

**APPLICATION FOR DETERMINATION OF
"PUBLIC CONVENIENCE OR NECESSITY"
ALCOHOL SALES**

Pursuant to Section 23958 and 23858.4
California Business and Professions Code

TO BE SUBMITTED TO CITY CLERK'S OFFICE
ROOM 395, CITY HALL

CD 5

COUNCIL FILE NO. 13-0918

BACKGROUND INFORMATION

TIME LIMIT FILE: _____

As part of the application, the applicant must submit the names and addresses of property owners of all property adjacent (including across the street/alley) to the subject property on gummed labels. Applicant must also submit the following information: 1) notarized signature, 2) a site plan prepared by a map maker (see Planning Department for map maker's list), 3) one 4- by 6-inch picture of the property from each side of the site, and 4) a copy of all previous building permits for the site (Room 400, 201 North Figueroa Street). When you meet with ABC to get the crime and license concentration information for your site, you must bring back the ABC information (on the ABC form) to the City Clerk.

Project Name Sprouts Farmers Market

Address 1751 Westwood Boulevard 90024

Type of Business Full Service Grocery Store

Applicant Sprouts Farmers Market
 Name 11811 Tatum Blvd., Suite 2400, Phoenix, AZ 85028
 Address 602-682-1417/480-814-8017
 Phone Number/Fax Number _____

Property Owner KCB RE L.P.
 Name 117 E. Colorado Boulevard, Suite 400, Pasadena, CA 91105
 Address 626-356-0944/626-768-7962
 Phone Number/Fax Number _____

Representative Terri Dickerhoff
 Name 1120 Manzanita Street, Los Angeles, CA 90029
 Address 213-422-1450/323-662-3262
 Phone Number/Fax Number _____

A. PROJECT DETAILS

THE FOLLOWING QUESTIONS ARE TO BE ANSWERED BY ALL APPLICANTS:

- Has the City previously approved a conditional use permit for alcoholic beverage sales at this site? Yes No If Yes, what is the City case number(s) ZA 2012-2243-CUB ; _____
- Have you recently filed for a new conditional use permit? Yes No . If Yes, provide the City case number(s) _____

3. Has a previous ABC license been issued? Yes ___ No X. If Yes, when and what type of license

4. Type of Alcohol Sales Requested (on- or off-site, beer and wine, full alcohol, etc.):
Off-site sale of beer and wine
5. Size of Business 22,478 square feet
6. % of floor space devoted to alcoholic beverages 2%
7. Hours of Operation:
- a. What are the proposed hours of operation and which days of the week will the establishment be open? Seven days a week from 7 am to 11 pm
- b. What are the proposed hours of alcohol sales? Seven days a week from 7 am to 11 pm
8. Parking:
- a. Is parking available on the site? (If so, how many spaces?) Yes, there is a surface parking lot for the retail tenants with 117 spaces.
- b. If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? N/A
- c. Where? N/A
- d. How many off-site spaces? N/A
9. Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and if so, for what reasons? Provide ABC case number and a copy of final ABC action.
No
10. Will video game machines or pool or billiard tables be available for use on the subject property and if so, how many? No
11. Will you have signs visible on the outside which advertise the availability of alcohol?
No
12. How many employees will you have on the site at any given time? 20 to 30 employees
13. Will all employees who sell alcohol attend the local State ABC training class on how to properly sell alcohol? Yes
14. What security measures will be taken including:
- a. Posting of rules and regulations on the premises to prevent such problems as gambling, loitering, theft, vandalism and truancy. - Yes
- b. Will security guards be provided and if so, when and how many?
No

15. Will there be minimum age requirements for patrons? If so, how will this be enforced?
There will be no minimum age for the grocery store. However, only patrons 21 years and older will be allowed to purchase alcoholic beverages. Staff will be trained to check IDs.
16. Are there any other alcoholic beverage outlets within a 600-foot radius of the site? Provide names and address of such business and type of business.
Yes, there are six alcoholic beverage outlets within a 600 foot radius.
Please see attached for a list.
17. Are there any schools (public or private and including nursery schools) churches or parks within 1,000 feet of your proposed business? Where? (Give Address)
Yes, there is one school and two churches within a 1,000 foot radius.
Please see attached for a list.
18. Will the exterior of the site be fenced and locked when not in use?
No
19. Will the exterior of the site be illuminated with security lighting bright enough to see patrons from the street? Yes

B. THE FOLLOWING QUESTIONS ARE TO BE ANSWERED WHERE ONLY THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES IS SOUGHT:

1. Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis?
No, gross alcohol sales are less than 5% of total sales on a quarterly basis.
2. Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? No
3. Will beer and wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)? Yes, for microbrew beers only.
4. Will "fortified" wine (greater than 16% alcohol) be sold? No

C. THE FOLLOWING QUESTIONS ARE TO BE ANSWERED WHERE ONLY THE ON-SITE SALE OF ALCOHOLIC BEVERAGES IS SOUGHT:

Non Applicable

1. What is the occupancy load as determined by the Fire Department (number of patrons)?

2. What is the proposed seating in all areas? _____
3. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.? (Specify?) _____

4. If a cocktail lounge is to be maintained incidental to a restaurant, the required floor plans must show details of the cocktail lounge and the separation between the dining and lounge facilities.

5. Food Service
 - a. Will alcohol be sold without a food order? _____
 - b. Will there be a kitchen on the site as defined in the Los Angeles Municipal Code?

6. Will discount alcoholic drinks or a "Happy Hour" be offered at any time?

Provide a copy of the proposed menu if food is to be served.

D. PUBLIC CONVENIENCE AND NECESSITY EVALUATION

The City of Los Angeles is very concerned if a new request to sell alcohol is subject to one of the conditions below. There is a strong likelihood that the City will deny your "public convenience or necessity" application if one of the above listed conditions apply to your site. (It is strongly suggested that you contact your Council Office and discuss your project. If the Council Office does not oppose your project, you should then check with your local area police vice unit as well as the Planning Department Public Counter at (213) 977-6083 for the determination of whether the proposed site is within a Specific Plan area, and the Community Redevelopment Agency (CRA) project staff at (213) 977-1682 or 977-1665, to determine if your site is in a CRA Project Area. If any of the five conditions listed below apply to your site, you should carefully consider if you want to file for a Public Convenience or Necessity finding.

1. The proposed site is in an area with a long-term level of undue concentration of alcoholic beverage outlets.
2. The geographic area is the target of special law enforcement activity, i.e., police task force is working on reducing vice in the area, or eliminating juvenile crime (such as cruising or graffiti) or gang activity.
3. The proposed site is in close proximity to sensitive uses, including schools, parks, churches, youth activities, homeless shelters, mental health or alcohol or drug treatment centers.
4. The geographic area has elevated levels of alcohol-related crimes, including but not limited to: public intoxication, driving under the influence, assault, vandalism, prostitution, drug violations, loitering.
5. The proposed site is located in a Specific Plan or Community Redevelopment Agency Project area which specifically includes a policy to control future alcoholic beverage sales.

E. If the project site is not subject to one of the above criteria, your project will be evaluated by the City Council with consideration given to the following possible benefits and detriments to the community:

1. Possible Benefits


Would the business:

- a. Employ local residents (how many)
- b. Generate taxes (provide estimate)
- c. Provide unique goods and services (which ones)
- d. Result in an aesthetic upgrade to the neighborhood (in what exact way)
- e. Contribute to the long term economic development (how)
- f. Provide a beneficial cultural/entertainment outlet (specify)

F. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof).
- b. The information presented is true and correct to the best of my knowledge.

Mark


 Applicant signature

6/6/2013

 Date

Peter Kneel

 Signature of property owner if tenant or lessee is filling application

State of CALIFORNIA

County of Los Angeles

On June 6, 2013 before me, Donna Mac Lellan, Notary Public
Date Name of Notary Public

personally appeared Peter Kneel
Name(s) of Signer(s)

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

WITNESS my hand and official seal.

Donna Mac Lellan

 Signature of Notary Public



* The Planning Department has a list of private map makers who will prepare the names and addresses for you. This list is available at the public counter, Room 300, Counter N, 201 North Figueroa Street or 6251 Van Nuys Boulevard, Van Nuys. Alternatively, you may obtain a list of such adjoining owners from the City Clerk's Office (Room 730, 201 North Figueroa Street) or from a title company and prepare the labels yourself.

** You may add additional pages to your response if needed. Please utilize numbering system of this form to assist in the review of the responses.

Sprouts Farmers Market
Site Address: 1751 Westwood Blvd.
Applicant: Sprouts Farmers Market

THE REQUEST

Sprouts Farmers Market ("the Applicant") is seeking the following discretionary approval:

- The Applicant requests approval of a Determination of Public Convenience or Necessity for the sale of alcoholic beverages, to allow for the off-site sale of beer and wine in conjunction with an approximate 22,478 square foot, full service grocery store. The hours of operation will be from 7 am to 11 pm and alcohol will be sold during all hours of operation. This area is over concentrated. Two licenses are allowed in this census tract and two licenses presently exist. With the addition of the proposed market there will be three licenses in this census tract. Additionally, this is considered a high crime area.

PROJECT DESCRIPTION

Proposed Grocery Store

Through this application, the Applicant requests a Conditional Use Permit, for off-site sale of beer and wine in conjunction with a full service grocery store. The proposed grocery store will be located in a retail complex that is approximately 32,000 square feet. The store will move into an existing vacant space, in a retail complex that consists of a vacant space, once occupied by Ross Dress for Less, a coffee shop, a massage parlor and nail spa. The grocery store will be 22,478 square feet. The site has two levels of on-site parking, with 46 spaces on the ground level and 72 spaces on the alley level for a total of 118 spaces. The retail complex is bounded by Massachusetts Avenue to the north, another retail complex to the south, Westwood Boulevard to the east and an alley to the west.

Sprouts Farmers Market is a grocery store that specializes in farm-fresh produce purchased from local growers. It will offer a full line of grocery products, including a Sprouts Private label of bakery goods, a full service meat counter and deli. The stores feature natural, organic and favorite indulgence foods at a great value. As a full service grocery store, Sprouts Farmers Market proudly offers a variety of goods and services, as outlined below:

- **PRODUCE.** Like any farmers market, our great strength is produce. Our selection of quality fruits and vegetables includes seasonal and organic items at prices that are ripe for the picking. Whenever possible, we buy directly from local

It is with great pleasure that Sprouts Farmers Market is expanding its base into the Westwood neighborhood. This is a prime location for the newest addition to the Sprouts Farmers Market family. In total, there are 151 existing Sprouts, Henrys and Sunflower stores in California, Arizona, Colorado, Utah, Texas, Oklahoma, New Mexico and Nevada. Two new stores just opened in the City of Los Angeles, this store and one on Fallbrook Avenue.

For the convenience of the patrons, the store will be open from 7:00 am to 11:00 pm, seven days a week.

Zoning and Location

The proposed project is a full service grocery store that will occupy an existing, vacant, commercial space in a retail complex. The site is situated between Massachusetts Avenue and Santa Monica Boulevard, on the west side of Westwood Boulevard. This is a major intersection, on a main thoroughfare in Westwood. The subject site is zoned C4-1VL-O-POD with a General Plan designation of Neighborhood Office Commercial. The site is approximately 32,000 square feet consisting of retail on the ground and upper levels, with 118 parking spaces. The majority of the space will be occupied by Sprouts Farmers Market, with smaller retail fronting Westwood Boulevard.

The properties to the west, across the alley, are single- and multi-family homes and the properties are zoned [Q]R2-1-O. The property immediately north, across Massachusetts Avenue, is the Westwood Jewish Center. All the development along Westwood Boulevard, to the north and south of the project site are developed with various commercial and retail uses. All of the zoning along the Boulevard is C4-1VL-O-POD. The properties to the south along Santa Monica Boulevard are also developed with commercial and retail uses and the zoning along Santa Monica is [Q]C2-1VL-O.

The properties that adjoin and are in the vicinity of the subject site are developed with uses ranging from single family homes, multifamily units, offices, restaurants and retail. The existing developments are all similar and/or compatible in height, density, and use to that of the existing, retail complex where the grocery store is proposed.

Sale of beer and wine in the grocery store is consistent with the pattern of neighborhood markets and restaurants in this neighborhood. The grocery store will provide the community with an economically viable and respected establishment as part of its neighborhood-serving retail. The proposed project is part of a development plan that increases the utility of land, provides nearby residents and employees the option of shopping without having to drive elsewhere, and adds appropriately to the mix of uses in the immediate vicinity. Therefore, the proposed location is admirably suited for the grocery store.

The site is within Councilmember Paul Koretz's 5th Council District.

this year, with 3 of those in Los Angeles County and two in the City of Los Angeles. This retailer is strong and wants to continue to grow in our region. The economic welfare of the community depends on healthy and viable commerce and strong businesses. The grocery store, as proposed, will provide the community with an economically viable and respected commercial establishment as part of its neighborhood-serving retail.

Sale of beer and wine in the grocery store is consistent with the pattern of neighborhood markets and restaurants in this neighborhood. The proposed project is part of a development plan that increases the utility of land, provides nearby residents and employees the option of shopping without having to drive elsewhere, and adds appropriately to the mix of uses in the immediate vicinity. Therefore, the proposed location is admirably suited for the grocery store, in that it promotes livability and convenience for residents and employees and furthers community and economic development.

Alcoholic Beverage Outlets/Undue Concentration

Within 600 feet of the proposed market, there are six establishments that have alcohol sales.

1. Shamshiri – 1712 Westwood Boulevard
2. Sunnin Lebanese Cafe – 1776 Westwood Boulevard
3. Ramayani Westwood – 1777 Westwood Boulevard
4. Healthy Chicken Café – 1781 Westwood Boulevard
5. La Bruschetta Ristorante – 1621 Westwood Boulevard
6. Cost Plus World Market – 10860 Santa Monica Boulevard

All but Cost Plus World Market are restaurants with on-site sales.

Sensitive Uses

There is one school and temple at the same location, as well as one additional church within 1,000 feet of the proposed site.

1. Westwood Jewish Center – 1651 Westwood Boulevard
 - This school and temple is directly to the north of the proposed grocery store
2. Lutheran Church – 10931 Santa Monica Boulevard
 - This church is to the south of the proposed grocery store and is buffered retail development

The approval of this PCN should have no impact on any sensitive uses in the community, including the residential uses. The grocery store will sell alcohol responsibly and adhere to all applicable governmental regulations. The applicant's

1751 S Westwood Blvd



Application #: B12WL01776
Plan Check #: B12WL01776
Event Code:

12016 - 30000 - 12990

Printed: 11/09/12 10:25 AM

Bldg-Alter/Repair GREEN - MANDATORY Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety	APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Last Status: PC Info Complete Status Date: 11/09/2012
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L TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
TR 10021	2	25		M B 145-1/2	129B153 370	4324 - 028 - 047

3. PARCEL INFORMATION Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Council District - 5 Certified Neighborhood Council - Westwood Community Plan Area - Westwood	Census Tract - 2655.20 District Map - 129B153 Energy Zone - 9 Fire District - 2 Hillside Grading Area - YES	Methane Hazard Site - Methane Buffer Zone Near Source Zone Distance - .1 Thomas Brothers Map Grid - 632-B4
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ZONES(S): C4-1VL-O-POD

4. DOCUMENTS ZI - ZI-2296 Westwood Blvd Pedestrian ORD - ORD-165888 SPA - West LA Transportation Improver ORD - ORD-174260 POD - Westwood Boulevard Pedestrian (CPC - CPC-19065 ORD - ORD-151946 CPC - CPC-1989-375-0	CPC - CPC-1997-49-CPU CPC - CPC-1999-3352-POD CPC - CPC-27676
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5. CHECKLIST ITEMS Special Inspect - Epoxy Bolts Special Inspect - Field Welding Special Inspect - Structural Observation	Fabricator Reqd - Glued-Laminated Timber Fabricator Reqd - Shop Welds Fabricator Reqd - Structural Steel
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6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		
Owner(s): Kcb Re L P	3336 32nd Street NO 217	TULSA OK 74135
Tenant:		
Applicant (Relationship Agent for Owner) Bill Berke - Sprouts Farmers Market		
(480) 814-8016		

7. EXISTING USE (16) Retail	PROPOSED USE (16) Grocery Store	8. DESCRIPTION OF WORK TENANT IMPROVEMENT CHANGE USE FROM RETAIL TO GROCERY STORE IN AN EXISTING BUILDING WORK INCLUDE NEW EXTERIOR PAINT COLORS AND STOREFRONT GLAZING INTERIOR RETROFIT OF A NEW ELEVATOR WITHIN THE BASE PARKING STRUCTURE TO UPPER PARKING SURFACE AREA. ALL
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9. # Bldgs on Site & Use:	For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311 or (866) 4LACTY (452-2489). Outside LA County, call (213) 473-3231.
10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Douglas Nakatani OK for Cashier: Signature:	DAS PC By: Wai Lau Coord. OK: Date:
For Cashier's Use Only W/O #: 21612990	

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period			
Permit Valuation: \$2,200,000	PC Valuation:		
FINAL TOTAL Bldg-Alter/Repair	10,902.04	Green Building	
Permit Fee Subtotal Bldg-Alter/Re	8,807.75	Permit Issuing Fee	0.00
Handicapped Access			
Plan Check Subtotal Bldg-Alter/Rc	0.00		
Off-hour Plan Check	0.00		
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	462.00		
O.S. Surcharge	185.40		
Sys. Surcharge	556.19		
Planning Surcharge	528.47		
Planning Surcharge Misc Fee	10.00		
Planning Gen Plan Maint Surchar	264.23		
CA Bldg Std Commission Surchar	88.00		
Sewer Cap ID:	Total Bond(s) Duc:		

12. ATTACHMENTS Owner-Builder Declaration Plot Plan
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1751 S Westwood Blvd



Permit #:
Plan Check #: B12WL03565
Event Code:

12016 - 30001 - 12990

Printed: 12/28/12 09:00 AM

Bldg-Alter/Repair Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 12/28/2012 Last Status: Issued Status Date: 12/28/2012
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I. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF#	PARCEL ID # (PIN#)	2. ASSESSOR PARCEL#
TR 10021	2	25		M B 145-1/2	129B153 370	4324 - 028 - 047

3. PARCEL INFORMATION Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Council District - 5 Certified Neighborhood Council - Westwood Community Plan Area - Westwood	Census Tract - 2655.20 District Map - 129B153 Energy Zone - 9 Fire District - 2 Hillside Grading Area - YES	Methane Hazard Site - Methane Buffer Zone Near Source Zone Distance - .1 Thomas Brothers Map Grid - 632-B4
---	---	--

ZONES(S): C4-1VL-O-POD

4. DOCUMENTS	
ZI - ZI-2296 Westwood Blvd Pedestrian Orient ORD - ORD-165888 SPA - West LA Transportation Improvement at ORD - ORD-174260 POD - Westwood Boulevard Pedestrian Orient CPC - CPC-19065 ORD - ORD-151946	CPC - CPC-1997-49-CPU CPC - CPC-1999-3352-POD CPC - CPC-27676 CPC - CPC-1989-375-0

5. CHECKLIST ITEMS	
Special Inspect - Epoxy Bolts Special Inspect - Field Welding Fabricator Req'd - Shop Welds	Fabricator Req'd - Structural Steel Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		
Owner(s):	3336 32ND STREET NO 217	TULSA OK 74135
Tenant:		
Applicant: (Relationship: Agent for Contractor)		(213) 590-7288
RAYMOND DICKERHOFF -		

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
(16) Retail	(16) Grocery Store	REVISE PERMIT 12016-30000-12990 TO REVISE EXIST STOREFRONT TO SHADE GLAZING, RELOCATE ROOF TOP MECH EQUIP, ENLARGE EXIST ELEVATOR, RE-ENFORCE EXIST MEZZ. FLOOR, AND MINOR INTERIOR STRUCTURAL AND ARCH. REVISIONS THRU-OUT.

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10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Douglas Nakatani	DAS PC By:
OK for Cashier: Douglas Nakatani	Coord. OK:
Signature:	Date: 12/28/2012

11. PROJECT VALUATION & FEE INFORMATION	
Final Fee Period	
Permit Valuation: \$10,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	234.16
Permit Fee Subtotal Bldg-Alter/Repair	185.63
Handicapped Access	
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	2.10
O.S. Surcharge	3.75
Sys. Surcharge	11.26
Planning Surcharge	11.14
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surcharge	9.28
CA Bldg Std Commission Surcharge	1.00
Permit Issuing Fee	0.00
Sewer Cap ID:	Total Bond(s) Due:

For Cashier's Use Only **W/O #: 21612990**

WL 0008 302000120 12/28/2012 9:00:21 AM	
BUILDING PERMIT COMM	\$185.63
EI COMMERCIAL	\$2.10
ONE STOP SURCH	\$3.75
SYSTEMS DEVT FEE	\$11.26
CITY PLANNING SURCH	\$11.14
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$9.28
CA BLDG STD COMMISSION SURCHARGE	\$1.00
BUILDING PLAN CHECK	\$0.00
Sub Total:	\$234.16
Permit #: 120163000112990	
Receipt #: 0302001224	
Building Card #: 2012WL50230	

12. ATTACHMENTS



Address of Building 1751 Westwood Blvd.



CITY OF LOS ANGELES Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

Issued 4-18-63 Permit No. and Year LA 3828/62

Two story, type III, 90' x 200' (Market) and 90' x 250' (Parking) Market and Parking structure. 52 parking spaces required. B/L Deviations. G-2 and F-1 Occupancy.

Owner Food Giant Markets, Inc. Owner's Address 4707 E. District Blvd. Vernon, California

A. E. HEWITT:jb

Address of Building 1751 Westwood Blvd.



CITY OF LOS ANGELES Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act, for following occupancies:

Issued 12-17-62 Permit No. and Year LA 3828/62

Two Story, Type III - 90' x 200' and 90' x 250' Market and Parking Structure. 52 Parking Spaces Required. G-2 and F-1 Occupancy.

EXCEPT FOR DEVIATIONS APPROVED BY BOARD OF BLDG. & SAFETY COMMISSIONERS

TEMPORARY CERTIFICATE OF OCCUPANCY 60 DAYS ONLY 12-14-62 to 2-14-62

Owner Food Giant Markets, Inc. Owner's Address 4707 E. District Blvd. Vernon, California

**APPLICATION TO CONSTRUCT NEW BUILDING
AND FOR CERTIFICATE OF OCCUPANCY**

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Book of Original.

1. LOT NO.	LOT 33	BLK. 2	TRACT 10021	APPLICANT APPROVED
2. AS ADDRESS	1751 Westwood Boulevard			REV. MAP 7052
3. SURVEY CROSS STREETS	Santa Monica AND Massachusetts			ZONE C-2-1
4. PURPOSE OF BUILDING	Market & Parking Structure			PERM. DIST. 11 100%
5. OWNER'S NAME	Food Giant Markets, Inc.		PHONE LU 3-3436	INSIDE KEY
6. OWNER'S ADDRESS	4707 E. District Blvd.		P. O. BOX VERNON	COR. LOT XXXX
7. CERT. ARCH.	Arthur Froehlich		STATE LICENSE NO. C-265	LOT SIZE Irreg.
8. LIC. ENGR.	Samuel Schultz		STATE LICENSE NO. S.E. 736	PHONE OL 5-9073
9. CONTRACTOR	To Be Selected			REAR ALLEY 20'
10. CONTRACTOR'S ADDRESS			P. O. BOX	ZONE
11. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA
Mkt. 90 x 200				40,000
Plg. 90 x 250				

1 1751 Westwood Blvd.

12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF <input checked="" type="checkbox"/> WOOD	<input type="checkbox"/> STEEL	ROOFING	<input type="checkbox"/> SPRINKLES	AN areas
EXT. WALLS:	<input type="checkbox"/> STUCCO	<input checked="" type="checkbox"/> BRICK	<input checked="" type="checkbox"/> CONCRETE	CONST.	<input type="checkbox"/> CONC.	<input type="checkbox"/> OTHER	REQUIRED	SPECIFIED
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$650,000 - \$250,000.00		VALUATION APPROVED		AFFIDAVITS			
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.			APPLICATION CHECKED		TERUYA			
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.			PLANS CHECKED		GRADING			
			CORRECTIONS VERIFIED		SPACES PARKING 52 req.			
			PLANS APPROVED		GUEST ROOMS -			
Signed <i>A. Froehlich by William</i>			APPLICATION APPROVED		FILE WITH -			
This Form When Properly Validated is a Permit to Do the Work Described.			INSPECTOR		CONT. INSP. Grade D Conc.			

TYPE III	GROUP 1	MAX. OCC. 850	P.C. 286	S.P.C. 150	S.P.I.	B.P. 272	I.F.	O.S.	C/O
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WHA PC 31817 11-1-61 286.00
 14774 11-1-61 150.00
 14774 11-1-61 150.00
 P.C. No. 194 GRADING CRIT. 200

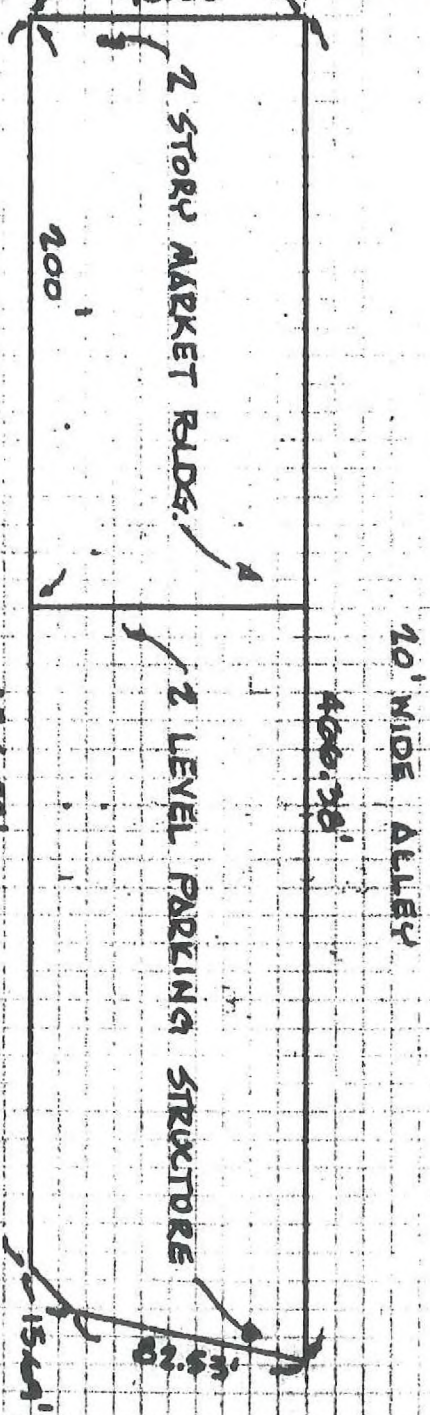
REAR ALLEY 20'
 SIDE ALLEY
 BLDG. LINE
 DISTRICT OFFICE
 WLA

LOTS 23 TO 33 INCLUSIVE

BLK 2, TRACT, NR. 10021

This is not an approval of the aprons as shown on plans. On Westwood Blvd. where 2 aprons shown together with 2 1/2 ft. full size curb between will need approval of the Board of Public Works - Also approval for the traffic pattern will have to be approved by the Dept. of Traffic.

NO APPROVAL TO BE OVER 30' IN FLAT WITHOUT PERMISSION OF BOARD PUBLIC WORKS



INUNDATION CLEARANCE
APPROVED
Approved with Condition
BY <i>Mr. Miller</i>
BUREAU OF ENGINEERING

WESTWOOD.

434.88'

10' WIDE ALLEY

466.38'

MASSACHUSETTS

Discretionary Location Approval - Board of Public Works - Dept of Traffic

3

APPLICATION FOR INSPECTION 2800010000

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 25	BLOCK 2	TRACT 10021	COUNTY REF. NO. RP145-1/2	DIST. MAP 129153
2. PRESENT USE OF BUILDING	RETAIL			NEW USE OF BUILDING	BAKE
3. JOB ADDRESS	1751 WESTWOOD BLVD,				PERM. DIST. COULDN. TWO 5
4. CITY AND STATE	BERKELEY MONICA BLVD AND MASSACHUSETTS				LOT TYPE TWO
5. OWNER'S NAME	FARSH HALAVI			PHONE 4786270	LOT SIZE 40x90
6. OWNER'S ADDRESS	1751 WESTWOOD BLVD, LA				ALTY 20' REAR
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALTY 20' REAR	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALTY 20' REAR	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY				ZIP
10. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	APPROX. 211448	
11. SIZE OF EXISTING BLDG.	WIDTH 90	LENGTH 210	STORIES 2	HEIGHT 34	NO. OF EXISTING BUILDINGS ON LOT AND USE 1
12. FINISHING MATERIAL OF EXISTING BLDG.	DAY WALLS CONCRETE BLOCK WALL		ROOF	FLOOR CONCRETE	
13. JOB ADDRESS	1751 WESTWOOD BLVD				STREET GUIDE
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	110,000.00				DEVELOP. NO. 8
15. NEW WORK (Describe)	REVISION PER 02067/01/1/2014				CONV. YES
16. NEW USE OF BUILDING	REVISION / OPENING IN FRONT				CONV. FLOOR
17. TYPE OF GROUP OCC.	B2	FLOOR AREA	PLANS CHECKED	APPROVED BY	
18. SHELL UNITS	MAX OCC.	TOTAL	APPLICANT'S SIGNATURE	INSPECTOR	
19. GUEST ROOMS	PARKING REQD 52	PARKING PROVIDED STD. 110	INSPECTION ACTIVITY	INSPECTOR	
20. P.C. NO.	G.P.I. + NP 70.76	CONT. INSP.	04/05/90 02:30-4:00 PM VNO1 T-0394 C-03		
21. P.C. NO.	P.M.	BUILD PLAN CHECK 70.76			83.25
22. P.C. NO.	E.I. 83.25	BLDG PER CONNE 83.25			0.70
23. P.C. NO.	F.H.	EI COMMERCIAL 0.70			3.00
24. P.C. NO.	O.S. N/A	ONE STOP TOTAL 157.80			157.80
25. P.C. NO.	O.S.B. VN	CHECK 157.80			157.80
26. P.C. NO.	C/O	EMERGENCY YES	90VN 79343		

DECLARATIONS AND CERTIFICATIONS LICENSED CONTRACTORS' DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, maintain, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code); The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code); The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. _____ B. & P. C. for this reason _____

Date _____ Owner's Signature *F. Halavi*

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3900, Lab. C.).

Policy No. _____ Insurance Company _____

Certified copy is hereby furnished.

Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant's Signature *F. Halavi*

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3067, Civ. C.).

Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work described herein that it does not authorize or permit any violation of future laws.

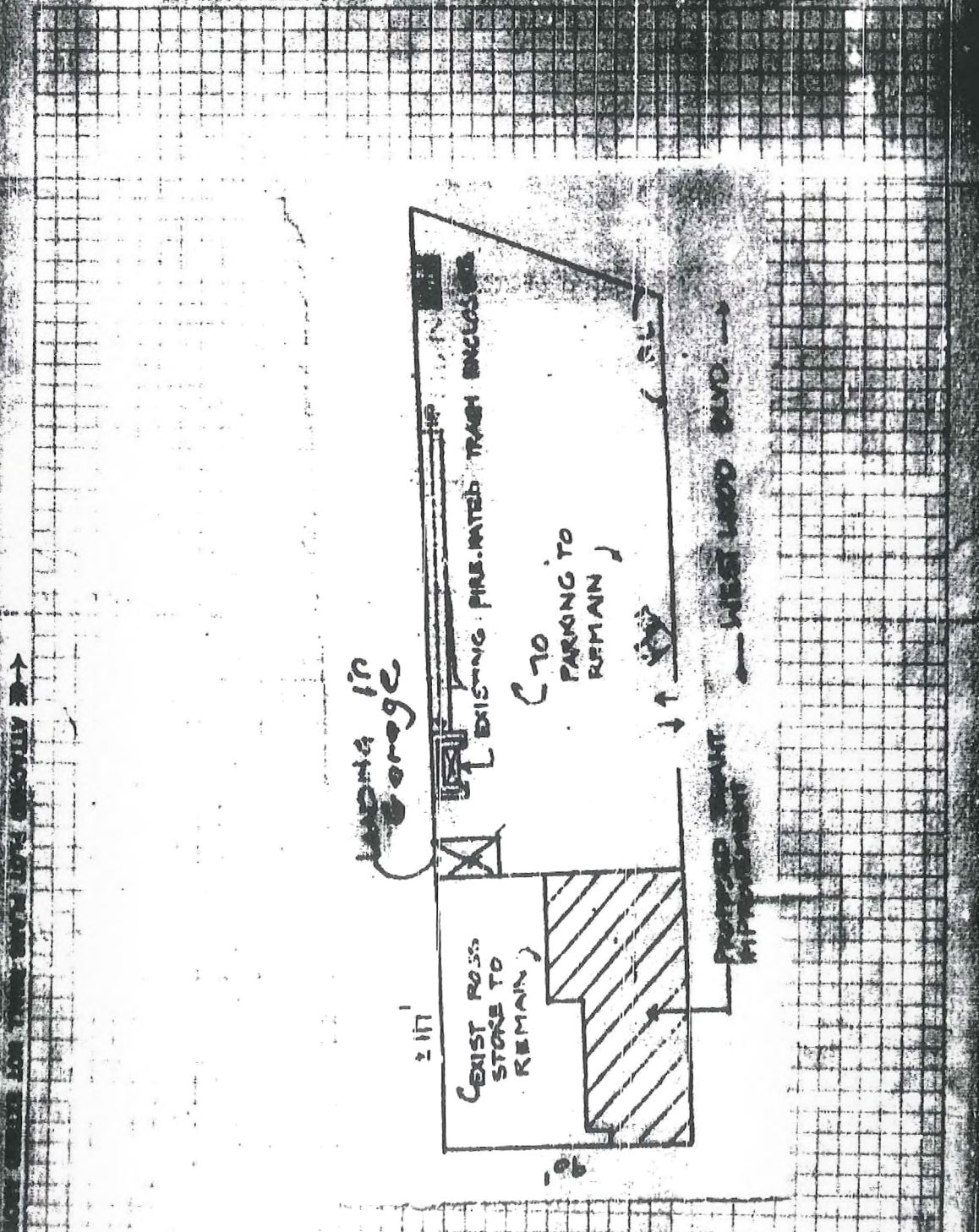
	S/C NOT APPLICABLE	S/C BUREAU
	PRIVATE SEWAGE SYSTEM APPROVED	
City	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>	
	APPROVED (TITLE 16) (L.A.M.C. 510)	
	HEALTH AUTHORITY APPROVAL	
	APPROVED UNDER CHIEF <input type="checkbox"/>	
	APPROVED FOR	
Receipt No.	RECEIPT NO.	OWNER'S NAME

LEGAL DESCRIPTION

DOT 5/26/90 H.E.L.
 (26 added) per Jerry Kraeger (Com. of)

DAD OK per Lumpkid, 3/24

ON PLOT PLAN SHOW ALL BUILDINGS AND AREAS TO BE DEMOLISHED



FOR THESE SHEETS SEE GENERAL NOTES

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

Form with multiple sections: 1. LEGAL DESCR., 2. PRESENT USE OF BUILDING, 3. ADDRESS, 4. CITY AND STATE, 5. OWNER'S NAME, 6. OWNER'S ADDRESS, 7. BUSINESS, 8. ARCHITECT OR ENGINEER'S ADDRESS, 9. CONTRACTOR, 10. SITE OF EXISTING BUILDING, 11. FLOORING MATERIAL, 12. JOB ADDRESS, 13. VALUATION, 14. NEW WORK, 15. PARKING, 16. BUREAU OF FIRE, 17. DECLARATIONS AND CERTIFICATIONS, 18. CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE, 19. CONSTRUCTION LENDING AGENCY, 20. CERTIFICATION.

DECLARATIONS AND CERTIFICATIONS

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031), Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, reconstruct, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.6 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3600, Lab. C.).

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

20. I hereby affirm that there is no construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Sec: 23958.4

APPLICANT(S) NAME:

RES ADDRESS:

1731 Westwind Blvd VA 90024

TYPE OF LICENSE:

Off-Sale

ACREAGE:

2655.20

POPULATION:

4561

NUMBER OF LICENSES ALLOWED:

2

NUMBER OF EXISTING LICENSES:

2

REPORTING DISTRICT #

855

IN REPORTING DISTRICT:

136

REPORTING DISTRICT:

high

282

premises are located in an area which has an over concentration of alcoholic beverage licenses and/or a concentration of the average crime rate as defined in Section 23958.4 of the Business and Professions Code.

It is required to deny your application unless it can be shown that public convenience or necessity is served by issuance of another license in this area.

The Commission has determined that in most instances public convenience or necessity is already served by the

premises at this location, and your application is for an On-Sale Bona Fide Eating Place license or a hotel, motel, or other lodging establishment it will be necessary for you to submit a letter at the time of your application setting forth valid reasons why issuance of another license is justified in this area.

When you apply for an On-Sale license or an On-Sale Public Premises license, the local governing body of the jurisdiction where the premises are located must determine that public convenience or necessity would be served by issuance of another license.

If another license can be justified, it will be subject to appropriate conditions.

951-600-2726

COPY

OF

ADJACENT LIST

15 4324 026 016
SACK DAVID & MICHELLE
1592 MIDVALE AVE
LOS ANGELES CA 90024

16 4324 026 017
1651 WESTWOOD BLVD LLC
1900 WESTWOOD BLVD
LOS ANGELES CA 90025

54 4324 028 034
ROBERTS SHIRLEE
1714 MIDVALE AVE
LOS ANGELES CA 90024

55 4324 028 035
HAUSER JAY & JULIE
1720 MIDVALE AVE
LOS ANGELES CA 90024

56 4324 028 036
KNOBLOCK GLEN & BETTY
1728 MIDVALE AVE
LOS ANGELES CA 90024

57 4324 028 037
MCLOUGHLIN BRENDAN & CARLA
1732 MIDVALE AVE
LOS ANGELES CA 90024

58 4324 028 038
THOMPSON RICHARD
1738 MIDVALE AVE
LOS ANGELES CA 90024

59 4324 028 039
RASHTIAN IVEN
1744 MIDVALE AVE
LOS ANGELES CA 90024

60 4324 028 040
YERUSHALMI DARYOUSH
PO BOX 3150
SANTA MONICA CA 90408

61 4324 028 041
LEVINE LAURA
1756 MIDVALE AVE
LOS ANGELES CA 90024

62 4324 028 042
ELSTER PEARLMAN MAXINE &
PEARLMAN LON
1762 MIDVALE AVE
LOS ANGELES CA 90024

65 4324 028 045.046
1777 WESTWOOD LIMITED PTNSHP
11040 SANTA MONICA BLVD #400
LOS ANGELES CA 90025

66 4324 028 047
KCB RE LP
3336 E 32ND ST #217
TULSA OK 74135

67 4324 028 048
CAPPELLO MARY
24383 PARK GRANADA
CALABASAS CA 91302

86 4325 022 002
NATHAN MILES
2160 CENTURY PARK E #402
LOS ANGELES CA 90067

87 4325 022 003
WESTSIDE TRIPOD LLC
1718 WESTWOOD BLVD
LOS ANGELES CA 90024

88 4325 022 004
NASSIR FARZIN
939 MAPLE AVE
LOS ANGELES CA 90015

89 4325 022 005
CONVERSION OF RCCI LLC
9300 FLAIR DR #5TH
EL MONTE CA 91731

90 4325 022 006,008,009,038
MARLIN WESTWOOD PARTNERSHIP
1700 WARNALL AVE
LOS ANGELES CA 90024

110 4325 022 047
YAMINI FAMILY TRUST
800 STONE CANYON RD
LOS ANGELES CA 90077

141 4325 021 014
1650 WESTWOOD COMMERCIAL LLC
1650 WESTWOOD BLVD
LOS ANGELES CA 90024

DIRECTOR OF PLANNING
CITY OF BEVERLY HILLS
336 FOOTHILL RD
BEVERLY HILLS CA 90210

DIRECTOR OF PLANNING
REGIONAL PLANNING DEPT
COUNTY OF LOS ANGELES
320 W TEMPLE ST
LOS ANGELES CA 90012

LA UNIFIED SCHOOL DISTRICT
PO BOX 3307
LOS ANGELES CA 90051

CALTRANS
STATE OF CALIFORNIA
PROPERTY DEVELOPMENT BRANCH #D
100 S MAIN ST
LOS ANGELES CA 90012

DEPARTMENT OF BUILDING & SAFETY
201 N FIGUEROA ST RM 1050
LOS ANGELES CA 90012

CITY OF LA DEPT OF TRANSPORTATION
100 S MAIN ST 10TH FL
LOS ANGELES CA 90012

LOS ANGELES UNIFIED SCHOOL DIST
333 S BEAUDRY AVE
LOS ANGELES CA 90017

NEIGHBORHOOD EMPOWERMENT
334-B EAST 2ND STREET
LOS ANGELES CA 90012

WESTWOOD NEIGHBORHOOD COUNCIL
1545 ENSLEY AVE
LOS ANGELES CA 90024

COUNCIL DISTRICT 5
ATTN: PAUL KORETZ
200 N SPRING ST RM 440
LOS ANGELES CA 90012

OWNER
KCB RE
3336 E 32ND ST #217
TULSA OK 74135

REPRESENTATIVE
CGR DEVELOPMENT
ATTN: TERRI DICKERHOFF
1120 MANZANITA ST
LOS ANGELES CA 90029

APPLICANT
SPROUTS FARMERS MARKET
11811 N TATUM BLVD STE 2400
PHOENIX AZ 85028

GC MAPPING SERVICE INC
ATTN: GILBERT CASTRO
3055 W VALLEY BLVD
ALHAMBRA CA 91803

PP

GC MAPPING SERVICE INC
ATTN: GILBERT CASTRO
5005 LA CALANDRIA WAY
LOS ANGELES CA 90032

PP



NORTH ELEVATION
FRONT OF STORE

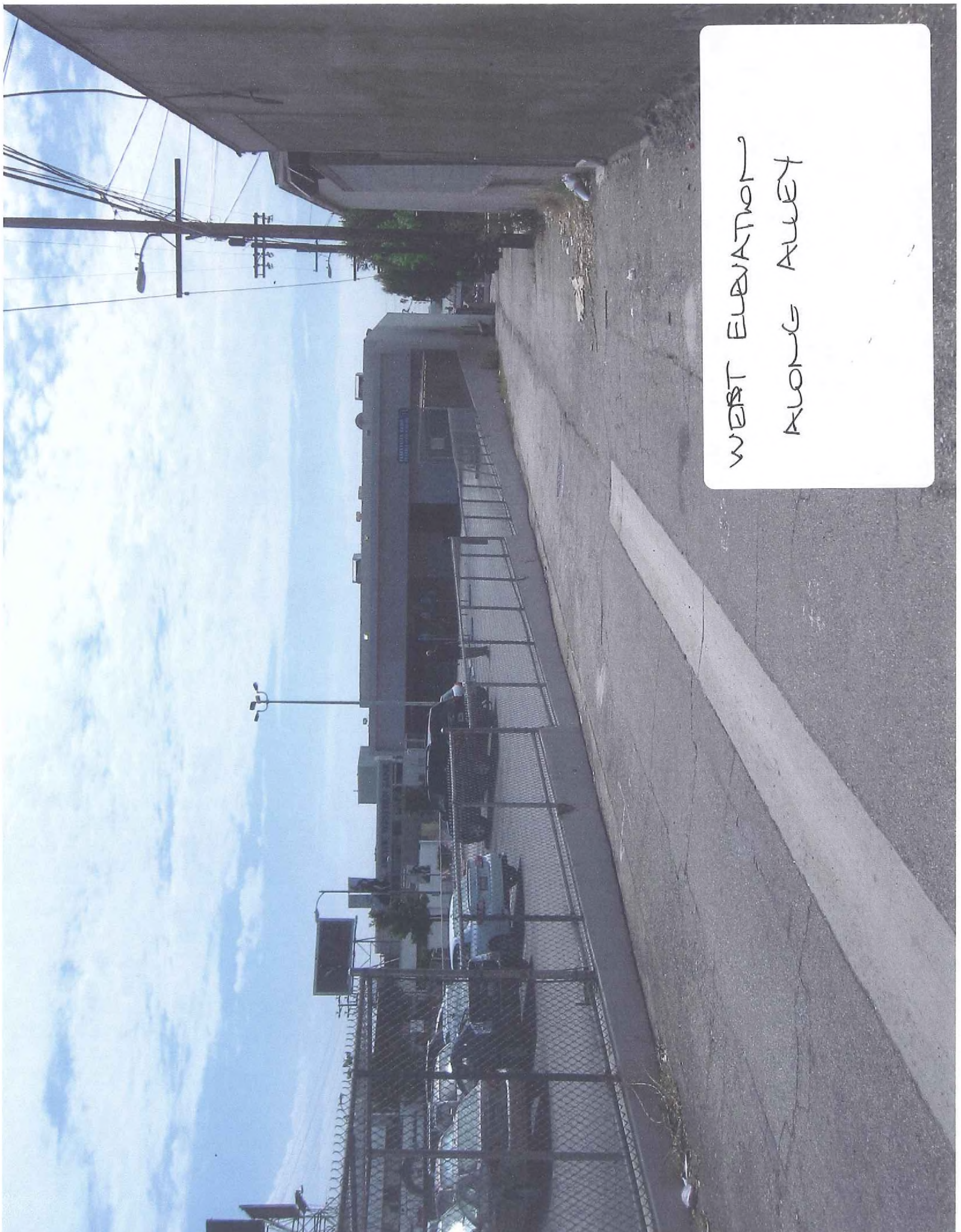


EAST ELEVATION

ALONG WESTWOOD

BLVD.

WEST ELEVATION
ALONG ALLEY





PRE-GRAND OPENING
CHANGES TO FACADE



PRE-GRAND OPENING
CHANGES TO FACADE



PRE-GRAND OPENING
CHANGES TO FACADE

SPROUTS

FARMERS
MARKET

VITAMINS

MEAT DELI

SPROUTS
FARMERS
MARKET

CLEARANCE 8'2"

17 31

PRE-GRAND OPENING
CHANGES TO FACADE

LIST OF USES WITHIN 600 FT.

1751 WESTWOOD BLVD.

1. RESIDENTIAL USES & TYPES:
 - A. SINGLE FAMILY - 41
 - B. MULTI FAMILY - 74
 - C. CONDOMINIUM - 10
 - D. HOTEL - NONE

2. CHURCHES:
 - A. WESTWOOD JEWISH CENTER
1651 WESTWOOD BLVD.
 - B. LUTHERAN CHURCH
10931 SANTA MONICA BLVD.

3. SCHOOLS:
 - A. WESTWOOD JEWISH CENTER
1651 WESTWOOD BLVD.

4. HOSPITAL: NONE

5. RECREATIONAL AREAS: NONE

6. ALCOHOL ESTABLISHMENT:
 - A. B SHAMSHIRI
1712 WESTWOOD BLVD.

 - B. B SUNNIN LEBANESE CAFE
1776 WESTWOOD BLVD.

 - C. B RAMAYANI WESTWOOD
1777 WESTWOOD BLVD.

- D.  HEALTHY CHICKEN CAFE
1781 WESTWOOD BLVD.
- E.  LA BRUSCHETTA RISTORANTE
1621 WESTWOOD BLVD.
- F.  COST PLUS WORLD MARKET
10860 SANTA MONICA BLVD.

**ALCOHOL ESTABLISHMENTS
BETWEEN 600 FT. - 1,000 FT.**

1751 WESTWOOD BLVD.

- A.  **BEV-MO
10984 SANTA MONICA BLVD.**
- B.  **7 ELEVEN
10834 SANTA MONICA BLVD.**
- C.  **CAMPAGNOLA TRATTORIA
1553 WESTWOOD BLVD.**
- D.  **BRISTOL FARMS
1515 WESTWOOD BLVD.**

**SENSITIVE USES
BETWEEN 600FT-1000FT**

1751 WESTWOOD BLVD.

NONE

LINN K. WYATT
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

R. NICOLAS BROWN
SUE CHANG
LOURDES GREEN
CHARLES J. RAUSCH, JR.
JIM TOKUNAGA
FERNANDO TOVAR
DAVID S. WEINTRAUB
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
CITY PLANNING

MICHAEL J. LOGRANDE
DIRECTOR

OFFICE OF
ZONING ADMINISTRATION

200 N. SPRING STREET, 7TH FLOOR
LOS ANGELES, CA 90012
(213) 978-1318
FAX: (213) 978-1334
www.planning.lacity.org

July 2, 2013

Seth Brown (A)
Sprouts Farmers Market
11811 North Tatum Boulevard,
Suite 2400
Phoenix, AZ 85028

KCB RE L.P. (O)
117 East Colorado Boulevard, Suite 400
Pasadena, CA 91105

Terry Dickerhoff (R)
CGR Development
1120 Manzanita Street
Los Angeles, CA 90029

CASE NO. ZA 2012-2243(CUB)(CU)
CONDITIONAL USE
1751 South Westwood Boulevard
Westwood Planning Area
Zone : C4-1VL-O-POD
D. M. : 129B153
C. D. : 5
CEQA : ENV-2012-2242-MND
Legal Description: Lots 23-33, Block 2,
Tract 10021

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

a Conditional Use to permit the sale of beer and wine for off-site consumption in conjunction with a new 22,478 square-foot grocery store in the C4-1VL-O-POD Zone,

Pursuant to Los Angeles Municipal Code Section 12.24-W,27, I hereby APPROVE:

a Conditional Use to permit deliveries 24 hours daily in lieu of the delivery hours otherwise permitted by Section 12.22-A,23(b)(3) of the Los Angeles Municipal Code (Commercial Corner) from 7:00 a.m. to 8:00 p.m. Monday through Friday and from 10:00 a.m. to 4:00 p.m. on Saturday and Sundays,

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

9. Deliveries shall be subject to the following limitations:

- a. All deliveries between 8 p.m. and 7 a.m. Monday through Friday and between 4 p.m. and 10 am on Saturday and Sunday shall be made through the front door of the store and no deliveries shall be permitted in the alley during these hours.
- b. Deliveries in the alley may be made between 7 a.m. and 8 p.m. Monday through Friday and between 10 a.m. and 4 p.m. on Saturday and Sunday consistent with the provisions of Section 12.22-A,23(b)(3) of the LAMC.
- c. A minimum of 50% of the total freight deliveries to the grocery store shall be delivered through the front door and a maximum of 35 freight deliveries per week shall be permitted in the alley.
- d. Delivery trucks in the alley shall be limited to a maximum length of 28 feet.
- e. Smaller trucks and vans will make deliveries through the front door.
- f. All grocery store employees responsible for the loading/unloading of trucks will be instructed on noise reduction techniques and ensure that no truck engine or generator remains running while the truck is parked in the alley. Additionally, these conditions will be available in both English and Spanish for employees.
- g. A sign will be posted in the alley that states, "This is a residential area. Please be considerate of the neighbors and shut off engines during delivery. Please no shouting or honking."
- h. No outdoor audible devices or systems or truck horns or outdoor buzzers shall be utilized for deliveries.
- i. Alley deliveries will be made as quickly as reasonably possible to reduce delivery time, and will adhere to the 30-minute delivery timeline required by ordinance.

A quarterly report reasonably detailing the time/date and entrance location of freight deliveries into Sprouts will be given to the City Council office for the first year.

10. Prior to issuance of a building permit or to the issuance of a Certificate of Occupancy, whichever occurs first, a clearance shall be obtained from the Department of Transportation for compliance to the following restrictions:

- a. The loading area in the alley shall be striped and a sign shall be posted "Keep Clear At All Times".
- b. The location of the loading area shall not directly face any residential garage entrance.

20. Signs shall be prominently posted in English, and the predominant language of the facility's clientele, if different, stating that California State law prohibits sale of alcohol beverages to persons who are under 21 years of age. "No Loitering or Public Drinking" signs shall be posted in and outside of the facility in the same language(s).
21. The parking lot of the premises shall be equipped with lighting that is of sufficient power so as to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot and loading area. Lighting in the parking and loading areas of the premises shall be directed in such a manner so as not to unreasonably illuminate the window area of nearby residences.
22. The business operator shall install and maintain surveillance cameras in all common area, entrances, and exits of the premises and a 30-day video library. The tapes shall be made available to the Police Department upon request.
23. The parking lot and the areas adjacent to the market shall be routinely patrolled by employees of the market for the purpose of cart retrieval and debris control. Any problems associated with the store operation shall immediately be reported to the store manager who shall correct/remedy the problems.
24. There shall be no individual cups, glasses, or similar receptacle commonly used for the drinking of beverages, whether constructed of glass, plastic, or Styrofoam, or other material sold, furnished or given away on the premises.
25. No pay phone shall be maintained on the exterior of the premises.
26. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator will have the right to require the petitioner(s) to file for a plan approval application together with the associated fees, to hold a public hearing to review the petitioner's compliance with and the effectiveness of the conditions of the grant. The petitioner(s) shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained.
27. Prior to issuance of a building permit, if applicable, site access and internal circulation shall be reviewed and approved by the Department of Transportation.
28. Advice. The applicant is advised that the subject permit is a land use permit, not a license for the sale of alcohol. The conditions and requirements of the permit apply to the subject facility. The conditions shall be complied with in addition to any conditions or requirements imposed by the Department of Alcoholic Beverage Control, Los Angeles Police Department, or any other licensing or permit agency. Noncompliance with the subject conditions could result in revocation of the subject use permit. Any change in conditions or change in the mode or character of the authorized use requires approval of the Zoning Administrator.

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 \$1,000 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 July 17, 2013 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:

from local growers. It will offer a full line of grocery products, including a Sprouts Private label of bakery goods, a full service meat counter, and deli.

According to the application, the occupancy load determined by the Fire Department is 156. There will no alcohol consumed on the premises. There are 118 parking spaces on the site within two levels and are shared by the retail uses in the building. No valet service will be offered. There will be no entertainment, other than piped in music. There will be no minimum age for entrance into the grocery store. It is anticipated that there will be 20-30 employees at any given time. Alcohol is anticipated to be no more than 5% of the overall total sales.

Prior to the public hearing, no correspondence from the general public had been received. A letter was received from the Westwood Neighborhood Council, dated June 2, 2013. At the September 9, 2012 Westwood Neighborhood Council Land Use and Planning Committee hearing, the letter stated that the neighborhood had concerns regarding alley deliveries, noise, smells, air pollution, and recued access to alley as throughway, and the number of daily deliveries. The applicant was asked to work out their issues with the neighbors regarding deliveries. The applicant returned to the Board on March 13, 2013 and after discussions they recommended to approve the sale of beer and wine for off-site consumption and the request for the Commercial Corner exaction, such that Sprouts could receive deliveries through its front door and with the following conditions that was negotiated between Sprouts, the Westwood Homeowners Association, and Councilman Paul Koretz's office:

1. During the extended overnight hours, from 8:00 p.m. to 7:00 a.m. Monday through Friday and 4:00 p.m. to 10:00 a.m. on Saturday and Sunday, Sprouts will take delivery through the front door of the store. Deliveries in the alley will only be made between 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, per the requirement of LAMC Section 12.22-A,23.
2. A minimum of 50% of the freight deliveries to Sprouts will be taken through the front door, with nor more than 35 freight deliveries per week made in the alley.
3. The delivery trucks in the alley will be limited to 28 feet.
4. The delivery trucks/vans will take delivery on premises.
5. All Sprouts employees responsible for the lading/unloading of trucks will be instructed on noise reduction techniques, and ensure that no truck engine or generator remains running while the truck is parked in the alley. Additionally, these conditions will be available in both English and Spanish for employees.
6. Alley deliveries will be made as quickly as reasonably possible to reduce delivery times, and will adhere to the 30-minute delivery timeline required by ordinance.
7. A quarterly report reasonably detailing the time/date and entrance location of freight deliveries into Spouts will be given to the City Council for the first year.

Streets

Westwood Boulevard is a Major Highway-Class II with a 100-foot width.

Massachusetts Avenue is a Local Street with a 60-foot width.

The Alley has a 20-foot width.

The property is within the area of the Westwood Boulevard Pedestrian Oriented District. A Community Referral Form, dated August 16, 2012, stated that the project would not be subject to the POD.

Public Hearing

The public hearing was conducted on June 5, 2013 in Room 1020 at downtown Los Angeles City Hall. The public hearing was attended by the applicant's representative, Ms. Terri Dickerhoff, by Mr. Steven Reznik, President of the Westwood Homeowners Association and by Mr. Shawn Bayliss of Council District 5.

Ms. Dickerhoff outlined the requested entitlements and indicated that the applicant has been engaged with the adjacent neighbors during the last year to address concerns. In this case, the adjacent neighbors' concerns were pertaining to the proposed use of the alley for deliveries and not pertaining to the off-site sale of alcoholic beverages. Ms. Dickerhoff clarified that the extended hours to deviate from the Commercial Corner regulations only pertained to deliveries and not to the store hours. The store would operate from 7 a.m. to 11 p.m. consistent with the Commercial Corner regulations.

After discussions with the neighbors adjoining the alley who would be most impacted, the applicant had agreed to stipulate to numerous conditions that would restrict the number, time and location for deliveries. Specifically, all deliveries made from the alley would conform to the Commercial Corner hours and outside of these hours, deliveries would be made through the front door.

The Zoning Administrator clarified the physical circumstances on the site and Ms. Dickerhoff confirmed that the site slopes down. The surface parking lot is at the same grade as the grocery store front entrance and the store contains a basement accessible from the alley where a freight elevator is located. The Department of Transportation had reviewed the request and recommended conditions that limit the size of trucks in the alley among other conditions. A delivery schedule was developed and presented to neighbors. A maximum of 26 deliveries per week would be made from the alley. While the applicants seeks the ability to have deliveries made on Sundays, it was anticipated that few, if any deliveries would be made on Sundays.

Mr. Reznik confirmed that the Westwood Homeowners Association had reviewed the request and agreed to support the request subject to conditions submitted in their letter dated June 2, 2013 and submitted for the file.

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 full line of alcoholic beverages for on-site consumption with entertainment/dancing 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 subject site is located in the Westwood Community Plan and has a Neighborhood Office Commercial land use designation. The subject site is located at the southwest corner of Westwood Boulevard and Massachusetts Avenue and contains 32,000 square feet. The site abuts an improved 20-foot wide alley to the west. The site is currently improved with a retail center that consist of a coffee shop, a massage parlor, a nail spa and a grocery store (Sprouts Farmers Market). The site contains surface parking at grade and one level of subterranean parking.

The applicant, Sprouts Farmers Market, is requesting the sale of beer and wine for off-site consumption in conjunction with the 22,478 square-foot grocery store and is requesting to permit hours of deliver 24 hours daily delivery in lieu of the Commercial Corner delivery limitation hours of 7:00 a.m. to 8:00 p.m., Monday through Friday and 10:00 a.m. to 4:00 p.m., Saturday and Sundays.

The 22,478 square-foot Sprouts Farmers Market is currently in operation. The grocery store is a desirable amenity that offers a variety of products including groceries, general merchandise and household supplies, dairy products and non-alcoholic beverages. The market provides a public convenience for the surrounding residential neighborhood as well as to the employees of local businesses and is in a convenient location that residents and local employees can reach by walking or public transit in the area. The off-site sale of beer and wine will be an accessory use that will provide a one-stop shopping alternative for local patrons. As proposed, the use will continue to serve the public and as sited, the location is compatible with the surrounding community. Therefore, the project will continue to enhance the surrounding neighborhood and provide a service that is beneficial to the community.

operation will remain primarily focused on groceries and household products and supplies.

- 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 eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code. The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The Westwood Plan Map designates the property for Neighborhood Office Commercial land use. The Westwood Community Plan text is silent with regards to alcohol sales in grocery stores. In such cases, the Zoning Administrator must interpret the intent of the Plan. Given the numerous conditions of approval, the use would help enhance the viability of area stores and businesses. The fact that the project would provide a street-level use which would serve to encourage pedestrian activity in the area, the proposed use can be deemed to be in harmony with the General Plan.

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

The approval of the conditional use request will not adversely affect the welfare of the community. The subject property is zoned for Neighborhood Office Commercial uses with the corresponding zones of C1, C1.5, C2, C4, RAS3, AND RAS4. The Plan is zoned for neighborhood office commercial uses and will be utilized as such with the sale of beer and wine for off-site consumption in conjunction with the Spouts grocery store. The use will not adversely affect the economic welfare of the community because the restaurant positively impacts the financial health of the property and improves the economic vitality of the area via increases in taxable revenue and local employment. The project continues to provide much needed economic revitalization to the community and provides 20-30 jobs for the community. The approval of the conditional use will not adversely affect the welfare of the 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.**

While the site is in proximity to sensitive uses, none are close enough to be adversely affected by any of the operations of grocery store or by the off-site sale of beer and wine. The residential uses to the west are separated from the subject site by an alley and the grocery store is oriented toward Massachusetts Avenue and Westwood Boulevard. Vehicular access to the site is predominantly from Westwood Boulevard and Massachusetts Avenue. Otherwise, the surrounding neighborhood has been and continues to be a neighborhood office commercial area with a mixture of commercial, office, and residential uses. The hours of operation for the grocery store are reasonable and do not consist of late night hours. As conditioned by this grant, the sale of beer and wine for off-site consumption conjunction with the operation of the grocery store will not detrimentally affect nearby residential or sensitive uses.

7. **That based on data provided by the City Department of Transportation or by a licensed traffic engineer, that ingress to and egress from the project will not create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.**

Sprouts Farmers Market, is currently in operation. The Department of Transportation has reviewed the traffic study submitted by the applicant and issued a letter dated October 18, 2012 indicating that DOT has determined that the proposed project will not have significant traffic impacts on any of the intersections studied. Condition No. 27 requires review and approval of site access and internal circulation by the Department of Transportation prior to issuance of a building permit. In addition, conditions have been imposed to minimize impacts on the adjacent residential uses from deliveries conducted in the alley.

8. **That project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.**

The retail complex on the subject site was originally constructed in the 1962. Sprouts Farmers Market, is currently in operation in an existing tenant space and it will not create a new Commercial Corner Development, or increase the floor area, height or number of tenant spaces. The conditional use approval for commercial corner development is required only for the 24 hours, daily delivery in lieu of the Commercial Corner delivery limitation hours of 7:00 a.m. to 8:00 p.m., Monday through Friday and 10:00 a.m. to 4:00 p.m., Saturday and Sundays,. Thus, the project will not cause or contribute to a detrimental concentration of Commercial Corner Developments in the vicinity of the subject property.

ADDITIONAL MANDATORY FINDINGS

9. 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

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SPROUTS FARMERS MARKET

1751 WESTWOOD BLVD.
 LOS ANGELES, CALIFORNIA 90024

TENANT:
SPROUTS FARMERS MARKET
 11811 N. TATUM BLVD., SUITE 2400
 PHOENIX, AZ 85028
 (480) 814-8016, FAX: (480) 385-2354
 ATTN: JOE LESLIE

OWNER:
 LANDLORD
 1751 Westwood Blvd.
 Los Angeles, CA 90024
 (213) 475-1234
 Fax: (213) 475-1235

CONSULTANTS:
 ARCHITECT
 11811 N. Tatum Blvd.
 Suite 2400
 Phoenix, AZ 85028
 (480) 814-8016
 Fax: (480) 385-2354

CLASIFIED CONSULTANTS:
 ELECTRICAL ENGINEER
 MECHANICAL ENGINEER
 PLUMBING ENGINEER
 CIVIL ENGINEER
 ARCHITECTURAL ENGINEER
 STRUCTURAL ENGINEER
 MECHANICAL ENGINEER
 PLUMBING ENGINEER
 CIVIL ENGINEER
 ARCHITECTURAL ENGINEER

EXPERIMENTAL:
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EXPERIMENTAL:
 ALL PERMITS
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 ELECTRICAL
 CIVIL
 ARCHITECTURAL

LEGEND

①	EXISTING BUILDING
②	EXISTING DRIVEWAY
③	EXISTING SIDEWALK
④	EXISTING DRIVEWAY
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⑥	EXISTING DRIVEWAY
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VICINITY MAP
 The map shows the project location at 1751 Westwood Blvd, Los Angeles, CA 90024. The map includes surrounding streets and landmarks.

SUMMARY
 This project involves the construction of a new building at 1751 Westwood Blvd, Los Angeles, CA 90024. The building will be used for retail and commercial purposes. The project includes the construction of a new building, parking lot, and driveway.

PROJECT DESCRIPTION
 The project consists of a new building with a total area of approximately 10,000 square feet. The building will be used for retail and commercial purposes. The project includes the construction of a new building, parking lot, and driveway.

ABBREVIATIONS
 The following abbreviations are used throughout the project documents:
 A - Architect
 C - Contractor
 E - Engineer
 P - Permit
 S - Surveyor
 U - Utility

GENERAL NOTES
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2011 LOS ANGELES CITY BUILDING CODE.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN TRAFFIC FLOW AT ALL TIMES.
 6. THE CONTRACTOR SHALL MAINTAIN NEATNESS AND SAFETY AT ALL TIMES.
 7. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL WORK DONE.
 8. THE CONTRACTOR SHALL MAINTAIN COMMUNICATION WITH THE ARCHITECT AT ALL TIMES.
 9. THE CONTRACTOR SHALL MAINTAIN COMMUNICATION WITH THE CITY AT ALL TIMES.
 10. THE CONTRACTOR SHALL MAINTAIN COMMUNICATION WITH THE ADJACENT PROPERTIES AT ALL TIMES.

PROJECT DIRECTORY
BEARINGS AND LIMITS
 ALL BEARINGS AND LIMITS SHALL BE IN ACCORDANCE WITH THE 2011 LOS ANGELES CITY BUILDING CODE.
ELECTRIC UTILITY
 ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2011 LOS ANGELES CITY BUILDING CODE.
PLUMBING UTILITY
 ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE 2011 LOS ANGELES CITY BUILDING CODE.
Mechanical UTILITY
 ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE 2011 LOS ANGELES CITY BUILDING CODE.
CIVIL UTILITY
 ALL CIVIL WORK SHALL BE IN ACCORDANCE WITH THE 2011 LOS ANGELES CITY BUILDING CODE.
ARCHITECTURAL UTILITY
 ALL ARCHITECTURAL WORK SHALL BE IN ACCORDANCE WITH THE 2011 LOS ANGELES CITY BUILDING CODE.

SEPARATE PERMITS
 The following permits are required for this project:
 1. Building Permit
 2. Electrical Permit
 3. Plumbing Permit
 4. Mechanical Permit
 5. Civil Permit
 6. Architectural Permit

DEFERRED SUBMITTALS
 The following submittals are deferred until a later date:
 1. Structural Steel
 2. Mechanical Equipment
 3. Electrical Equipment
 4. Plumbing Equipment
 5. Civil Equipment
 6. Architectural Equipment

SPECIAL INSPECTIONS
 The following special inspections are required for this project:
 1. Structural Steel
 2. Mechanical Equipment
 3. Electrical Equipment
 4. Plumbing Equipment
 5. Civil Equipment
 6. Architectural Equipment

SHET INDEX
 The following sheets are included in this project:
 1. General Notes
 2. Project Directory
 3. Vicinity Map
 4. Summary
 5. Project Description
 6. Abbreviations
 7. Separate Permits
 8. Deferred Submittals
 9. Special Inspections

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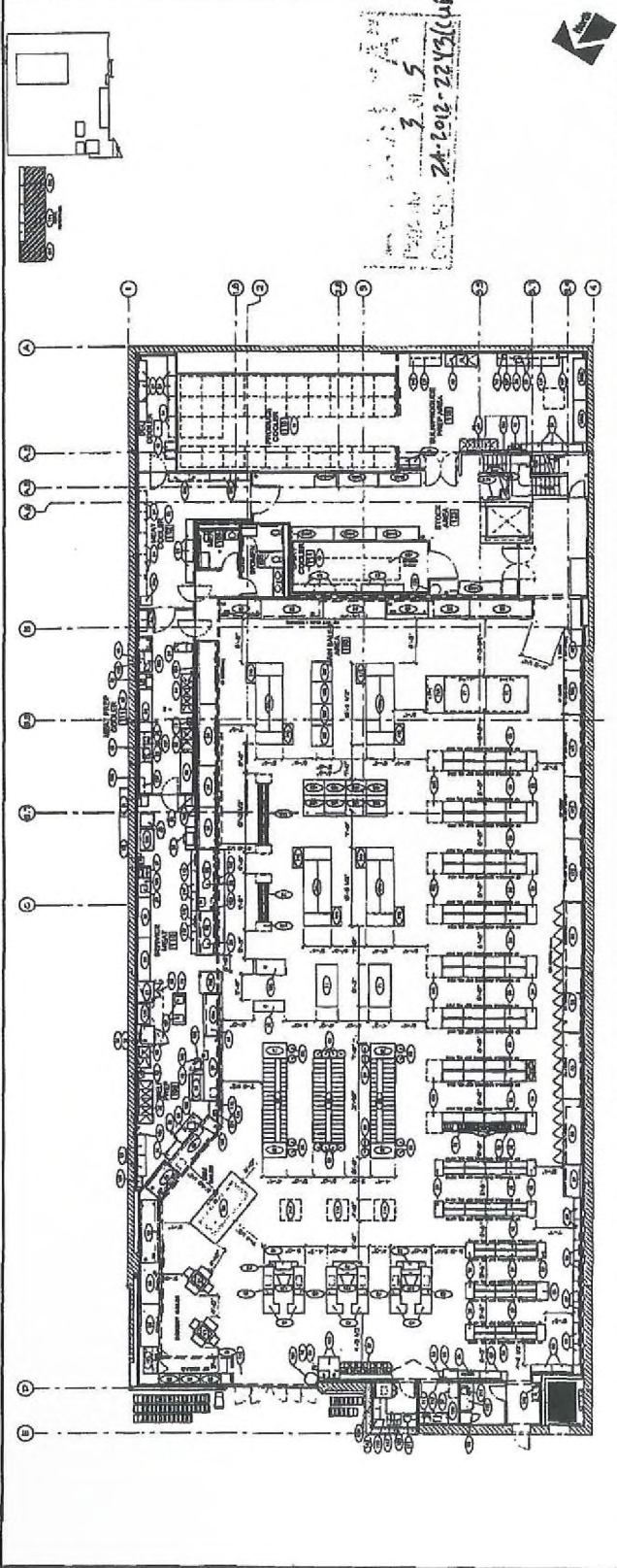
PROJECT: WESTWOOD FUTURE PLAN SCHEME 00F

CLIENT: WESTWOOD FUTURE PLAN SCHEME 00F

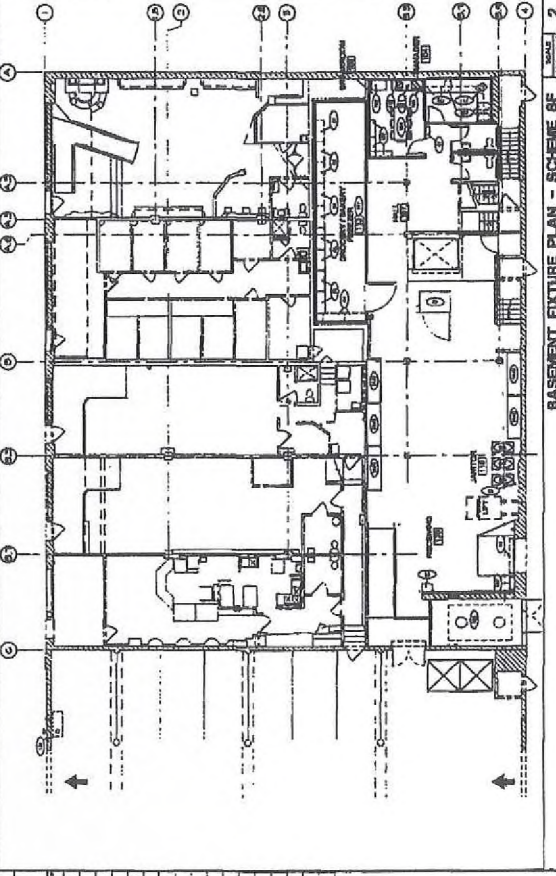
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PROJECT: WESTWOOD FUTURE PLAN SCHEME 00F

CLIENT: WESTWOOD FUTURE PLAN SCHEME 00F



FIXTURE PLAN - SCHEME BF 1



BASEMENT FIXTURE PLAN - SCHEME BF 2

EQUIPMENT LIST:

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