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August 15, 2023

Mark Motsenbocker, (A)
Gelsons Market
13833 Freeway Drive
Santa Fe Springs, CA 91331

Philena Investment Holdings, LLC (O)
444 South Flower Street, Unit 2100
Los Angeles, CA 90071

Brett Engstrom (R)
LiquorLicense.com
2222 Damon Street
Los Angeles, CA 90021

CASE NO ZA-2023-1077-MPA
APPROVAL OF PLANS
12121 West Olympic Boulevard #5
West Los Angeles Planning Area
Zone: HJ(EC)
D.M.: 123B149
C.D.: 11 – Park
CEQA: ENV-2023-1078-CE
Legal Description: Lot C; Block: None;
Tract: PM 4059

LETTER OF CORRECTION

On July 28, 2023, pursuant to Los Angeles Municipal Code Section 12.24-M, the Zoning Administrator approved, under Case No. ZA-2023-1077-MPA, plans to allow the sale of a full line of alcoholic beverages for off-site consumption and on-site instructional tasting in conjunction with a new grocery store and the sale and dispensing of a full line of alcoholic beverages for on-site consumption within an accessory restaurant to the grocery store.

On August 2, 2023, the applicant's representative submitted correspondence requesting that the address of the subject establishment be updated due to shuffling of tenants and spaces during the construction of the new development at the project site. The use will continue to occupy the same tenant space, of the same size and location, as approved, and will not result in any substantive changes to the grant.

After further review, the Zoning Administrator agrees to amend the address of the subject establishment from 12101 West Olympic Boulevard to **12121 West Olympic Boulevard #5**.

Additionally, the Zoning Administrator hereby corrects a typographical error found in the grant clause (changes denoted in ~~strikeout~~ and double underline):

Pursuant to Los Angeles Municipal Code Section 12.24-M, I hereby APPROVE:

plans to allow the sale of a full line of alcoholic beverages for off-site consumption and on-site instructional tasting in conjunction with a new grocery store and the

sale and dispensing of a full line of alcoholic beverages for on-site consumption within in an accessory restaurant to the grocery store,

In order to effectuate these corrections to the grant and subject address, the applicant shall record with the Los Angeles County Recorder's Office, a covenant and agreement to include this Letter of Correction. A copy of the recorded document(s) shall be submitted to the Department of City Planning for inclusion in the case file.

All other terms and Conditions of Case No. ZA-2023-1077-MPA shall remain as originally granted.

Inquiries regarding this matter should be directed to the Office of Zoning Administration.



COURTNEY SHUM
Associate Zoning Administrator