

APPLICATIONS



CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

☐ ED1 Eligible ☐ AB 2097 Eligible

Case Number: _____

Env. Case Number: _____

Application Type: _____

Case Filed With (Print Name): _____ Date Filed: _____

Application includes letter requesting:

☐ Waived Hearing ☐ Concurrent hearing ☐ Hearing not to be scheduled on a specific date (e.g. vacation hold)

Related Case Number(s): _____

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Refer to the City Planning Application Filing Instructions ([CP-7810](#)) for more information.

1. PROJECT LOCATION

Street Address¹: 6220 W. Selma Avenue Unit/Space Number: 100

Legal Description² (Lot, Block, Tract): Lot 1, Tract 20300

Assessor Parcel Number: 5546-026-022 Total Lot Area: 48,464.6 SF

2. PROJECT DESCRIPTION

Present Use: Mixed Use Development

Proposed Use: Tenant improvement Market with alcohol sales

Project Name (if applicable): Bristol Farms

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>).

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site).

Describe in detail the characteristics, scope and/or operation of the proposed project:

As allowed under Section 13B.2.2.H of LAMC Chapter 1A, the applicant is requesting a Plan Approval of a Class 2 Master Conditional Use to allow the sale of a full line of alcoholic beverages for off-site consumption and on-site instructional tasting in conjunction with the operation of a 23,141 grocery market in the (T) (Q) C4-2D-SN Zone.

Additional Information Attached:

☐ YES ☒ NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

- | | |
|---|---|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e., vacant) | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad |
| <input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits) | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g., school, park) |
| <input type="checkbox"/> Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial) | <input type="checkbox"/> Site has special designation (e.g., National Historic Register, Survey LA) |

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

- | | |
|---|--|
| <input type="checkbox"/> Demolition of existing buildings/structures | <input type="checkbox"/> New construction: _____ square feet |
| <input type="checkbox"/> Relocation of existing buildings/structures | <input type="checkbox"/> Additions to existing buildings |
| <input type="checkbox"/> Removal of any on-site tree | <input checked="" type="checkbox"/> Interior tenant improvement |
| <input type="checkbox"/> Removal of any street tree | <input type="checkbox"/> Exterior renovation or alteration |
| <input type="checkbox"/> Removal of protected trees onsite/in public right-of-way | <input type="checkbox"/> Change of use and/or hours of operation |
| <input type="checkbox"/> Grading | <input type="checkbox"/> Uses or structures in public right-of-way |
| <input type="checkbox"/> Haul Route | <input type="checkbox"/> Phased project |

HOUSING COMPONENT INFORMATION

Number of Residential Units:	Existing	<u>276</u>	- Demolish(ed) ³	<u>0</u>	+ Adding	<u>0</u>	= Total	<u>276</u>
Number of Affordable Units ⁴ :	Existing	<u>20</u>	- Demolish(ed)	<u>0</u>	+ Adding	<u>0</u>	= Total	<u>20</u>
Number of Market Rate Units:	Existing	<u>256</u>	- Demolish(ed)	<u>0</u>	+ Adding	<u>0</u>	= Total	<u>256</u>

Mixed Use Projects, Amount of Non-Residential Floor Area: Approximately 27,000 square feet

³ Number of units to be demolished and/or which have been demolished within the last five years.

⁴ As determined by the Los Angeles Housing Department.

PARKING INFORMATION

Is the project utilizing AB 2097?

☐ YES

☒ NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: 46 Required # of Parking Spaces: 46

Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.

Check all that apply:

- ☐ Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- ☐ Contain fewer than 20 dwelling units
- ☐ Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the [Planning Case Referral Form](#) to BOE? (if required)

☐ YES

☒ NO

Is the project required to dedicate land to the public right-of-way?

☐ YES

☒ NO

If so, what is/are the dedication requirement(s)? N/A feet

If dedications are required on multiple streets, identify as such: N/A

3. ACTION(S) REQUESTED

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

Does the project include Multiple Approval Requests per LAMC Section 13A.2.10?

☐ YES

☒ NO

Authorizing Code Section: 13B.2.2.H Chapter 1A

Code Section from which relief is requested (if any): N/A

Action Requested: Plan Approval of a Class 2 Master Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption and on-site instructional tasting in conjunction with the operation of a 23,141 SF market.

Authorizing Code Section: N/A

Code Section from which relief is requested (if any): N/A

Action Requested: N/A

Additional Requests Attached: ☐ YES ☒ NO

4. RELATED CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☒ YES ☐ NO

If YES, list all case number(s): CPC-2016-3742-GPA-VZC-HD-DB-MCUP- SPR, ZA-2020-4797-ZAD
DIR-2023-5026-SPP

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

Case No.: CPC-2016-3742-GPA-VZC-HD-DB-MCUP- SPR Ordinance No.: _____

- | | |
|--|--|
| <input type="checkbox"/> Condition Compliance Review | <input type="checkbox"/> Clarification of Q (Qualified) Condition |
| <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Clarification of D (Development) Limitation |
| <input type="checkbox"/> Revision of Approved Plans | <input type="checkbox"/> Amendment to T (Tentative) Classification |
| <input type="checkbox"/> Renewal of Entitlement | <input checked="" type="checkbox"/> Plan Approval subsequent to Main Conditional Use |

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

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

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

N/A

5. RELATED DOCUMENTS / REFERRALS

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

Are there any recorded Covenants, affidavits or easements on this property?

☒ YES (provide copy) ☐ NO

6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

APPLICANT

Applicant⁵ Name: Sam Masterson, Executive Vice President
Company/Firm: Good Food Holdings
Address: 915 East 230th Street Unit/Space Number: _____
City: Carson State: CA Zip Code: 90745
Telephone: 310-233-4743 E-mail: smasterson@goodfoodholdings.com

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

PROPERTY OWNER OF RECORD ☐ Same as applicant ☒ Different from applicant

Name (if different from applicant): CPT ARGYLE APARTMENTS LLC
Address: 2601 Airport Drive Unit/Space Number: 350
City: Torrance State: CA Zip Code: 90505
Telephone: 805.440.8875 E-mail: rguthrie@MCRTTrust.com

AGENT / REPRESENTATIVE NAME: Margaret Taylor

Company/Firm: Apex LA
Address: 14622 Ventura Blvd Suite 102 Unit/Space Number: PMB2238
City: Sherman Oaks State: CA Zip Code: 91403
Telephone: 818-398-2740 E-mail: Margaret@Apex-la.com

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project.
An agent/representative is someone filing an application on behalf of a client.

OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): Architect

Name: Terry Todd

Company/Firm: RDC

Address: 245 E. 3rd Street **Unit/Space Number:** _____

City: Long Beach **State:** CA **Zip Code:** 90802

Telephone: 562-628-8000 **E-mail:** terry.todd@rdcollaborative.com

Primary Contact for Project Information⁶

(Select only one. Email address and phone number required.)

☐ Owner ☐ Applicant ☒ Agent/Representative ☐ Other: _____

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

⁶ As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section [49.7.37\(A\)\(6\)](#). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

Bristol Farms

Public Convenience or Necessity -
Copy of Filing Package

6220 WEST SELMA AVENUE, #100

ZA-2024-3623-MPA



ZA-2024-3623-MPA

Request:

Main Plan Approval pursuant to Case No. CPC-2016-3742-GPA-VZC-HD-DB-MCUP-SPR to allow the sale of a full line of alcoholic beverages for off-site consumption in a new 23,141 square-foot grocery market (Bristol Farms) and to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in an instructional tasting area.

The proposed hours of operation are from 6:00 am to 12:00 am, daily.

Condition 25 of MCUP:

Master Conditional Use

25. Approved herein is a Master Conditional Use Permit to allow for one of the following:

- a. **Option 1.** The sales and service of a full line of alcoholic beverages for on-site consumption within three establishments, not to exceed a total floor area of 24,000 square feet; **or**
- b. **Option 2.** The sales and service of a full line of alcoholic beverages for on- and off-site consumption within one establishment, not to exceed a total floor area of 27,000 square feet.

The subject application is being provided **in fulfillment of Option 2** for the off-site sale of a full line of alcoholic beverages (Type 21 ABC license) as well as an on-site Type 86 Instructional Tasting license.

Aside from instructional tasting, there is no on-site consumption proposed.

Conditions 34 and 35 of MCUP:

Master Conditional Use

34. Each individual owner/operator of an alcoholic beverage license shall file an application for conditional use plan approval for each alcohol sales use at the facility in order to implement and utilize the permit at each of the proposed alcohol sale sites. The application must be accompanied by a payment of appropriate fees and must be accepted as complete by the Planning Department public counter.

35. The Los Angeles Police Department requests notification of all applications for a plan approval of an alcohol sale site and for all reviews for all sites. Additionally, notification shall be sent to the local Council Office and Neighborhood Council.

**APPLICATION TO THE ZONING ADMINISTRATOR FOR
MASTER PLAN APPROVAL – ALCOHOLIC BEVERAGE SERVICE**

Proposed Tenant: Bristol Farms

Representative: Margaret Taylor, Apex LA

Project Address: 6220 W. Selma Avenue #100, Los Angeles, CA 90028

Reference: As allowed under Section 13B.2.2.H of LAMC Chapter 1A, the applicant is requesting a Main Plan Approval of a Class 2 Master Conditional Use to allow the sale and dispensing of a full line of alcohol for off-site consumption in conjunction with a 23,141 square-foot grocery market, with hours of operation from 6 A.M. to 12 A.M. daily and located in the (T) (Q) C4-2D-SN Zone.

Master CUP: Case No. CPC-2016-3742-GPA-VZC-HD-DB-MCUP- SPR

Good Food Holdings is requesting a Main Plan Approval (“MPA”) to allow the sale of beer, wine and spirits for off-site consumption in connection with the operation of an approximately 23,141 square feet “Bristol Farms” grocery store located at 6220 W. Selma Avenue #100, Los Angeles, CA 90028 (the “Store”). A Main Conditional Use Permit was granted on February 6, 2020, Case No. CPC-2016-3742-GPA-VZC-HD-DB-MCUP- SPR, the (“MCUP”). Bristol Farms is requesting a Main Plan Approval in accordance with the following Master Conditional Use Permit for Alcohol Conditions:

Master Conditional Use

25. Approved herein is a Master Conditional Use Permit to allow for one of the following:

- a. **Option 1.** The sales and service of a full line of alcoholic beverages for on-site consumption within three establishments, not to exceed a total floor area of 24,000 square feet; or
- b. **Option 2.** The sales and service of a full line of alcoholic beverages for on- and off-site consumption within one establishment, not to exceed a total floor area of 27,000 square feet.

The subject application is being provided **in fulfillment of Option 2** for the off-site sale of a full line of alcoholic beverages (Type 21 ABC license) as well as an on-site Type 86 Instructional Tasting license. Aside from instructional tasting, there is no on-site consumption proposed.

34. Each individual owner/operator of an alcoholic beverage license shall file an application for conditional use plan approval for each alcohol sales use at the facility in

order to implement and utilize the permit at each of the proposed alcohol sale sites. The application must be accompanied by a payment of appropriate fees and must be accepted as complete by the Planning Department public counter.

The subject application for a Main Plan Approval is being filed accordingly.

About Bristol Farms

In 1982, Irv Gronsky and Mike Burbank opened the first Bristol Farms in Rolling Hills, CA. Their vision was to combine the friendliness and quality of a neighborhood butcher, baker, and specialty grocer all under one roof.

Since then, Bristol Farms has proudly served Southern California with that same mission: to offer our guests the freshest, tastiest foods available. From being the first grocer to feature restaurant-quality sushi to launching countless brands, BF has strived to create a shopping experience unlike any other.

We hope you will join us in supporting innovative founders, responsible ranchers, and family farms. We are truly grateful for your loyalty. Here's to the next 40 years!

Core Values

- 1. To offer the best tasting food and freshest ingredients available.*
- 2. To exceed your expectations through extraordinary service.*
- 3. To celebrate artisanal traditions and culinary innovations.*
- 4. To support team member growth through education and career advancement.*
- 5. To be a responsible and active partner in our community.*

<https://www.bristolfarms.com/learn/about-us>

FINDINGS

General Conditional Use

- 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 mixed-used development in which the Store is located is designed to accommodate a grocery store. It is located in an infill location in close proximity to jobs, housing, and a wide range of public services. The proposed use is compatible with the surrounding area, which is urbanized and characterized by mixed commercial and residential uses. Nearby residences are accustomed to retail businesses operating within close proximity.

The Hollywood Community Plan identifies the area as part of the Hollywood Center, a focal point of the Community Plan Area. As described in the Community Plan, this focal point would include commercial uses, office, residential, and entertainment uses. The market will be located at street level along existing commercial corridors along Argyle Avenue and Selma Avenue.

The grocery market improves the ground floor pedestrian environment by providing direct entrances from the street via a corner plaza, and usable outdoor space at Selma and Argyle Avenues, street trees, and sidewalk improvements. The Project Site is located within walking distance to transit, retail, restaurant, entertainment, theaters, hotels, and services within the Hollywood Center. The proposed uses would add additional options within the center for residents, visitors, and tourists.

The availability of alcoholic beverages in commercial uses is a customary and incidental component of grocery stores. Grocery stores routinely sell alcohol as part of their operations. Alcohol sales secondary and ancillary to the grocery store will improve the economic viability of the area, allowing for a neighborhood-serving commercial use. The Project's commercial uses will serve as an attraction for visitors, tourists and neighbors in the area and will reduce the need for local residents and guests of the nearby W Hotel, at the corner of Argyle Avenue, as well as other nearby hotels, to travel to other areas for dining and entertainment experiences.

The use is consistent with the vision for the project site as reflected in the adopted Community Plan. The Store provides a convenience to the neighborhood, with an array of products including fresh meats, organic items, and specialty goods that major grocers in the area are not offering the surrounding residents and community. The sale of alcoholic beverages is a complementary service that is typical of and expected in grocery stores of this nature. The Store is conveniently located and easily accessible to the public. The site was developed to encourage foot traffic and accessibility to pedestrians and includes ample parking.

The MCUP provides an umbrella entitlement with conditions that apply to the Store. These conditions include lighting and camera surveillance systems, routine clean-up, and other conditions to enhance the experience of store patrons and ensure the Store has a positive impact on the surrounding community and the commercial viability of the region as a whole.

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 23,14 square-foot Store is located in within a new 8-story, 276-unit mixed-use development, including 13 very low income units and 7 voluntary moderate income units with 7 levels of residential over a maximum of 27,000 square-feet of commercial and 4 levels of subterranean parking. The shell building permit was issued on July 22, 2021 under Building Permit number 20010-10000-02300.

The proposed tenant space will activate a critical ground floor location with floor-to-ceiling storefronts and enhance the pedestrian thoroughfare.

The Project design, height, size, and operations would be similar to numerous surrounding developments with residential uses, ground floor commercial space, pedestrian design, minimal setbacks at the ground floor, and heights ranging from two to 20 stories, including the eight-story Camden development, the 13-story 1600 Vine development, the six-story Eastown-El Centro joint development, the 22-story Columbia Square development, and the approved, but not constructed, 28-story Palladium Project. Adjacent entertainment uses are within walking distance from the Project Site, including the Palladium Theater to the south, Pantages Theater to the north, and Arclight Complex to the west. Alcohol sales would be compatible with and continue to add to the diversification of commercial activities, further contributing to the vitality and attractiveness of the regionally significant area.

No evidence was presented at the Hearing Officer hearing or in writing that the sale of alcoholic beverages for on- and off-site consumption will be materially detrimental to the immediate neighborhood during the Master Conditional Use Permit consideration. While Selma Avenue Elementary and Joseph Le Conte Middle School are located within one-half mile from the Project Site, both schools are buffered by major streets such as Cahuenga Boulevard and Sunset Boulevard, as well as a wide variety of existing commercial and residential structures, varying in height from one to 20 stories.

All establishments serving alcohol will be carefully controlled and monitored through the imposition conditions related to site maintenance, loitering, specialized training programs for employees, and consultation with LAPD. As a condition of this grant, each individual venue seeking to utilize a permit to sell alcoholic beverages for on-site or off-site consumption as a part of this Master Conditional Use must apply for a Plan Approval, including should there be a change in ownership or operation after the subject application were to be approved.

A variety of commercial uses is an intrinsic part of the service amenities that are necessary for the conservation, development and success of a vibrant neighborhood. The Store will generate an increase in activity and visitors to the area and provide a convenience to the residents living in the mixed-use development and residential areas nearby. The Store is located near existing employment centers, entertainment, and services and will promote pedestrian activity in the area. The site is also well-serviced with on-site parking spaces. The sale of alcoholic beverages will provide a new amenity for those who are visiting the area. The nature of the Store is such that it

will not generate or attract criminal activity. With the enforcement authority of the ABC and LAPD, the approval for the sale of alcohol will not be detrimental to the public health, safety and welfare of the surrounding area.

A grocery store with alcohol sales is a planned use for the retail space within the development, designed to be harmonious with the surrounding area in size, height, and operations. The Store will be compatible with neighboring businesses and increase the value and viability of surrounding properties.

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

General Plan

The elements of the General Plan establish policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the LAMC. The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The Project proposes a General Plan land use designation of Regional Center Commercial, consistent with surrounding properties. The Hollywood Community Plan Map designates Regional Center Commercial land use with the corresponding zones of C2, C4, P, PB, RAS3, and RAS4. The project is consistent with the underlying C4 Zone, which is intended to provide for commercial uses, including residential uses. The Hollywood Community Plan text is silent with regards to alcohol sales. In such cases, the decision-maker must interpret the intent of the plan.

The sale of a full line of alcoholic beverages in conjunction with the operation of a grocery store use, would be consistent with the following objectives of the Community Plan:

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 Project Site is located within the Hollywood Center, as identified by the Community Plan. The Community Plan encourages new uses, which strengthen the economic wellbeing and promote development of Hollywood as a major center of population, employment, retail service and entertainment. Nearby attractions include the Hollywood & Highland complex, the Hollywood Walk of Fame, TCL Chinese Theatre, Dolby Theatre, Pantages Theater, Palladium Theater, etc., promoting visitors to the area for business, entertainment events such as the Academy Awards and tourism. The Project would provide commercial uses and restaurants with alcohol to further the existing activity within the heart of Hollywood thus promoting the development of Hollywood as a major center of population, employment, retail service and entertainment, and economic well-being and public convenience through the allocation and distribution commercial lands for retail service.

The use substantially conforms with the purposes, intent and provisions of the Community Plan. The Store will be desirable to the public convenience and welfare, as the use is in a convenient infill location accessible to nearby residents, workers, and visitors to the area. The Store is located in an established commercial area which is appropriate for businesses offering alcoholic beverages, immediately adjacent to a regional mall that includes multiple shops and restaurants. The sale of alcoholic beverages in conjunction with a grocery store will be an added amenity for residents and patrons of the area, and thus help conserve and strengthen viable economic development on a commercially designated lot in the Community Plan area.

Supplemental Findings

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

Bristol Farms has been serving Southern California since 1982. They have a reputation of quality service, artisanal and culinary innovation in offerings and active community engagement. They have fourteen locations including Santa Barbara, Pasadena, West Hollywood, Woodland Hills, Yorba Linda, Hollywood, Santa Monica, Westchester, Manhattan Beach, Westwood, Rolling Hills, Newport Beach, and Palm Desert, and they have established a reputation for been a responsible operator, including the sale of alcoholic beverages.

The subject property is located directly within the Hollywood Center, as well as adjacent to various hotel, tourist attraction and entertainment uses. Multi-family residential is also located in the vicinity of the Project Site, ranging from single story to high-rise towers. A variety of commercial uses are an intrinsic part of the service amenities necessary for the conservation, development, and success of a vibrant neighborhood, especially entertainment districts, such as the Hollywood Center. The surrounding area is characterized by various alcohol related uses, and the introduction of another such establishment would not create an adverse or unique condition. Based on their over 40 years of responsible operations, the sale of a full line of alcoholic beverages for off-site consumption in conjunction with the operation of a Bristol Farms market will not adversely affect the welfare of the pertinent community.

2. 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.

The property is located within Census Tract 1910. According to the California State Department of ABC licensing criteria, there are 3 off-sale licenses allocated to this census tract and 6 existing.

As such, the number of off-site sale licenses within the census tract where the Store is located does exceed ABC guidelines.

Approval of a license of this particular operator at this site would not negatively impact the area, but rather such license would benefit the public welfare and convenience. It will not interfere with the quiet enjoyment of property by residents in the area.

In the context of Central Hollywood, the concentration of alcoholic licenses within the geographical proximity to the Market would not adversely affect the surrounding community in the same fashion as it would in another urban fabric. The ratio of licenses is akin to any concentrated and mixed-use urban area with substantial character and culture throughout the United States. In such a scenario, individual businesses are blended with and in close proximity to a more diversified array of land uses, especially a combination of residences and institutional uses (i.e. cultural and entertainment establishments). Furthermore, the statistics on either crimes or concentration of alcoholic beverage licenses cover an entire district and do not pertain particularly to a specific project site. They are created as a ratio of licenses per residences within a census tract, which skews concentration numbers dramatically in a designated Regional Commercial corridor.

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 a license benefits the public welfare and convenience. No information was provided by LAPD showing that the approval of the Master Conditional Use Permit would negatively impact the neighborhood. Regardless, the applicant plans to operate with best practices including the design of crime-reduction elements which minimize security risk, including lighting, security camera and operational features ensuring a safe and enjoyable customer experience.

Furthermore, as conditioned, allowing the sale of a full line of alcoholic beverages for off-premises consumption secondary and ancillary to a grocery store is not anticipated to create a law enforcement issue. Consequently, this approval is appropriate to the public convenience and necessity.

- 3. 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 Store will operate in a Regional Commercial zoned property and is therefore a proper use at this location. The development was designed with the intention of having a grocery store located on the ground floor below the residences as a means to provide a convenience to the residents of the development. Accordingly, the residents will anticipate the opening of a grocery store.

The Project Site is zoned for commercial uses and will continue to be utilized as such with the development of a new grocery store uses on the Project Site.

Following are surrounding sensitive uses within a 1,000-foot radius of the site:

- Southern California Hospital At Hollywood
- Frances Howard Goldwyn – Hollywood Regional Branch Library
- Montessori Shir Hashrim

Consideration has been given to the distance of the subject establishment from the above referenced sensitive uses during deliberation of the Master Conditional Use Permit. The Southern California Hospital at Hollywood is located three blocks to the south, separated by intervening development ranging in height from two stories to seven stories, including various uses, and Sunset Boulevard with a width of 100 feet. The Frances Howard Goldwyn – Hollywood Regional Branch Library is located approximately three blocks to the west, separated by multiple structures ranging in height from two stories to ten stories. Finally, the Montessori School is located approximately two blocks to the east and one block north, separated by multiple structures and Gower Street with a width of 72 feet.

The Project, as proposed, is consistent with the zoning and in keeping with the existing uses adjacent to the development. The surrounding area is primarily zoned C4, with a General Plan land use designation of Regional Center Commercial. Surrounding developments are generally improved with mixed-use developments ranging in height from two stories to 20 stories, with ground floor commercial uses, and residential uses. The proposed neighborhood serving commercial uses would contribute to the neighborhood and serve the residents, local employees, and visitors. Therefore, as proposed, the Project would protect the health, safety and welfare of the surrounding neighbors, and will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

Bristol Farms thoroughly understands their responsibility as operators of a specialty market selling alcoholic beverages and will ensure the Store's operations do not have negative effects on the surrounding areas. The Store will sell alcoholic beverages in a responsible manner. The residents in the area will benefit from the establishment of a neighborhood grocery store and will not be detrimentally affected by the grocery store's operation.

Alcohol and Sensitive Uses
6220 W SELMA AVE #100
BRISTOL FARMS

Alcohol Uses 0-600 Feet

Type 47	1600 N Vine St	Breakfast Club
Type 47	6255 Sunset Bl	DLS Events
Type 47	1611 N El Centro Ave	Davey Wayne's
Type 47	6121 Sunset Bl	Neuehouse Hollywood
Type 41	6115 W Sunset #170	Sushi Nozawa
Type 48	6233 Hollywood Bl	Hollywood Pantages Theater
Type 47	6255 W Sunet #105	The Waffle
Type 47	1627 N Gower #5	Trophy Room
Type 47	6115 W Sunset Bl #100	Magari
Type 47	6250 Hollywood Bl #100	Hollywood Burger
Type 47	1550 N El Centro Ave	Gunsmoke
Type 41	6125 W Sunset Bl #150	Rubies & Diamonds

Alcohol Uses 600-1,000 Feet

Type 47	6270 W Sunset Bl	Fabiolus Cucina
Type 41	6268 W Sunset Bl	House of the Lasagne
Type 42	1400-1408 Vine St	K&L Wine Merchants
Type 47	6280 Hollywood Bl	RDEN Bar and Restaurant
Type 41	6201 Hollywood Bl #104	Shake Shack

Type 41	6201 Hollywood Bl #118	Totoyama
Type 41	6051 Hollywood Bl #105	Sushi Ike
Type 47	6211 Sunset Bl	DLS Events
Type 47	6201 Hollywood Bl #120	Social Pies
Type 48	6021 Hollywood Bl	Academy LA
Type 47	6250 Hollywood Bl	W Hotel
Type 41	6099 W Sunset Bl	Zizi Lounge

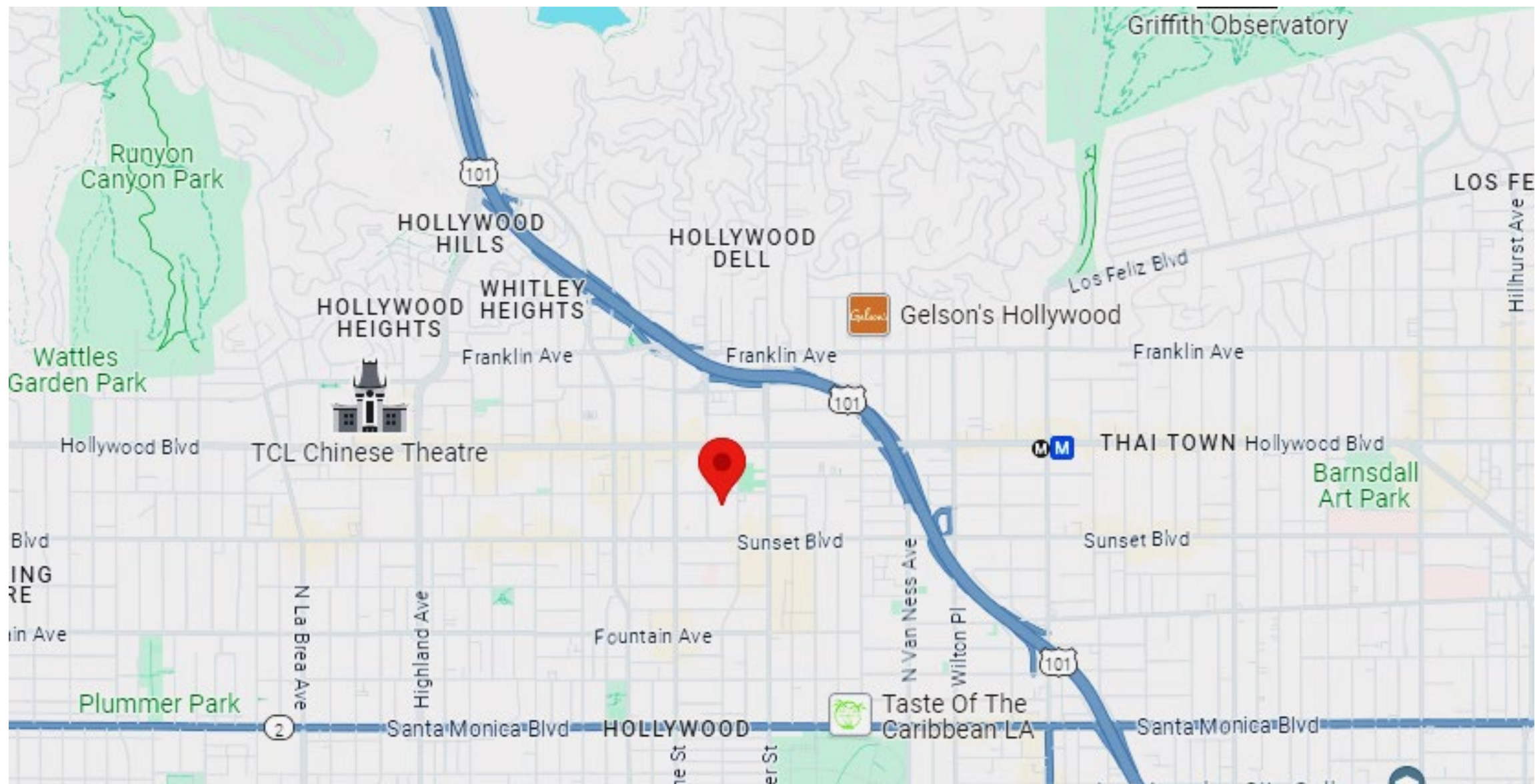
Type 20	6051 Hollywood Bl #111	7-11
Type 21	6201 Hollywood Bl #126	CVS Pharmacy
Type 21	6095 ½ Sunset Bl	Oligarc Wine & Spirits

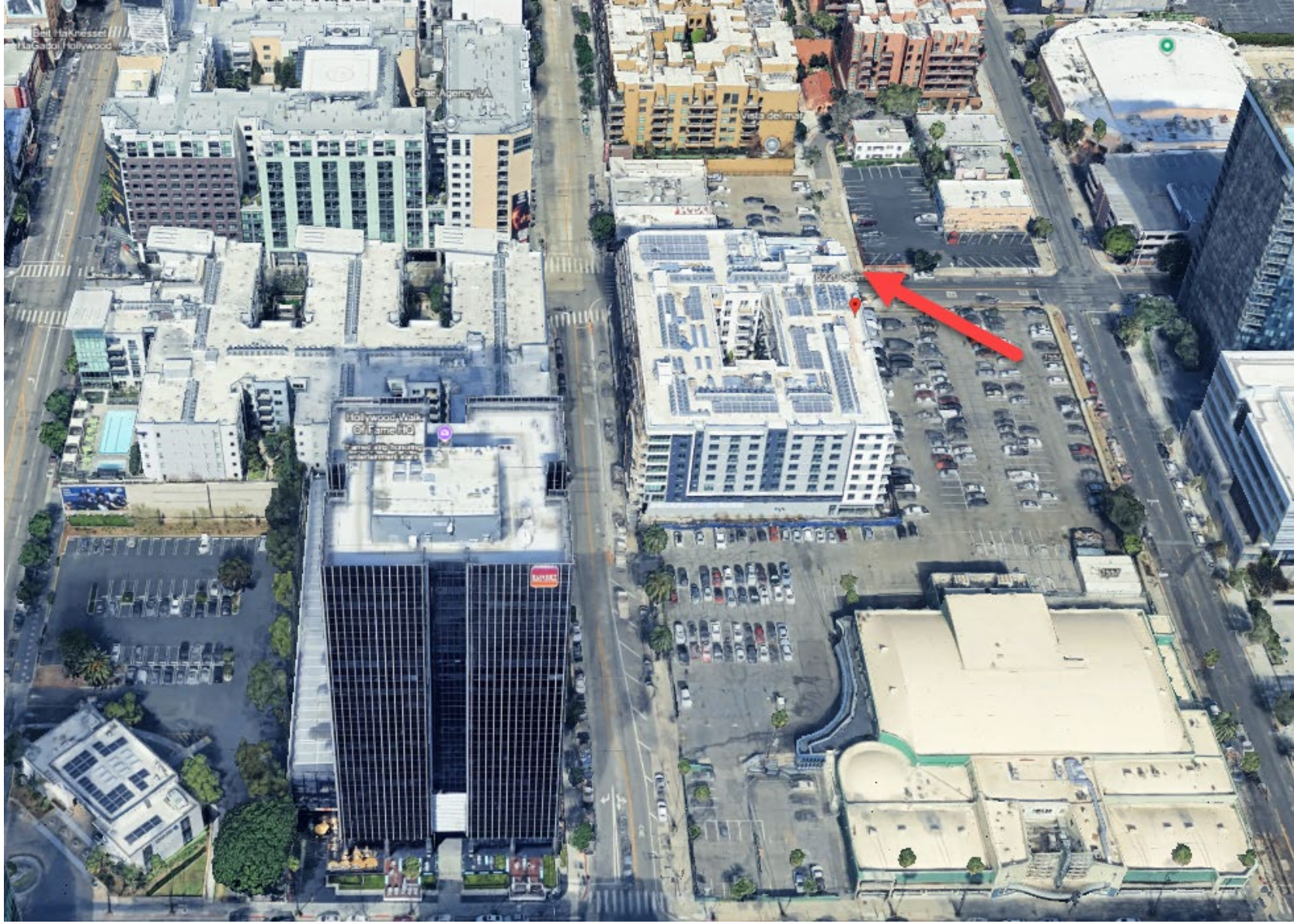
Sensitive Uses Within 1,000 Feet

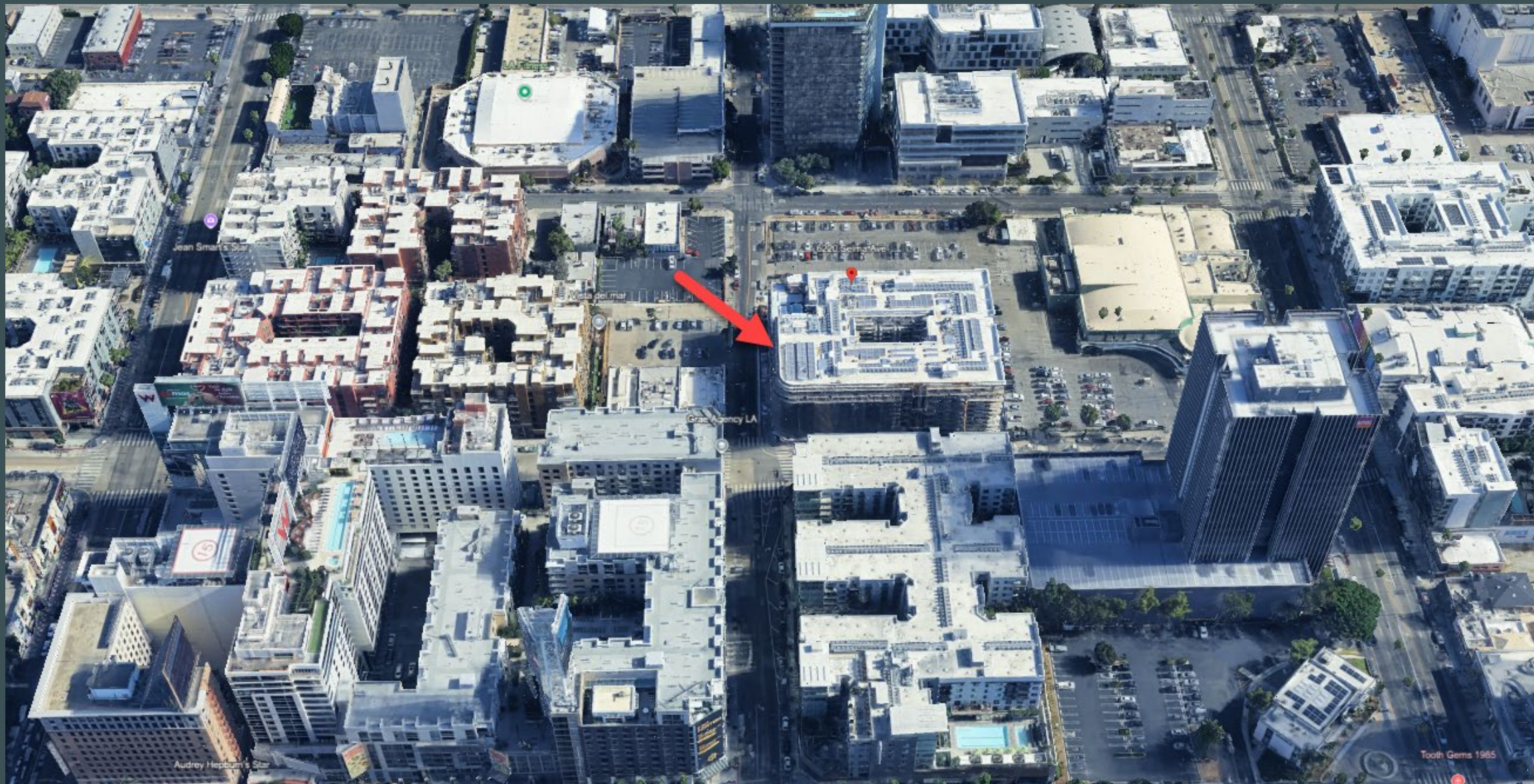
- Southern California Hospital At Hollywood
- Frances Howard Goldwyn – Hollywood Regional Branch Library
- Montessori Shir Hashrim

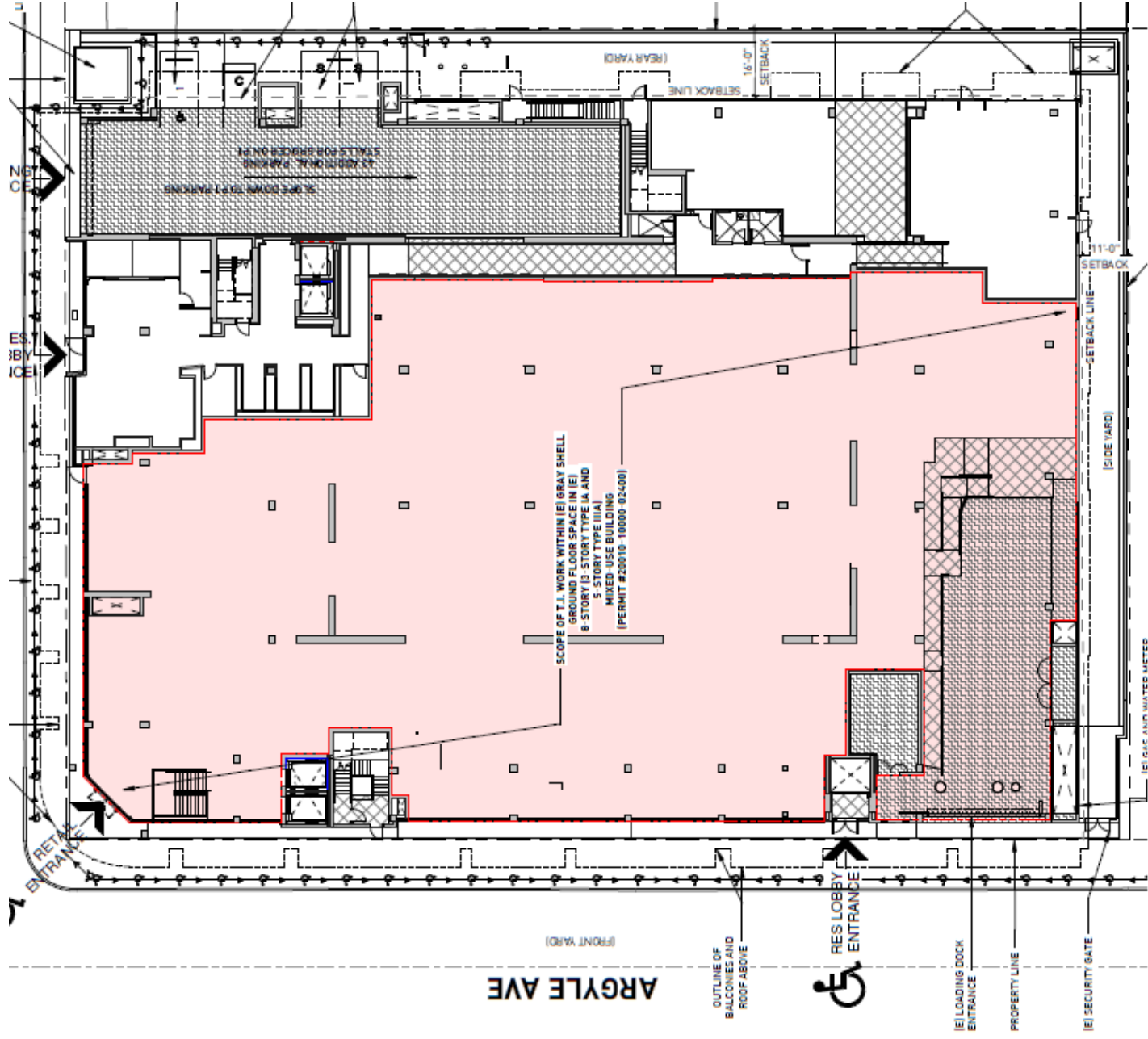
Residential Uses

- 276 apartment units as part of the subject site mixed use development
- Mixed Use Developments including residential uses on heights ranging from two to 20 stories, including the eight-story Camden development, the 13-story 1600 Vine development, the six-story Eastown-El Centro joint development, the 22-story Columbia Square development, and the approved, but not constructed, 28-story Palladium Project.



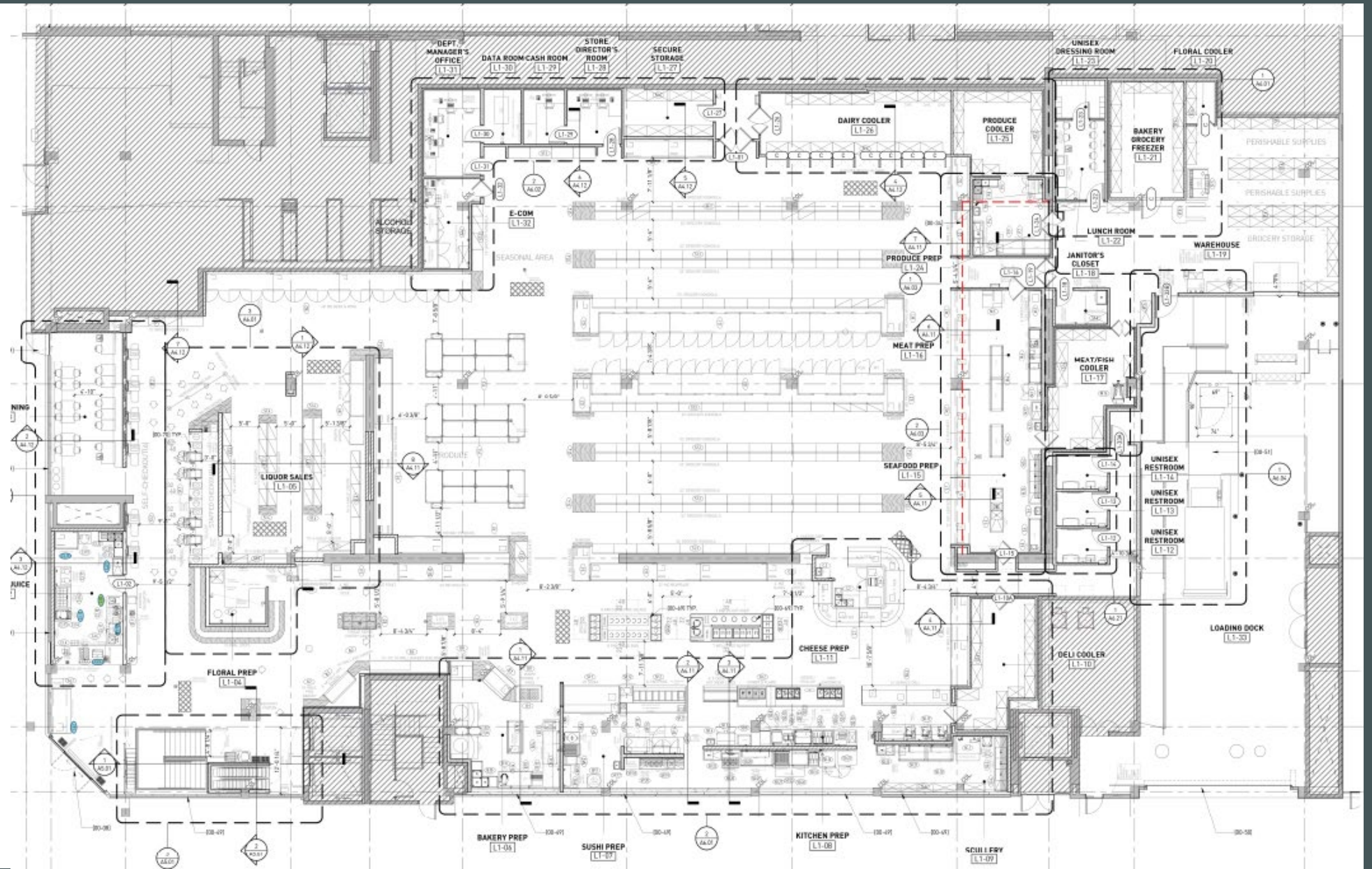






SITE PLAN

FLOOR PLAN











Outreach

Central Hollywood Neighborhood Council

Presentation November 25, 2024

LAPD Hollywood Vice Unit – ABC liaison Officer Pineda

“No problems with Bristol Farms”

Council Office Outreach

Ted Walker Planning Deputy – Council District 13



CENTRAL HOLLYWOOD NEIGHBORHOOD COUNCIL

6501 Fountain Avenue, Los Angeles 90028

December 4, 2024

(page 1 of 2)

Los Angeles City, Planning Department
Office of Zoning Administration
200 N. Spring Street
Los Angeles, CA 90012

Address:

6220 W. Selma Avenue Suite 100

Case Number: ZA-2024-3623-MPA

Dear Zoning Administrator,

The Central Hollywood Neighborhood Council voted at its meeting on Monday, November 25, 2024, and supported the request as listed below with the following conditions:

Project Name: Bristol Farms

Contact: Margaret Taylor, CEO Apex LA, Margaret@Apex-la.com, 818-398-2740

Request: As allowed under Section 13B.2.2.H of LAMC Chapter 1A, the applicant is requesting a Main Plan Approval of a Class 2 Master Conditional Use to allow the sale and dispensing of a full line of alcohol for off-site consumption and on-site instructional tasting in conjunction with a 23,141 square-foot grocery market, with hours of operation from 6 A.M. to 12 A.M. daily. MPA filing per condition 25 (b) of CPC-2016-3742-GPA-VZC-HD-DB-MCUP-SPR. No modification to MCUP conditions requested.

Approval Conditions:

Rationale: Because this is a large grocery store in one of the most dense neighborhoods in the city, residents are keen to see the incorporation of specific amenities and programs that will support the health and wellbeing of our community which includes residents dealing with food insecurity and negative impacts of excessive vehicle and pedestrian traffic.

Requested Considerations:

- Relieve food waste by partnering with Hollywood Food Coalition
- Consider adding outdoor garbage cans for public use (to help clean up the excess trash in the area); may do this by working directly with Hollywood Partnership
- Consider options for curbing traffic caused by large commercial vehicles

A handwritten signature in black ink, appearing to read 'Elvina Beck' with a stylized 'ex' at the end.

Elvina Beck, CHNC President

A handwritten signature in black ink, appearing to read 'Shani Carter McKinney' with a stylized 'SM' at the end.

Shani Carter McKinney, CHNC PLUM Chair

Thank you for your consideration

Margaret Taylor – Land Use Consultant

Margaret@apex-la.com

818-398-2740