

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

Case Number _____
Env. Case Number _____
Application Type _____
Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

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

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.*All terms in this document are applicable to the singular as well as the plural forms of such terms.**Detailed filing instructions are found on form CP-7810***1. PROJECT LOCATION**Street Address¹ 1841 N. Western Avenue, Los Angeles, CA 90027 Unit/Space Number _____Legal Description² (Lot, Block, Tract) For legal descriptions, see page 11, added to this 8 page application.

Assessor Parcel Number	<u>5544-004-025 (dry cleaner & floral shop) +</u>	Total Lot Area	<u>5544-004-025: 17,003.18 SF (0.39 AC)</u>
	<u>5544-004-032 (Rite-Aid site parcels) +</u>		<u>5544-004-032: 49,392.69 SF (1.13 AC) +</u>
	<u>5544-004-015 (south adjoining site parcel)</u>		<u>5544-004-015: 8,501.78 SF (0.20 AC) =</u>
			<u>TOTAL: 74, 897.65 (1.72 AC)</u>

2. PROJECT DESCRIPTIONPresent Use Rite-Aid pharmacy retailer + yoga fitness gym & rear buildingProposed Use Supermarket RetailerProject 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 THIS8 PAGE APPLICATION; Amendment of CUB to Existing Case No. DIR-2019-6570-SSP-SPPA;Additional information attached ☒ YES ☐ NO **Case No. ZA-2019-6570-CUB-SPP-SPPA; see page 13&14 as well.**

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 checked="" type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park) |

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

- ☒ Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

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

Proposed Project Information

(Check all that apply or could apply)

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

- ☐ Removal of protected trees on site or in the public right of way
☒ New construction: approx. 8,000 SF 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 0
Number of Affordable Units⁴ Existing _____ - Demolish(ed) _____ + Adding _____ = Total 0
Number of Market Rate Units Existing 1 - Demolish(ed) 1 + Adding 0 = Total 0
Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way Information

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

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

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

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

3. ACTION(S) REQUESTED

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

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

Authorizing Code Section For requested actions, see attached 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 ☐ 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-2019-6570-CUB-SPP-SPPA

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

Case No. N/A

Ordinance No.: _____

☐ Condition compliance review

☐ Clarification of Q (Qualified) classification

☐ Modification of conditions

☐ Clarification of D (Development Limitations) classification

☐ Revision of approved plans

☐ Amendment to T (Tentative) classification

☐ Renewal of entitlement

☐ Plan Approval subsequent to Master Conditional Use

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

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

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

5. RELATED DOCUMENTS / REFERRALS

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

a. Specialized Requirement Form _____

b. Geographic Project Planning Referral YES

c. Citywide Urban Design Guidelines Checklist _____

d. Affordable Housing Referral Form _____

e. Mello Form _____

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

g. HPOZ Authorization Form _____

h. Management Team Authorization _____

i. Expedite Fee Agreement _____

j. Department of Transportation (DOT) Referral Form _____

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

l. Order to Comply _____

m. Building Permits and Certificates of Occupancy _____

n. Hillside Referral Form _____

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

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

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

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Blake Megdal

Company/Firm Megdal Investments

Address: 252 S. Beverly Drive **Unit/Space Number** Suite C

City Beverly Hills **State** CA **Zip Code:** 90212

Telephone (310) 277-0456 **E-mail:** bmegdal@elliottmegdal.com

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

Applicant and related entities owns APN 5544-004-025, and APN 5544-004-015; Applicant is in escrow on APN 5544-004-032

Property Owner of Record

☒ Same as applicant ☒ Different from applicant

Name (if different from applicant) 3 owners: APN 5544-004-025: Northern California Investors III LLC;
APN 5544-004-015, Franklin Western Partners LLC

Address 252 S. Beverly Drive **Unit/Space Number** Suite C

City Beverly Drive **State** CA **Zip Code:** 90212

Telephone (310) 277-0456 **E-mail:** bmegdal@elliottmegdal.com

Agent/Representative name Darin Eng

Company/Firm Little Diversified Architectural Consulting

Address: 1300 Dove Street **Unit/Space Number** Suite 100

City Newport Beach **State** CA **Zip:** 92660

Telephone (949) 698-1404 **E-mail:** darin.eng@littleonline.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
(select only one)

☐ Owner

☐ Applicant

☒ 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

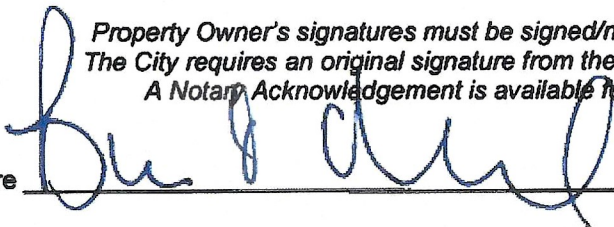
7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In 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 10/11/2019

Print Name

Blake Medgal, managing member of Franklin Western Partners, LLC

Signature



Date 10/14/2019

Print Name

Blake Medgal, managing member of Northern California Investors, III, LLC

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

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

State of California

County of Los Angeles

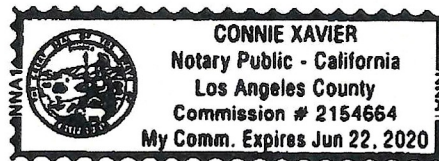
On October 11, 2019 before me, Connie Xavier, Notary Public
(Insert Name of Notary Public and Title)

personally appeared BLAKE MEQDAL, 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.

Connie Xavier
Signature (Seal)



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.
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- **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 Gregory Shapiro

Date 10/19/19

Print Name Gregory Shapiro, Trustee, Shapiro Trust

Signature Gregory Shapiro

Date 10/19/19

Print Name Gregory Shapiro, President, Victory Investment Co., Inc.

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 Ventura

On October 14th, 2019 before me, Tyler Kahn, Notary Public
(Insert Name of Notary Public and Title)

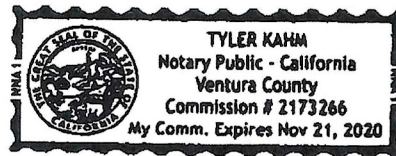
personally appeared Gregory Shapiro, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that
by his/~~her/their~~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

Tyler
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: 10/11/2018

Print Name: Burke Maydall

Department of City Planning Application form 7771.1:

Supplemental Item no.3 ACTION(S) REQUESTED:

LAMC 11.5.7

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

Code Section from which relief is requested (if any): GPC No. 00-1976 SP Accompany Ordinance #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

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

b. Additional Findings

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

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

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

- c. Will there be minimum age requirements for entry? n/a If yes, what is the minimum age requirement and how will it be enforced? _____

- d. Will there be any accessory retail uses on the site? yes What will be sold? flowers

e. Security

- i. How many employees will you have on the site at any given time? 25
- ii. Will security guards be provided on-site? yes
1. If yes, how many and when? 1; (12pm-12am; M-Sun)
- iii. Has LAPD issued any citations or violations? no If yes, please provide copies.

f. Alcohol

- i. Will there be beer & wine only, or a full-line of alcoholic beverages available? full line
- ii. Will "fortified" wine (greater than 16% alcohol) be sold? yes
- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? no
- iv. Will there be signs visible from the exterior that advertise the availability of alcohol? no

v. Food

1. Will there be a kitchen on the site? yes, for food service departments
2. Will alcohol be sold without a food order? yes, from the supermarket part
3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? no
4. Provide a copy of the menu if food is to be served.

vi. On-Site

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? no
- a. If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.
2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? 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.

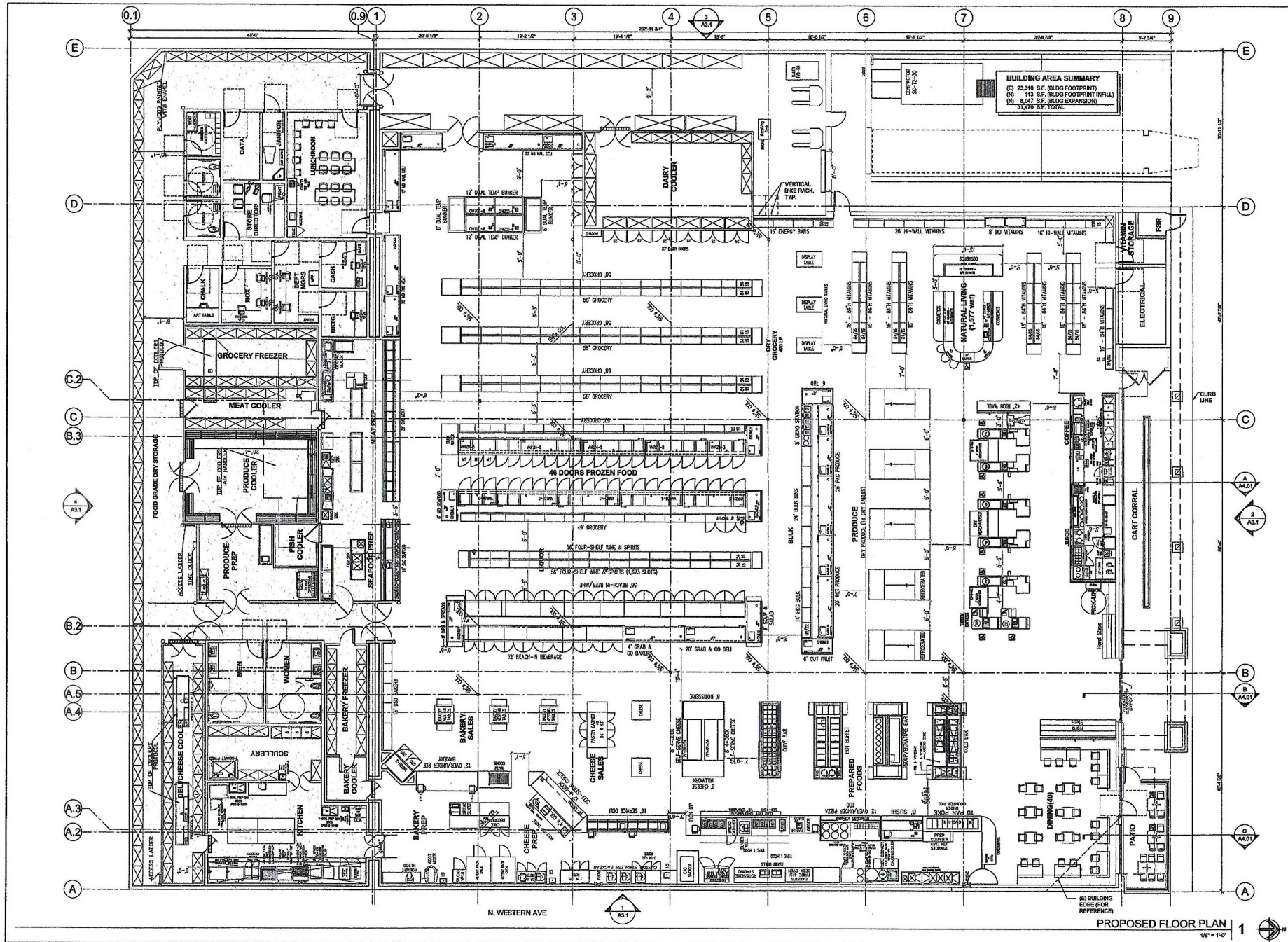
On-site upgrade to include the demolition of an existing dry cleaner (1,740 SF) and reconfiguration of existing parking lot, landscape planters, as well as new decorative paving surfaces. New at grade pad-mounted transformer and a covered masonry trash enclosure is proposed. New landscaping and new site 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.



www.littleonline.com

This drawing and the data shown are the property of Little Group Inc. and are not to be reproduced, copied or used in any way without the written consent of Little Group Inc. All rights reserved. All dimensions are in feet and inches. All dimensions are to the center of the line unless otherwise noted.

MEDGAL INVESTMENTS
222 S. BEVERLY DRIVE, SUITE C
BEVERLY HILLS, CA 90212

BUILDING REMODEL:

remodel remodel

184 N. WESTERN AVE
LOS ANGELES, CA 90027

DESIGNED BY:
Henry Kwon
Dustin King
REVISIONS:

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	11/13/13
2	FOR SUBMITTAL	11/13/13

EXHIBIT "A"
Project No. 10 of 15
Drawing No. 22-000-0373-13

PROPOSED FLOOR PLAN

622.12712.00

A1.01

