020

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 or 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.
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 <u>and/or</u> if the application is for a Coastal Development Permit. The Deed must correspond <u>exactly</u> 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 Megory Mapir	Date
Print Name Gregory Shapico, TRuster, Shapiro Trust	
Signature Mar hapes	Date
Print Name Gregory Mapiro, President, Wickry Tover In	nt 60,71c.

Space Below For Notary's Use

California All-Purpose Acknowledgement	Civil Code ' 1189
	tificate verifies only the identity of the individual who signed the of the truthfulness, accuracy, or validity of that document.
State of California	
County of Ventura	
On October 14th 2019 before me,	Tyler Kahm, Notary Public
	(Insert Name of Notary Public and Title)
instrument and acknowledged to me that he/she/they e	who o be the person(s) whose name(s) is/are subscribed to the within executed the same in his/her/their authorized capacity(ies), and that erson(s), or the entity upon behalf on which the person(s) acted,
I certify under PENALTY OF PERJURY under the laws	s of the State of California that the foregoing paragraph is true and
WITNESS my hand and official seal. Signature	TYLER KAHM Notary Public - California Ventura County Commission # 2173266 My Comm. Expires Nov 21, 2020

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 applicant's signature below does not need to be notarized.
Date: 10/11/2019
Date

Department of City Planning Application form 7771.1:

Supplemental Item no.3 ACTION(S) REQUESTED:

LAMC 11.5.7

Authorizing Code Section: <u>Vermont Western Station Neighborhood Area Plan Development Standards</u> and Guide lines.

Code Section from which relief is requested (if any): <u>GPC No. 00-1976 SP Accompany Ordinance</u> #173749; V. Sub area B and C-Mixed Use. *Item 14. Surface Parking lots. ...and a three and a half foot solid decorative masonry wall shall be provided behind the three foot landscaped buffer.*

Action Requested, Narrative: A landscaped buffer around the property line IS provided. Along Franklin Avenue, the 3'-6" decorative masonry is provided for car screening. However, we are not able to provide a three and a half foot solid decorative masonry wall behind the three foot landscape buffer, due to our parking car overhang, overhangs into said landscape buffer. As noted in the justification of this section, the landscape buffer will be planted with evergreen screening shrubs that will reach a maximum height of 3'-6" and provide adequate screening from cars. Any method for a variance or mitigating exemption is requested.

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

City of Los Angeles - Department of City Planning

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

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

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

- 1. RADIUS MAP REQUIREMENTS. In addition to the Public Noticing requirements detailed in the Master Land Use Application Instructions (CP-7810):
 - Radius Maps for alcohol uses must show land use to a 600-foot radius.
 - A LIST OF ALCOHOL ESTABLISHMENTS between 600 and 1,000 feet of the site is required. Include in the list the type of license and address.
 - A LIST OF THE FOLLOWING USES within 600 feet is also required:
 - (1) residential uses and type (single-family, apartment, hotel, etc.);
 - (2) churches;
 - (3) schools, including nursery schools and child-care facilities;
 - (4) hospitals;
 - (5) parks, public playgrounds and recreational areas; and
 - (6) establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.

2. FINDINGS (on a separate sheet)

a. General Conditional Use

- That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.
- ii. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.
- iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

b. Additional Findings

- i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.
- ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.
- iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

b.			ere be entertainment such as a piano bar, dancing, live entertainment, movies, ka es, etc? Please specify: <u>no</u>	raoke, video game
Note: An establishment that allows for dancing needs a conditional use pursuant				o 12.24 W.18.
c.			re be minimum age requirements for entry?n/a If yes, what is the minimuw will it be enforced?	m age requirement
d.	Wil	l the	re be any accessory retail uses on the site? <u>yes</u> What will be sold?	flowers
e.	Sec	urity	<i>t</i>	
	i.	Hov	w many employees will you have on the site at any given time?25	<u> </u>
	ii.	Wil	I security guards be provided on-site?	
		1.	If yes, how many and when?1; (12pm-12am; M-Sun)	
	iii.	Has	s LAPD issued any citations or violations? no If yes, please provide copies.	
f.	Alc	ohol	•	
	i.	Wil	If there be beer & wine only, or a full-line of alcoholic beverages available?	full line
1	ii.	Wil	Il "fortified" wine (greater than 16% alcohol) be sold?yes	
	iii.	Wil	Il alcohol be consumed on any adjacent property under the control of the applicant?	no
	iv.	Wil	Il there be signs visible from the exterior that advertise the availability of alcohol?	no
	٧.	Foo	od .	
		1.	Will there be a kitchen on the site? yes, for food service deparme	ents
		2.	Will alcohol be sold without a food order? yes, from the supermarke	et part
		3.	Will the sale of alcohol exceed the sale of food items on a quarterly basis?	
		4.	Provide a copy of the menu if food is to be served.	
	vi.	On-	-Site	
		1.	Will a bar or cocktail lounge be maintained incidental to a restaurant?	no
			a. If yes, the floor plans must show the details of the cocktail lounge and the sthe dining and lounge facilities.	eparation betweer
		2.	Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? _	yes
			a. If yes, a request for off-site sales of alcohol is required as well.	
		3.	Will discounted alcoholic drinks ("Happy Hour") be offered at any time?	no

1841 N. WESTERN AVENUE

FACADE AND SITE UPGRADE (FRANKLIN AVENUE & WESTERN AVENUE) PROJECT SCOPE DESCRIPTION:

Amendment of CUB to existing Case No. DIR-2019-6570-SPP-SPPA

Lazy Acres market exterior Facade upgrade includes:

Demolition of existing adjacent southerly buildings (total 3,609 SF) and an expansion of (8,047 SF + 113 SF = 8,160 SF) to the existing (Rite Aid 23,310 SF) building. Façade upgrades include a removal of the existing façade covered structure and rebuilt of new façade with new storefronts, an entry tower and a front apron sidewalk canopy to accommodate shopping carts, and an exterior seating/eating area. A new building/structure is proposed and expanded to the south of the existing building. There will be a total NET gain of 2,811 SF, within the 3 parcels. Not yet determined roof top equipment units visible to public view from adjacent right-of-way to be screened via roof screens and or roof parapets.

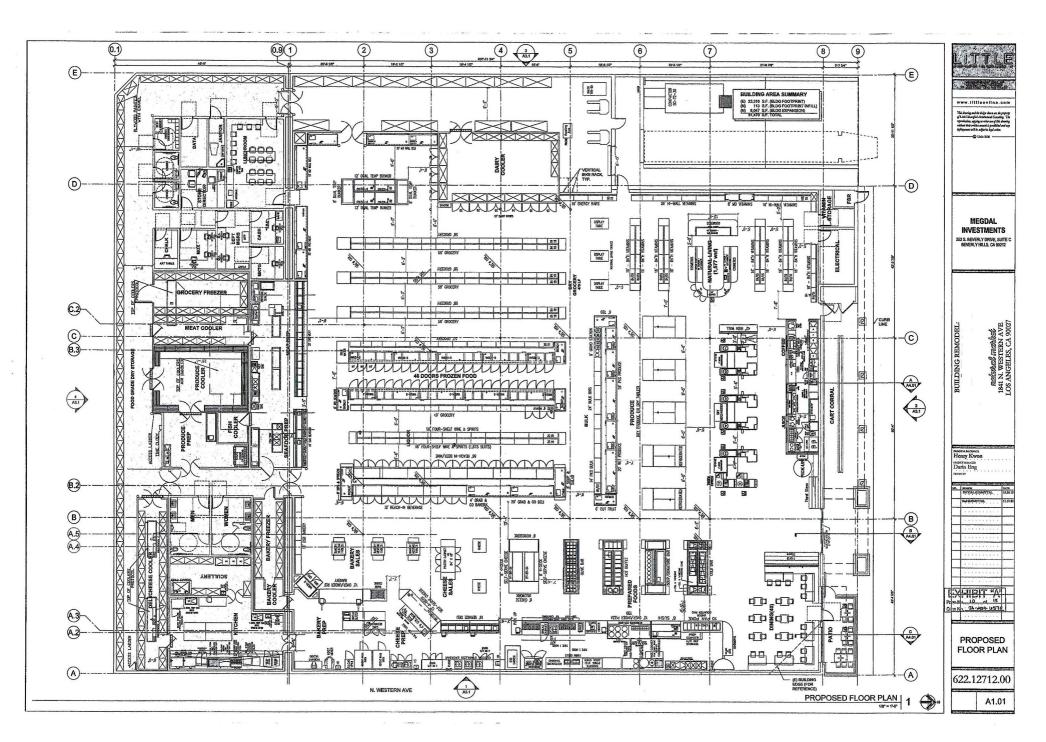
On-site upgrade to include the demolition of an existing dry cleaner (1,740 SF) and reconfiguration of existing parking lot, landscape planters, as well as new decorative paving surfaces. New at grade pad-mounted transformer and a covered masonry trash enclosure is proposed. New landscaping and new site lighting will be required. Replacing the removed dry cleaner is a length of property masonry wall, height and construction to match and continue existing adjacent wall condition.

Off-site upgrade extent to include public right-of-way along Franklin Avenue and along Western Avenue from intersection to approximately 50' south of Western's mid-block driveway. Off-site upgrade to include new concrete curb, curb-cut driveways, sidewalk, new replacement trees, benches, and bike parking. The existing shared curb-cut driveway between the new expansion building to the adjacent existing property is to be removed and replaced with new concrete sidewalk and new driveway for the adjacent existing property.

Informational purpose: Lazy Acres market TI will offer an array of healthy and organic foods via their produce and grocery departments, as well as their full staffed service departments including, hot food deli, bakery, meat&seafoods, and juice and coffee station. Customers are offered ready to eat self-served hot foods and salads, and an interior and exterior eating area are provided for convenience (not full dining).

Amendment of CUB to existing Case No. DIR-2019-6570-SPP-SPPA on 4/9/2020: Application to be revised to include a request for a CUB, existing case number to be changed to Case No. ZA-2019-6570-CUB-SPP-SPPA

end.



LEGAL DESCRIPTION:

HARD CORNER (APN 5544-004-025);
LOT 51 OF HOLLYWOOD TERRACE TRACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAY RECORDED IN BOOK 3, PASE 93, OF MAPS, IN THE OFFICE OF
THE COUNTY RECORDER OF SAID COUNTY.

RITE AID BUILDING PARCEL (APN 5544-004-032):

PARCEL 1: THE NORTH OF FEET OF LOT 50 OF HOLLYNOOD TERRACE TRACT, IN THE CITY OF LOS ANGELES, COURTY OF LOS ANGELES, STATE OF CAUPONIA, AS FER MAY RECORDED IN BOOK 3, PAGE 98 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
THE HIGHEST OF FEET OF LOT 49 AND THE SOUTH TO THEET OF LOT SO OF HALLYMOOD TERRACE.
TRACT, IN THE OTY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALEGOMA, AS FER MAP
RECORDED IN BOOK 3, PAGE 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY.

PARCIL S: LOT 67 OF GRIDER AND HAMELON'S GARRELD PLACE, BY THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALEGRIDA, AS PER MAP RECORDED IN BOOK 5, PAGE 100 OF MAPS, BY THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

parcel 4: Lot eo 67 hollywood terrace no. 2, ht the city of Los anceles, county of Los angeles, state of california, as per hap recorded in book 5, face of of maps, in the office of the county recorder of said county.

LOT 65 OF GRIDER & HAMLTON'S GARRILD PLACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CAUFORNAL AS PER MAP PECORNED IN BOOK 5, PAGE 190 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAD COUNTY.

BACK PARCEL (APM 5544-004-015): LOT 64 OF GRODER AND MAINLEOU'S GARRELD FLACE, BIT THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CAMERINAR, AS FOR MAP RECORDER IN BOOK 5, PAGE 190, OF MARS, IN THE OFFICE OF THE COUNTY RECORDER OF SAD OFFICER.

GENERAL NOTES:

- SUBDING PAGE TO BE ROUGH GRADED AND COMPACTED PER THE SDES REPORT AS PART OF THE SITE WORK PAD CRADES TO EXTEND 19-0" BEYOND SEADORS USED UNIT UNIT (NOCUCEN) ADDITIONS BEDTWARK AND CONCERNET SEARS!
- PROVIDE FIPE BOLLARDS AT ABOVE GROUND UTLITY ECHAPMENT AS REQUIRED BY CONFRING ACTIONS. VERFY EXACT NUMBER THRE AND LOCATION WITH UTLITY COMPANIES
- ON-SITE PROTECTION FACILITIES (I.E. HYDRANTS, SPRINKLER SYSTEMS, ETC.) SHALL SE RISTALLED TESTED AND ACCEPTED
- ALL SITE UTALITIES GTHERED TO 5-0" MINISHUM FROM SUILDING
- VEHICLLAR ACCESS DRIVES MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION. PLANS SHOWING UNDERGROUND FPUNG OF ON SITC HYDRANS AND SPRINKER SYSTEMS SHALL SE SUBMITTED FOR APPROVAL PRICE TO INSTALLATION

- ALL MATERIALS AND WORKMANSHEP FOR PURILIFACILITIES TO CONFORM TO CITY STANDARD CONSTRUCTION STRUCTION

- CONTRACTOR SHALL SWEEP ENTIRE SITE OR PORTIONS OF BIT TO BE USED BY THE PUBLIC AND SURROUNDING RIGHT OF WAY AREA OF THE STREET PRIOR TO USE BY THE DESIGNATION OF MALE AND ADDRESS OF THE STREET OF THE PRINCIPLE OF THE PRINCIPLE
- STERRUZE AND REMOVE ALL VEGETATION IN CRACKED ASPHALT, BIDDWALKS, BTG SCHEDULED TO REMAIN.
- FOR EXTENT OF OFF-RITE WORK, REFERENCE CIVIL DRAWINGS PREPARED BY CIVIL ENDINGER WITHIN THIS SITE DEVELOPMENT S REFERENCE CALL PLANS FOR ACCITIONAL SITE DESCRIPTIONS AND
- AT THE BRAIL CAMPENS, TRALERS, MOTOR HOMES, OR ANY OTHER VEHICLE SEE USED AS LONG OR REPORT QUARTERS ON THE CONSTRUCTION STITE ALL SUCH VEHICLES SHALL SE REMOVED FROM THE SITE AT THE SHO OF EACH WORK DAY.
- FINAL REPORTION BY THE PLANKING DEPARTMENT IS REQUIRE PRIOR TO OCCUPANCY CONTRACTOR TO NOTIFY PLANKING WHEN CALLING FOR FINAL BULCING DEPARTMENT REPORTED
- 5 THE SITE SHALL BE KEPT FREE OF FIRE HAZARDS FROM THE START OF CONSTRUCTION TO FRAM INSPECTION
- THE DEVELOPMENT SHALL MEET ALL REQUIREMENTS OF THE VERIFY LOCATION OF POST INDICATOR VALVE AND DETECTOR
- CHECK WAVE, CORDINATE WITH CHIR.

 VERRY ALL (SI INDEREROUND OTHLITES RELATED TIESD PRIOS
 TO CONSTRUCTION A PROTECT FROM DAMAGE AS REQUIRED
 MY UNDEREROUND THE UNBAGED DEATH CONSTRUCTION
 UNALL BE RESTRICTED TO APPROVED CONSTRUCTION
 CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- DEMOLITION SHALL FULLY COMPLY WITH ALL AGENCY REQUIREMENTS
- ALL SITE UTILITY (ON-SITU IOFF SITE) TRENCHING, BACK FILLING AND FIESH BHALL BE BY GC GENERAL CONTRACTOR TO COORDINATE WITH UTILITY AGENCIES AS REQUIRED

SITE VEHICULAR AND BICYCLE PARKING INFO:

PARKING COUNT BREAKDOWN: EXCHANGE SHIPSES - 155KG

*COMMET STATES * 2017/025
*COMMET STATES * 2017/025

DESCRIPTION FACORO - CRADIFIADOR DE RECE Y E DELOS RECIRED.
PROPER ESSAR DE REPORT POR RECEDENCE DE CONTROL DE



Management (1995) - Warrestoned

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TOTAL PARCES PROVIDED				et racht

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recusted	g		1		1 0
CHONOCO	21	10	3+1WN	5	40

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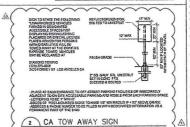
10000 SF 6 OR SETAL 01230F/2000+411 19 1012THEREROUS (33) SEE SHEET ASPINOFOR LOCABON OF BICYCLE PASSING ASP CAN BE COMEDIAN FOR BICYCLE STORMOG SPECIA DEPAILS

BICYCLE PARKING ANALYSIS:

EAD IS CYCLE PARCING SPACE THALL SE A MINIMUM EXPECT THILLISHING INCOME AND A SECURITY OF A SECURITY

FOR SHORT HERMSONILE INFORMS (39)
HOUSE ANNUALO FREE TAKE SHAT
ACTIVISES ON COLOR STATE OF THE PART OF A PARTIES ON TALLOWS
SICKLES TO BE (COLOR STATEMENT SEE OF THE PART OF ALL THE SHAT OLD A
WARRAW OF SHOOLES DESCRIPE

PROVIDE ADEQUATE LIGHTING TO ENGINE BATE ACC FACULTES TO ACCORDANCE WITH EECTION TESTALS.



SITE PLAN KEYNOTES:

(E) CONCRETE PAD MOUNT TRANSFORME WITH NEW, SEE ELECTRICAL GRAWINGS

2) NEW ELECT TRANSFORMER & CONC PAD BY G.C.

(3) INDPARTMENT LOTHOR STANDARDS

NEW CONCRETE GAS METER PAD AND GAS METER LOCAL NEW GREASE INTERCEPTOR, SEE PLUMBING DWGS

TO EXISTENCE (S) BULLDINGS PROTES. 2000 EFTO BIS DESIGNATION AND REPLACED WITH AN ADDITIONAL DESIGNATION AND REPLACED WITH AN ADDITIONAL DESIGNATION AND REPLACED WITH AN ADDITIONAL DESIGNATION AND REPLACED WITH A REPLACED

(B) (E) TO BE VACATED (RITE AID) BUILDING WALL TO REMAIN.

INTELECTRICAL METER / MAIN WITH NEW, SEE ELECT DWGS. (E) SITE ELECTRICAL LIGHTS TO BE REMOVED.

(13) NEW 2 HIGH MASONRY SCREEN WALL, SEE CIVIL DWGS

(16) IE) DRIVEWAY AND CURB CUT TO BE REMOVED AND PROTECT IN FLACE DELORIEMAY AND CURD CUT TO BE REMOVED AND MODERED, SEE CIVE DAGS
NEW PARKING STRIPING, INTERIOR DIAGONAL STRIPING STOLOGIC PAINT WHITE

PATH OF TRUCK TRAVEL

NEW STOP BIGN NEW PARITED DIRECTIONAL ARROWS I STOP SIGN

ACCURGING E PARKING, PAINT BLUC & ADA PARKING DOLLARO SIGN

NEW SLURRY AND STRIPE

NEWS WIDE ACCESSIBLE STRIPING, INTERIOR DIAGONAL STRIPING 3-0", PAINT BLUE

TRUNCATED DOMES, RECEISED PAVERS: TRAFFIC YELLOW, SEE CIVIL DWGS (E) CONCRETE CURB/SIDEWALK/HARCSCAPE TO BE REMOVED AND REPLACED WITH (N) CONCRETE DIN SITE SEDEWALK, SEE CIVIL DRAWINGS

(25) EXTERIOR POLICION TO BE REMOVED, RELOCATED, UNDER GEPARATE PERMIT

(20) PARIT CURBS RED, NO PARKING
(27) NEW DOCK BUNDERS AND EDGE OF DOCK:

NEW DRIVEWAY: SEE CIVIL DWGS IE STREET LIGHT BY ANDARD TO BE RELOCATED; SEE CIVIL OWGS

(SD) (E) STREET LIGHT GENERAND TO BE RELOCATED: BELLOTHEUTHER OF THE MAD CONCRETE APROME THIS COVERED MADOINEY TRADE HEALD GAIRE WITH METALL GAIRE, AND CONCRETE APROME PROMEMET O MATCH BRAILDING; SEE CIVIL DIVIDS, AND SHEET AND

(33) INI OFF-SITE SCOPE OF WORK, BICLUDING NEW CONCRETE SIDEWAIK, STREET TREE REPLACEMENTS, THEE WELLS, SENCINES, BIKE RACKS, SEE CAN, DRAWINGS.

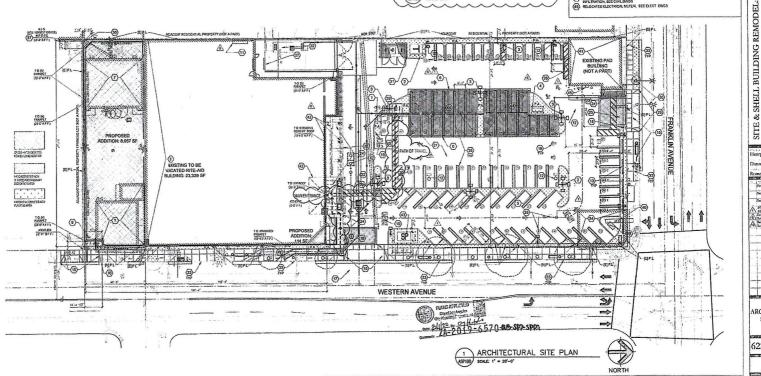
(34) (E) PAD BUILDING AND FENCING TO BE REMOVED SEE CIVE DWGS; DEMOLITION OF (E) BUILDINGS UNDER SEPARATE DEMOLITION PERIOR. NG STRIPING, PER LANC 12 A SIL) TYPICAL EXISTING TELE-COMMUNICATION POLE TO REMAIN PROTECT IN PLACE.
 MARKEN MARKUM TICKER BETWEEN POLE AND BUILDING
 ADJACENT LOWEST GRADE ELEVATION 417 65 EG

(38) LONG TERM BIKE PARKING BIKE LOCKER FOR (7) BIKES, (7) TYPICAL,
SEE CASE DRAWINGS AND BUILDING SUMMAY #1/59/EET 1-1 39) SHORT TERM BIKE PARKING: BIKE LOOP FOR (2) BIKES, (2) TYPICAL; SEE CIVIL OWIGE, AND BUILDING BUILDING STANDARY #7 / SHEET T-1

(40) (E) PYLON GIGN TO REMA (E) PAD BUILDING TO REMAIN

(42) DASHED LINES DENOTES NEW ROOF ELEVATIONS, SEE ROOF PLAN AGOS (43) (H) LADWP SANTCH PAD (TX11)

(44) POUCHED PATTERN DENOTES PERMEABLE PAVERS FOR BUP / STORM WATER WALTRATION, SEE CAVILDINGS **45** RELOCATED ELECTRICAL METER, SEE ELECT DINCS







CGI / ECM

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