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March 17, 2021

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CASE NO. ZA-2019-6570-CUB-SPP-SPPA
CONDITIONAL USE, PROJECT
PERMIT COMPLIANCE, PROJECT
PERMIT ADJUSTMENT

1823-1863 North Western Avenue; and
5500-5518 West Franklin Avenue
Hollywood Planning Area
Vermont/Western Station Neighborhood
Area Plan (SNAP) Specific Plan –
Subarea B (Mixed Use Boulevards)

Zone : C4-1D

D. M. : 150A193

C. D. : 13

CEQA : ENV-2019-6571-CE

Legal Description: Lots FR 49, FR 50,
and FR 51, Hollywood Terrace Tract;
Lots FR 64, FR 65 and FR 67, Grider
and Hamilton's Garfield Place Tract;
and Lot FR 66, Hollywood Terrace
No. 2 Tract

Pursuant to the California Environmental Quality Act (CEQA), I hereby DETERMINE:

that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is exempt from the CEQA pursuant to CEQA Guidelines, Section 15301 (Existing Facilities) Class 1 and Section 15311 (Accessory Structures) Class 11, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;

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

a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption, in conjunction with a new market in the C4-1D Zone;

Pursuant to Los Angeles Municipal Code Section 11.5.7 C and the Vermont/Western Station Neighborhood Area (SNAP) Specific Plan, Ordinance No. 184,888, I hereby APPROVE:

a Project Permit Compliance to allow: 1) a Change of Use from an existing Rite-Aid to a new 31,470 square-foot supermarket; 2) an Extensive Remodel; and 3) the demolition of two commercial buildings (yoga studio and floral shop) and residential unit on the subject site and construction of a new 8,160 square-foot market expansion located within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station SNAP Specific Plan;

Pursuant to Los Angeles Municipal Code Section 11.5.7 E and the Vermont/Western Station Neighborhood Area (SNAP) Specific Plan, Ordinance No. 184,888, I hereby APPROVE:

a Project Permit Adjustment to allow three-foot, six-inch Evergreen screening shrubs in lieu of the otherwise required three-foot, six-inch solid decorative masonry wall behind the three-foot landscape buffer along Western Avenue; and

Pursuant to Los Angeles Municipal Code Section 11.5.7 E and the Vermont/Western Station Neighborhood Area (SNAP) Specific Plan, Ordinance No. 184,888, I hereby DISMISS:

a Project Permit Adjustment to allow a 9.9% increase to the maximum allowable 87 commercial parking spaces to permit a total of 95 commercial parking spaces.

Upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.

3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center or the Condition Compliance Unit for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center or Condition Compliance Unit for inclusion in the case file.

CONDITIONAL USE

7. Authorized herein is the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a 31,470 square-foot grocery store. The grant shall be subject to the following limitations:
 - a. The hours of operation shall be limited to 6:00 – 10:0 p.m., daily.
 - b. Indoor seating shall be limited to a maximum of 26 seats. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.
 - c. (On-Site) Outdoor seating shall be limited to a maximum of 14 seats. The final number of seats and their location may be modified by the Department of Building and Safety in order to provide accessibility and required clearances from existing structures.
8. After hour use shall be prohibited, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.

9. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
10. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
11. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
12. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.
13. The exterior windows and glass doors of the store shall be maintained substantially free of signs and other materials from the ground to at least 6 feet in height above the ground so as to permit surveillance into the store by Police and/or private security.
14. **Complaint Log.** A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:
 - a. Entry, visible to pedestrians
 - b. Customer service desk, front desk or near the reception area.

Complaints shall be responded to within 24-hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved.

15. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.

16. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
17. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
18. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the subject premises and the facility to discourage illegal and criminal activities and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.
19. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department, Department of Alcoholic Beverage Control, or the Department of Building and Safety. The on-site Manager and employees shall be knowledgeable of the conditions herein.
20. The applicant shall be responsible for maintaining the premises and adjoining sidewalk free of debris or litter.
21. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.
22. Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor dining areas in accordance with Los Angeles Municipal Code Section 41.50 B 2 C. This prohibition applies to all outdoor areas of the establishment if the outdoor area is used in conjunction with food service and/or the consumption, dispensing or sale of alcoholic or non-alcoholic beverages.
23. The applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.

24. Prior to issuance of a certificate of occupancy, a minimum six-foot in height concrete block wall shall be constructed along the west property line, adjacent to the multi-family residences. The wall shall contain an architectural break at intervals of no more than 20 feet in length per the SNAP.
25. The dry cleaner building, located on northwest corner of the site (5518 West Franklin Avenue), is not a part of the subject request and shall be maintained on the site.
26. Prior to the issuance of a demolition permit for the RSO unit, clearance and approval shall be obtained from the Los Angeles Housing and Community Investment Department (HCIDLA).
27. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per L.A.M.C Section 19.01-E,3 - Monitoring of Conditional Use Permits, Inspection, and Field Compliance for Review of Operations and Section 19.04 - Miscellaneous ZA Sign Offs shall be paid to the City.
 - a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.
 - b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
28. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30 days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing floor plan, seating arrangement or number of seats of the new operation.

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

SNAP Conditions

30. **Use.** The project is allowed 31,470 square-foot supermarket. The project is allowed C1.5 uses on the subject property, however any change of use within the project site is required to obtain a Project Permit Compliance Review approval before any permit clearance is given.
31. **Height.** The project shall not exceed 27 feet in height.
32. **Parking.** The project shall maintain the existing 85 vehicle parking spaces on-site and is allowed two additional vehicle parking spaces, for a total of 87 vehicle parking spaces on-site.
33. **Bicycle Parking.** The project shall provide a minimum of 12 bicycle parking spaces on site.
34. **Setback.** No front, side or rear yard setbacks shall be required.
35. **Streetscape Elements.**
- a. **Street Trees.** Street trees must be installed and maintained prior to issuance of the building permit or suitably guaranteed through a bond and all improvements must be completed prior to the issuance of a Certificate of Occupancy.
 - i. Twenty (20), 36-inch box shade trees shall be provided in the public right-of-way along the project site, subject to the Bureau of Street Services, Urban Forestry Division requirements.

- ii. A tree well cover shall be provided for each new and existing tree in the public right-of-way adjacent to the subject property to the satisfaction of the Bureau of Street Services.
- iii. The applicant shall be responsible for new street tree planting and pay fees for clerical, inspection, and maintenance per the Los Angeles Municipal Code Section 62.176 for each tree.
- iv. An automatic irrigation system shall be provided.

Note: Contact the Urban Forestry Division, Subdivision staff, at (213) 847-3088 for site inspection prior to any street tree work.

- c. **Bike Racks.** Twelve (12) simple black painted bike racks shall be provided along the public right-of-way of the project site. Bike racks shall be installed three feet from the curb edge or per the City of Los Angeles Department of Transportation requirements and satisfaction.
 - d. **Trash Receptacles.** One (1) trash receptacle painted black shall be provided, maintained, and emptied by the project owner, and placed in the public right-of-way along Franklin Avenue and four (4) trash receptacles painted black shall be provided, maintained, and emptied by the project owner, and placed in the public right-of-way along Western Avenue subject to the requirements and satisfaction of the Department of Public Works.
 - e. **Public Benches.** One (1) public bench, painted black with a backrest, three armrests, and intermediate frame shall be provided and maintained in the public right-of-way along Western Avenue subject to the requirements and satisfaction of the Department of Public Works.
36. **Curb Cuts.** Only one curb cut that is 20 feet in width for every 150 feet of street frontage is allowed when a project takes its access from a Major or Secondary Highway, unless otherwise required by the Departments of Public Works, Transportation, or Building and Safety. This approval must be provided to the Department of City Planning once received.
37. **Utilities.** All new utility lines which directly service the lot or lots shall be installed underground. If underground service is not currently available, then provisions shall be made by the applicant for future underground service.
38. **Transparent Elements.** Transparent building elements such as windows and doors shall occupy at least 50% of the exterior surface of the ground floor facades of the front and side elevations.
- a. At least 1,769 square feet of the ground floor façade shall be constructed with transparent building materials along Western Avenue, consistent with Exhibit A, Sheet A3.02.

- b. At least 979 square feet of the ground floor façade shall be constructed with transparent building materials along the northerly façade facing Franklin Avenue, consistent with Exhibit A, Sheet A3.02.
 - c. The applicant is allowed to provide a Window Display along Western Avenue. The Window Display must have a minimum depth of 18 inches and must be 100 percent transparent from the window through the back wall, and must display items associated with the supermarket.
39. **Surface Mechanical Equipment.** All surface or ground-mounted mechanical equipment, including transformers, terminal boxes, pull boxes, air conditioner condensers, gas meters and electric meter cabinets, shall be screened from public view and treated to match the materials and colors of the building which they serve.
40. **Rooftop Appurtenances.** All rooftop equipment and building appurtenances shall be screened from any street, public right-of-way, or adjacent property with enclosures or parapet walls constructed of materials complimentary to the materials and design of the main structure.
41. **Trash, Service Equipment and Satellite Dishes.** Trash, service equipment and satellite dishes, including transformer areas, shall be located away from streets and enclosed or screened by landscaping, fencing or other architectural means. The trash area shall be enclosed by a minimum six-foot high decorative masonry wall. Each trash enclosure shall have a separate area for recyclables. Any transformer area within the front yard shall be enclosed or screened.
42. **Design of Entrance.** The applicant shall submit detailed elevations of the ground floor illustrating that all pedestrian entrances, including entries to commercial and retail stores, residential lobby area, and the pedestrian throughways, are accented with architectural elements such as columns, overhanging roofs, or awnings. The location of Entrances shall be in the center of the façade or symmetrically spaced if there are more than one.
43. **Landscape Plan.** The applicant shall submit a final landscape plan prepared by a licensed landscape architect showing enhanced paving such as stamped concrete, permeable paved surfaces, tile and/or brick within paved areas in front, side and rear yards.
44. **Irrigation Plan.** A final irrigation plan shall be prepared and included.
45. **Freestanding Walls.** All freestanding shall contain an architectural break at intervals of no more than 20 feet in length.

46. **Surface Parking Lots.** The following surface parking lot standard shall apply:
- a. Surface parking lots and driveways shall be paved with Portland cement concrete, pervious cement, grass-crete, or any other porous surface that reduces heat radiation and/or increases surface absorption, to the satisfaction of the Department of Building and Safety (LADBS).
 - b. The applicant shall submit a final landscape plan prepared by a licensed landscape architect.
 - c. At least 10 percent of the surface parking lot shall be landscaped in accordance with the following standards:
 - i. One (1) 24 inch box shade tree for every four (4) parking spaces, spaced evenly to create an orchard-like effect. The trees shall be located so that an overhead canopy effect is anticipated to cover at least 50 percent of the parking area after 10 years of growth.
 - ii. A landscape buffer around the property line.
 - iii. A three-foot, six-inch solid decorative masonry wall behind the three-foot landscape buffer. The project is allowed a three-foot, six-inch Evergreen screening shrubs behind the three-foot landscape buffer along Western Avenue, only.
47. **On-Site Lighting.** The applicant shall install on-site lighting along all vehicular and pedestrian access ways. Installed lighting shall provide $\frac{3}{4}$ -foot-candle of flood lighting intensity as measured from the ground. Lighting must also be shielded from projecting light higher than 15 feet above ground level and away from adjacent property windows. The maximum height of any installed lighting fixture shall not exceed 14 feet in height.
48. **Hours of Operation.** All parking lot cleaning activities, trash collections and deliveries shall take place between the hours of 7:00 a.m. to 8:00 p.m., Monday through Friday and 10:00 a.m. to 4:00 p.m. on Saturday and Sunday.
49. **Future Signage.** All future signs shall be reviewed by Central Project Planning staff for compliance with the Vermont/Western Station Neighborhood Area Plan signage guidelines and regulations. Filing for a Project Permit shall not be necessary unless a Project Permit Adjustment or Exception is required. Any pole, roof, off-site sign, or any sign containing flashing, mechanical or strobe lights (i.e. Digital Signs) are prohibited. Canned signs shall not be used.
- a. Any sign that is currently legally non-conforming on the project site, which is removed, cannot be placed back onto the subject site.

50. Indemnification and Reimbursement of Litigation Costs.

The applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

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

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City

Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code.”

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

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after APRIL 1, 2021, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>**. Public offices are located at:

Downtown
Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

San Fernando Valley
Marvin Braude San Fernando
Valley Constituent Service
Center
6262 Van Nuys Boulevard,
Room 251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
West Los Angeles
Development Services Center
1828 Sawtelle Boulevard, 2nd
Floor
Los Angeles, CA 90025
(310) 231-2598

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

NOTICE

The applicant is further advised that subsequent contact regarding this determination must be with the Development Services Center. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on July 28, 2020, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a Conditional Use Permit under the provisions of Section 12.24 W of the Los Angeles Municipal Code and Project Permit Compliance pursuant to Section 11.5.7 C and 11.5.7 E of the Los Angeles Municipal Code have been established by the following facts:

BACKGROUND

The subject property consists of eight contiguous, rectangular-shaped lots located at the southwest corner of Western Avenue and Franklin Avenue. The subject property has approximately 442 feet of frontage along Western Avenue and 170 feet of frontage along Franklin Avenue, for a lot area of 74,898 square feet per the land survey, prepared by Douglas R. Howard, PLS 6169. The property is zoned C4-1D, designated for Neighborhood Office Commercial land uses, and is currently developed with a 23,310 square-foot, Rite-Aid and associated surface parking lot with two commercial buildings (a dry cleaner and a flower shop) along Franklin Avenue; and a commercial building (yoga studio) and residential unit to the rear at the south. The property is located within the Hollywood Community Plan area and is subject to the regulations set forth within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP).

Surrounding properties are characterized by level to slightly sloped topography and improved streets, and developed with a variety of neighborhood serving commercial, retail, and office uses along Western Avenue and Franklin Avenue. Properties to the south and east, across Western Avenue, are zoned C4-1D and are developed with one- and two-story, commercial buildings. Properties to the north, across Franklin Avenue, are zoned R1-1 within Subarea A (Neighborhood Conservation) of the SNAP, and developed with Immaculate Heart High School. Properties to the west are zoned R3-1 within Subarea A of the SNAP, and developed with multi-family residential buildings.

The applicant is applying for a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption; a Project Permit Compliance review for 1) a Change of Use from an existing Rite-Aid to a new 31,470 square-foot supermarket; 2) an Extensive Remodel; and 3) the demolition of two commercial buildings (yoga studio and floral shop) and residential unit on the subject site and construction of a new 8,160 square-foot market expansion located within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station SNAP Specific Plan; and a Project Permit Adjustment to allow: 1) a 9.9% increase to the maximum allowable 87 commercial parking spaces to permit a total of 95 commercial parking spaces, and 2) to allow 3-foot, 6-inch Evergreen screening shrubs in lieu of the otherwise required 3-foot, 6-inch solid decorative masonry wall behind the three-foot landscape buffer along Western Avenue.

The Project Permit Adjustment request to allow a 9.9% increase to the maximum allowable 87 commercial parking spaces is not required and thus the Zoning Administrator has dismissed this entitlement request.

The existing dry cleaner building located at 5518 West Franklin Avenue (Sister Mary Corita Studio) will not be demolished as part of this scope of work and will remain on the project site. In lieu, to accommodate the landscape requirements for surface parking lots due to the SNAP provision, the Flower Shop at the northeast corner of the site (5500 West Franklin Avenue), will be demolished as part of this application.

Western Avenue, adjoining the subject property to the east, is a Modified Avenue I, dedicated to a right-of-way width of 104 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Franklin Avenue, adjoining the property to the north, is a Modified Avenue II, dedicated to a right-of-way width of 85 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Previous zoning related actions on the site include:

Case No. CHC-2020-5630-HCM: At its meeting of December 17, 2020, the Cultural Heritage Commission took the actions to include Sister Mary Corita Studio in the list of Historic-Cultural Monuments, subject to adoption by the City Council: 1) Determined that the property conforms with the definition of a Monument pursuant to Section 22.171.7 of the Los Angeles Administrative Code; and 2.) Recommended that the City Council consider Sister Mary Corita Studio for inclusion in the list of Historic-Cultural Monuments.

Surrounding Properties (within a 500 foot radius):

Case No. DIR-2019-6625-SPP – On August 25, 2020 , the Director of Planning approved a Project Permit Compliance Review for the enclosure of an existing 85 square-foot patio and the construction of a 450 square-foot deck and staircase in the rear of the building in conjunction with the change of use from a single-family dwelling to a duplex within a 2,227 square-foot residential building for a total of nine dwelling units and accessory dwelling unit within Subarea A of the SNAP, located at 1752-1800 North Garfield Place

Case No. DIR-2016-2742-SPP – On September 20, 2016, the Director of Planning approved a Project Permit Compliance for a change of use from retail to voice recording studio for 1,988 square feet of floor area within an existing one-story commercial building within Subarea B of the SNAP, located at 1838 North Western Avenue.

AGENCY CORRESPONDENCE

A correspondence was received from the Los Angeles Police Department – Hollywood Vice, dated July 28, 2020, stating the Department was not in opposition to the issuance of a CUP for the subject project and recommended 23 conditions.

A correspondence was received from the Hollywood United Neighborhood Council, dated December 13, 2019, stating that the voted to approve the project. A second correspondence was received and dated August 11, 2020, stating the discussions of the re-scheduled meeting: 1.) Restaurant – applicant stated no request to serve alcohol in the restaurant and no public objection to the restaurant; 2.) RSO – applicant stated this is a non-conforming RSO unit and will follow all requirements to demolish the unit. Tenants and surrounding neighbors stated support of this due to the poor state of the surroundings and that the tenants were treated property. Note, HUNC is supporting all efforts to retain and expand RSO units in Hollywood. 3.) CEQA – all parties agreed this is a good project and the dry cleaner's potential environmental hazard; has Fire Department letter stating no further action; look into potential historic significance of the dry cleaner building; and loss of RSO housing is a significant issue and the loss of this one unit was included in this listing as a result. In addition, the public requested that the applicant: work with the residents behind the project to secure the wall between them as people jump over the fence; provide bike racks; work with the residents regarding mitigation measures for construction; and close the store at 10:00 p.m. and the applicant agreed to the hours of operation of 6:00 a.m. to 10:00 p.m.

PUBLIC CORRESPONDENCE

A correspondence was received from Angel Izard, an adjacent neighbor, dated August 19, 2020. The correspondence stated that Rite Aid borders the building. Request a fence or wall be included as people have jumped down into the private yard from the Rite Aid lot. Concerned with deliveries and trash and if it could be done on the east side of the property near Western Avenue and prefer that if be done in the afternoon or after 10:00 a.m. Prefer hours of operations hours to remain at 10:00 p.m. or earlier.

A letter of opposition was received from Tiffany Dutin, a local resident, dated July 28, 2020, stating concerns regarding the community's needs and the increase wave of Ellis Act evictions surrounding the neighborhood due to gentrification. The site currently provides a pharmacy and yoga studio that are "main-street" businesses that provide goods and services. The proposed will not fulfill the same role. Borders Thai Town, who's mom and pop restaurants draws visitors and locals. The proposed restaurant development will not fit in and be a threat to the existing food scene. Included a map of the surrounding area from the Anti-eviction Mapping Project website. The new restaurant would directly threaten to displace current tenants. Exploits Ellis Act loophole.

35 letters of support were received and stated the following: the neighborhood needs an updated and healthy grocery store; the investment will uplift this corner; currently the Rite Aid building is an eyesore, currently unsafe to walk around at night and new grocery store will create a new and well lit area to such activities won't be enabled; locations is no longer eligible for landmark status; better served by a fresh food grocery store; improve the environment; new lens for legacy; recommends adding a Lazy Acres Market to the Hollywood community as the one in Hermosa Beach has been positive enhancement; neighborhoods needs a natural foods market; does not understand how the Corita Kent building is historic, Sun Cleaners is no honor to Corita Kent; the existing parking lot is blight and neighborhood would benefit from access to healthy food; a mural of other public display of awareness to Corita Kent; Lazy Acres/Bristol Farms is a top-notch chain that has good offerings; excellent addition to the area; revitalize the site; bring jobs; increase property values; currently unsafe; healthy option; encourage that the Corita Dent building does not prevent Lazy Acres from coming to the neighborhood; lives nearby but the Santa Barbara Lazy Acres Market is the best market to shop for natural and fresh food; good addition and upgrade to the community;

PUBLIC HEARING

The public hearing was held on July 28, 2020 at approximately 10:00 a.m. In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the hearing was conducted entirely telephonically.

Darin Eng, the project architect stated that the proposed hours of operation are 6:00 a.m. to 10:00 p.m., daily, but requesting to change the hours of operation to 6:00 a.m. to 12:00 a.m., daily. The Conditional Use license will be type 21 and is adding wine tasting, type 86 license.

Blake Bedgal, the applicant stated that currently the site is a run-down drug store. Bristol Farms and Lazy Acres has a stellar reputation for markets. Add 8,000 square feet to the existing Rite Aid for the proposed grocery store. Lazy Acres has all organic food and healthy food. The inside and outside aesthetics provides a wonderful shopping experience. With the pandemic, an amenity to add a grocery store. The Conditional Use is the sale of alcohol. The existing Rite Aid currently sells alcohol and has been for the more than 20 years. Prior to Rite Aid, the site has operated as a grocery store. The certificate of occupancy states it is a grocery market. Due to an abundance of caution, filed a change of use from a drugstore to a grocery store.

NC, the Hollywood United Neighborhood Council did not hear the change of hours and that there is one illegal structure above the yoga studio and there are residents. The board voted to postpone decision.

Resident who lives in three bedroom above the yoga studio did not receive notice.

Resident: The west side of the project site is residential. Requesting to move trash and deliveries to the east side. People jump over the existing fence. Supports the 10:00 p.m. closing. Would like the seats on the patio to be located further away from the residents.

Resident: Why was there no mention of the residential unit in the application. They are proposing to demolish an RSO. Add mitigation measures for the existing tenant.

Resident who lives on Garfield Place: Lives behind the property on Garfield Place. The fencing behind, people jump the fence. Concerned with the construction hours.

Resident off Garfield Place: What are the construction hours and the duration.

The public comment period was closed. The applicant team responded to the comments. Darin Eng, the architect stated that the patio is located on the east and the construction period will be approximately one year. Clarified the dining area is not a restaurant. This is more of a convenience dining where people buy self service food. There will be no alcohol served. The seating area is similar to Starbucks and similar to what other markets have. Regarding wine tasting, there will be strict guidelines, staff at all times, and is similar to Costco demonstrations. The hours of operation for 12:00 a.m. is due to local competition. The market will have circuit TV and cameras. Deliveries will occur on the wide side and are mainly from 7:00 a.m. to noon. No deliveries will be before 7:00 a.m. due to the residential neighborhood.

Blake Bedgal, further stated that the RSO is rented out at market rate and will be relocated in a reasonable way. He has reached out to LAPD Officer Gutierrez and a letter will be completed by the end of this week and the officer was at the Neighborhood Council meeting. The southerly property is the building. The building will be approximately one to two feet away from the neighboring properties to the west and there is a six to seven-foot high concrete block wall neighboring the properties to the west.

The member of the neighborhood council stated that the next meeting will be August 10th and the PLUM meeting is on the Thursday before. Clarified the unit is registered as a RSO.

The Zoning Administrator clarified that the extended hours of operation until midnight was not on the application nor the hearing notice and is not before us. The proposed wine tasting was also not in the application nor in the hearing notice. What is before the hearing is off-site sales of alcohol. Wine Tasting is on-site and was not on the application nor the hearing notice and that would either require a new application or a revision of the existing application and would require a new hearing notice and another hearing. Those two requests are not before us. They are adding 8,000 square feet and the Specific Plan has parking minimum and maximum and allows the addition of 16 parking spaces for the addition of 8,00 square feet and will dismiss the SPPA. The applicant has explained the Adjustment for the screen shrubs in lieu of the masonry wall as the parking lot is existing. The Zoning Administrator held the case under advisement for one month, to have the applicant meet with the Neighborhood Council, LAPD letter, and to look further into the RSO.

After the public hearing, the applicant submitted a letter from the County of Los Angeles Fire Department regarding the Dry Cleaners building as referenced in the HUNC letter. The letter stated that they reviewed the 2018 Investigation Results and the Soil Gas Probe Abandonment for the Dry cleaner building and sated that the concur with the reports and that the known site contamination has been satisfactory accessed for current commercial site use.

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

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

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

- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- No sale of alcohol shall be permitted at any self-service, automated check-out station (checkout conducted primarily by the customer, with assistance by a store monitor) if such are available on the site. All sales of alcohol shall be conducted at a full-service checkout station directly attended by a cashier/checkout clerk specifically assigned solely to that station.
- The alcoholic beverage license shall not be exchanged for a public premises type license nor operated as a public premises.

BASIS FOR CONDITIONAL USE PERMITS

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

FINDINGS

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

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

The proposed request is for a Conditional Use to allow the sale of a full line of alcoholic beverages for off-site in conjunction with a proposed Lazy Acres market. The subject property is located at the southwest corner of Western Avenue and Franklin Avenue and is within Subarea B of the Vermont/Western SNAP. The subject site is currently developed with a 23,310 square-foot, Rite-Aid and associated surface parking lot with two commercial buildings (a dry cleaner and a flower shop) along Franklin Avenue; and a commercial building (yoga studio) and residential unit to the rear (south of Rite-Aid). The applicant has modified the project scope and will not demolish the dry cleaner building and will maintain the building on the site. In lieu, the project includes the demolition of the flower shop located at the northeast corner of the project site. The demolition of the flower shop will allow the project to accommodate the SNAP landscape requirements for surface parking lots but will also provide a better line-of-sight and improving vehicular and pedestrian safety at the intersection of Franklin and Western Avenues for those traveling eastbound on Franklin Avenue, and making a right (south) to Western Avenue.

No new height of the existing building is proposed. The project will provide new landscaping along the subject site and surface parking lot, which currently does not have any trees or shrubbery. The subject site is located within an area that is established as a retail corridor that shares similar uses. The project will provide a beneficial service to the surround area by offering local residents, workers, and visitors access to organic whole foods, prepared foods, and common household items. The request to allow the sales of a full line of alcoholic beverages for off-site consumption will be an added amenity and service for the community. The main subject tenant space is currently occupied by a Rite Aid. The new Lazy Acres market will activate this corner. The market will contribute to the collection of tax revenue and increased employment opportunities in the region.

The imposed conditions of approval in conjunction with the proposed market will ensure that the service of alcohol will not be disruptive to the community. There conditions address operational, security, monitoring, and concerns related to alcohol sales and off-site consumption. The markets operation, including the service of alcohol, will provide a service to the neighborhood and will be consistent with the commercial development of the area.

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

The subject site is currently developed with a 23,310 square-foot, Rite-Aid and associated surface parking lot with two commercial buildings (a dry cleaner and a flower shop) along Franklin Avenue; and a commercial building (yoga studio) and residential unit to the rear (south). The project scope will not demolish the dry cleaner building and will maintain the building on the site. The project includes the demolition of a commercial building (floral shop) located at the northeast corner of the subject site, and a change of use from an existing Rite-Aid, yoga studio and residential unit to a new Lazy Acres market. The market will expand by 8,160 square feet at the rear, where the yoga studio and residential unit are located. The demolition of the flower shop will allow the project to accommodate the SNAP landscape requirements for surface parking lots but will also provide a better line-of-sight and improving vehicular and pedestrian safety at the intersection of Franklin and Western Avenues for those traveling eastbound on Franklin Avenue, and making a right (south) to Western Avenue.

Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the SNAP. The project has been determined to be in compliance with the SNAP as evaluated in the Project Permit Compliance review of this grant.

Surrounding properties are characterized by level to slightly sloped topography and improved streets, and developed with a variety of neighborhood serving commercial, retail, and office uses along Western Avenue and Franklin Avenue. Properties to the south and east, across Western Avenue, are zoned C4-1D and are developed with one- and two-story, commercial buildings. Properties to the north, across Franklin Avenue, are zoned R1-1 within Subarea A (Neighborhood Conservation) of the SNAP, and developed with Immaculate Heart High School. Properties to the west are zoned R3-1 within Subarea A of the SNAP, and developed with multi-family residential buildings.

The area in which the subject market is proposed remains an active, commercial area providing local residents and workers access to a variety services and amenities that cater to the needs of the community. The project will operate as a market with incidental sale of a full line of alcoholic beverages for off-site consumption. It is a service which is generally in demand by market patrons and provided in commercial districts. As conditioned, the market in conjunction with the market will complement and support the adjacent residential and commercial uses. Conditions have been imposed in the grant to address nuisances, security, mode and character, and responsible management, as well as the construction of a wall adjacent to the residential uses. A complaint number posted at the front of the market and the maintenance of the complaint log will enable abutting neighbors and the community to inform the owners of complaints of the use.

Furthermore, employees will be required to participate in training pertaining to alcohol sales. As conditioned, the operation of the market with the sale of a full line of alcoholic beverages for off-site consumption will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety and the development of the community.

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

There are twelve elements of the General Plan and each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code (LAMC). Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The project site is located within the boundaries of the Hollywood Community Plan. The Community Plan designates the property for Neighborhood Office Commercial land use with a zoning of C4-1D. The project site is also located within Subarea B of the Vermont/Western Station Neighborhood Area (SNAP) Specific Plan, which envisions a blend of residential uses along with commercial activities. Subarea B allows residential uses permitted in the R3 Zone and commercial uses permitted in the C1.5 Zone, regardless of the underlying zoning. The project has been determined to be in compliance with the SNAP as evaluated in the Project Permit Compliance review of this grant. As a supermarket with off-site sales of a full line of alcoholic beverages, the project conforms to the permitted use allowed in the Specific Plan, and to its provision, as outlined in the Project Permit Compliance findings below. Therefore, the supermarket use is permitted by the Subarea B of the SNAP.

Conditional authorization for the sale of alcoholic beverages for off-site consumption is allowed through the approval of the Zoning Administrator subject to certain findings. Given the scope of the Conditions and limitations established herein, the surrounding land uses will not be significantly impacted by the sale of alcohol.

Additionally, the project is consistent with the objectives and policies of the Hollywood Community Plan, which aim to “further the development of Hollywood as a major center of population, employment, retail services, and entertainment” and “promote economic well being and public convenience through allocating and distributing commercial lands for retail, service, and office facilities in quantities and patterns based on accepted planning principles and standards”.

The project is for the sale of alcoholic beverages for off-site consumption in conjunction with a new market, by providing a desirable and beneficial service to the community. It will contribute to the commercial vibrancy and economic investment of the neighborhood, while selling organic foods with incidental sale of

a full line of alcoholic beverages for off-site consumption. Thus, the project substantially conforms with the purpose, intent, and provisions of the General Plan, the Community Plan, and the Vermont/Western SNAP.

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

The proposed project will not adversely affect the welfare of the pertinent community. The project has been conditioned to encourage the responsible operation of the establishment and the project will be providing increased economic activity in the surrounding neighborhood. The proposed project will provide a desired service to the community in the form of market that provides a beneficial service to the area and those who travel along Franklin and Western Avenues. In addition, this project is located in an existing commercial shopping area in part of Hollywood and will serve, add to, and complement the various services and commercial amenities available in Hollywood.

With oversight from the California Department of Alcoholic Beverage Control and conditions which have been imposed upon the hotel, the project will be compatible with the character of the immediate neighborhood. Such conditions include the requirement of security measures such as a surveillance system and deterrence of graffiti and loitering. In addition, the grant requires the use and maintenance of an age verification device to deter underage purchases and drinking. Employees must also undergo STAR (Standardized Training for Alcohol Retailers) training provided by the Los Angeles Police Department, LEAD (Licensee Education on Alcohol and Drugs) training provided by the Department of Alcoholic Beverage Control, or RBS (Responsible Beverage Service) Training. Both the Conditions of Approval and the requirements of the State Alcoholic Beverage Control agency are intended to protect the public health, welfare and safety of the community. Therefore, it is expected that the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with a market will not adversely affect the welfare of the pertinent community.

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

According to the State of California Department of Alcoholic Beverage Control (ABC) licensing criteria, there are five on-site and two off-site licenses allocated to the subject Census Tract No. 1903.01. Currently there are two on-site and two off-site licenses in this census tract. One of the off-site license is for the existing Rite Aid on the subject site.

The request of a Conditional Use allow for the sale of a full line of alcoholic beverage for off-site consumption will not contribute to an increase in licenses in the area as the proposed market will replace a license of the Rite Aid. As a result, the market will not impose an undue concentration to the area as its continued operation will benefit public welfare and convenience

According to statistics provided by the Los Angeles Police Department, within Crime Reporting District No. 638, which has jurisdiction over the subject property, a total of 203 crimes were reported in 2020 (167 Part I and 36 Part II crimes), compared to the citywide average of 141 crimes and the high crime reporting district average of 169 crimes for the same period. Part 2 Arrests report include: (3), Narcotics, (1) Liquor Laws, (9) Public Drunkenness, (0) Disturbing the Peace, (0) Disorderly Conduct, (0) Gambling, (5) DUI Related, and (12) Other Violations. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The above statistics indicate that the site is located in a reporting district where the crime rate is above the Citywide Average. However, no evidence was submitted for the record establishing a link between the subject property and the area's crime rate. Out of 203 Part I and II Crimes over the last year, nine crimes were attributed to public drunkenness and five crimes were DUI related. These incidents are not necessarily directly attributable to the sale of alcoholic beverages within the subject property and may be attributed to other alcohol-serving businesses in the area. The sale of alcoholic beverages at Lazy Acres will be ancillary to grocery sales. The conditions of the grant address noise, safety and security to ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity. As such, approval of the request will replace an existing license and will not contribute to the area's crime rate and will therefore not result in an undue concentration of licenses premises.

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

The property is designated for C1.5 commercial uses per the SNAP, Subarea B, and it will be utilized as such with Lazy Acres market. The following sensitive uses are located within 1,000-foot radius of the project site:

Los Feliz United Methodist Church, 1800 North Western Avenue
Immaculate Heart High School, 5515 Franklin Avenue
Louis B. Mayer Library, 2021 North Western Avenue
Ferndell Trail, Fern Dell Drive
Immaculate Heart Community, 5515 Franklin Avenue
Corita Art Center, 5515 Franklin Avenue
American Film Institute, 22021 North Western Avenue
Residential Uses

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. While there are residential uses in close proximity to the project site, the project has been conditioned to be compatible with the surrounding community. Conditions related to noise, loitering, and security have been imposed to respond to excessive and disruptive behavior. Incorporated into this grant are conditions that require security measures such as the installation of a six-foot high wall and surveillance cameras and other conditions that address noise, safety and security. Therefore, as conditioned, the project will not detrimentally affect residential zoned properties or any other sensitive uses in the area.

PROJECT PERMIT COMPLIANCE FINDINGS PER LAMC SECTION 11.5.7 C

7. **The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.**
 - A. **Parks First.** Section 6.F of the Vermont/Western Specific Plan requires the applicant to pay a Parks First Trust Fund of \$4,300 for each new residential unit, prior to the issuance of a Certificate of Occupancy. The project does not propose any residential units. The project proposes the change of use and extensive remodel from an existing Rite-Aid to a market and the demolition of a yoga studio, florist and residential unit. The project is therefore not required to pay into the Parks First Trust Fund. Therefore, Section 6.F of the Specific Plan does not apply.
 - B. **Use.** Section 8.A of the Vermont/Western Specific Plan states that residential uses permitted in the R3 Zone by LAMC Section 12.10 and commercial uses permitted in the C1.5 Limited Commercial Zone by LAMC Section 12.13.5 shall be permitted by-right on any lot located within Subarea B of the Specific Plan area with incidental sales of alcohol. The project proposes the change of use and extensive remodel from an existing Rite-Aid to a market and the demolition of a yoga studio, florist and residential unit. The market use which is permitted in the C1.5 Zone. No live entertainment is proposed or permitted on this site per the Specific Plan. Therefore, as

conditioned and in conjunction with the Conditional Use to permit the sales of a full line of alcoholic beverages for off-site consumption, the project complies with Section 8.A of the Specific Plan.

- C. **Height and Floor Area.** Section 8.B of the Vermont/Western Specific Plan states that the height of any building comprised exclusively of commercial uses shall not exceed a maximum building height of 35 feet and a floor area ratio (FAR) of 1.5:1. The buildings, built in 1950, 1961, and 1963, have an existing heights of approximately 21 feet and 28 feet which do not exceed the 35-foot maximum height limit. The proposed extensive remodel to the building includes a height of 26 feet, 8 inches, which is within the 35-foot maximum height limit. The project site contains 74,898 square feet of lot area and the existing building with the 8,047 square-foot market expansion will contain 31,470 square feet of floor area, and FAR of approximately 0.43:1. Therefore, the project complies with 8.B of the Specific Plan.
- D. **Transitional Height.** Section 8.C of the Vermont/Western Specific Plan states that portions of buildings on a lot located within Subarea B adjoining or abutting a lot within Subarea A shall not exceed 25 feet in height and 33 feet in height when located within 0-49 feet and 50-99 feet, respectively. The project site currently adjoins a lot within Subarea A to the west. The area located within 0-49 feet from the adjoining Subarea A lot has a height of 21 feet, which is below the maximum 25 feet. The area located within 50-99 feet from the adjoining Subarea A lot has a height of 26 feet, which is below the maximum 33 feet. Therefore, the project complies with 8.C of the Specific Plan.
- E. **Usable Open Space.** Section 8.D of the Vermont/Western Specific Plan states that a Project containing two or more residential units shall provide usable open space in accordance with LAMC Section 12.21 G.2. The project proposes the change of use and extensive remodel from an existing Rite-Aid to a market and the demolition of a yoga studio, florist and residential unit. Therefore, Section 8.D of the Specific Plan does not apply.
- F. **Project Parking Requirements.** Section 8.E.4 of the Vermont/Western Specific Plan states that no additional parking shall be required for a change of use within an existing building provided that existing onsite parking is maintained. The Rite-Aid building with the associated surface parking lot was originally constructed in 1963 and according to the Building Permit issued on June 9, 1987 (Permit No. 1987LA67511) 53 parking spaces are required for the subject site. However, there are currently 85 parking spaces existing on the surface parking. Therefore, the project must maintain the existing 85 spaces. The project also encompasses the addition of 8,160 square feet of commercial floor area. As such, the project must take into account the new allowable parking requirement for the additional commercial square-footage. The SNAP dictates that the project shall be limited to a maximum of two (2) parking spaces for each 1,000 square feet of non-residential floor area.

Thus, an increase of 8,160 square feet results in a maximum of 16 additional parking spaces. The applicant is proposing to provide an additional two (2) parking spaces to the existing 85 spaces for a total of 87 parking spaces. Therefore, the project complies with Section 8.E of the Specific Plan.

Bicycles. Section 8.E.2 of the Vermont/Western Specific Plan requires one (1) bicycle parking space for every 1,000 square feet of commercial floor area for the first 10,000 square feet, and one (1) parking space for every additional 10,000 square feet of floor area thereafter. The project proposes 31,470 square feet of commercial floor area, thereby requiring 12 commercial bicycle parking spaces. The applicant proposes 12 commercial bicycle parking spaces. Therefore, the project complies with Section 8.E.2 of the Specific Plan.

- G. **Conversion Requirements.** Section 8.F of the Vermont/Western Specific Plan sets forth requirements pertaining to the conversion of existing structures from commercial uses to residential condominium uses. The applicant proposes demolition of a commercial building (floral shop) and a change of use from a Rite-Aid, yoga studio and residential unit to supermarket. Therefore, Section 8.F of the Specific Plan does not apply.
- H. **Pedestrian Throughways.** Section 8.H of the Vermont/Western Specific Plan requires a pedestrian walkway, throughway or path for every 250 feet of street frontage for a project. The subject property has approximately 442 feet of frontage along Western Avenue and 170 feet of frontage along Franklin Avenue. However, approximately 219 feet of the 442 feet of frontage along Western Avenue is made up of a surface parking lot. The surface parking lot will share a path with the vehicle circulation of the site. Therefore, the project complies with Section 8.H of the Specific Plan.
- I. **Yards.** Section 8.G of the Vermont/Western Specific Plan specifies that no front, side or rear yard setbacks shall be required for the development of any project within Subarea B. The project involves a change of use within an existing building and an expansion of the existing building footprint at the rear. The expansion at the rear will not provide any setbacks as allowed by the SNAP. Therefore, the project complies with Section 8.G of the Specific Plan.
- J. **Development Standards.** Section 8.I of the Vermont/Western Specific Plan requires that all projects be in substantial conformance with the Development Standards and Design Guidelines. The Development Standards apply to all new development and extensive remodeling projects. The proposed project is considered an extensive remodeling. The proposed project conforms to Development Standards and Design Guidelines as discussed in Findings below.

Development Standards

- (1). **Landscape Plan.** The Development Standard for Subarea C requires that all open areas not used for buildings, driveways, parking, recreational facilities, or pedestrian amenities shall be landscaped by lawns and other ground coverings, allowing for convenient outdoor activity. All landscaped areas shall be landscaped in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or licensed landscape contractor. The illustrative landscape plan in Exhibit "A" shows that adequate landscaping will be provided throughout the project site. The surface parking lot will be landscaped with shrubbery and trees. The applicant will be required to submit a final landscape plan prepared by a licensed landscape architect and irrigation plans. Therefore, as conditioned, the project complies with this Development Standard.
- (2). **Usable Open Space.** This Development Standard requires that common usable open space must have a dimension of 20 feet when measured perpendicular from any point on each of the boundaries of the open space area and a minimum common open space area of 400 square feet for projects with less than 10 dwelling units and 600 square feet for projects with 10 dwelling units or more. The applicant proposes a change of use and extensive remodel from an existing Rite-Aid to a market and the demolition of a yoga studio, florist and residential unit. There are no dwelling units being added with the proposed scope of work. Therefore, this Development Standard does not apply.
- (3). **Streetscape Elements.** The Development Standards require that any project along Vermont Avenue, Virgil Avenue, or Hollywood Boulevard between the Hollywood Freeway and Western Avenue, or referred to in the Barnsdall Park Master Plan, or projects along major and secondary highways, to conform to the standards and design intentions for improvement of the public right-of-way. The project site is located along Western Avenue and Franklin Avenue, which are considered a secondary highways, therefore, the following Development Standards apply.
 - a) **Street Trees.** The Development Standards require that one 36-inch box shade tree be planted and maintained in the sidewalk for every 30 feet of street frontage. The project site has approximately 442 feet of frontage along Western Avenue and 170 feet of frontage along Franklin Avenue, thus requiring 20 street trees along the project site. The project proposes 12 shade canopy street trees within the 612 feet of total street frontage along the project site. Therefore, a condition has been imposed for the project to provide a total of 20 street trees. Thus, as conditioned, the project complies with this Development Standard.

- b) **Tree Well Covers.** The Development Standards require that a tree well cover be provided for each new and existing street tree in the project area. The project will be conditioned to provide 20 street trees in the public right-of-way which include a tree well cover. Therefore, as conditioned, the project complies with this Development Standard.
 - c) **Bike Racks.** The Development Standards require one bike rack for every 50 feet of street frontage. The project site has approximately 442 feet of frontage along Western Avenue and 170 feet of frontage along Franklin Avenue, thus, requiring 12 bike racks along the public right-of-way of the project site. The project currently proposes three (3) bike racks. Therefore, a condition has been imposed for the project to provide a total of 12 bike racks along the project site. Thus, as conditioned, the project complies with this Development Standard.
 - d) **Trash Receptacles.** The Development Standards require one trash receptacle be provided in the public right-of-way for every 100 feet of lot frontage along a Major or Secondary Highway. The project site has approximately 442 feet of frontage along Western Avenue and 170 feet of frontage along Franklin Avenue, thus, requiring six (6) trash receptacles along the public right-of-way of the project site. The project currently proposes four (4) trash receptacles. Therefore, a condition has been imposed for the project to provide a total of six (6) trash receptacles along the project site. Thus, as conditioned, the project complies with this Development Standard.
 - e) **Public Benches.** The Development Standards require that one public bench be provided in the public right-of-way for every 250 feet of lot frontage on a Major or Secondary Highway. The project site has approximately 442 feet of frontage along Western Avenue and 170 feet of frontage along Franklin Avenue, thus, requiring two (2) public benches along the public right-of-way of the project site. The project currently proposes three (3) public benches along the project site. Therefore, as conditioned, the project complies with this Development Standard.
- (4). **Pedestrian/Vehicular Circulation.** The Development Standards require that all projects be oriented to a main commercial street and shall avoid pedestrian/vehicular conflicts by adhering to standards related to parking lot location, curb cuts, pedestrian entrances, pedestrian walkways and speed bumps. The subject property is oriented towards Franklin Avenue and Western Avenue, which are considered the main commercial streets. Therefore, the following Development Standards apply.

- a) **Parking Lot Location.** The Development Standards require that surface parking lots be placed at the rear of structures. The existing project site is designed with a surface parking lot located towards the front entrance of the existing building. As a change of use project with extensive remodeling, the parking lot will not be moved and will remain as currently situated. Therefore, this Development Standard does not apply.
- b) **Waiver.** The Director of Planning may authorize a waiver from the requirement to provide parking in the rear of the lot for mid-block lots that do not have through access to an alley or public street at the rear. The project lot does not have access to an alley or public street at the rear. The project proposes to maintain the existing surface parking lot as currently situated. Therefore, this Development Standard does not apply.
- c) **Curb Cuts.** The Development Standards allow one curb cut that is 20 feet in width for every 150 feet of street frontage when a project takes its access from a Major or Secondary Highway, unless otherwise required by the Departments of Public Works, Transportation or Building and Safety. The project proposes vehicle ingress and egress from the two new curb cuts along Franklin Avenue and Western Avenue, which exceed the 20-foot maximum per the SNAP. As such, the project has been conditioned to meet the 20-foot curb cut requirement, or obtain approval from the Departments of Public Works, Transportation or Building and Safety for a larger curb cut. This approval must be provided to the Department of City Planning once received. Therefore, as conditioned and proposed, the project complies with this Development Standard.
- d) **Pedestrian Entrance.** The Development Standards require that all buildings that front on a public street shall provide a pedestrian entrance at the front of the building. As shown on "Exhibit A" the project proposes a pedestrian entrance located near Western Avenue, which is near the pedestrian path along Western Avenue. Therefore, the project complies with this Development Standard.
- e) **Design of Entrances.** The Development Standards require that entrances be located in the center of the façade or symmetrically spaced if there are more than one and be accented by architectural elements such as columns, overhanging roofs or awnings. The proposed project currently has one (1) main entrance and exit that has two (2) columns on either side with an overhanging roof. Therefore, as proposed, the project complies with this Development Standard.

- f) **Inner Block Pedestrian Walkway.** The Development Standards require that applicants provide a pedestrian walkway, throughway or path for every 250 feet of street frontage for a project. The pedestrian path or throughway shall be provided from the rear property line or from the parking lot or public alley or street if located to the rear of the project, to the front property line. The pedestrian walkway shall be accessible to the public and have a minimum vertical clearance of 12 feet, and a minimum horizontal clearance of 10 feet. The subject property has approximately 442 feet of frontage along Western Avenue and 170 feet of frontage along Franklin Avenue. However, approximately 219 feet of the 442 feet of frontage along Western Avenue is made up of a surface parking lot. The surface parking lot will share a path with the vehicle circulation of the site. Therefore, the project complies with this Development Standard.
 - g) **Speed Bumps.** The Development Standards require speed bumps be provided at a distance of no more than 20 feet apart when a pedestrian walkway and driveway share the same path for more than 50 lineal feet. The proposed project does not contain a designated pedestrian walkway and driveway that share the same path for more than 50 lineal feet. Therefore, this Development Standard does not apply.
- (5). **Utilities.** The Development Standards require that when new utility service is installed in conjunction with new development or extensive remodeling, all proposed utilities on the project site shall be placed underground. The project does not propose any installation of new utility service at this time. However, in the event new utility lines are to be installed on the site, the Conditions of Approval require all new utility lines which directly service the lot or lots shall be installed underground. If underground service is not currently available, then provisions shall be made for future underground service. Therefore, as conditioned, the project complies with this Development Standard.
- (6). **Building Design.** The purpose of the following provisions is to ensure that a project avoids large blank expenses of building walls, is designed in harmony with the surrounding neighborhood, and contributes to a lively pedestrian friendly atmosphere. Accordingly, the following standards shall be met:
 - a) **Stepbacks.** The Development Standards require that 1) no portion of any structure exceed more than 30 feet in height within 15 feet of the front property line, and 2) that all buildings with a property line fronting on a Major Highway, including Hollywood Boulevard, Sunset Boulevard, Santa Monica Boulevard, and Vermont Avenue, shall set the second floor back from the first floor frontage at least 10 feet. The proposed building has a front property line along Franklin Avenue, which is classified as a Modified Avenue II. Therefore, the proposed project is subject to the first stepback requirement, only. The

proposed project does not have a height greater than 30 feet to require a 15-foot setback. Therefore, as proposed, the project complies with this Development Standard.

- b) **Transparent Building Elements.** The Development Standards require that transparent building elements such as windows and doors occupy at least 50 percent of the ground floor facades on the front and side elevations and 20 percent of the surface area of the rear elevation of the ground floor portion which has surface parking in the rear of the structure. Moreover, a “side elevation ground floor façade” has been interpreted by Staff to only mean those facades which face a street or alley and not facades along interior lot lines that face other buildings. The subject site currently has a north elevation that faces Franklin Avenue and an east elevation that faces Western Avenue. The remaining southern and western facades are along interior lot lines that face other buildings, not a street. The project has a ground floor elevation area of 1,957 square feet, thus, must provide a minimum transparency of 979 square feet along Franklin Avenue. The project proposes 979 square feet of transparent building elements along Franklin Avenue, which meets the minimum requirement. The project has a ground floor elevation area of 3,538 square feet, thus, must provide a minimum transparency of 1,769 square feet along Western Avenue. The project proposes 1,770 square feet of transparent building elements along Western Avenue, which is more than the minimum required. Therefore, as conditioned, the project complies with this Development Standard.
- c) **Façade Relief.** The Development Standards require that exterior walls provide a break in plane for every 20 feet horizontally and every 30 feet vertically. As seen in “Exhibit A” the project proposes horizontal and vertical plane breaks through the use of the façade incrementally stepped away from the street, change in material, elevation, and lineal orientation of the façade construction. Therefore, the project complies with this Development Standard.
- d) **Building Materials.** The Development Standards require that building facades be comprised of at least two types of complimentary building materials. The project proposes the use of metal, steel, wood, and plaster along the elevations of the structure. Therefore, the project complies with this Development Standard.
- e) **Surface Mechanical Equipment.** The Development Standards require that all surface or ground mounted mechanical equipment be screened from public view and treated to match the materials and colors of the building which they serve. The plans indicate a transformer located at the northeast corner of the project site is to be screened with matching material and color similar to the building. In

the event surface mechanical equipment is constructed in the future, the Conditions of Approval require surface mechanical equipment to match the colors and materials of the building which they serve. Therefore, as conditioned, the project complies with this Development Standard.

- f) **Roof Lines.** The Development Standards require that all rooflines in excess of 40 feet are broken up through the use of gables, dormers, plant-ons, cutouts, or other appropriate means. All of the elevations contain a roof line break by use of elevation change, pitch roofing, and materials. Therefore, the project complies with this Development Standard.
- (7). **Rooftop Appurtenances.** The Development Standards require that all rooftop equipment and building appurtenances shall be screened from public view or architecturally integrated into the design of the building. The proposed project will have no mechanical equipment placed on the roof. In the event that rooftop mechanical equipment is constructed, a Condition of Approval has been included requiring said equipment and ducts be screened from view from any street, public right-of-way or adjacent property and the screening shall be solid and match the exterior materials, design and color of the building. Therefore, as conditioned, the project complies with this Development Standard.
- (8). **Trash and Recycling Areas.** The Development Standards require that trash storage bins be located within a gated, covered enclosure constructed of identical building materials, be a minimum of six feet high, and have a separate area for recyclables. The proposed project provides a minimum six-foot trash and recycle enclosure located within the surface parking lot. Therefore, the project complies with this Development Standard.
- (9). **Pavement.** The Development Standards require that paved areas not used as parking and driveway areas consist of enhanced paving materials such as stamped concrete, permeable paved surfaces, tile, and/or brick pavers. The illustrative landscape plan in Exhibit "A" shows various paved areas on the project site for areas not used for parking. Therefore, the project complies with this Development Standard.
- (10). **Freestanding Walls.** The Development Standards require that all freestanding walls contain an architectural element at intervals of no more than 20 feet and be set back from the property line adjacent to a public street. The project proposes freestanding perimeter walls consistent with the surface parking lot regulation. The project also proposes a removable screen wall that matches the materials and colors of the building and will be used to screen the transformer. Therefore, the project complies with this Development Standard.

- (11). **Parking Structures – Required Commercial Frontage.** The Development Standards require that all of the building frontage along major or secondary highways, for a parking structure shall be for commercial, community facilities, or other non-residential uses to a minimum depth of 25 feet. This Development Standard applies to standalone parking structures, which the project does not propose. Therefore, this Development Standard does not apply.
- (12). **Parking Structures – Façade Treatments.** The Development Standards require parking structures be designed to match the style, materials and colors of the main building. This Development Standard applies to standalone parking structures, which the project does not propose. Therefore, this Development Standard does not apply.
- (13). **Parking Structures Across from Residential Uses.** The Development Standards require parking structures abutting or directly across an alley or public street from any residential use or zone conform to standards regarding the façade facing the residential use or zone. This Development Standard applies to standalone parking structures, which the project does not propose. Therefore, this Development Standard does not apply.
- (14). **Surface Parking Lots.** The Development Standards require at least 10 percent of the surface parking lot to be landscaped with: one (1) 24-inch box shade tree for every four parking spaces, spaced evenly to create an orchard-like effect; a landscaped buffer around the property line; and a three and a half foot solid decorative masonry wall behind a three-foot landscaped buffer. The trees shall be located so that an overhead canopy effect is anticipated to cover at least 50 percent of the parking area after 10 years of growth. The project proposes to maintain the existing surface parking lot, re-stripe, and landscape it to satisfy the requirements. The proposed design incorporates the three-foot landscape buffer and three-foot, six-inch decorative wall along Franklin Avenue. However, the design of the parking stalls located along Western Avenue do not allow for a three-foot, six-inch decorative wall behind the three-foot landscape buffer. As such, the applicant is requesting a Project Permit Adjustment to allow three-foot, six-inch Evergreen screening shrubs in lieu of the otherwise required three-foot, six-inch solid decorative masonry wall behind the three-foot landscape buffer along Western Avenue. The applicant will still be able to satisfy the SNAP requirement while adding a “green” option as a wall. Therefore, as proposed and conditioned, the project complies with this Development Standard.
- (15). **Surface Parking Abutting Residential.** The Development Standards require surface parking abutting or directly across an alley or public street from any residential use or zone conform to standards regarding a decorative wall and landscaping buffer. The project proposed to maintain the existing surface parking lot. The proposed surface parking lot will include landscape buffer along the westerly lot line which abuts residential buildings. Therefore, the project complies with this Development Standard.

- (16). **On-Site Lighting.** The Development Standards require that the project include on-site lighting along all vehicular and pedestrian access ways. The Development Standards specify that the acceptable level of lighting intensity is $\frac{3}{4}$ foot-candle of flood lighting measured from the ground, a maximum mounting height of light sources shall be 14 feet, and "white" color corrected lamp color shall be used for ground level illumination. A Condition of Approval has been included to ensure that any lighting shall meet the on-site lighting standards mentioned above. Therefore, as conditioned, the project complies with this Development Standard.
- (17). **Security Devices.** The Development Standards require security devices to be screened from public view. The proposed project does not contain any type of security devices at this time. In the event that additional security devices are installed in the future, a Condition of Approval has been included requiring all proposed devices to be integrated into the design of the building, concealed and retractable. Therefore, the project complies with this Development Standard.
- (18). **Privacy.** The Development Standards require that buildings be arranged to avoid windows facing windows across property lines, or the private open space of other residential units. The project does not propose any windows that face other residential units or private open space areas. Therefore, the project complies with this Development Standard.
- (19). **Hours of Operation.** The Development Standards require that parking lot cleaning and sweeping, trash collection and deliveries be limited between 7:00 a.m. - 8:00 p.m. Monday through Friday, and 10:00 a.m. - 4:00 p.m. on Saturdays and Sundays. The applicant has been required in the Conditions of Approval to comply with this Development Standard. Therefore, as conditioned, the project complies with this Development Standard.
- (20). **Noise Control.** The Development Standards require that any dwelling unit exterior wall including windows and doors having a line of sight to a public street or alley be constructed to provide a Sound Transmission Class of 50 or greater, as defined in the Uniform Building Code Standard No. 35-1, 1979 edition, or latest edition. The project involves a demolition of a commercial building (florist shop) and the change of use from a Rite-Aid, yoga studio and residential unit to supermarket. Therefore, this Development Standard does not apply.
- (21). **Required Ground Floor Uses.** The Development Standards states that commercial uses within Subarea B are allowed on the ground floor. The project involves a demolition of a commercial building (florist shop) and the change of use from a Rite-Aid, yoga studio and residential unit to supermarket. The commercial use will be at the ground level. Therefore, the project complies with this Development Standard.

Design Guidelines

- (22). **Urban Form.** The Design Guidelines encourage transforming commercial streets away from a highway oriented, suburban format into a distinctly urban, pedestrian oriented and enlivened atmosphere by providing outdoor seating areas, informal gathering of chairs, and mid-block pedestrian walkways. The Guidelines also indicate that streets should begin to function for the surrounding community like an outdoor public living room and that transparency should exist between what is happening on the street and on the ground floor level of the buildings. The project is designed to enhance the pedestrian experience along Western Avenue and Franklin Avenue by providing transparency along the northern and eastern façade increasing visibility into the ground floor from the street. The project will also include bike racks, shade trees, trash receptacles, and public benches on the public right-of-way. Therefore, as proposed, the project complies with this Design Guideline.
- (23). **Building Form.** The Design Guidelines encourage every building to have a clearly defined ground plane, roof expression and middle or shaft that relates the two. The ground plane of the project is defined by facades that consist of plaster, glass, and wood. The roof plane varies in height and incorporates a pitch roof design, which adds articulation to the building. Therefore, as proposed, the project complies with this Design Guideline.
- (24). **Architectural Features.** The Design Guidelines encourage courtyards, balconies, arbors, roof gardens, water features, and trellises. Appropriate visual references to historic building forms – especially Mediterranean traditions – are encouraged in new construction. The project involves a demolition of a commercial building (florist shop) and the change of use from a Rite-Aid, yoga studio and residential unit to supermarket. The project is not considered new construction. As such, this Development Standard does not apply.
- (25). **Building Color.** The Design Guidelines encourage buildings be painted three colors: a dominant color, a subordinate color and a “grace note” color. The proposed project includes multiple colors such as brown as its dominant color, red as its subordinate façade color, and off-white as its grace note. Therefore, the project complies with this Design Guideline.
- (26). **Signs.** The Design Guidelines provide extensive guidance related to the placement, type, and style of signage to be used for projects. The Guidelines identify appropriate signs for the Specific Plan area to include: wall signs, small projecting hanging signs, awnings or canopy signs, small directory signs, and window signs. Any pole, roof or off-site sign, any sign containing flashing, mechanical or strobe lights (i.e. Digital Signs) are prohibited. The applicant does not propose signs as part of this application. However, all future signs shall be reviewed by Project Planning staff for compliance with the

Vermont/Western SNAP and Design Guidelines. Filing for a Project Permit shall not be necessary unless a Project Permit Adjustment, Exception, or Amendment is required. Therefore, as conditioned, the project complies with this Development Standard.

(27). Plant Materials on Facades. The Design Guidelines encourage facade plant materials in addition to permanent landscaping. Plants can be arranged in planters, containers, hanging baskets, flower boxes, etc. The applicant does not propose any plant materials on facades. Therefore, this Design Guideline does not apply.

8. **The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

The Planning Department determined that based on the whole of the administrative record as supported by the justification prepared and found in the case file, the project is exempt from the CEQA pursuant to CEQA Guidelines, Section 15301 (Existing Facilities) Class 1 and Section 15311 (Accessory Structures) Class 11, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

PROJECT PERMIT ADJUSTMENT

The Project Permit Adjustment request to allow a 9.9% increase to the maximum allowable 87 commercial parking spaces is not required and thus the Zoning Administrator has dismissed this entitlement request.

The applicant is requesting Project Permit Adjustments to allow three-foot, six-inch Evergreen screening shrubs in lieu of the otherwise required three-foot, six-inch solid decorative masonry wall behind the three-foot landscape buffer along Western Avenue, as required per Development Standard No. 14. In order for the Project Permit Adjustments to be granted, all four of the legally mandated findings delineated in LAMC Section 11.5.7 E.3 must be made in the affirmative.

9. **There are special circumstances applicable to the project or project site which make the strict application of the specific plan regulation(s) impractical.**

Development Standard No. 14 of Subarea B states that a three and a half-foot solid decorative masonry wall behind a three-foot landscaped buffer. The intent of this Development Standard is to minimize the presence of vehicles along the property lines that have pedestrian traffic. The proposed project incorporates the three-foot landscape buffer and three-foot, six-inch decorative wall along Franklin

Avenue. The design of the parking stalls located along Western Avenue does not allow for a three-foot, six-inch decorative wall behind the three-foot landscape buffer. The parking stalls protrude diagonally into the landscape buffer, which makes it difficult to provide a consistent wall along the property line. As such, the applicant is requesting a Project Permit Adjustment to allow three-foot, six-inch Evergreen screening shrubs in lieu of the otherwise required three-foot, six-inch solid decorative masonry wall behind the three-foot landscape buffer along Western Avenue. The applicant will still be able to satisfy the SNAP requirement while adding a “green” option as a wall. The Evergreen screening shrubs allow for a simpler manipulation of placement along the parking stalls. Moreover, as seen in the landscape plans of Exhibit ‘A’, the applicant is also proposing trees to be planted along Western Avenue to further buffer the vehicles from the pedestrian traffic. For the reasons stated above, there is a special circumstance applicable to the project or project site which make the strict application of the Specific Plan regulation(s) impractical, and therefore, the requested Project Permit Adjustment can be granted.

10. **In granting the Project Permit Adjustment, the Director has imposed project requirements and/or decided that the proposed project will substantially comply with all applicable specific plan regulations.**

The project has been conditioned to comply with all applicable Specific Plan regulations per Finding No. 1 for the Project Permit Compliance. These regulations consist of parking, height, façade relief, roof line break, amongst others. The requested Project Permit Adjustment will not substantially alter any of the primary regulations the SNAP has. The proposed design complies with Development Standard No. 14 and only uses a different material and orientation for the wall buffer. As currently proposed, the Project Permit Adjustment would not keep the proposed project from meeting all the requirements of the Vermont/Western SNAP. Therefore, the requested Project Permit Adjustments can be granted.

11. **In granting the Project Permit Adjustment, the Director has considered and found no detrimental effects of the adjustment on surrounding properties and public rights-of-way.**

As stated above, the Project Permit Adjustment is to allow three-foot, six-inch Evergreen screening shrubs in lieu of the otherwise required three-foot, six-inch solid decorative masonry wall behind the three-foot landscape buffer along Western Avenue, as required per Development Standard No. 14 of Subarea B. There will be no detrimental effects to the community associated with the Project Permit Adjustment. The project is still providing the minimum requirement a buffering wall along the property line. Therefore, the requested Project Permit Adjustment can be granted.

12. **The project incorporates mitigation measures, monitoring of measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

See Finding No. 8.

FLOOD HAZARD

13. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is not located in a Flood Zone.

Inquiries regarding this matter shall be directed to Jason Hernández, Project Planner at jason.hernandez@lacity.org or (213) 978-1276.



CHRISTINA TOY LEE
Associate Zoning Administrator

CTL:JH:mr

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

LAZY ACRES

natural market

1841 N. WESTERN AVE | LOS ANGELES, CA 90027

VERMONT WESTERN STATION
NEIGHBORHOOD AREA PLAN (SNAP)

EXHIBIT "A"
Page No. 1 of 18
Case No. ZA-2019-6570

SHEET INDEX

SHEET DESCRIPTION

A0.00 TITLE SHEET
1 OF 2 ALTA LAND TITLE SURVEY
2 OF 2 ALTA LAND TITLE SURVEY

CIVIL
C1.0 PLOT PLAN
C2.0 DEMOLITION SITE PLAN

LANDSCAPE
L1.0 HARDSCAPE PLAN
L2.0 LANDSCAPE PLAN
L2.1 PROPOSED PLANTING IMAGES

ARCHITECTURAL
A1.00 EXISTING FLOOR PLAN
A1.01 PROPOSED FLOOR PLAN
A3.00 EXISTING EXTERIOR ELEVATIONS
A3.01 PROPOSED EXTERIOR ELEVATION
A3.01C PROPOSED EXTERIOR ELEVATION (COLOR)
A3.02 FACADE GLAZING DIAGRAM & CALCULATION
A4.01 WALL SECTION
A5.01 EXISTING BUILDING PHOTOS
A5.02 EXISTING BUILDING PHOTOS
A6.01 MATERIAL BOARD

PROJECT DESCRIPTION

LAZY ACRES MARKET EXTERIOR FACADE UPGRADE INCLUDES:

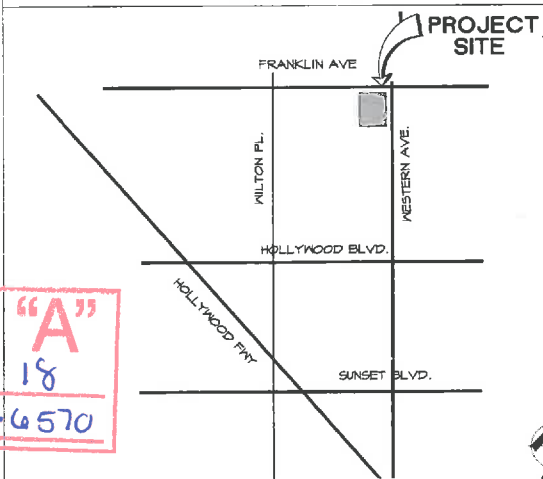
DEMOLITION OF EXISTING ADJACENT SOUTHERLY BUILDINGS (TOTAL 3,609 SF) AND AN EXPANSION OF (8,047 SF + 113 SF = 8,160 SF) TO THE EXISTING (RITE AID 23,310 SF) BUILDING. FACADE UPGRADES INCLUDE A REMOVAL OF THE EXISTING FACADE COVERED STRUCTURE AND REBUILT OF NEW FACADE WITH NEW STOREFRONTS, AN ENTRY TOWER 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 3,371 SF, WITHIN THE 3 PARCELS. NOT YET DETERMINED ROOF TOP EQUIPMENT UNITS VISIBLE TO PUBLIC MEN 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 1-STORY 'FLORIST' BUILDING (5500 FRANKLIN AVENUE: 1,180 SF) AND RECONFIGURATION OF EXISTING PARKING LOT, LANDSCAPE PLANTERS, AS WELL AS NEW DECORATIVE PAVING SURFACES. AN EXISTING 1-STORY 'DRY CLEANER' BUILDING (5518 FRANKLIN AVENUE: 1,740 SF) IS TO REMAIN. NEW AT GRADE PAD MOUNTED TRANSFORMER AND A COVERED MASONRY TRASH ENCLOSURE IS PROPOSED. NEW LANDSCAPING AND NEW SITE LIGHTING WILL BE REQUIRED.

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 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).

VICINITY MAP



LITTLE
1840 JUNE STREET, SUITE 100
HOLLYWOOD, BEVERLY HILLS, CA 90216
TEL: 310.408.1800 FAX: 310.408.1805
www.littleonline.com
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MEGDAL INVESTMENTS
252 S. BEVERLY DRIVE, SUITE C
BEVERLY HILLS, CA 90212

BUILDING REMODEL
LAZY ACRES
natural market
1841 N. WESTERN AVE
LOS ANGELES, CA 90027

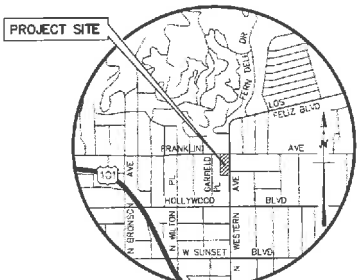
DESIGNED BY
Henry Kwon
PROJECT MANAGER
Darin Eng

DATE	REVISION	DATE
	INITIAL SUBMITTAL	10.30.19
	2nd SUBMITTAL	11.05.20

TITLE SHEET

622.12712.00

A0.00



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES

- THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES
1. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.
 2. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES.
 3. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON, NOR DOES IT SHOW THE LOCATION OF, OR ENCROACHMENTS BY, SUBSURFACE FOOTINGS AND/OR FOUNDATIONS OF BUILDINGS SHOWN ON THIS MAP.
 4. IF UNDERGROUND PUBLIC UTILITIES AND OTHER SUBSTRUCTURES, ZONES, SET BACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCY'S PUBLIC COUNTER AND/OR OTHER SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION AND ANY USERS OF SAID INFORMATION IS URGED TO CONTACT THE UTILITY OR LOCAL AGENCY DIRECTLY.

LEGAL DESCRIPTION

PRELIMINARY TITLE REPORT 91402-1574255-18:

LOT 51 OF HOLLYWOOD TERRACE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 AT PAGE 98 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5544-004-025

PRELIMINARY TITLE REPORT 91402-1559830-18:

PARCEL 1:

THE NORTH 60 FEET OF LOT 50 OF HOLLYWOOD TERRACE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 98 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THE NORTH 50 FEET OF LOT 49 AND THE SOUTH 10 FEET OF LOT 50 OF HOLLYWOOD TERRACE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 98 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

LOT 87 OF GRIDER AND HAMILTON'S GARFIELD PLACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 190 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:

LOT 66 OF HOLLYWOOD TERRACE NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 67 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5:

LOT 65 OF GRIDER & HAMILTON'S GARFIELD PLACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 190 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5544-004-032

PRELIMINARY TITLE REPORT 91402-1574255-18:

LOT 84 OF GRIDER AND HAMILTON'S GARFIELD PLACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 190 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5544-004-015

COMMENTS

BOUNDARY LINES: WERE ESTABLISHED FROM RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.

LEGAL DESCRIPTION: FROM INFORMATION SUPPLIED BY CLIENT, USUALLY A TITLE POLICY OR TITLE REPORT.

EASEMENTS: PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE ONES ARE NOTED ON THE SURVEY AS HAVING "EFFECT 30" BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS WE STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.

TITLE REPORT: NORTH AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORTS NO. 91402-1574255-18 DATED MAY 31, 2018; 91402-1559830-18 DATED MARCH 16, 2018 AND 91402-1574255-18 DATED MAY 25, 2018.

INDICATES TITLE REPORT EXCEPTION NO. 91402-1574255-18

INDICATES TITLE REPORT EXCEPTION NO. 91402-1559830-18

INDICATES TITLE REPORT EXCEPTION NO. 91402-1574255-18

BASIS OF BEARINGS: THE BEARING SOUTH 89°59'05" WEST OF THE CENTERLINE OF FRANKLIN AVENUE, AS SHOWN AS SOUTH 89°53'30" WEST ON THE MAP OF GRIDER AND HAMILTON'S GARFIELD PLACE, AS RECORDED IN BOOK 5 PAGE 190 OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

AREA: BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN HEREON THE AREA IS:
74,888 SQ. FT. = 1.7194 ACRES (GROSS)
75,784 SQ. FT. = 1.7389 ACRES (NET)

WHERE "GROSS" IS DEFINED AS THE AREA OF THE SUBJECT FEE PARCEL AS LEGALLY DESCRIBED HEREON AND "NET" IS DEFINED AS THE REMAINING SUBJECT PARCEL AFTER SUBTRACTION OF EXISTING STREET EASEMENTS.

TOPOGRAPHY: BY GROUND SURVEY METHODS AND COMPLETES WITH NATIONAL MAP ACCURACY STANDARDS.

VERTICAL CONTROL: VERTICAL VALUES SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83) UTILIZING CITY OF LOS ANGELES BENCHMARKS LISTED BELOW:
BENCHMARK NO. 12-25569 WIRE SPK 3 CURB FRANKLIN AVE 3FT W OF GARFIELD PL E END CB HAVING ELEVATION OF 418.850 FEET (ADJUSTED IN 1983)
BENCHMARK NO 12-21730 CUB SPK IN W CURB WESTERN AVE 28FT S OF FRANKLIN AVE HAVING ELEVATION OF 431.938 FEET (ADJUSTED IN 2000)
BENCHMARK NO 12-12870 WIRE SPK 4FT E OF C CURB STADIUM WAY, 18FT S OF PP #279659M, NE COR DB, 0.15MI N OF ELYSIAN PARK AVE HAVING ELEVATION OF 393.837 FEET (ADJUSTED IN 2000)

FLOOD ZONE: SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 0603210P DATED SEPTEMBER 26, 2018, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

CONTOUR INTERVAL: 1 FOOT.

ZONING AND BUILDING SETBACK: NOT PROVIDED. SEE SURVEYOR'S NOTE 4.

PARKING: NO STRIPED PARKING ON SITE.

EARTH WORK: THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

PROPOSED CHANGES IN STREET RIGHT OF WAY: PER DEPARTMENT OF PUBLIC WORKS CITY OF LOS ANGELES STANDARD PLAN S-470-1 WESTERN AVE IS DESIGNATED AS MODIFIED AVENUE 1 WITH RIGHT OF WAY WIDTH 124 FT. EXISTING RIGHT OF WAY WIDTH IS FROM 93 TO 90 FEET.
FRANKLIN AVE IS DESIGNATED AS MODIFIED AVENUE 11 WITH RIGHT OF WAY WIDTH 85 FT. EXISTING RIGHT OF WAY WIDTH IS 75 FT.

EFFECT OF: GENERAL AND SPECIFIC TAXES AND ASSESSMENTS AND TAXES FOR PRORATION PURPOSES AND LIEN OF SUPPLEMENTAL TAXES.

EFFECT OF: WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

COMMENTS (CONT.)

PRELIMINARY TITLE REPORT 91402-1559830-18:

EFFECT OF: EASEMENTS, CLAIMS OF EASEMENT OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

EFFECT OF: MEMORANDUM OF LEASE FOR RECORDATION RECORDED APRIL 21, 1984 AS INSTRUMENT NO. 5330.

EFFECT OF: COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL RECORDED DECEMBER 6, 1982 AS INSTRUMENT NO. 4700.

EFFECT OF: 3 FOOT WIDE EASEMENT IN FAVOR OF THE CITY OF LOS ANGELES FOR PUBLIC STREET OR HIGHWAY PURPOSES RECORDED APRIL 28, 1983 AS INSTRUMENT NO. 5230 PLOTTED HEREON.

EFFECT OF: COVENANT AND AGREEMENT REGARDING LESSEE'S INTEREST IN CONDEMNATION AWARD RECORDED SEPTEMBER 18, 1974 AS INSTRUMENT NO. 2604.

EFFECT OF: MAINTENANCE AND RECIPROCAL EASEMENT AGREEMENT RECORDED OCTOBER 12, 1983 AS INSTRUMENT NO. 83-1198007, O.R. PLOTTED HEREON.

EFFECT OF: MEMORANDUM OF LEASE RECORDED FEBRUARY 23, 1987 AS INSTRUMENT NO. 87-264105, O.R.

EFFECT OF: QUITCLAIM DEED RECORDED NOVEMBER 17, 2017 AS INSTRUMENT NO. 20171327933, O.R.

EFFECT OF: ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.

EFFECT OF: ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.

PRELIMINARY TITLE REPORT 91402-1574255-18:

EFFECT OF: DEED RECORDED IN BOOK 2613 PAGE 31, OF DEEDS. DOCUMENT IS ILLEGIBLE.

EFFECT OF: NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER HAZARDOUS, SUBSTANDARD OR A NUISANCE - ABATEMENT PROCEEDINGS RECORDED MARCH 20, 2015 AS INSTRUMENT NO. 20150302054, O.R.

EFFECT OF: NOTICE OF LIEN RECORDED OCTOBER 12, 2016 AS INSTRUMENT NO. 20161244993, O.R.

EFFECT OF: DEED OF TRUST WITH ABSOLUTE ASSIGNMENT OF LEASES & RENTS, SECURITY AGREEMENT & FIXTURE FILING RECORDED MAY 18, 2018 AS INSTRUMENT NO. 20180493001, O.R.

EFFECT OF: ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.

EFFECT OF: DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY PUBLIC RECORDS.

EFFECT OF: ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.

SURVEYOR'S CERTIFICATE:

TO: BRISTOL FARMS AND NORTH AMERICAN TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 7(a), 8, 9, 11, 13, 14, 16, 17, 18 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 4, 2018.

DOUGLAS R. HOWARD, PLS 6169
PSOMAS
DATE: 10/07/2019

NOTE: SECTION 879.9 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE MAPS CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

UTILITY INFORMATION

UTILITY	SERVICE BY	TELEPHONE NO.	ADDRESS
ELECTRICITY	CITY OF LOS ANGELES DWP	(213) 367-7761	111 N. HOPE ST. NO. 829 LOS ANGELES, CA
WATER	CITY OF LOS ANGELES DWP	(213) 367-7761	111 N. HOPE ST. NO. 829 LOS ANGELES, CA
GAS	THE GAS COMPANY	(213) 744-8436	2424 E. OLYMPIC BLVD. LOS ANGELES, CA
STORM DRAIN	CITY OF LOS ANGELES	(213) 485-3381	200 N. SPRING ST. LOS ANGELES, CA
SEWER	CITY OF LOS ANGELES	(213) 485-3381	200 N. SPRING ST. LOS ANGELES, CA

SUBSTRUCTURE PLAN INDEX			
CITY OF LOS ANGELES SUBSTRUCTURE MAPS	220		
CITY OF LOS ANGELES SEWER MAPS	150A193		
CITY OF LOS ANGELES STORM DRAIN MAP	MAP NO. 465, QUADRANT 4, GRID 11		
PLAN AND PROFILE OF SEWER IN WESTERN AVE	UNL-15889		
PLAN AND PROFILE OF SEWER IN FRANKLIN AVE	D-12088, SHEET 5		
PLAN AND PROFILE OF STORM DRAINS IN GARFIELD PL. AND FRANKLIN AVE	D-10033, SHEETS 3-4		
ARROYO DE LA SACATELA STORM DRAIN SYSTEM	UNL-29351, SHEETS 1-2		
STORM DRAINS IN FRANKLIN AVE AND WESTERN AVE			

The only substructure information made available by public agencies or public utilities in their location within public rights-of-way. Therefore no on-site substructures are shown on this map. The location of on-site substructures should be determined and verified from other sources before the beginning of any excavation.

CALL UNDERGROUND SERVICE ALERT (USA) 1-800-4-A-ROOT (USA represents many, but not necessarily all, utility and/or companies that have underground lines within the ground area. In order to avoid damage to these lines, contact USA two working days in advance of excavation. USA will assist in identifying these companies that they represent which have utility lines in the area and contacting the respective companies they represent to have these lines marked on the ground.

PSOMAS
555 South Flower Street, Suite 4300
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

ALTA/NSPS LAND TITLE SURVEY FOR:		DATE OCTOBER 4, 2018	SHEET 1
BRISTOL FARMS 1841 NORTH WESTERN AVENUE		BOOK	
IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA		PROJECT 15UM1302.00 100	2

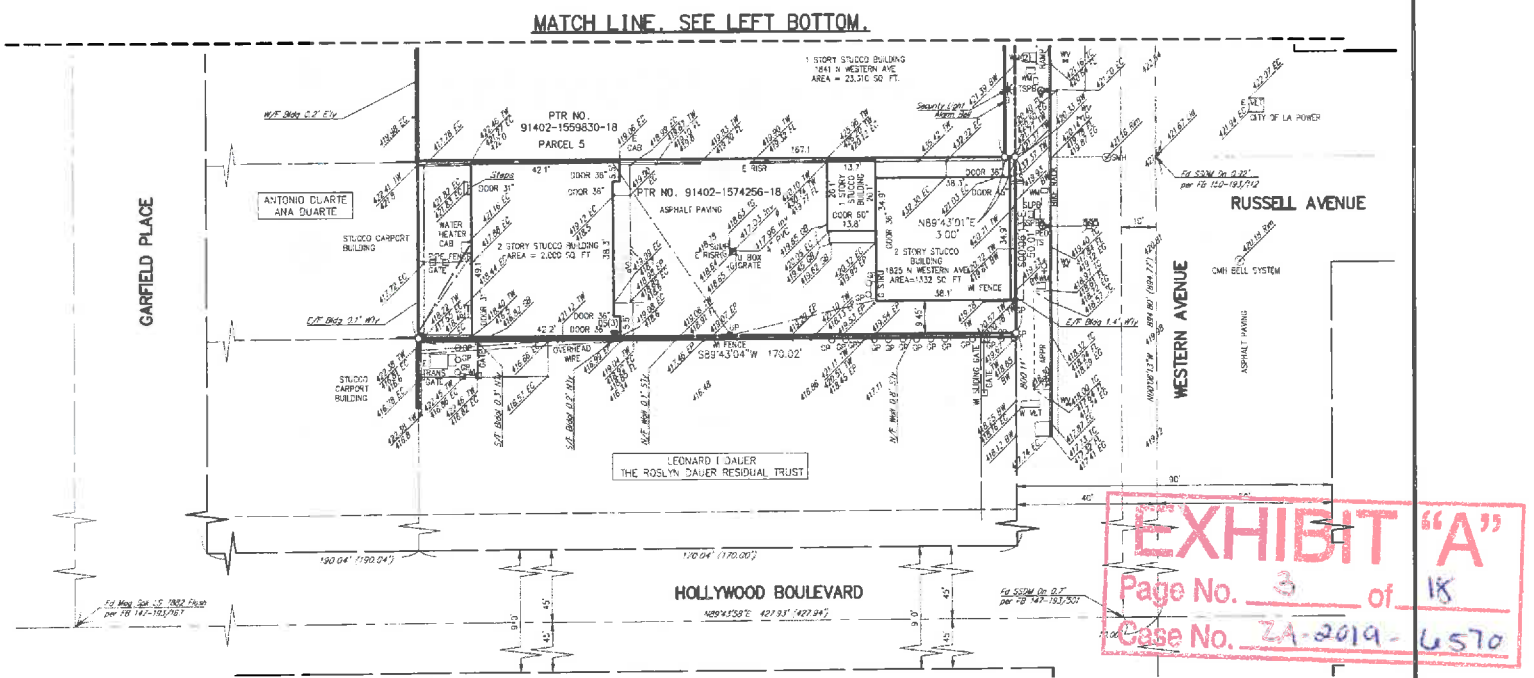
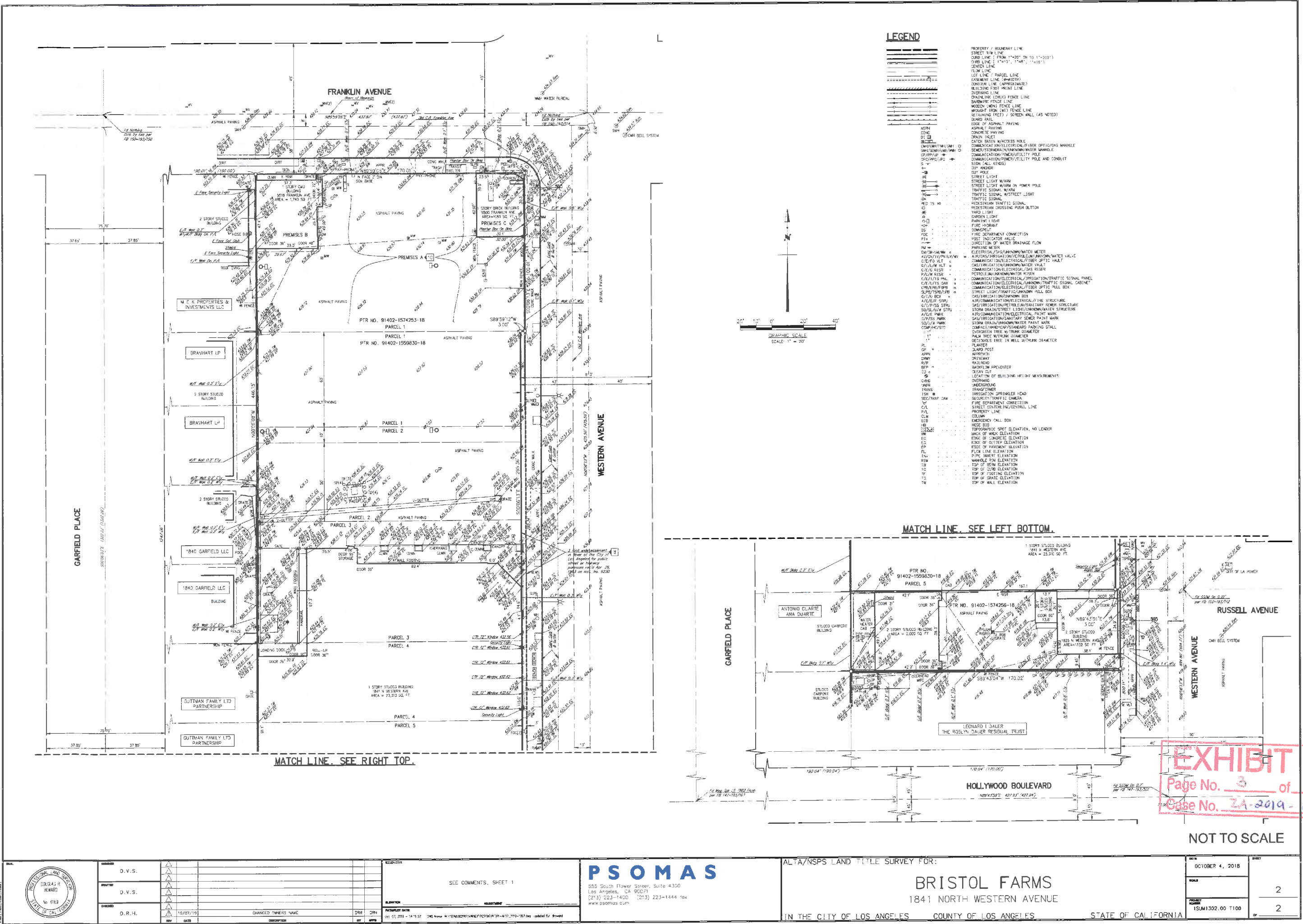


EXHIBIT "A"
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Case No. 2A-2019-6570

NOT TO SCALE

		D.V.S.		D.V.S.		D.R.H.	
10/07/19		CHANGED OWNERS NAME		DATE		10/07/19	
SEE COMMENTS, SHEET 1		PSOMAS		555 South Flower Street, Suite 4300 Los Angeles, CA 90071 (213) 223-1400 (213) 223-1444 fax www.psomas.com		ALTA/NSPS LAND TITLE SURVEY FOR: BRISTOL FARMS 1841 NORTH WESTERN AVENUE IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA	
OCTOBER 4, 2018		2		2		15M1302.00 T100	

SITE PLAN LEGEND			
EX.	EXISTING	RELOCATED LIGHT POST	NEW LANDSCAPE ISLAND W/ AUTOMATIC IRRIGATION
P.B.	PULL BOX	LOT NUMBERS	NEW CONCRETE AREA
C&G	CURB & GUTTER	EXISTING SIGNALIZED INTERSECTION	EXISTING TREE
WM	WATER METER	NEW TREE GRATE	NEW TREE PER LANDSCAPE PLANS
SS	SANITARY SEWER	TRANSFORMER ON CONCRETE PAD	LOT LINE
WV	WATER VALVE	ACCESSIBLE PARKING SPACE	PROPERTY LINE
TSPIB	TRAFFIC SIGNAL PULL-BOX		
S	SIGN-POST		
TS	TRAFFIC SIGNAL		
SMH	SEWER MANHOLE		
EM	ELECTRIC METER		

PARKING COUNT BREAKDOWN:

EXISTING PARKING = 85 SPACES
ADDITIONAL PARKING FOR EXP. = 2 SPACES
TOTAL ALLOWABLE PARKING = 87 SPACES
TOTAL PARKING PROVIDED = 87 SPACES

STANDARD STALLS INCLUDING ADA: 61 SPACES
COMPACT STALLS = 26 SPACES
COMPACT STALLS = 30% (40% ALLOWED)

DESIGNATED PARKING - (76-100) PARKING SPACES = 8 SPACES REQUIRED
PROVIDE DESIGNATED PARKING FOR ANY COMBINATION OF LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VAN POOL SPACES
TOTAL DESIGNATED PROVIDED = 8 SPACES

BICYCLE PARKING
SHORT TERM - 5% OF TOTAL PARKING REQ'D. = 5 SPACES
(3) BIKE RACKS TO BE PROVIDED = 5 SPACES

LONG TERM - 2% OF TENANT PARKING REQ'D. = 1 MIN. (5% EMPLOYEE SPOTS)
(2) BIKE LOCKERS TO BE PROVIDED = 2 SPACES
(INSIDE - SEE ARCHITECT'S DRAWINGS)

TREE CANOPY BREAKDOWN:

STREET TREES - 1 FOR EVERY 30 FEET OF STREET FRONTAGE (8" BOX MIN.)
A 4X4 BLACK CAST-IRON TREE WELL COVER SHALL BE PROVIDED FOR EACH NEW AND/OR RE-USED STREET TREE
TOTAL ALONG FRANKLIN (150 FT) = 5 TREES REQ'D
2 NEW + 3 EXIST. PROVIDED

TOTAL ALONG WESTERN (115 FT) = 4 TREES REQ'D
1 NEW + 3 EXIST. PROVIDED

LANDSCAPE SETBACK (8" BOX MIN.) - 1 TREE FOR 30 FEET (8" BOX MIN.)
WESTERN PROPERTY LINE (150 FT) = 5 TREES REQ'D
6 NEW PROVIDED

NORTHERN PROPERTY LINE (125 FT) = 4 TREES REQ'D
5 NEW PROVIDED

EASTERN PROPERTY LINE (150 FT) = 5 TREES REQ'D
7 NEW PROVIDED

PARKING LOT SHADE TREES - 1 TREE FOR EVERY 40 SPACES (8" BOX MIN.)
TOTAL PARKING LOT (874 - 2175) = 22 TREES REQ'D
22 NEW PROVIDED

TOTAL TREES PROVIDED = 46
(13) STREET TREES
(22) SETBACK TREES
(11) PARKING LOT TREES

SUMMARY TABLE	
SITE AREA	74,897.65 SF, (1.72 AC)
BUILDING AREA (EXISTING)	23,310 SF
BUILDING AREA + EXPANSION	31,470 SF
FLOOR AREA RATIO (PROP)	74,897.65 S.F. (LOT) = 42%
SITE PARKING AREA	34,856 S.F.
LANDSCAPE AREA REQ'D	(12%) 3,486 S.F.
LANDSCAPE AREA PROVIDED	(110,007%) 3,510 S.F.
OUTDOOR PATIO	14 SEATS
ARB. DISTRICT	SOUTHEAST SOUND

LEGEND:

- NEW CONCRETE DRIVEWAY, WIDTH AS SHOWN
- NEW TRASH ENCLOSURE WITH RECYCLING CONTAINERS
- NEW PARKING LOT LANDSCAPE ISLAND, TYP.
- NEW DOUBLE-GATE AT LOADING DOCK
- NEW BIKE RACK
- NEW GREASE INTERCEPTOR
- NEW STREETSCAPE FURNISHINGS SEE HARDSCAPE PLAN, SHEET L10
- NEW CURB & GUTTER
- NEW TRANSFORMER WITH CONCRETE PAD
- NEW TRASH COMPACTOR
- NEW CONCRETE V-GUTTER
- EXISTING BLOCK WALL TO REMAIN
- NEW MONUMENT SIGN BY OTHERS (UNDER SEPARATE PERMIT)
- NEW BUILDING PLAN PER ARCHITECTURE PLANS
- NEW 3'-8" BURNISHED BLOCK DECORATIVE SCREEN WALL
- NEW CONCRETE CURB RAMP

NOTES:

- SEE DEMOLITION PLAN FOR LOCATION OF EXISTING BUILDINGS TO BE DEMOLISHED AND EXISTING SIGNIFICANT TREES TO BE REMOVED
- SEE HARDSCAPE PLAN FOR ALL PAVING DESIGNATIONS

LEGAL DESCRIPTION:

HARD CORNER (APN 5544-004-025)
LOT 51 OF HOLLYWOOD TERRACE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 98, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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

PARCEL 1:
THE NORTH 50 FEET OF LOT 50 OF HOLLYWOOD TERRACE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 98 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
THE NORTH 50 FEET OF LOT 48 AND THE SOUTH 10 FEET OF LOT 50 OF HOLLYWOOD TERRACE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 98 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:
LOT 87 OF ORDER AND HAMILTON'S GARFIELD PLACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 190 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:
LOT 66 OF HOLLYWOOD TERRACE NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5:
LOT 85 OF ORDER AND HAMILTON'S GARFIELD PLACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 190 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BACK PARCEL (APN 5544-004-015)
LOT 54 OF ORDER AND HAMILTON'S GARFIELD PLACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 190, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

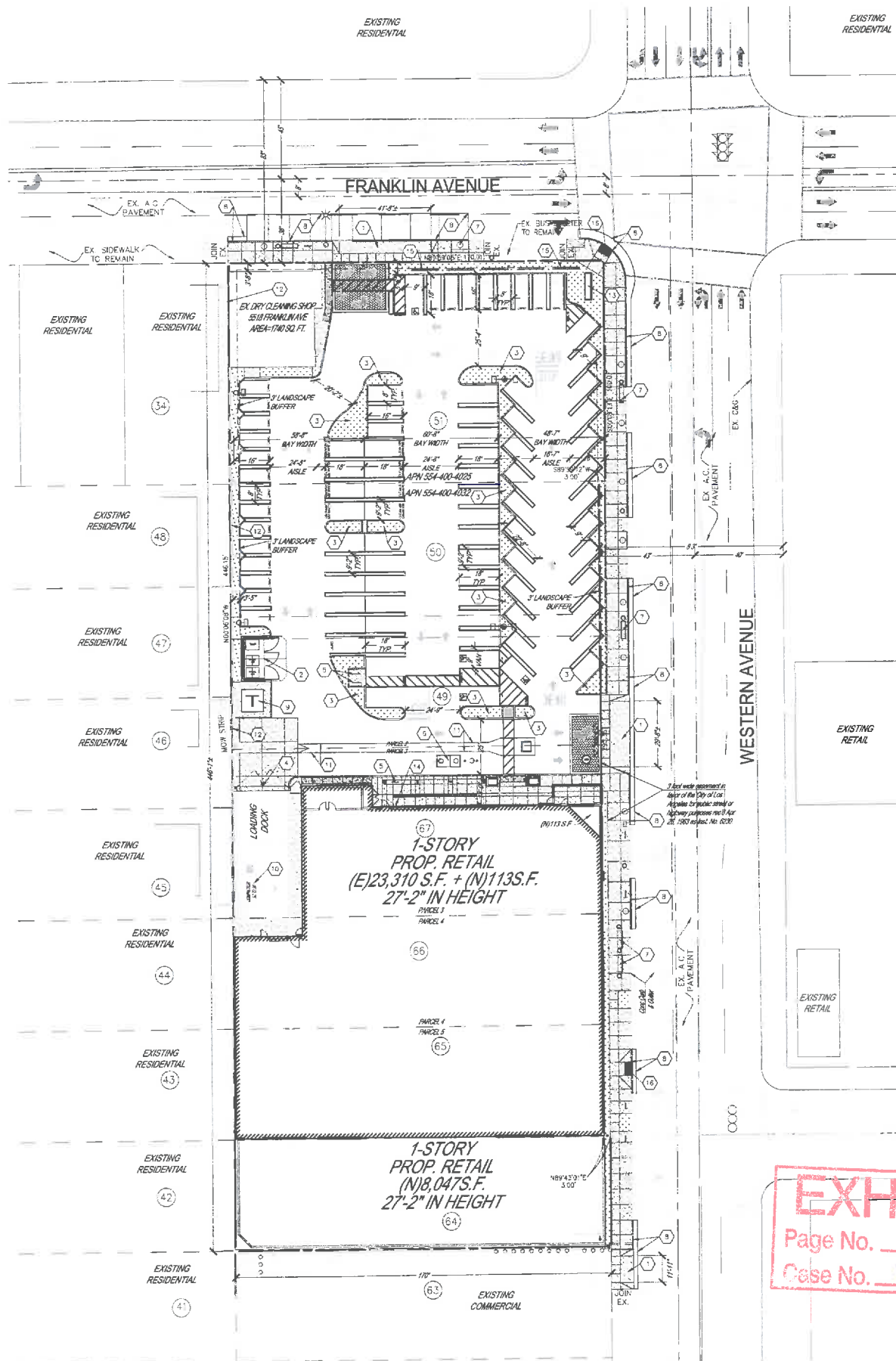
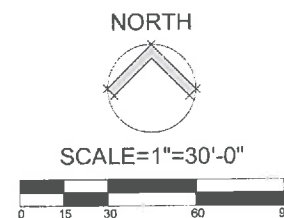


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Case No. ZA-2019-0570



LITTLE
ARCHITECTURAL CONSULTANTS, INC.

252 S. BEVERLY DRIVE, SUITE C
BEVERLY HILLS, CA 90212
TEL: (310) 441-1111 FAX: (310) 441-1112
WWW.LITTLEONLINE.COM

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NOT FOR CONSTRUCTION

CLIENT NAME: **MEGDAL INVESTMENTS**
252 S. BEVERLY DRIVE, SUITE C
BEVERLY HILLS, CA 90212

PROJECT NAME: **BUILDING REMODEL: LAZY ACRES natural market**
1841 N. WESTERN AVE
LOS ANGELES, CA 90027

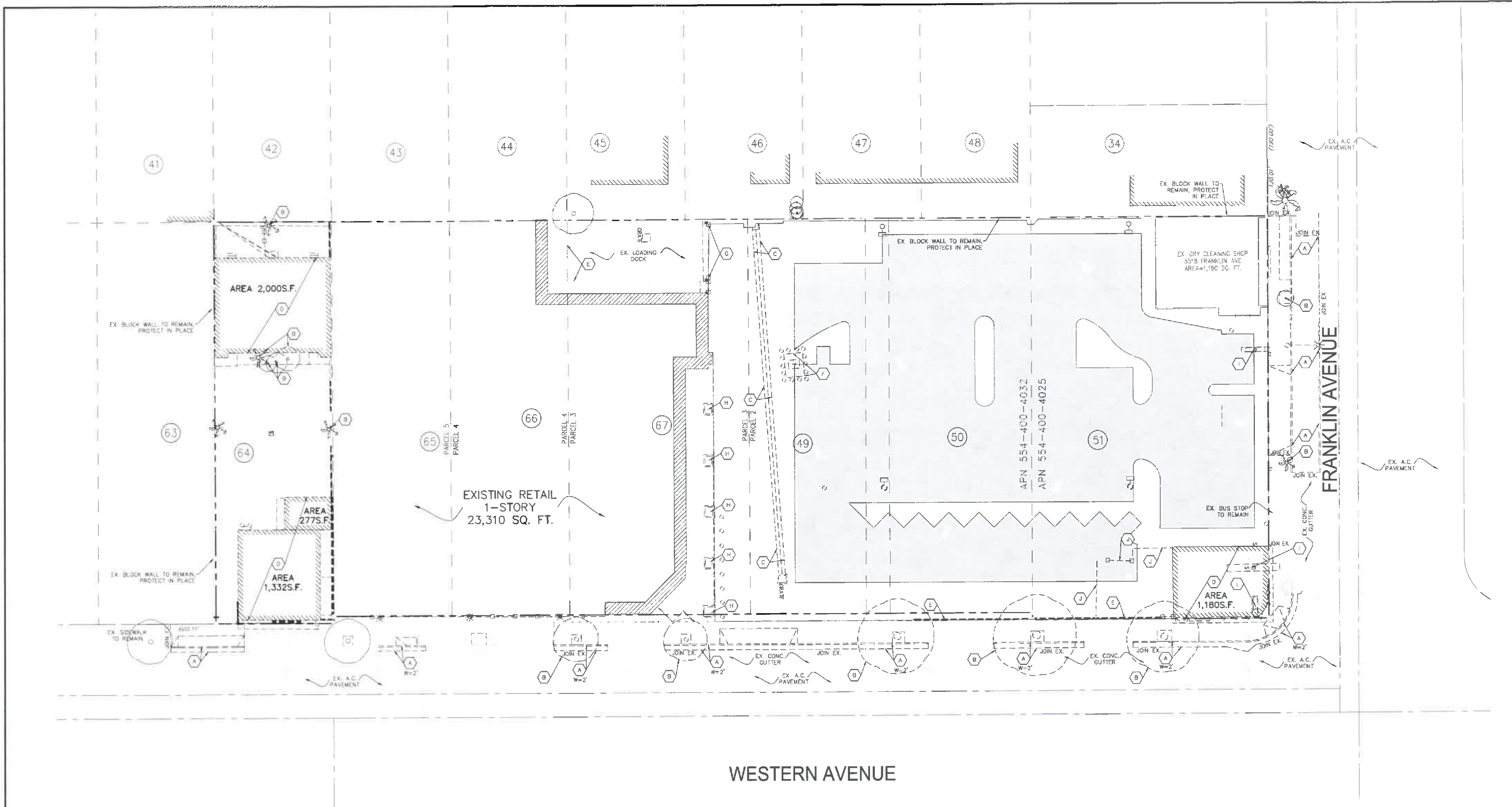
PROJECT TEAM:
PROJECT ARCHITECT: **Barsin Bet Govarguez**
PROJECT MANAGER: **Michael Ledbetter**
CLIENT: **AT, VS, ML**

DATE	REVISION	BY	DATE
10.19.19	INITIAL SUBMITTAL	ML	10.19.19
11.13.20	2nd SUBMITTAL	ML	11.13.20

SHEET TITLE: **PLOT PLAN**

PROJECT NO: **622.12712.00**

DATE: **11.13.20** SCALE: **C1.0**



LEGEND

- EXISTING PARKING LOT LIGHT TO BE REMAIN, PROTECT IN PLACE.
- EXISTING PARKING LOT LIGHT TO BE RELOCATED PER SHEET C1.0
- EXISTING STREET LIGHT TO REMAIN, PROTECT IN PLACE
- EXISTING STREET LIGHT TO BE REMOVED
- EXISTING TRAFFIC SIGNAL TO REMAIN, PROTECT IN PLACE
- EXISTING TREE TO REMAIN, PROTECT IN PLACE.
- LOT NUMBERS
- EXISTING SIGNALIZED INTERSECTION
- LOT LINE
- PROPERTY LINE

- SAWCUT AND REMOVE EXISTING A.C. PAVEMENT SECTION (ASPHALT, BASE & SUBGRADE) AS REQUIRED TO CONSTRUCT THE NEW IMPROVEMENTS.
- FACADE DEMOLITION AND RENOVATION PER ARCHITECTURE PLANS.
- SAW CUT AND REMOVE EXISTING CONCRETE PAVEMENT, TILES, TRUNCATED DOMES, BASE AND SUB-GRADE AS NEEDED TO ACCOMMODATE THE PROPOSED IMPROVEMENTS.
- COLDMILL EXISTING A.C. PAVEMENT (1.5" THICK).
- REMOVE EXISTING LANDSCAPE IN THESE AREAS. SEE LANDSCAPE PLAN SHEET L2.0 FOR NEW PLANTING AREAS.

DEMOLITION KEYNOTES:

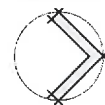
- A** SAW CUT AND REMOVE EXISTING CONCRETE CURB AND GUTTER.
- B** REMOVE AND DISPOSE EXISTING TREE/PALM WHERE OCCURS.
- C** SAW CUT AND REMOVE EXISTING CONCRETE GUTTER.
- D** DEMOLISH EXISTING BUILDING.
- E** REMOVE AND DISPOSE EXISTING WALL AND ASSOCIATED FOOTING.
- F** DEMOLISH EXISTING TRANSFORMER, PAD AND BOLLARDS.
- G** REMOVE AND DISPOSE EXISTING FENCE AND GATE.
- H** REMOVE AND DISPOSE EXISTING COLUMNS AND ASSOCIATED FOOTINGS.
- I** REMOVE AND DISPOSE EXISTING SIGN, POST AND ASSOCIATED FOOTING.

ABBREVIATION LEGEND

- | | | | |
|------|------------------|------|-------------------------|
| EX. | EXISTING | TSPB | TRAFFIC SIGNAL PULL-BOX |
| P.B. | PULL BOX | S | SIGN-POST |
| C&G | CURB & GUTTER | TS | TRAFFIC SIGNAL |
| WM | WATER METER | SMH | SEWER MANHOLE |
| SS | SANITARY SEWER | EM | ELECTRIC METER |
| WV | WATER VALVE | | |
| MH | EXISTING MANHOLE | | |

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 Case No. 2A 2019-6570

NORTH



SCALE=1"=20'-0"



LITTLE
 CIVIL ENGINEERING ARCHITECTURAL ENGINEERING

10000 THREE SUITE 100
 10000 THREE SUITE 100
 10000 THREE SUITE 100

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MEGDAL INVESTMENTS
 252 S. BEVERLY DRIVE, SUITE C
 BEVERLY HILLS, CA 90212

PROJECT NAME

BUILDING REMODEL:
LAZY ACRES
natural market
 1841 N. WESTERN AVE
 LOS ANGELES, CA 90027

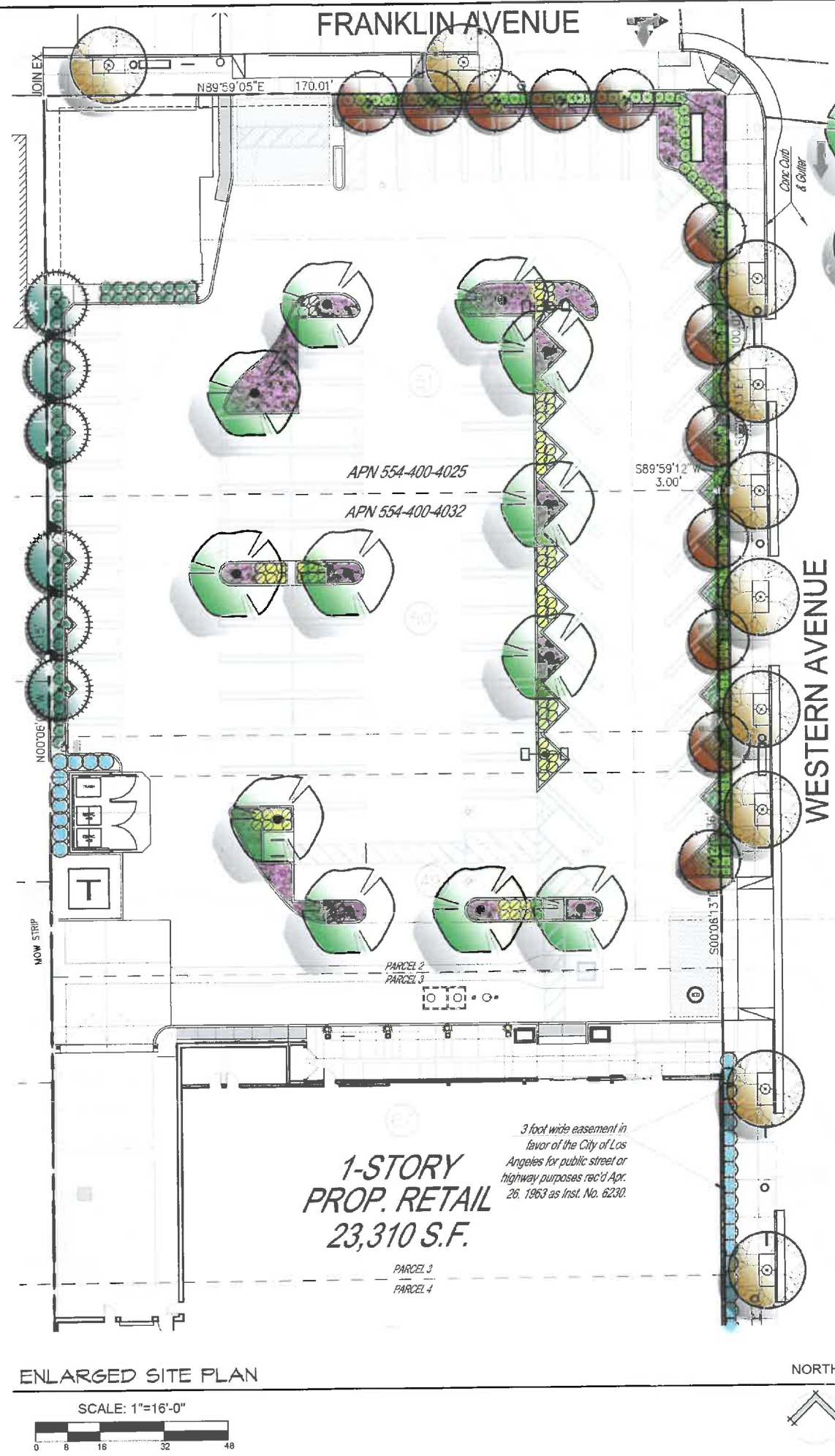
PROJECT TEAM
 ARCHITECT: STRANGE
 Basin Ber Govarguez
 PROJECT MANAGER:
 Michael Ledbetter
 CIVIL ENGINEER
 AT, VS, ML

REVISION	DATE	BY
1st SUBMITTAL	10.30.19	
2nd SUBMITTAL	11.12.20	

SHEET TITLE
DEMOLITION PLAN

PROJECT NO.
622.12712.00

ISSUE DATE
 11.13.20
 SHEET NUMBER
C2.0



TREES

ARBUTUS X MARINA
MARINA STRAVERSEY TREE
36" BOX MULTI.
(2) TOTAL

GEILERA PARVIFLORA
AUSTRALIA WILLOW
24" BOX STD.
(2) TOTAL

PINUS CANARIENSIS
CANARY ISLAND FINE
24" BOX STD.
(6) TOTAL

PLATANUS MEXICANA
MEXICAN SYCAMORE
36" BOX STD.
(0) TOTAL

SHRUBS

JUNIPERUS COM. 'ROCKY MNT. CARPET'
ROCKY MOUNTAIN CARPET JUNIPER
5 GAL.
(10) TOTAL

LIGUSTRUM JAPONICUM 'TEXANUM'
WAXLEAF PRIVET
5 GAL.
(10) TOTAL

MYRTUS COMMUNIS 'COMPACTA'
DWARF MYRTLE
5 GAL.
(80) TOTAL

XYLOSMA CONGESTUM 'COMPACTA'
COMPACT SHINY XYLOSMA
15 GAL.
(65) TOTAL

GROUNDCOVER

OENOTHERA BERLANDIERI 'SISK.YOU'
PINK MEADOW EVENING PRIMROSE
1 GAL. @ 18" O.C.
(CONTRACTOR TO COMPUTE QUANTITY)

SENECIO TALINOIDES 'JOLLY GRAY'
HYBRID KLENA
1 GAL. @ 24" O.C.
(CONTRACTOR TO COMPUTE QUANTITY)

CLIMBING VINE

FIGUS PUMILA
CREEPING FIG
5 GAL. ESPALIER
(6) TOTAL

CONTAINERS

CORDYLINE AUS. 'TORBAY DAZZLER'
GRAND PALM
20 GAL. (SUBMIT PHOTOS)
(4) TOTAL

- PLANTED IN (4) 24"X50"X48" FIBERGLASS PLANTERS
- UNDERPLANTED IN SENECIO JACOBINENSIS - TRAILING JADE - (3) 4" POTS EA. PLANTER

NOTES:

ON ALL PLANTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND PLANTING.

SUMMARY TABLE

	74,897.65 SF. (1.72 AC)
(N3)	23,310 SF
TRANSITION	31,470 SF
(R0P)	74,897.65 SF (B.C.D) = 42%
	34,856 SF.
(D)	(10%) 3,486 SF
(R0VID)	(10.027%) 3,510 SF.
	14 SEATS
	SOUTHCOST AGMD

BREAKDOWN:

VERT 30 FEET OF STREET FRONTAGE (36" BOX MIN)
TREE WILL COVER SHAL. OF PROVIDED PARKING NEW
1 TREE
1 INK (1.50FT * +)
- 5 TREES REQ'D
+ 2 NEW + 1 EXIST. PROVIDED

STERN (1.51FT * +)
- 10.5 TREES REQ'D
- 8 NEW PROVIDED - 4 EXIST. PROVIDED

FT. WIDE MIN. 1 TREE FOR 20 FEET (24" BOX MIN)
- 5 TREES REQ'D
- 4 NEW PROVIDED

DRY LINE (1.29FT * +)
- 0.45 TREES REQ'D
- 0 NEW PROVIDED

TIME (1.50FT * +)
- 5 TREES REQ'D
- 4 NEW PROVIDED

ES - 1 TREE FOR EVERY 10 SPACES (24" BOX MIN)
OT 87.4 (1.21 FT)
- 0 TREES REQ'D
- 0 NEW PROVIDED

66
S
N
TREES

Page No. 7 of 1

Case No. ZA-2019-0

A photograph of a large, mature tree with dense green foliage and a thick, reddish-brown trunk, standing in a landscaped area with a paved path and other vegetation in the background.



A photograph showing a dense, low-growing green shrub, possibly a species of fern or groundcover, growing along a gravel path. The shrub has many small, bright green leaves and is situated in a garden setting with trees in the background.

A large, dense, green shrub with many small white flowers, identified as a flowering dogwood. The shrub is the central focus of the image, with its branches and leaves filling most of the frame. The white flowers are scattered throughout the green foliage. In the background, a portion of a light-colored building is visible on the left, and a paved area or driveway is on the right. The ground in the foreground is covered with brown mulch or dry leaves.

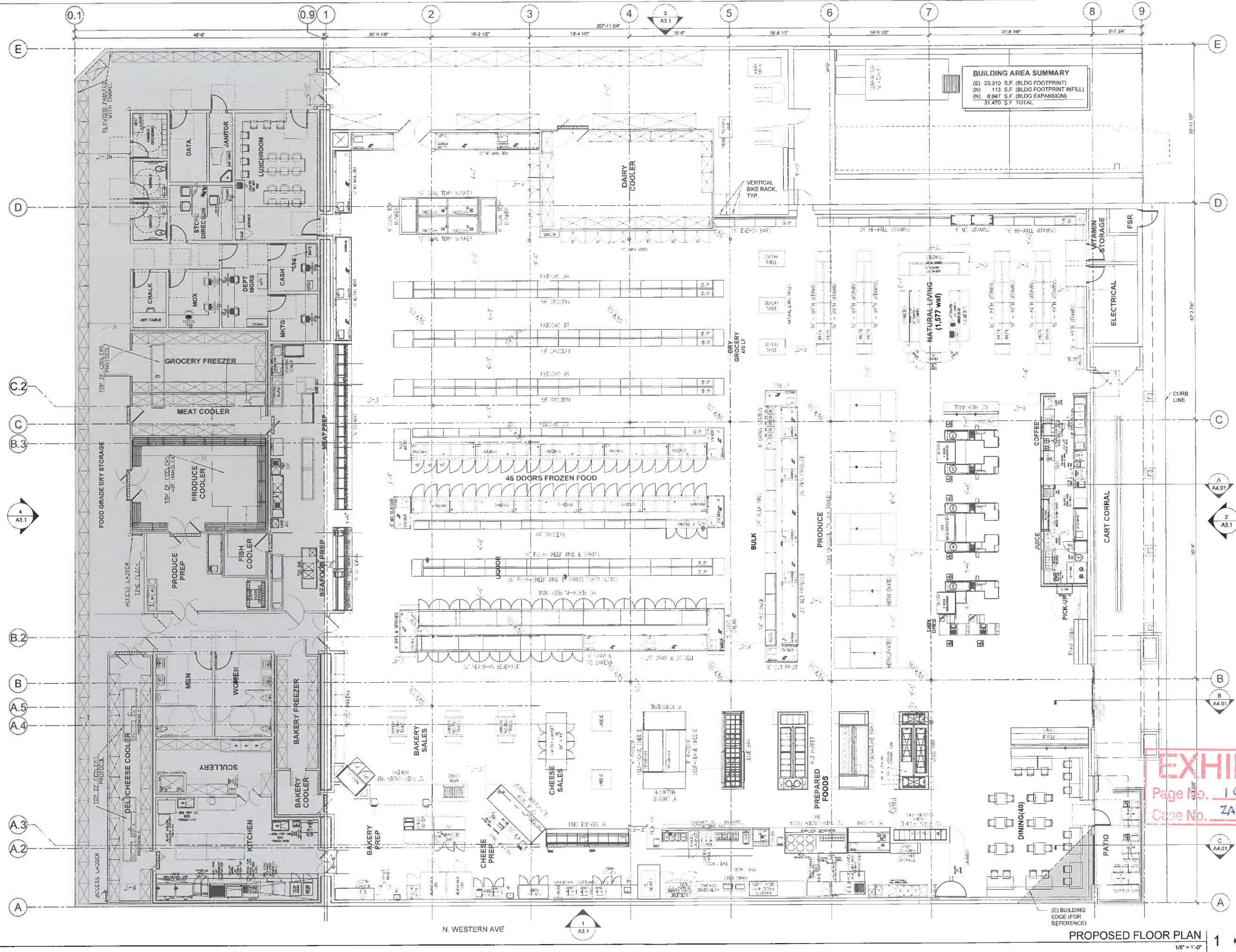


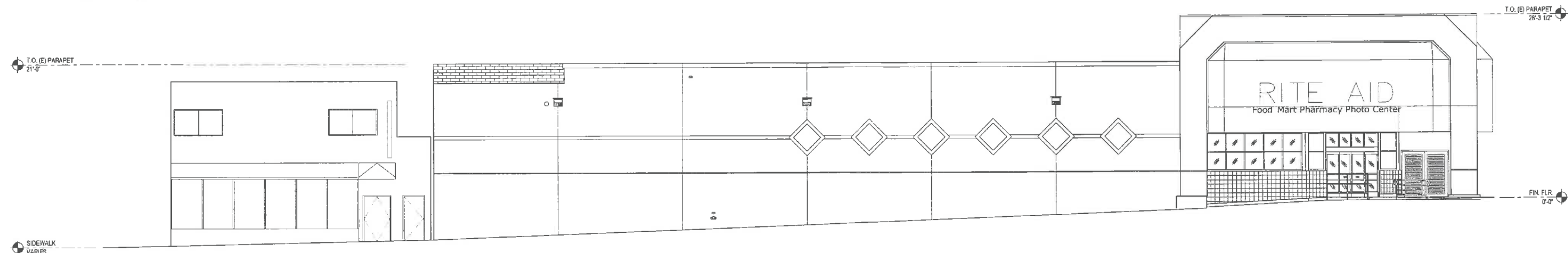
A painting of a dense, leafy plant, possibly a ivy or a similar climbing vine, growing against a light-colored, textured wall. The plant has many small, dark green leaves and some small, brownish flowers or buds. The painting is done in a realistic style with visible brushstrokes.

EXHIBIT "A"

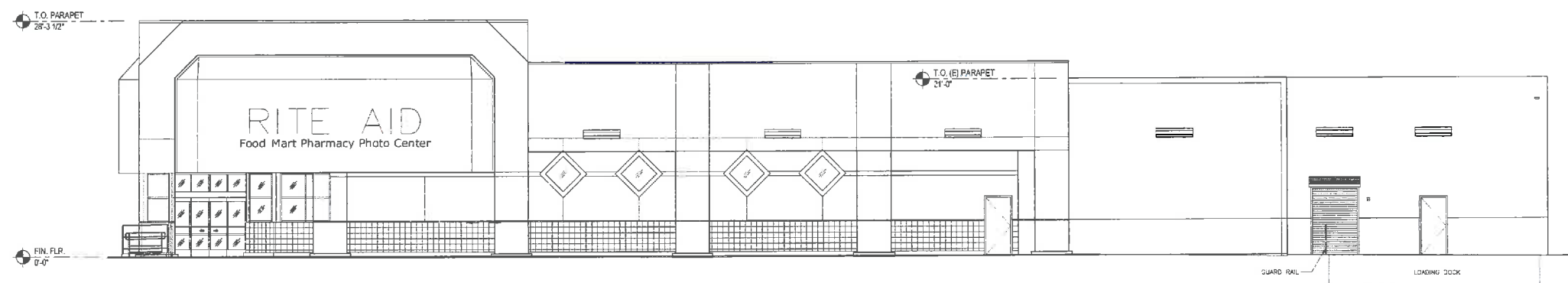
Page No. 8 of 18

Case No. 2A-2019-6570

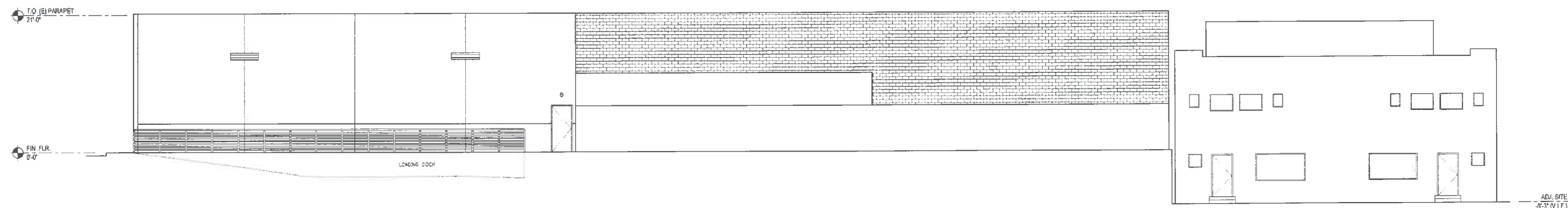




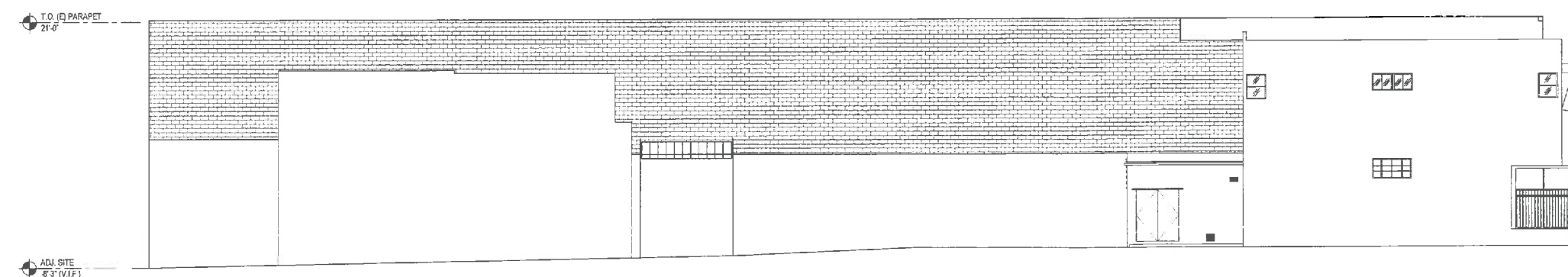
1 | EXISTING EAST ELEVATION (FACING WESTERN AVE)
1/8" = 1'-0"



2 | EXISTING NORTH ELEVATION (TOWARD FRANKLIN AVE)
1/8" = 1'-0"



3 | EXISTING WEST ELEVATION
1/8" = 1'-0"



4 | EXISTING SOUTH ELEVATION
1/8" = 1'-0"

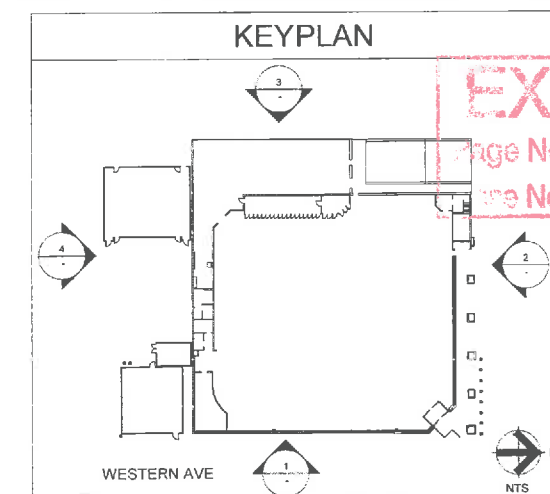


EXHIBIT "A"
Page No. 11 of 18
File No. 2A-2019-6570

LITTLE
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1000 DOW STREET, SUITE 100
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MEGDAL INVESTMENTS
252 S. BEVERLY DRIVE, SUITE C
BEVERLY HILLS, CA 90212

BUILDING REMODEL
LAZY ACRES
natural market
1841 N. WESTERN AVE
LOS ANGELES, CA 90027

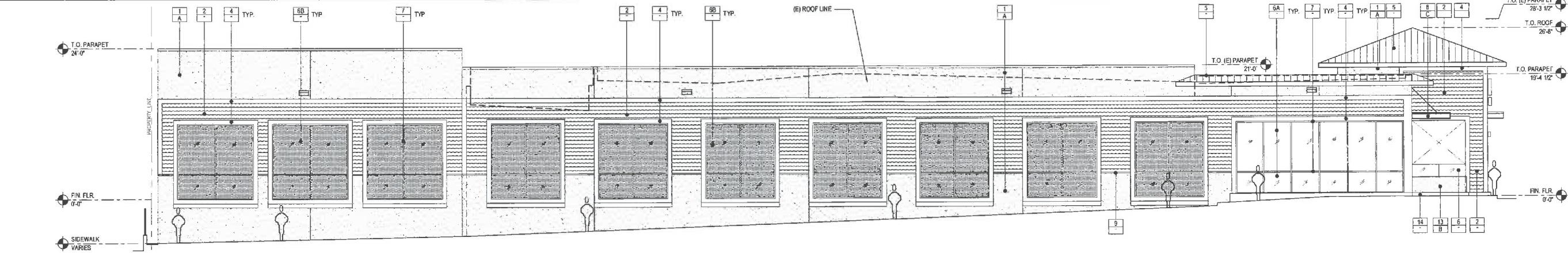
PRINCIPAL IN CHARGE
Henry Kwon
PROJECT MANAGER
Darin Eng
DRAWN BY

DATE	DESCRIPTION
09.30.19	INITIAL SUBMITTAL
11.19.20	2nd SUBMITTAL

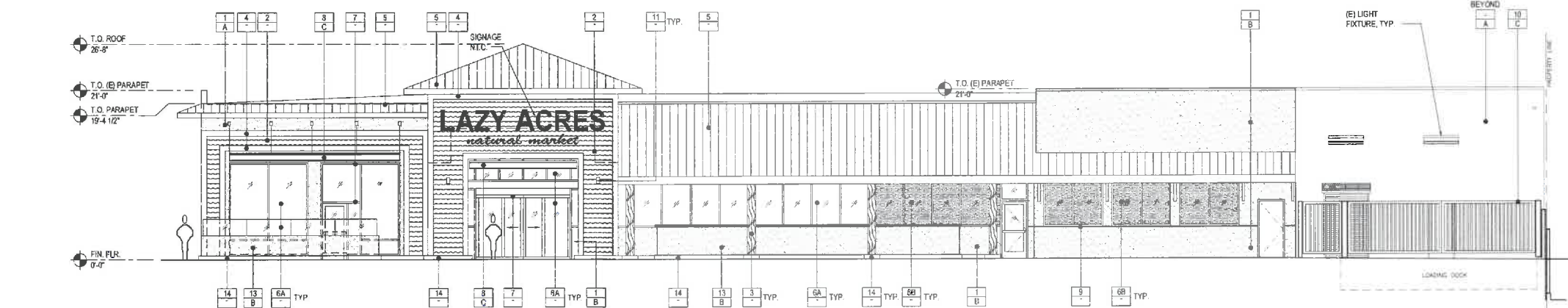
EXISTING
EXTERIOR
ELEVATIONS

622.12712.00

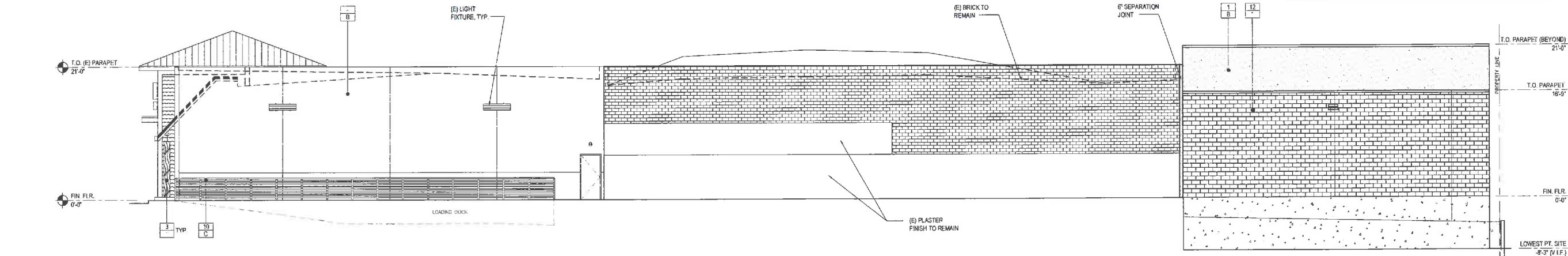
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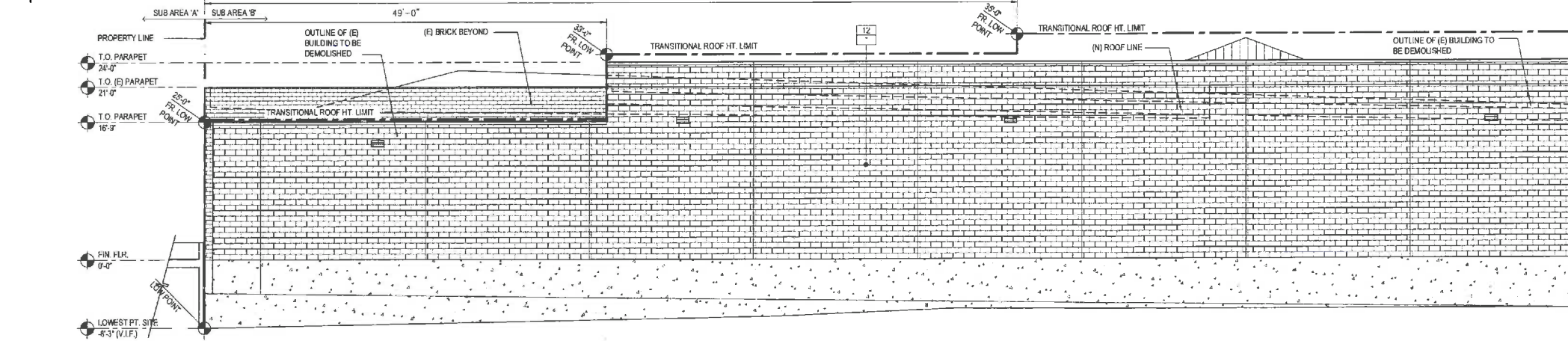
1 EAST ELEVATION (FACING WESTERN AVE)
1/8" = 1'-0"



2 NORTH ELEVATION (TOWARD FRANKLIN AVE)
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

KEY	MATERIAL	KEY	MATERIAL
1	EXTERIOR CEMENT PLASTER	8	STEEL CANOPY: PAINT OR PRE-FINISH BLACK COLOR. PROVIDE RUST-PROOF PAINT OR ANNOXIDATION
2	WAVY CEDAR PLANK: HAIDA SKIRL 8" STAINED WOOD COLOR SIDING. WOOD SOURCE HEWN & WAVY EDGE OR SIMILAR	9	1/2" HORIZONTAL REVEAL
3	ROUGH SAWN WOOD TIMBER COLUMN	10	MISC. METAL
4	CEDAR TRIM SIDING. NATURAL FINISH OR STAIN TO MATCH CEDAR SIDING	11	LIGHT FIXTURE
5	STANDING SEAM ROOF: VMZ QUARTZ-ZINC PLUS 0.7mm, BY VM ZINC: vmzinc.usa.com	12	CMU BLOCK
6	8A CLEAR GLAZING 8B FROSTED TRANSLUCENT GLAZ	13	CMU BLOCK W/ 1/2" SKIM COAT PLASTER (PROVIDE WALL CAP AT LOW WALL)
7	ALUMINUM STOREFRONT SYSTEM: DARK BRONZE ANODIZED	14	CONCRETE CURB

EXTERIOR FINISH SCHEDULE

KEY	FINISH	KEY	FINISH
A	PAINT: DUNN EDWARDS "RED CRAFT" DET 423	C	PAINT: BLACK
B	PAINT: SHERMAN WILLIAMS "GREY SCREEN" SW7071		

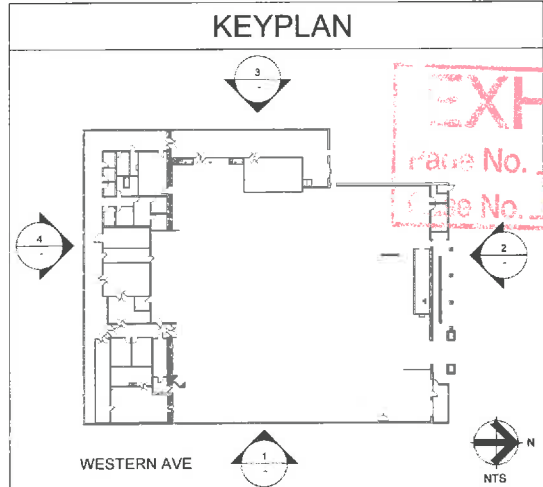


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 Case No. 2A-2019-0570

LITTLE
 BUILDING REMODEL

1841 N. WESTERN AVE, SUITE 200
 BEVERLY HILLS, CA 90212
 TEL: 310.274.1111 FAX: 310.274.1112
 www.littleonline.com

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

LAZY ACRES
 natural market
 1841 N. WESTERN AVE.
 LOS ANGELES, CA 90027

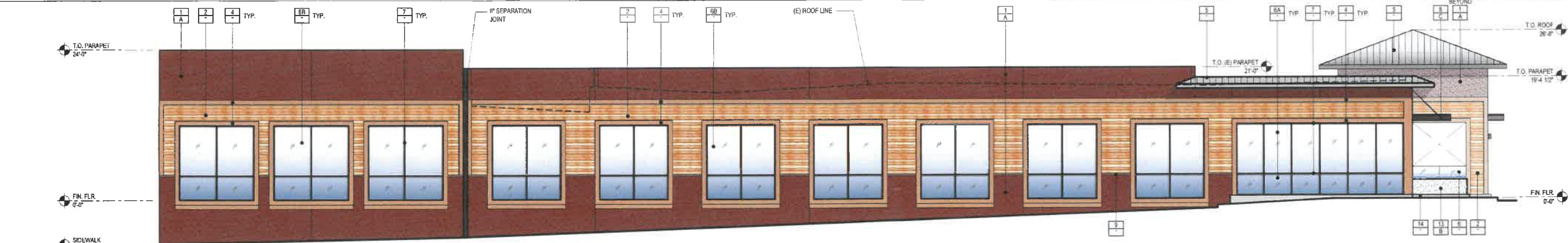
DESIGNED BY
Henry Kwon
 PROJECT MANAGER
Darin Eng
 DRAWN BY

NO.	REVISION	DATE
1	INITIAL SUBMITTAL	10.30.19

PROPOSED EXTERIOR ELEVATIONS

622.12712.00

A3.01



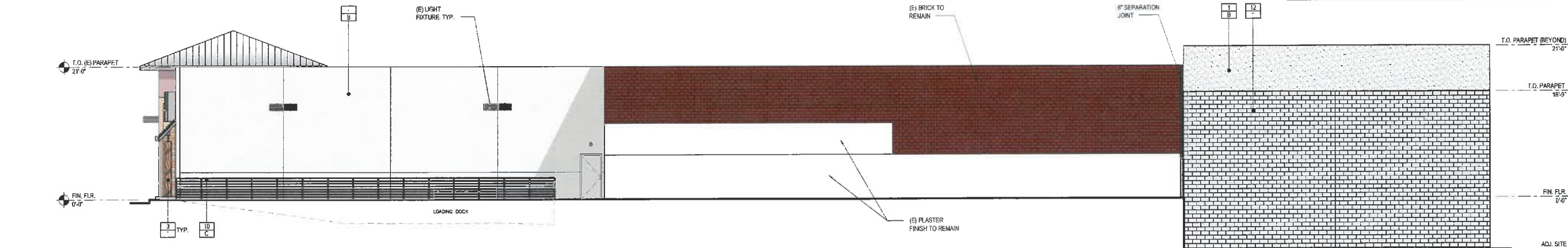
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1/8" = 1'-0"



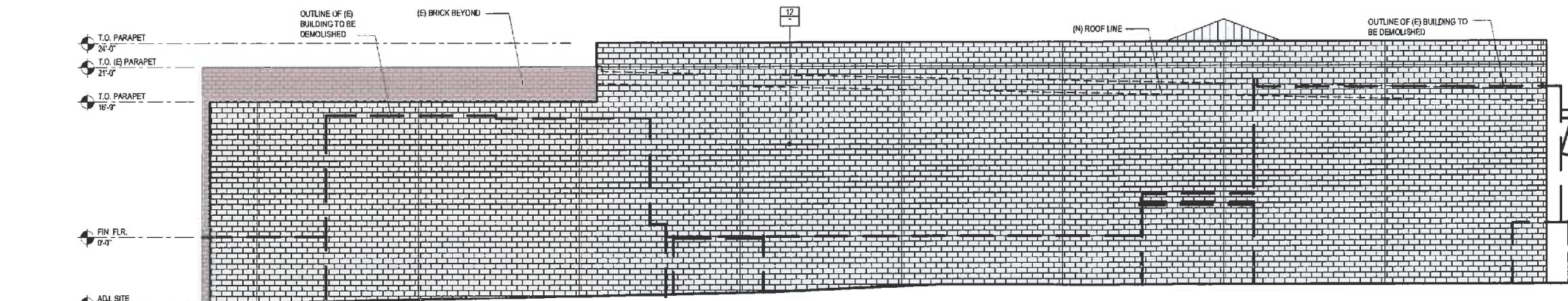
2 NORTH ELEVATION (TOWARD FRANKLIN AVE)

1/8" = 1'-0"



3 WEST ELEVATION

1/8" = 1'-0"



4 SOUTH ELEVATION

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

KEY	MATERIAL	KEY	MATERIAL
1	EXTERIOR CEMENT PLASTER	8	STEEL CANOPY: PAINT OR PRE-FINISH BLACK COLOR. PROVIDE RUST-PROOF PAINT OR ANODIZATION
2	WAVY CEDAR PLANK: HAIDA SKIRL 8" STAINED WOOD COLOR SIDING. WOOD SOURCE HEWN & WAVY EDGE OR SIMILAR	9	1/2" HORIZONTAL REVEAL
3	ROUGH SAWN WOOD TIMBER COLUMN	10	MISC. METAL
4	CEDAR TRIM SIDING. NATURAL FINISH OR STAIN TO MATCH CEDAR SIDING	11	LIGHT FIXTURE
5	STANDING SEAM ROOF: VMZ QUARTZ-ZINC PLUS 0.7mm, BY VM ZINC; vmzinc-usa.com	12	CMU BLOCK
6	8A CLEAR GLAZING 8B FROSTED TRANSLUCENT GLAZ	13	CMU BLOCK W/ 1/2" SKIM COAT PLASTER (PROVIDE WALL CAP AT LOW WALL)
7	ALUMINUM STOREFRONT SYSTEM: DARK BRONZE ANODIZED	14	CONCRETE CURB

EXTERIOR FINISH SCHEDULE

KEY	FINISH	KEY	FINISH
A	PAINT: DUNN EDWARDS "RED CRAFT" DET 423	C	PAINT: BLACK
B	PAINT: SHERMAN WILLIAMS "GREY SCREEN" SW7071		

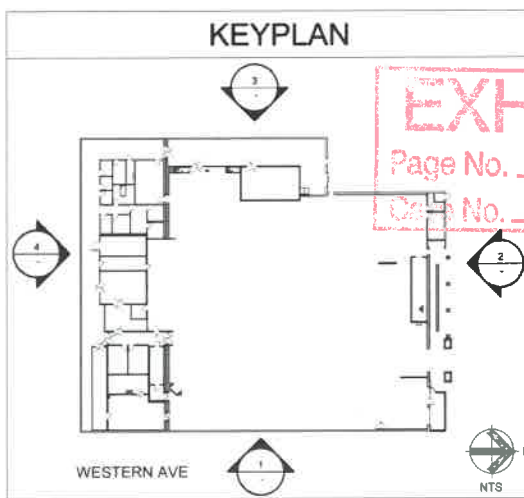


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Page No. 13 of 18
Case No. ZA 2019-0570

LITTLE
ARCHITECTURAL CONSULTING
1200 DOW STREET, SUITE 200
NEWPORT BEACH, CA 92660
TEL: 949.440.1100 FAX: 949.440.1103
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DOUGLAS E. ROSSIGNOL
No. C-30757
01/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

MEGDAL INVESTMENTS
252 S. BEVERLY DRIVE, SUITE C
BEVERLY HILLS, CA 90212

BUILDING REMODEL:
LAZY ACRES
natural market
1841 N. WESTERN AVE.
LOS ANGELES, CA 90027

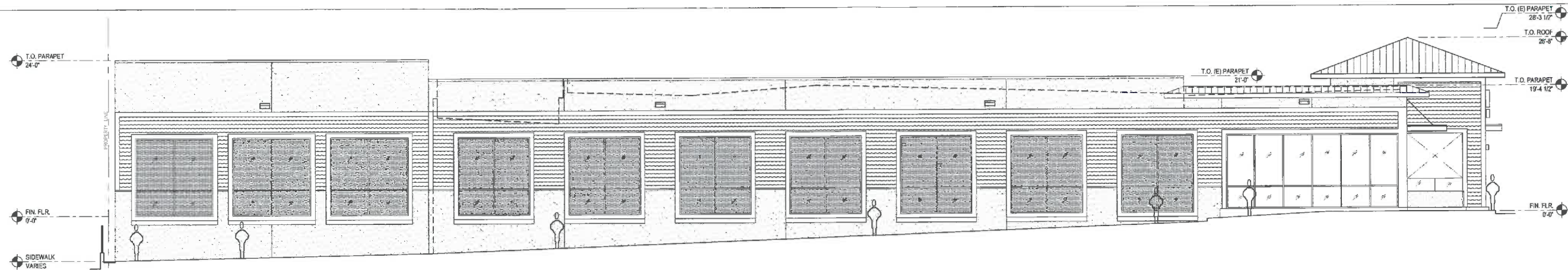
DESIGNED BY: Henry Kwon
PROJECT MANAGER: Darin Eng
DRAWN BY:

NO.	REVISION	DATE
1	INITIAL SUBMITTAL	10.30.19

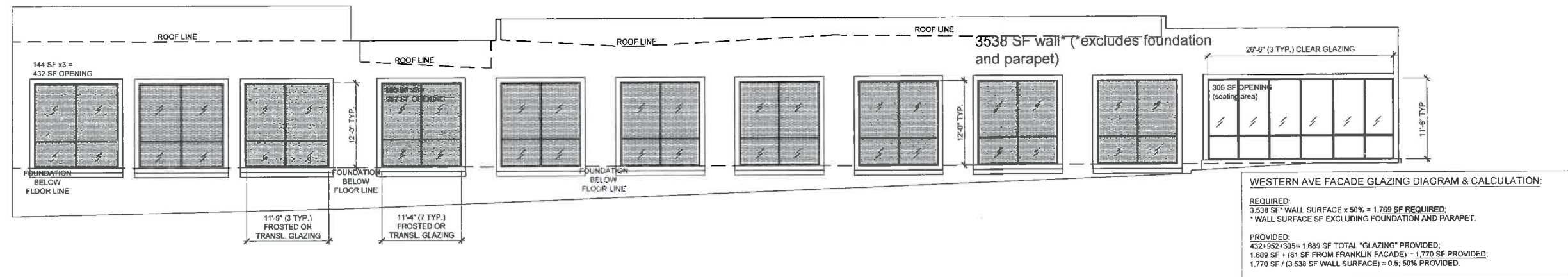
PROPOSED EXTERIOR ELEVATIONS (COLOR)

622.12712.00

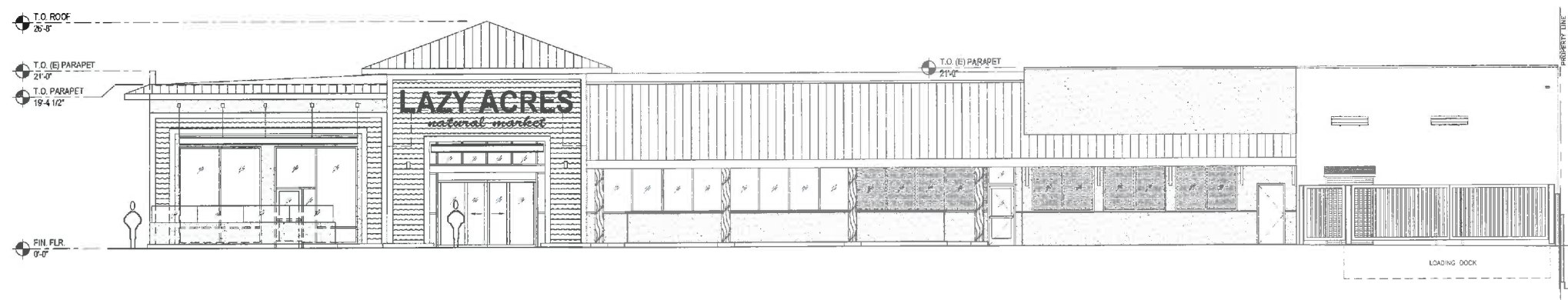
10.30.19 A3.01C



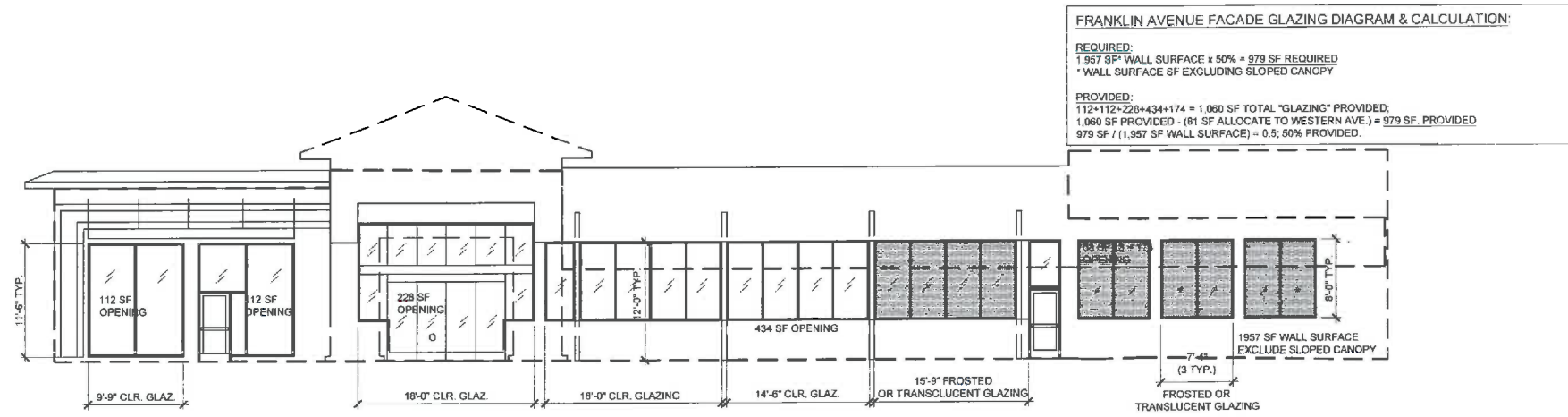
1 EAST ELEVATION (FACING WESTERN AVE)
1/8" = 1'-0"



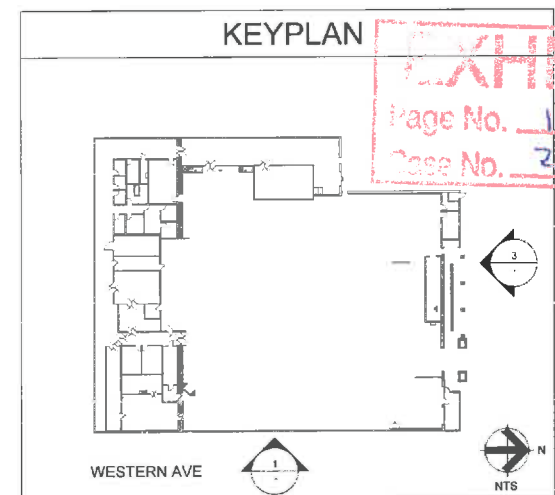
2 EAST ELEVATION (FACADE GLAZING DIAGRAM & CALCULATION)
1/8" = 1'-0"



3 NORTH ELEVATION (TOWARD FRANKLIN AVE)
1/8" = 1'-0"



4 NORTH ELEVATION (FACADE GLAZING DIAGRAM & CALCULATION)
1/8" = 1'-0"



LITTLE
OVERSIGHT ARCHITECTURAL ASSOCIATES, INC.
2500 DOWNEY DRIVE, SUITE 100
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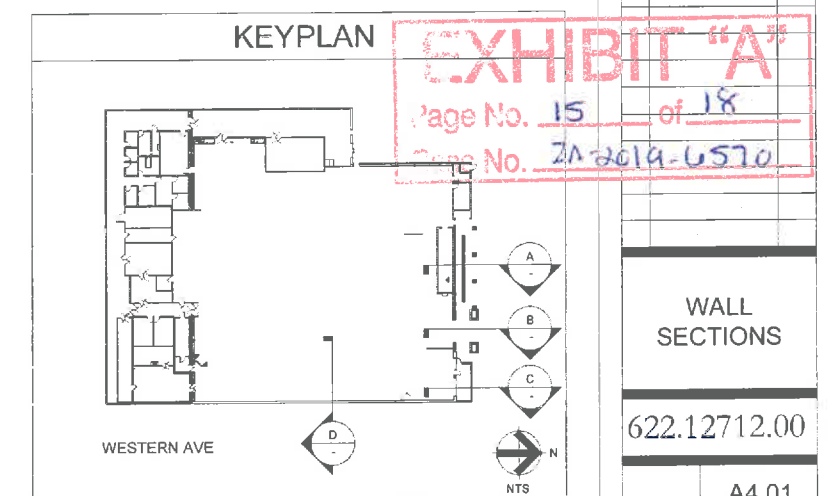
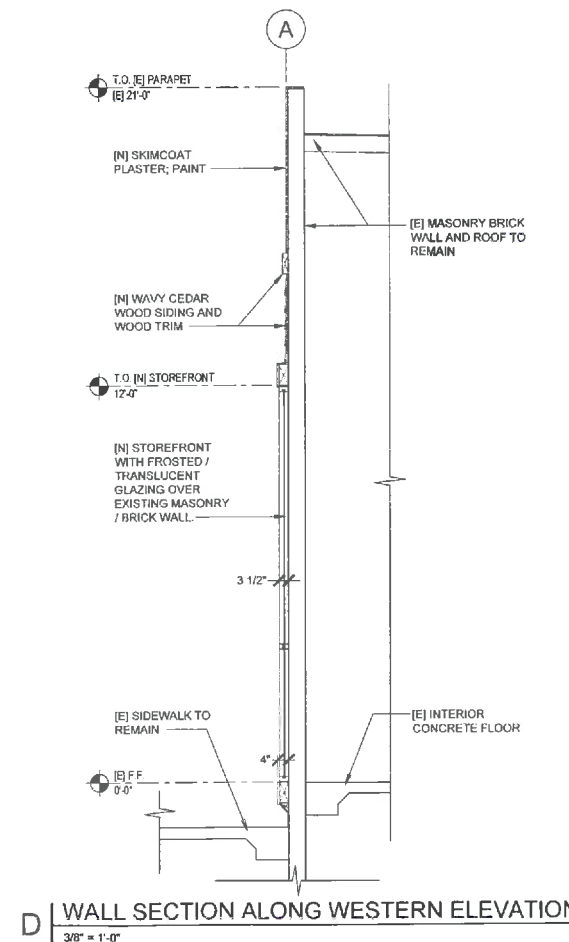
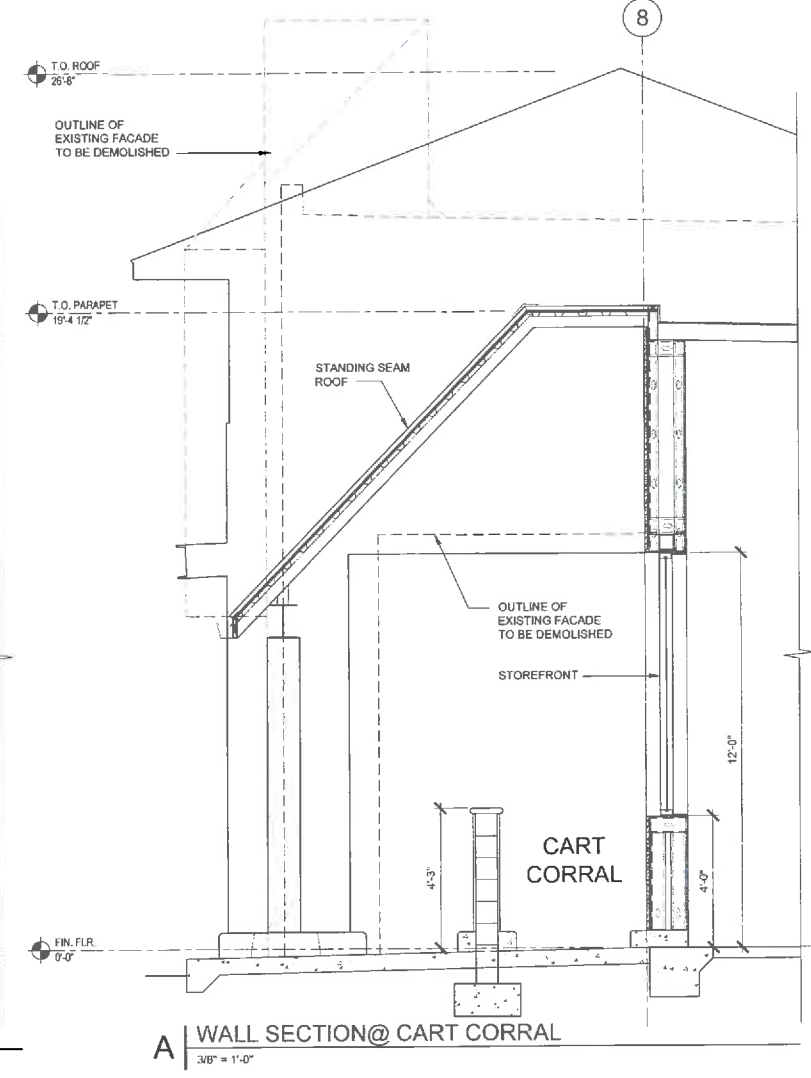
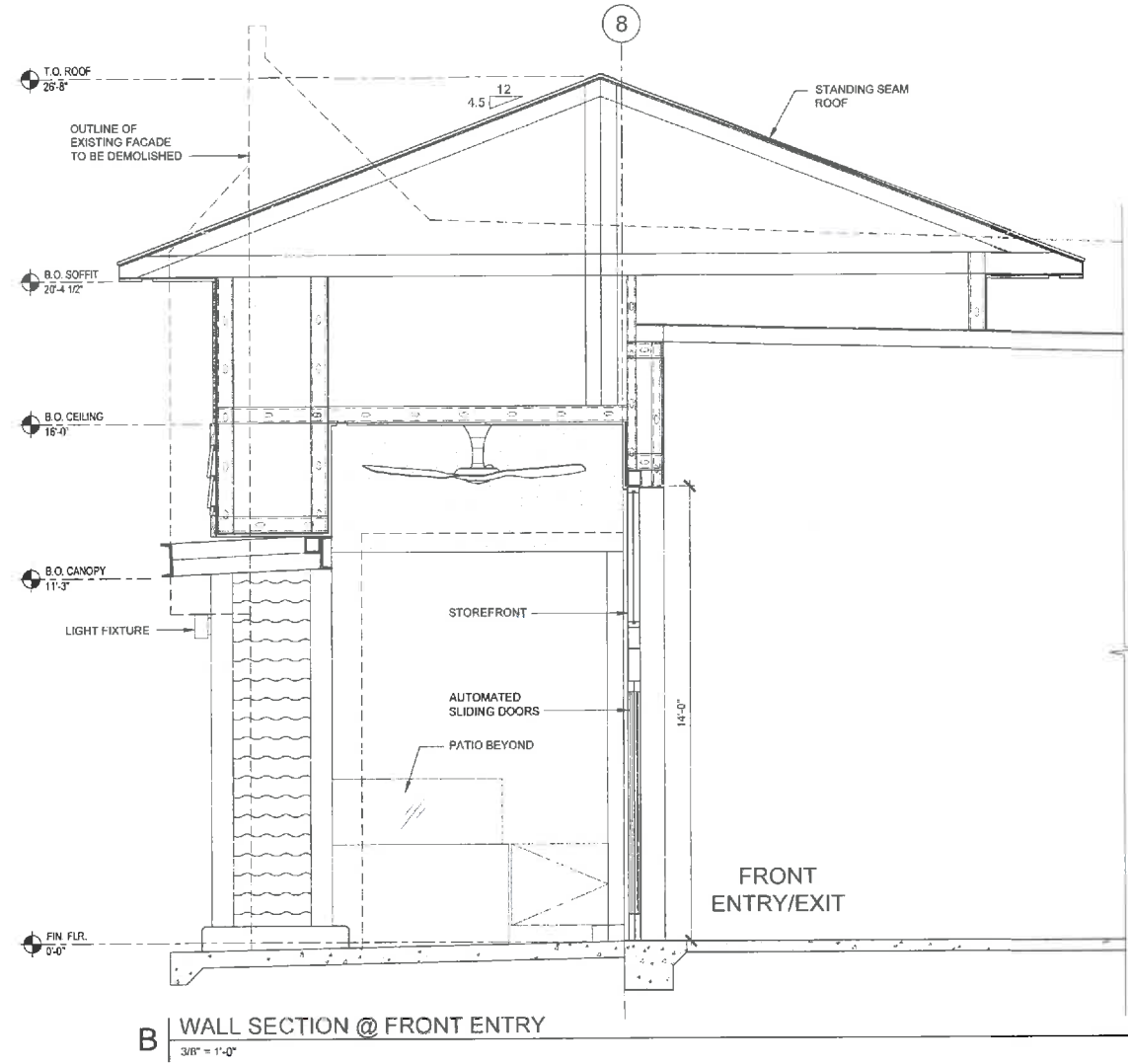
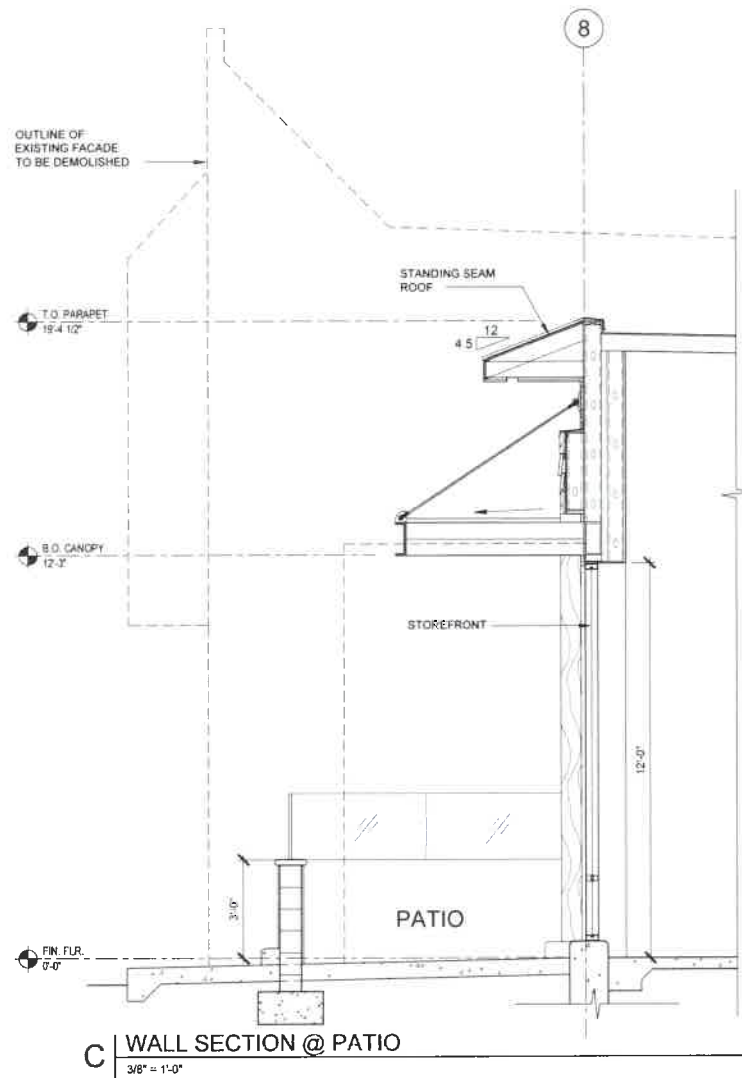
MEGDAL INVESTMENTS
252 S. BEVERLY DRIVE, SUITE C
BEVERLY HILLS, CA 90212

BUILDING REMODEL:
LAZY ACRES
natural market
1841 N. WESTERN AVE.
LOS ANGELES, CA 90027

Prepared by: Henry Kwon
Project Manager: Darin Eng
Architect: Henry Kwon

NO.	REVISION	DATE
1	INITIAL SUBMITTAL	10.30.19
2	2nd SUBMITTAL	11.19.20

FACADE GLAZING DIAGRAM & CALCULATION
622.12712.00
A3.02



LITTLE
INTERNATIONAL ARCHITECTURAL CONSULTING

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BEVERLY HILLS, CA 90212

BUILDING REMODEL:
LAZY ACRES
natural market
1841 N. WESTERN AVE
LOS ANGELES, CA 90027

DESIGNED BY: Henry Kwon
DESIGNED BY: Darin Eng
DESIGNED BY:

NO.	REVISION	DATE
1	INITIAL SUBMITTAL	10.30.19
2	2nd SUBMITTAL	11.19.20

WALL SECTIONS

622.12712.00

A4.01



1 PHOTO 1
A5.01



2 PHOTO 2
A5.01



3 PHOTO 3
A5.01



4 PHOTO 4
A5.01



5 PHOTO 5
A5.01



6 PHOTO 6
A5.01



7 PHOTO 7
A5.01



8 PHOTO 8
A5.01



9 PHOTO 9
A5.01

KEYPLAN



11 PHOTO 11
A5.01



12 PHOTO 12
A5.01

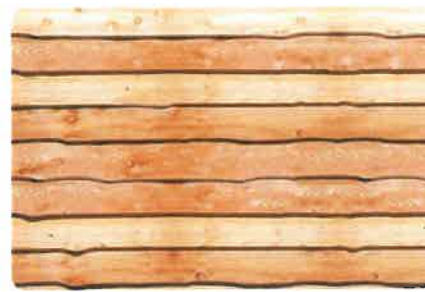


13 PHOTO 13
A5.01



14 PHOTO 14
A5.01

EXHIBIT "A"
Page No. 16 of 18
Page No. 2A-2019-0570



PAINT - BLACK
(CANOPIES, MISC
METALS)

PAINT - SHERMAN
WILLIAMS "GREY
SCREEN" SW7071

PAINT - DUNN
EDWARDS "RED
CRAFT" DET 423

WAVY CEDAR PLANK: HAIDA
SKIRL

ROUGH SAWN
TIMBER
COLUMN

CEDAR TRIM
SIDING: NATURAL
FINISH

STANDING SEAM ROOF: VMZ
QUARTZ-ZINC PLUS

ALUM.
STOREFRONT:
DARK BRONZE
ANODIZED

EXHIBIT "A"

Page No. 18 of 18
Page No. 2A-2019-4570