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Decision Date: February 5, 2025

Appeal Period Ends: February 20, 2025

Sam Masterson (A)  
Good Food Holdings  
915 East 230<sup>th</sup> Street  
Carson, CA 90745

CPT Argyle Apartments LLC (O)  
2601 Airport Drive, #350  
Torrance, CA 90505

Margaret Taylor (R)  
Apex LA  
14622 Ventura Boulevard, Suite 102  
#PMB2238  
Sherman Oaks, CA 91403

CASE NO. ZA-2024-3623-MPA  
6220 West Selma Avenue, #100  
(6224 West Selma Avenue and 1546  
North Argyle Avenue)  
Hollywood Planning Area  
Zone : (T)(Q)C4-2D-SN  
D. M. : 147A189, 148-5A189  
C.D. : 13 – Soto-Martinez  
CEQA : ENV-2024-3624-CE  
Legal Description: Lot 1, Tract 20300

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), 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; and

Pursuant to Los Angeles Municipal Code (LAMC) Section 13B.2.2.H. of Chapter 1A, I hereby APPROVE:

a Main Plan Approval to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption and on-site instructional tasting of a full line of alcoholic beverages in conjunction with a new grocery market.

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 and floor 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 Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
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 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 Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.
7. Authorized herein is the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with a new 23,141 square-foot grocery store and on-site instructional tasting of a full line of alcoholic beverages. The grant shall be subject to the following limitations:

- a. The hours of operation shall be limited to 6:00 a.m. to 12:00 a.m., daily.
  - b. The tasting areas shall be limited to two (2) 10 square-foot tasting areas at a given time.
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. The establishment shall be maintained as a bona fide grocery store, offering perishable food items for sale as well as a selection of packaged food, fresh food, and household items. Items for sale may include fresh and packaged meats, drinks, dairy products, produce, dry goods, frozen goods, sundries, paper goods, and other similar products.
10. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.
11. Game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
12. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
13. 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.
14. 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.
15. 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.

16. **Good Neighbor Program.** 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.

17. **STAR/LEAD/RBS Training.** Within the first six months of utilizing the grant at this establishment, 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.
18. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under their control to assure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
19. 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.
20. 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.
21. 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.



22. The applicant shall be responsible for maintaining the premises over which they have control, including the adjoining sidewalk and any public or temporarily closed alleys abutting the site, free of debris and litter.
23. 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.
24. 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.
25. 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.
26. Any music, sound or noise which is under control of the applicant shall not violate Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance). At any time, a City representative may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulation, the owner/operator will be notified and will be required to modify or eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.
27. Trash pick-up, compacting, loading and unloading and receiving activities shall be limited to 7 a.m. to 6 p.m. Monday through Friday and 10 a.m. to 4 p.m. on Saturday. No deliveries or trash pick-up shall occur on Sunday.
28. The project shall adhere to the conditions associated with the underlying Main Conditional Use Permit issued under Case No. CPC-2016-3742-GPA-VZC-HD-DB-MCUP-SPR.

#### **ADMINISTRATIVE CONDITIONS**

29. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

30. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per LAMC Section 19.01 E.3 - Monitoring of Conditional Use Permits, Inspection, and Field Compliance for Review of Operations, and Section 19.04 - Miscellaneous Clearance - ZA 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.
31. 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.
32. Should there be a change in the ownership and/or the operator of the business, the Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval. The application, in association with the appropriate fees, shall be submitted to the Development Services Center, Department of City Planning, within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add, or delete conditions, and if warranted, reserves the right to conduct a public hearing, that may also be conducted for nuisance abatement/revocation purposes.

33. 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 300-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.

34. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

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 (b).

- 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 include 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 13.A.2.7 G of Chapter 1A of the Los Angeles Municipal Code provides:

“A Quasi-judicial action or any conditional approval granted by the Director, pursuant to the authority of this Chapter or Chapter 1 (General Provisions and Zoning) of this Code 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 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 or Chapter 1 (General Provisions and Zoning), shall constitute a violation of this Chapter or Chapter 1 (General Provisions and Zoning) 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.

### **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 public comments received 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 an approval of plans under the provisions of LAMC Section 13B.2.2.H. of Chapter 1A have been established by the following facts:



## **BACKGROUND**

The applicant is seeking a Main Plan Approval (MPA) for a previously approved mixed-use development that consists of a seven-story building with 276 dwelling units and up to 27,000 square feet of ground floor commercial space that is a maximum building height of 99 feet under Case No. CPC-2016-3742-GPA-VZC-HD-DB-MCUP-SPR. In 2020, a Main Conditional Use Permit for Alcohol (MCUP) was granted pursuant to LAMC Section 12.24 W.1, under Case No. CPC-2016-3742-GPA-VZC-HD-DB-MCUP-SPR, allowing the sale and dispensing of a full line of alcoholic beverages for on-site consumption within a maximum of three restaurants, or for the sale of a full line of alcoholic beverages for on-site and off-site consumption for a 27,000 square-foot grocery store. The original grant allowed two Options for the ground floor commercial space. The approved project is currently under construction and is utilizing Option 2 in the original grant allowing for a 27,000 square-foot grocery store.

The applicant is seeking a Main Plan Approval pursuant to Condition Nos. 34 and 41 in Case No. CPC-2016-3742-GPA-VZC-HD-DB-MCUP-SPR, for the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption for a 23,141 square-foot grocery store including a 10 square-foot instructional tasting area. The proposed hours of operation are from 6:00 a.m. to 12:00 a.m., daily.

The subject Main Plan Approval enables the Zoning Administrator to consider more closely the nature of each operation and to impose further conditions as necessary. There are no other Main Plan Approvals that are currently active or pending at the site. The subject MPA will be the only establishment to utilize the MCUP authorized in Case No. CPC-2016-3742-GPA-VZC-HD-DB-MCUP-SPR.

The proposed grocery store, Bristol Farms, is a specialty grocer that serves Southern California. Bristol Farms first opened in 1982 in Rolling Hills and has been a neighborhood serving grocer for the last 42 years with a few locations in the City of Los Angeles. The proposed grocery store will be located at the ground level of the new seven-story mixed-use development. The proposed grocery store will include a pedestrian entrance from the street via a corner plaza that includes outdoor space located at Selma and Argyle Avenues. The new seven-story mixed-use development also includes a total of 350 new vehicle parking spaces within four subterranean levels.

The property located in the Hollywood Community Plan, which designates the property for Regional Center Commercial land uses corresponding to the C2, C4, P, PB, RAS3, and RAS4 Zones. The subject property is zoned (T)(Q)C4-2D-SN and is therefore consistent with the designated land use of Regional Center Commercial. The site is also located within the Hollywood Signage Supplemental Use District (CRA Area, ZI-2330), Hollywood Signage Supplemental Use District (Media District, ZI-2331), Hollywood Redevelopment Project Area (ZI-2488), Los Angeles State Enterprise Zone (ZI-2374), MTA Right-of-Way Project Area (ZI-1117), Revised Hollywood Community Plan Injunction (ZA-2433), Transit Priority Area in the City of Los Angeles (ZI-2452), Urban Agriculture Incentive Zone, Fire District No. 1, 500-Year Flood Zone, and within 0.97 kilometers of the Hollywood Fault.

### **Surrounding Properties**

Properties located to the north of the project site across Selma Avenue are zoned C4-2D and improved with a two-story commercial building and a surface parking lot. The Blvd 6200 Project, located approximately half a block to the north, is currently under construction and, as part of a larger phased multi-parcel development with lots across Hollywood Boulevard will result in a development that includes 1,014 apartments, 28 live/work units, and 175,000 square feet of commercial space within buildings a maximum of seven stories.

Properties located to the south of the project site are zoned [T][Q]C4-2D-SN and improved with the two-story Palladium Theater, and associated surface parking lots. The 6250 Sunset Project, located across Sunset Boulevard to the south is zoned C4-2D-SN, is currently under construction and will result in a development that is 200 units, 25,946 of commercial space, and seven stories in height.

Properties located to the east of the project site are zoned (T)(Q)C4-2D-SN and (T)(Q)C4-2-SN. The lots are currently improved with the Palladium Theater and surface parking lots, abutting the Project Site to the east; and the recently approved Palladium Project. Properties to the east across El Centro Avenue are zoned (T)(Q)C4-2-SN and developed with the mixed-use Columbia Square Project, a development with a maximum height of 20 stories.

Properties located to the west of the project site along Vine are zoned C4-2D-SN and are developed with two mixed-use buildings including the eight-story Camden Hollywood and 13-story 1600 Vine development. Located to the southwest of the Project Site is a 22-story office building at the corner of Sunset Boulevard and Argyle Avenue.

Beyond these land uses are other mid-to high-rise commercial, residential, and mixed-use buildings, including the Hollywood Plaza Building and Hollywood W Hotel and Residences to the northwest. Other two- and four-story commercial and residential structures front the site immediately north and northeast across Selma Avenue.

### **Streets**

Argyle Avenue, adjoining the project site to the west, is a designated Local Street per the Mobility Plan 2035, requiring a right-of-way width of 60 feet and a roadway width of 36 feet. It is a two-way street providing one travel lane each in the north-south direction, and is improved with paved roadway, concrete curb, gutter, and sidewalk. On-street parking is generally available on both sides.

Selma Avenue, adjoining the project site to the north, is a designated Local Street per the Mobility Plan 2035, requiring a right-of-way width of 60 feet and a roadway width of 36 feet. It is a two-way street providing one travel lane each in the east-west direction, and is improved with paved roadway, concrete curb, gutter, and sidewalk. On-street parking is generally available on both sides of the street, with some restrictions.

Sunset Boulevard, located south of the project site, is designated as an Avenue I in the Mobility Plan 2035, requiring a right-of-way width of 100 feet and a roadway width of 70 feet. It is a two-way street providing two to three travel lanes each in the east-west direction, and is improved with paved roadway, concrete curb, gutter, and sidewalk. On-street parking is generally available on both sides of the street, with some restrictions.

El Centro Avenue, located east of the project site, is designated Local Street per the Mobility Plan 2035, requiring a right-of-way width of 60 feet and a roadway width of 36 feet. It is a two-way street providing one travel lane each in the north-south direction, and is improved with paved roadway, concrete curb, gutter, and sidewalk. On-street parking is generally available on both sides of the street, with some restrictions.

**Previous cases, affidavits, permits, and orders on the subject property include:**

Case No. CPC-2016-3742-GPA-VZC-HD-DB-MCUP-SPR: On January 23, 2020, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

Demolition of a surface parking lot and six (6) commercial buildings totaling 61,816 square feet of floor area, and the development of a new mixed-use building, including 276 dwelling units of which five (5) percent of the permitted base density would be set aside for Very Low Income Households, and up to 27,000 square feet of ground floor commercial space. The Project includes two ground floor commercial options: Option 1 would be comprised of 24,000 square feet of retail and restaurant, while Option 2 would be comprised of a 27,000 square-foot grocery store. In total, the Project would contain up to 260,250 square feet of floor area on a 48,403 square-foot lot, for a floor area ratio (FAR) of 5.4:1. The proposed uses would be located within a seven-story building with a maximum building height of 99 feet.

1. Found, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, that the Project was assessed in the Modera Argyle Project Environmental Impact Report (EIR) No. ENV-2016-3743-EIR (State Clearing House No. 2017081039) which includes the Draft EIR dated April 2019, the Final EIR, dated October 2019, and Erratum dated November 2019, previously certified on November 6, 2019, and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project.
2. Approve and Recommended that the City Council adopt, pursuant to City Charter Section 555 and LAMC Section 11.5.6, a General Plan Amendment to the Hollywood Community Plan to re-designate the Site from Commercial Manufacturing to Regional Center Commercial land use;
3. Approve and Recommended that the City Council adopt, pursuant to LAMC Section 12.32 F and Q, a Vesting Zone Change and Height District Change from [Q]C4-1VL-SN to (T)(Q)C4-2D-SN to remove an existing "Q" Condition prohibiting residential uses (per Ordinance No. 165,662), and to establish Height District No. 2 to allow for a 4.5:1 FAR;

4. Approved, pursuant to LAMC Section 12.22 A.25, a Density Bonus for a 14-percent density bonus to permit a total of 276 dwelling units, of which five (5) percent of the permitted base density would be set aside for Very Low Income Household, in conjunction with Parking Option 1 and one (1) OnMenu Incentive for a 20 percent increase in the maximum allowable FAR from 4.5:1 to 5.4:1;
5. Approved, pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption within three (3) restaurants, or for the sale of a full line of alcoholic beverages for off-site and on-site consumption for a 27,000 square-foot grocery store;
6. Approved, pursuant to LAMC Section 16.05, Site Plan Review for a project that would result in 276 dwelling units.

VTT-74566: On November 15, 2019 the Advisory Agency approved Vesting Tentative Tract Map No. VTT-74566 for the merger and re-subdivision of a 1.11 net-acre site into one (1) master lot and two (2) airspace lots; to designate Argyle Avenue as the Site's front yard; a 18.4 percent rear yard reduction to allow for a rear yard setback of 15 feet, 6 inches in lieu of the otherwise required rear yard setback of 19 feet; and a Haul Route for the export of up to 89,000 cubic yards of soil, located at 1546 North Argyle Avenue and 6224 West Selma Avenue, for the development of a mixed-use development (Project) consisting of 276 residential units, up to 24,000 square feet for ground floor retail and restaurant uses and up to 412 parking spaces, as shown on the map stamp-dated June 28, 2019, in the Hollywood Community Plan area. Alternatively, a 27,000 square-foot grocery store could be constructed in lieu of the proposed retail and restaurant uses.

Ordinance No. 181,340: Effective November 17, 2010, an Ordinance amending the Hollywood Signage Supplemental Use District to acknowledge and promote the continuing contribution of signage to the distinctive aesthetic of Hollywood Boulevard, as well as control the blight created by poorly placed, badly designed signs throughout Hollywood. This Ordinance applies to the parcels of the Project within the C4-2D-SN Zone.

Ordinance No. 176,172: Effective October 4, 2004, an Ordinance establishing the Hollywood Signage Supplemental Use District to acknowledge and promote the continuing contribution of signage to the distinctive aesthetic of Hollywood Boulevard, as well as control the blight created by poorly placed, badly designed signs throughout Hollywood.

Ordinance No. 165,662: Effective May 7, 1990, an Ordinance establishing a "Q" Condition that prohibits residential uses on the Project Site.

**Previous Cases on Surrounding Properties:**

Staff utilized a 500-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with the sales and dispensing of alcoholic beverages. The following relevant cases were identified to be within 500 feet of the subject property.

Case No. ZA-2020-218-CUB: On August 18, 2020, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 3,766 square-foot restaurant with a 640 square-foot uncovered outdoor patio, located at 6255 West Sunset Boulevard (6255-6265 West Sunset Boulevard, 1511-1521 North Argyle Avenue).

Case No. CPC-2016-1380-VZC-HD-MCUP-ZAA-SPR: At its meeting of November, 6 2018 the City Planning Commission approved and recommended that the City Council adopt a Zone Change and Height District Change for the construction of a mixed-use building containing up to 270 residential units and up to 12,120 square feet of commercial retail and restaurant uses, located at 6200 West Sunset Boulevard. The recommendation was approved by the City Council at its meeting of February 20, 2019.

Case No. ZA-2018-2870-ZV-CUB: On October 10, 2018, the Zoning Administrator approved a Zone Variance from Code Sections 12.14 and 12.16 to permit an Outdoor Eating Area on the second floor of a restaurant located in the [Q]C4-2-SN Zone, approved a Zone Variance from Code Sections 12.13(b)(2) and 12.16 to permit a restaurant use outside of an enclosed building with a maximum 2,657 square feet of Outdoor Eating Areas on the ground floor and on the second floor; and approved a conditional use to allow the sales and dispensing of a full line of alcoholic beverages for on-site consumption between the hours of 6:00 a.m. to 2:00 a.m., daily in conjunction with the operations of a 24-hour restaurant, located at 1600 North Vine Street, #103 (1616 North Vine Street, and 6269 West Selma Avenue).

Case No. CPC-2014-750-VZV-HD-DB-CUB-SPP-SPR: At its meeting of June 9, 2016, the City Planning Commission approved with conditions and recommended that the City Council adopt a Zone Change and Height District change for the construction of a mixed-use building with 200 dwelling units and 4,700 square feet of ground floor commercial area, located at 6250 West Sunset Boulevard. The recommendation was approved by the City Council at its meeting of September 9, 2016.

Case No. CPC-2014-3808-GPA-ZC-HD-CU-CUB-ZAI-SPR: At its meeting of January 8, 2016, the City Planning Commission approved with conditions and recommended that the City Council adopt a General Plan Amendment, Zone Change and Height District Change for the proposed construction of a mixed-use project comprised of 731 residential dwelling units and 24,000 square feet of retail and restaurant uses, located at 6201 West Sunset Boulevard. The recommendation was approved by the City Council at its meeting of March 22, 2016.



Case No. ZA-2014-1146 CUB: On September 11, 2014, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 7,950 square-foot full service restaurant with live entertainment in the [Q]C4-2-SN Zone, located at 1600 North Vine Street, #103.

Case No. ZA-2013-1717-CUB-ZV: On August 13, 2014, the Zoning Administrator approved a Conditional Use to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in a restaurant in the C4-2D Zone located at 1611 El Centro Avenue.

Case No. ZA-2013-4015-CUB: On May 15, 2014, the Zoning Administrator approved a Conditional Use to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 2,538 square-foot restaurant, located at 6255 West Sunset Boulevard.

Case No. ZA-2011-2835-CUB: On July 27, 2012, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant which is authorized to sell beer and wine, located at 6270 West Sunset Boulevard.

Case No. ZA-2007-2930-CUB-CUX-ZV: On March 19, 2008, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, live dancing and live entertainment at a proposed 9,460 square-foot restaurant/supper club, located at 1600 North Argyle Avenue.

Case No. ZA-2007-2930-CUB-CUX-ZV-PA1: On March 11, 2011, the Zoning Administrator approved plans to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 9,460 square-foot restaurant and bar, with the removal of Condition Nos. 11, 26, 27, and 30, and the modification of Condition No. 32 as previously granted under Case No. ZA-2007-2930-CUB-CUX-ZV in the C4-2D Zone, located at 1600 North Argyle Avenue and 6231-6231 ½ Selma Avenue.

Case No. ZA-2007-2930-CUB-CUX-ZV-PA2: On May 13, 2016, the Zoning Administrator approved plans to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 9,460 square-foot restaurant in the C4-2D Zone, located at 1600 North Argyle Avenue and 6231-6231 ½ Selma Avenue.

Case No. CPC-2007-9911-GPA-VZC-HD-CUB-CUX-CU-SPR-DA: At its meeting on December 10, 2009, the City Planning Commission approved with conditions and recommended that the City Council adopt a General Plan Amendment, Zone Change and Height District Change for the proposed construction of a mixed-use project comprised of 200 residential dwelling units, 125 guest rooms, 442,610 square feet of office floor area, and 41,300 square feet of retail, bar, and restaurant uses, located at 6101-6125 West Sunset Boulevard, 6100-6134 West Selma Avenue, 1521-1581 North Gower Street, and 1526-1546 North El Centro Avenue. The recommendation was approved by the City Council at its meeting of March 30, 2011.

Case No. ZA-2007-1661-CUB: On March 10, 2008, the Zoning Administrator approved a Conditional Use to allow an upgrade from beer and wine to a full line of alcoholic beverages for on-site consumption, located at 1611 El Centro Avenue.

Case No. APCC-2006-9407-SPE-CUB-CUX-SPP: At its meeting on July 10, 2007, the Central Area Planning Commission approved the request, subject to the Conditions of Approval contained in the Staff Recommendation Report, found that the previously certified FEIR is adequate for its determination in the case, and adopted the Findings contained in the Staff Recommendation Report for 6250 Hollywood Boulevard.

Case No. CPC-2006-3871-ZC-CUB-SPR: At its meeting on March 8, 2007, the City Planning Commission approved with conditions and recommended that the City Council adopt a Zone Change for the proposed construction of a mixed-use project comprised of 306 residential dwelling units and 69,000 square feet of grocery/retail uses, located at 1540 West Vine Street. The recommendation was approved by the City Council at its meeting of May 16, 2007.

Case No. ZA-2006-1723-CUB: On September 7, 2006, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 2,538 square-foot restaurant located at 6255 West Sunset Boulevard.

Case No. ZA-2005-5241-CUB: On April 4, 2006, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption located at 6122 West Sunset Boulevard.

Case No. ZA-2004-189-CUB-CUX-ZV: On September 30, 2004, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a bar; approved a conditional use to allow public dancing as a use accessory to the operation of a bar; and approved a variance from Section 12.26 E of the Code to permit off-street parking to be provided within 750 feet of the bar by lease in lieu of by covenant located at 1600 North Vine Street.

Case No. ZA-1995-247-CUB: On June 9, 1995, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of beer and wine for off-site consumption in conjunction with an existing 624 square-foot convenience market and an existing automobile tire sales/installation and car wash use located at 6200 West Sunset Boulevard.

## **PUBLIC HEARING**

A public hearing was held virtually by the Zoning Administrator over Zoom Webinar on Wednesday, December 4, 2024, at 10:30 a.m. The purpose of the hearing was to obtain public testimony from affected and/or interested persons regarding the application. Interested parties were also invited to submit written comments regarding the request prior to the public hearing.

Margaret Taylor, the project representative, presented a presentation and responded to questions raised by the Zoning Administrator:

- Hearing notice is accurate
- Proposed Type 21 license and Type 86 for instructional tasting
- 36 indoor seat but there will be no alcoholic beverages for on-site consumption
- On-site is offer suppliers that can give a taste to the customers
- Proposed hours area from 6:00 a.m. to 12:00 a.m., daily, pursuant to the MCUP
- This Plan Approval is utilizing Option 2; will not be using Option 1 with three establishments
- Relevant Conditions 34 and 35 of the MCUP
- Neighborhood Council voted support of the project
- LAPD no issues with Bristol Farms
- Reached out to Emma Howard and Ted Walker from Council District 13; policy is not to weigh unless there are problems but wanted them to do outreach
- Lived in this location
- 256 residential units above; high density development in this area
- Good benefit for the community
- Will have juice bar, coffee bar and healthy food options
- Tenant is taking a majority of the first floor
- Hashed areas on the plans are for potential instructional tastings sites; never more than two at one time
- Conducting instructional tasting is regulated heavily by state
- Beautiful building; will activate the street
- Target opening date July 2025

No members of the public provided testimony during the public hearing.

The Zoning Administrator closed the public hearing and indicated that findings can be made in the affirmative after review of the administrative record and intends to conditionally grant approval of the case. Case No. CPC-2016-3742-GPA-VZC-HD-DB-MCUP-SPR, included Condition No. 40 under the Main Conditional Use for Alcohol. The Zoning Administrator indicated that the condition remains, unless a Letter of Correction can be issued and would put the case under advisement.

### **PUBLIC CORRESPONDENCE**

A letter was received from the Central Hollywood Neighborhood Council, dated December 4, 2024, stating support of the proposed project and recommended conditions of approval.

**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 "Happy Hour" type of reduced-price alcoholic beverage or "2 for 1" promotion shall be allowed at any time.
- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
- The quarterly gross sales of alcohol shall not exceed the quarterly gross sales of food. The business operator shall maintain records which reflect these numbers and make them available to the Police Department upon request.
- Fortified wine (greater than 16% alcohol) shall not be sold.
- No signs are permitted on the outside of the building or directed from the inside to the outside which display or advertise the availability of alcoholic beverages.
- All off-site 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.
- There shall be no sales of keg beer.
- No person under 21 years of age shall sell or deliver alcoholic beverages.
- 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 subject alcoholic beverage license shall not be exchanged for a public premise type license.

- The instructional tasting area shall be limited to only two (2) 10 square-feet of floor area at a given time.

### **AUTHORITY FOR CONDITIONAL PLAN APPROVAL**

Chapter 1A Section 13B.2.2.H. of the Los Angeles Municipal Code provides in part:

#### **H. Modification of Entitlement:**

- 1.a. Development of Site. On any lot or portion of a lot on which an approved or deemed-approved conditional use is permitted pursuant to the provisions of this Section, new buildings or structures may be erected, enlargements may be made to existing buildings, and existing uses may be extended on an approved site, provided that plans are submitted to and approved by the City Planning Commission, and, where applicable, the use is consistent with the provisions of Sec. 12.24 C (*Existing Uses*) of Chapter 1 (*General Provisions and Zoning*)

### **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 Main Plan Approval from the Zoning Administrator are located within Section 13B.2.2.H. of the Los Angeles Municipal Code. In order for a Main Plan Approval for the sale and dispensing of a full line of alcoholic beverages for on- and 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**

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 instant request is a Main Plan Approval pursuant to Condition No. 34 in Case No. CPC-2016-3742-GPA-VZC-HD-DB-MCUP-SPR, for the the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption for a 23,141 square-foot grocery store including a 10 square-foot instructional tasting area. The proposed hours of operation are from 6:00 a.m. to 12:00 a.m., daily. The applicant is also seeking a Type 21 license, which is issued to retail stores and authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold, and a Type 86 license, which is an Instructional Tasting License authorizing the tasting of beer, wine and/or distilled spirits at off-sale licensed premises.



Pursuant to Case No. CPC-2016-3742-GPA-VZC-HD-DB-MCUP-SPR, the City Planning Commission approved a Main Conditional Use Permit (MCUP) allowing for the sale and dispensing of a full line of alcoholic beverages for on-site consumption within three (3) restaurants, or for the sale of a full line of alcoholic beverages for off-site and on-site consumption for a 27,000 square-foot grocery store. The City Planning Commission authorized two Options for the ground floor commercial space, Option 1 a maximum of 24,000 square feet of retail/restaurant uses or Option 2 a maximum of one establishment comprised of 27,000 square feet for a grocery store. The new seven-story mixed-use development is currently under construction and is utilizing Option 2 in the original grant allowing for a 27,000 square-foot grocery store. While the sale of alcoholic beverages is already authorized by the MCUP, the subject Main Plan Approval allows the Zoning Administrator to consider more closely the nature of each venue's operation and to impose further conditions as necessary. The application, floor plans, and proposed operation of the new market have been reviewed and conditions have been imposed accordingly.

The proposed grocery store, Bristol Farms, is a specialty grocer that serves Southern California. Bristol Farms first opened in 1982 in Rolling Hills and has been a neighborhood serving grocer for the last 42 years with a few locations in the City of Los Angeles. The proposed grocery store will be located at the ground level of the new seven-story mixed-use development. The proposed grocery store will include a pedestrian entrance from the street via a corner plaza that includes outdoor space located at Selma and Argyle Avenues. The new seven-story mixed-use development also includes a total of 350 new vehicle parking spaces within four subterranean levels.

The proposed project will be located within a new mixed-use development, which consists of a new grocery store on the ground floor and 276 dwelling units within six levels above, and four levels of subterranean parking for 350 parking spaces on a 48,403 square-foot lot in the (T)(Q)C4-2D-SN Zone. The Hollywood/Vine Metro Station is located 0.25 miles from the project site. The area immediately surrounding the Hollywood/Vine Metro Station is characterized by medium-to-high density mixed-use developments and pedestrian infrastructure such as a scramble crosswalk at the intersection of Hollywood Boulevard and Vine Street. The surrounding area includes numerous amenities within walking distance, such as retail, restaurants, entertainment venues, and historic theaters. The new grocery store is well-situated to serve the community needs anticipated of a vibrant, urban commercial center.

The project will provide a beneficial service to the surrounding area by offering local residents, workers, and visitors access to organic whole foods, prepared foods, and common household items. The request to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption and on-site instructional tasting will be beneficial to the public. In addition, the market will complement the operation of the newly constructed development, and the surrounding commercial businesses and residential uses, by contributing to the vibrancy and economic

prosperity of the neighborhood. The market will contribute to the collection of tax revenue and increased employment opportunities in the region. As such, approval of the request will allow Bristol Farms to provide a convenient and beneficial service.

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. These conditions address operational, security, monitoring, and concerns related to alcohol sales and off-site consumption. The market's operation, including the service of alcohol, will provide a beneficial 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 Main Plan Approval allows the sale of a full line of alcoholic beverages for off-site consumption within a new grocery store and on-site instructional tasting. Pursuant to Case No. CPC-2016-3742-GPA-VZC-HD-DB-MCUP-SPR, the City Planning Commission approved a Main Conditional Use Permit (MCUP) allowing for the sale and dispensing of a full line of alcoholic beverages for on-site consumption within three (3) restaurants, or for the sale of a full line of alcoholic beverages for off-site and on-site consumption for a 27,000 square-foot grocery store. The City Planning Commission authorized two Options for the ground floor commercial space, Option 1 a maximum of 24,000 square feet of retail/restaurant uses or Option 2 a maximum of one establishment comprised of 27,000 square feet for a grocery store. The new seven-story mixed-use development is currently under construction and is utilizing Option 2 in the original grant allowing for a 27,000 square-foot grocery store. While the sale of alcoholic beverages is already authorized by the MCUP, the subject Main Plan Approval allows the Zoning Administrator to consider more closely the nature of each venue's operation and to impose further conditions as necessary. The market's location, size, and height will conform with the design and layout of the newly constructed mixed-use development and will be compatible with the adjacent properties in the neighborhood.

The surrounding area is developed with improved streets, commercial and residential structures. Properties to the north, across Selma Avenue are zoned C4-2D and are developed with a commercial building, surface parking lot, and new seven-story mixed-use developments. Properties to the south are zoned [T](Q)C4-2D-SN and developed with the Palladium Theater, surface parking lots, and a new seven-story mixed-use development. Properties to the east are zoned (T)(Q)C4-2D-SN and (T)(Q)C4-2-SN and developed with the Palladium Theater, surface parking lots, and the 20-story mixed-use Columbia Square Project. Properties to the west are zoned C4-2D-SN and are developed with mixed-use developments that are eight stories and 13 stories, and a 22-story office building.

Furthermore, the new grocery store will be well-served by public transit, including both bus and rail service. The Hollywood/Vine Metro Station is located 0.25 miles from the project site. The project is also served by 11 bus lines in the surrounding area, including Metro and LADOT bus lines (2, 210, 302, DASH Beachwood Canyon, and DASH Hollywood) on Sunset Boulevard, and Hollywood Boulevard (180, 181, 212, 217, 222, 780 Rapid, and DASH Hollywood)<sup>1</sup>. A LAX FlyAway Shuttle stop is also located on Vine Street, north of Selma Avenue, providing direct service to LAX Airport. The new grocery store is well-situated to serve the community needs anticipated of a vibrant, urban commercial center. The new grocery store offering the sale of a full line of alcoholic beverages will strengthen Hollywood's existing commercial core by enhancing the diversity of shopping options available to the community.

For the reasons set forth above, the project will enhance the mixed-use development currently under construction, further the economic development of the community, and be compatible with adjacent uses. The Main Conditional Use approval imposed general conditions that the applicant will be subject to and which are included in the grant herein. As such, the Main Plan Approval would not adversely affect or degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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 the entitlements described herein, the project does not propose to deviate from any of the requirements of the Municipal Code.

The Land Use Element of the City's General Plan divides the City into 35 Community Plan areas. The subject site is located in the Hollywood Community Plan Area. The Community Plan Map designates the property for Regional Center Commercial land uses with corresponding zones of C2, C4, P, PB, RAS3, and RAS4. The land use designation and surrounding zoning permits for a variety of uses including the subject grocery store. The conditional authorization for alcohol sales and consumption for off-site consumption and on-site instruction tasting is permitted through the approval of the Zoning Administrator, subject to certain findings.

The Hollywood Community Plan, a part of the Land Use Element of the City's General Plan, states the following objectives that are relevant to the project:

***Objective No. 1: To further the development of Hollywood as a major center of population, employment, retail service and entertainment.***

***Objective No. 4:*** *To 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 proposed grocery store conforms with the intent, purpose, and provisions of the General Plan and the Hollywood Community Plan and advances the goals and policies of the plan by offering a service that will address the needs of all the visitors and residents of the community and enhance the economic, social, and convenience of the community. Alcohol sales will be an ancillary use to the grocery store and will enhance its goods by offering a wider range of products to customers. Furthermore, the applicant was granted a Main Conditional Use Permit for Alcohol (MCUP) pursuant to Case No. CPC-2016-3742-GPA-VZC-HD-DB-MCUP-SPR allowing the sale and dispensing of a full line of alcoholic beverages for on-site consumption within three (3) restaurants, or for the sale of a full line of alcoholic beverages for off-site and on-site consumption for a 27,000 square-foot grocery store.

Additionally, the site is also located within the Hollywood Signage (CRA Area) Supplemental Use District (SUD), Hollywood Signage (Media District) SUD, Hollywood Redevelopment Project Area; however, the request for a Main Plan Approval for the sale and dispensing of a full line of alcoholic beverages for on- and off-site consumption is not defined as a Project in any of the aforementioned SUDs or the Redevelopment Project Area.

The required findings in support have been made herein. Given the conditions of approval, the Main Plan Approval authorization can be deemed to be in harmony with the General Plan and Community Plan as it will strengthen viable commercial development at the site.

#### **ALCOHOLIC BEVERAGE FINDINGS**

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

The instant request is a Main Plan Approval pursuant to Condition No. 34 in Case No. CPC-2016-3742-GPA-VZC-HD-DB-MCUP-SPR, for the the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption for a 23,141 square-foot grocery store including a 10 square-foot instructional tasting area. The proposed hours of operation are from 6:00 a.m. to 12:00 a.m., daily. The applicant is also seeking a Type 21 license, which is issued to retail stores and authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold, and a Type 86 license, which is an Instructional Tasting License authorizing the tasting of beer, wine and/or distilled spirits at off-sale licensed premises.

Pursuant to Case No. CPC-2016-3742-GPA-VZC-HD-DB-MCUP-SPR, the City Planning Commission approved a Main Conditional Use Permit (MCUP) allowing for the sale and dispensing of a full line of alcoholic beverages for on-site consumption within three (3) restaurants, or for the sale of a full line of alcoholic beverages for off-site and on-site consumption for a 27,000 square-foot grocery store. The City Planning Commission authorized two Options for the ground floor commercial space, Option 1 a maximum of 24,000 square feet of retail/restaurant uses or Option 2 a maximum of one establishment comprised of 27,000 square feet for a grocery store. The new seven-story mixed-use development is currently under construction and is utilizing Option 2 in the original grant allowing for a 27,000 square-foot grocery store.

Granting the Plan Approval will not adversely affect the welfare of the community. The new grocery store serving alcoholic beverages for off-site consumption and on-site consumption for instructional tasting will be carefully controlled. The new grocery store, Bristol Farms, will be the only commercial tenant on site utilizing the MCUP granted in Case No. CPC-2016-3742-GPA-VZC-HD-DB-MCUP-SPR.

The new grocery store, Bristol Farms, will be located on the ground floor of a new seven-story mixed-use development within a highly urbanized setting situated in the Hollywood Community Plan area. The surrounding area is a mix of residential, office, retail, restaurants, bars, historic theaters, other commercial uses. The service of alcohol sales at the new grocery store will enhance the neighborhood by providing a service many have come to expect in grocers and will also activate the ground floor of the new mixed-use development with a desirable use for future tenants and tenants of the surrounding new mixed-use developments. The project will enhance the viability of the area and surrounding businesses by supporting a new grocery store. Grocery store uses, including alcohol sales, are an intrinsic part of the service amenities necessary for the success of vibrant commercial areas.

Approval of the request for the sale and dispensing of a full line of alcohol for on-site consumption in conjunction with the new grocery store will not adversely affect the welfare of the community. The new grocery store will offer a unique shopping experience. Additionally, the sale of alcoholic beverages for off-site consumption as an amenity to food sales will contribute to the collection of tax revenue, increased employment opportunities, and the cultural and commercial vibrancy of the neighborhood.

With oversight for the California Department of Alcoholic Beverage Control (ABC) and conditions which have been imposed upon the market, 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, or RBS (Responsible



Beverage Service) provided by the Department of Alcoholic Beverage Control. 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 and on-site instructional tasting 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 California State Department of Alcoholic Beverage Control licensing criteria, six on-site and three off-site licenses are allocated to the subject Census Tract No. 1910.00. There are currently 32 on-site licenses and five off-site license in this Census Tract.

Concentration can be undue when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license does not negatively impact an area, but rather such license benefits the public welfare and convenience. The subject site is located within a Census Tract where the number of active on-site and off-site ABC licenses does exceed ABC guidelines. The subject site is also located in a regional center that is a tourist destination. Additionally, there was no evidence submitted for the record establishing any link between the subject site and the area's crime rate. The subject sale of alcohol is ancillary to the primary operations of the proposed grocery store. The grant allows the applicant to provide a convenient amenity to the community, and visitors.

According to statistics provided by the Los Angeles Police Department Hollywood Division, which has jurisdiction over the subject property within Crime Reporting District No. 647, a total of 549 crimes were reported in 2023 (321 Part I Crimes and 228 Part II Arrests) compared to the citywide average of 162 crimes and arrests and the high crime average of 194 crimes for 2023. Part II Crimes reported in 2023 include (29) Narcotics, (0) Liquor Laws, (2) Public Drunkenness, (7) Disturbing the Peace, (5) Disorderly Conduct, (0) Gambling, (12) DUI-related, (3) Moving Traffic Violations, and (45) Miscellaneous 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 crime rate in the reporting district where the subject site is located is significantly higher than the

Citywide Average; however, no evidence was submitted for the record establishing any link between the subject site and the area's crime rate.

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. These incidents are not necessarily directly attributable to the sale of alcoholic beverages within the subject property. As stated, the sale of alcoholic beverages at Erewhon will be ancillary to food 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 not contribute to the area's crime rate and will therefore not result in an undue concentration of licensed 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 following sensitive uses are located within a 1,000-foot radius of the site:

<b>Residential</b>	
Multi-Family Residences	
<b>School, Church, Hospital, Park</b>	
Southern California Hospital at Hollywood	6245 De Longpre Avenue
Frances Howard Goldwyn-Hollywood Regional Branch Library	1623 Ivar Avenue
Montessori Shir Hashrim	6047 Carlton Way

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. While there are residential dwelling units and institutional uses in close proximity to the project site, the project has been conditioned to be compatible with the surrounding community. Conditions have been incorporated into this grant to require security measures such as the installation of surveillance cameras and other conditions that address noise, responsible operation, safety and security. In addition, to avoid late night noise impacts on surrounding residential uses, the hours of operation are limited to from 6:00 a.m. to 12:00 a.m., daily. Therefore, as conditioned, the project will not detrimentally affect residentially-zoned properties or any other sensitive uses in the area.

## **FLOOD HAZARD FINDINGS**

7. 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. 186,952, have been reviewed and it has been determined that this project is located in Zone B, areas between limits of the One Hundred-Year Flood and Five Hundred-Year Flood; or certain areas subject to a One Hundred-Year Flood with average depths less than one-foot or where the contributing drainage area is less than one square-mile; or areas protected by levees from the Base Flood.

## **APPEAL PERIOD - EFFECTIVE DATE**

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

**Online Application System (OAS):** The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

**Drop off at DSC.** Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC	Van Nuys DSC
201 N. Figueroa Street Los Angeles, CA 90012 <a href="mailto:planning.figcounter@lacity.org">planning.figcounter@lacity.org</a> (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 <a href="mailto:planning.mbc2@lacity.org">planning.mbc2@lacity.org</a> (818) 374-5050
South LA DSC	West LA DSC
(In person appointments available on Tuesdays and Thursdays 8am-4pm only) 8475 S. Vermont Avenue, 1st Floor Los Angeles, CA 90044 <a href="mailto:planning.southla@lacity.org">planning.southla@lacity.org</a>	(CURRENTLY CLOSED) 1828 Sawtelle Boulevard West Los Angeles, CA 90025 <a href="mailto:planning.westla@lacity.org">planning.westla@lacity.org</a> (310) 231-2901

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

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.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's BuildLA portal ([appointments.lacity.org](https://appointments.lacity.org)). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to  
Online Appeal  
Filing



QR Code to Forms for In-  
Person Appeal Filing



QR Code to BuildLA Appointment Portal  
for Condition Clearance

Inquiries regarding this matter shall be directed to Monique Acosta, Planning Staff for the Department of City Planning at (213) 978-1173 or [monique.acosta@lacity.org](mailto:monique.acosta@lacity.org).



CHRISTINA TOY LEE  
Associate Zoning Administrator

CTL:AC:MA:nm

cc. Councilmember Hugo Martinez-Soto  
Thirteenth Council District  
Neighborhood Council  
Adjoining Property Owners



**CITY/HEALTH SUBMITTAL**

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**BRISTOL FARMS**  
**AT MODERA ARGYLE**  
**TENANT IMPROVEMENT**  
6220 SELMA AVENUE, SUITE 100  
LOS ANGELES, CA 90028  
A PROJECT FOR:  
GOOD FOOD HOLDINGS

245 East Third Street  
Long Beach, CA 90802  
562.628.8000  
rdcollaborative.com

[illegible]

**BRISTOL FARMS**  
**AT MODERA ARGYLE**  
**TENANT IMPROVEMENT**  
1020 SELMA AVENUE, SUITE 100  
LOS ANGELES, CA 90028  
PROJECT NUMBER: 22-372

RESERVATION NAME	RATE
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**TITLE SHEET**

**AD.00**

CITY/HEALTH SUBMITTAL 12/14/23

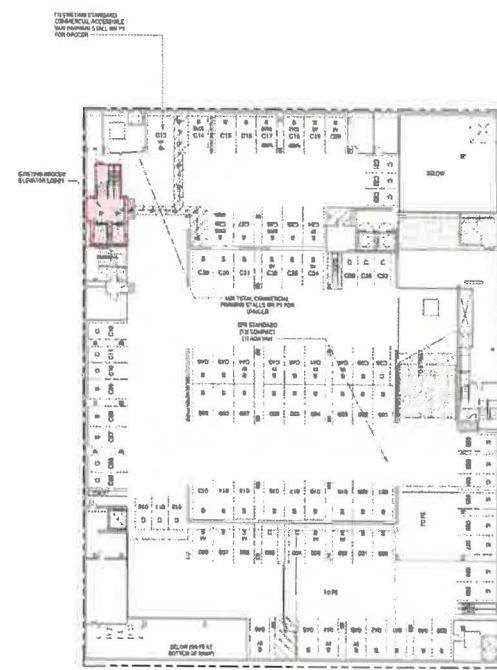
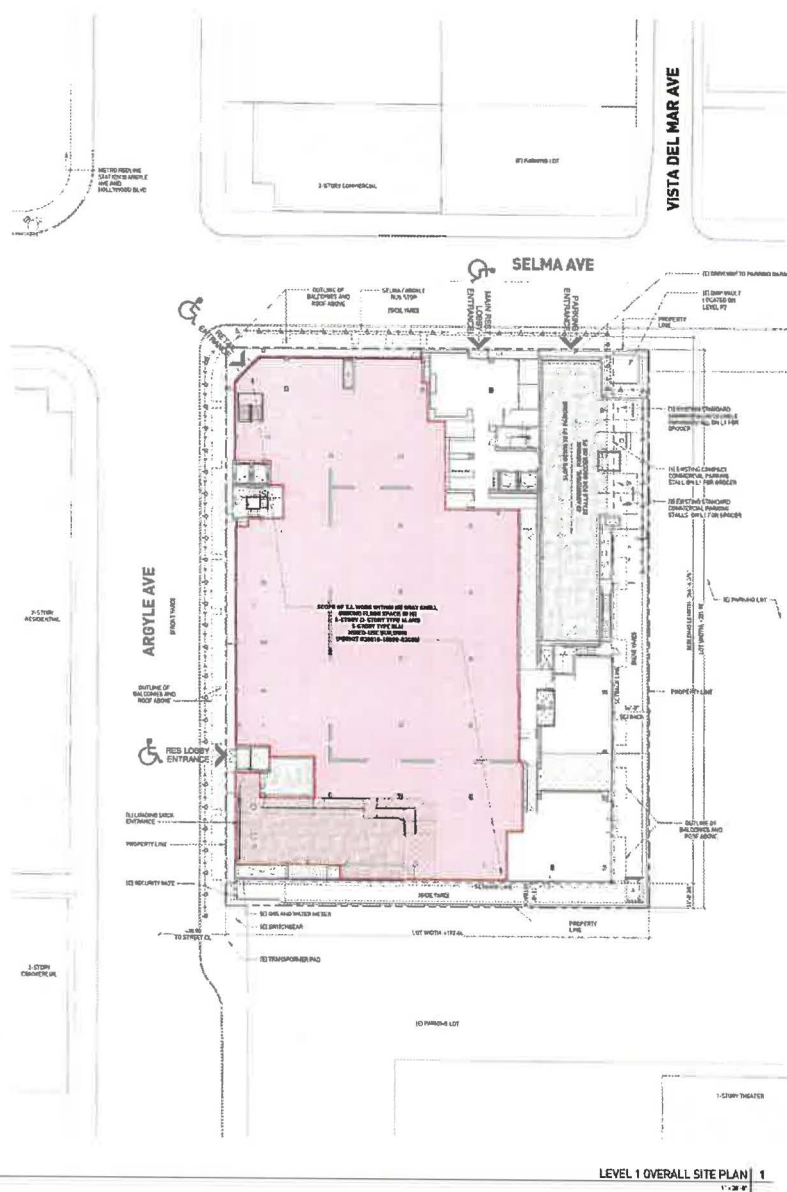


915 EAST 230TH STREET  
DANFORTH, O. 43004

**BRISTOL FARMS**  
**AT MODERA ARROYO**  
**TENANT IMPROVEMENT**  
6220 SELMA AVENUE, SUITE 100  
LOS ANGELES, CA 90028  
PROJECT NUMBER: 22-2972

REFERENCE SITE  
PLAN

A0.51



LEVEL P1 OVERALL SITE PLAN | 2

## EXHIBIT "A"

Page No. 2 of 3

**Case No.** ZA-2024-3623-MPA

### PARKING REQUIREMENTS

APPROVED UNDER 30 CFR 250.103-11

		NETAL PAVING REQUIREMENTS	
W1	PERMISSIBLE BASE**	30.0 FT.	5.0025 AC CUMUL
W1	W1 LARGEST TRUCKWAY	27.000 SQ. FT.	20.000
	TOTAL TRUCKS REQUIRED		40
	** SEE BASIC 32.31 A FLOOR LIFTED IN CONCRETE OF APPROXIMATE PAVING RATIO LEAVES 30 SQUAREM FEET FLOOR AREA OF ALL COMMERCIAL TRUCKS REQUIRED.		40
	TOTAL STALLS PROVIDED		40

NETWA ACCESSIBLE PHYSIQUE RECHANGEMENTS		
NETWA ACCESSIBLE S21A13	FUT AL PARTING	STONES ANALYT
21 TO 70 SPACES, 2 ACCESSIBLE SMALL (FOR 118-200-2)	sp.	2
VAN ACCESSIBLE PHYSIQUE SPACES @ 1-6 BUNG (FOR CMC 118-204-2-4)		1 OF 2

CUBICAL

REINFORCED CONCRECT

SOLAR

PIPE

WALL

REACTIVE DUAL-PHASE VIRAL PAPERDIS ASSAY (RVPD) RESULTS		REACTIVITY
CV1	CV2	CV3
CV4	CV5	CV6
CV7	CV8	CV9
CV10	CV11	CV12
CV13	CV14	CV15
CV16	CV17	CV18
CV19	CV20	CV21
CV22	CV23	CV24
CV25	CV26	CV27
CV28	CV29	CV30
CV31	CV32	CV33
CV34	CV35	CV36
CV37	CV38	CV39
CV40	CV41	CV42
CV43	CV44	CV45
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CV319	CV320	CV321
CV322	CV323	CV324
CV325	CV326	CV327
CV328	CV329	CV330
CV331	CV332	CV333
CV334	CV335	CV336

\*\*\* FOR COMMERCIAL USE, IT IS THE DESIGNATED CURB AIR VEHICLE (CAV) PARKING SPACE ARE METERS FOR TOTAL PARKING REQUIRED IN 30-30 SEGMENT CAN INCLUDES PUES (EVE), THE PROVIDED PUES SHOULD EXCEED THE REQUIRED NUMBER OF CAV

[illegible]

\* PICTURE AND TO ADDRESS THE SPANISH LANGUAGE

LADBS STAMP



CITY/HEALTH SUBMITTAL 12/14/23





LEVEL 1 FLOOR PLAN | 1

1. REFER TO SHEET 05.05 FOR GRAPHIC SYMBOLS, ABBREVIATIONS AND REMARKS NOTES.
2. REFER TO SHEET 01.01 "ASSEMBLIES - WALL TYPES" FOR WALL TYPE DETAILS.
3. REFER TO SHEET 01.11 "DOORS AND OCCUPANCY PLANS" FOR EGRESS CODE ANALYSIS AND FOR THE NECESSARY INFORMATION.
4. REFER TO SHEETS 06.11 "SLAB PLANS" FOR GRADES AND DRAINAGE.
5. REFER TO SHEETS 01.11 "FLOOR PLANS" AND "CONCRETE FINISH SCHEDULE" FOR FLOOR FINISHES.
6. REFER TO SHEET 11.11 "WINDOW SCHEDULE AND TYPES" AND "SCHEDULING SCHEDULES AND TYPES" FOR WINDOW AND STOREFRONT TYPES AND GLAZING INFORMATION.
7. REFER TO SHEET 11.11 "DOOR SCHEDULE AND TYPES" FOR DOOR TYPES AND TYPES.
8. PROVIDE TURNED WALLS AS REQUIRED FOR ALL UTILITY AND ORIGIN LINES THAT EXTEND UP THE INTERIOR WALL SURFACE.

<b>NUMBER</b>	<b>DESCRIPTION</b>
000 000	THE ALPHABETICALLY SORTED LIST
000 001	THE LISTING OF THE
<b>00-34</b>	<b>LISTS OF LEXICOGRAPHICAL PLATFORM ABOVE</b>
000 002	THE LISTING OF THE
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000 099	THE LISTING OF THE
000 100	THE LISTING OF THE

36" WIDE

80" HIGH

12" TOP PANEL

68" BOTTOM PANEL

DOOR

DOOR CLEARANCE

HATCH INDICATES AREA NOT IN SCOPE OF WORK

10.11.2024