



# CENTRAL AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300  
[www.planning.lacity.org](http://www.planning.lacity.org)

## LETTER OF DETERMINATION

MAILING DATE: JUNE 24, 2025

Case No.: **ZA-2024-6848-CUB-1A**  
CEQA: ENV-2024-6849-CE  
Plan Area: Hollywood

Council District: 13 – Soto-Martinez

**Project Site:** 6130 West Sunset Boulevard (6110 – 6134 West Sunset Boulevard)

**Applicant:** Niki Hughes, Grocery Outlet Inc.  
Representative: Steve Rawlings, Rawlings Consulting

**Appellant:** Kathy Binford, PO Sunset LLC c/o Hanover Company  
Representative: Alix Wisner, Armbruster Goldsmith & Delvac LLP

At its meeting of **May 13, 2025**, the Central Los Angeles Area Planning Commission took the actions below in conjunction with the following Project:

The proposed project involves the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a 15,605 square foot proposed grocery store with proposed hours of operation for the establishment from 6:00 a.m. to 11:00 p.m., daily.

1. **Determined**, 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 an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Granted** the appeal in part and **denied** the appeal in part, **sustained** the Zoning Administrator's Determination dated February 18, 2025;
3. **Approved**, pursuant to Section 13B.2.2 of Chapter 1A of the Los Angeles Municipal Code, a conditional use to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a proposed grocery market in the C4-2D-SN Zone;
4. **Adopted** the attached Modified Conditions of Approval; and
5. **Adopted** the attached Amended Findings.

The vote proceeded as follows:

Moved: Stromberg  
Second: Powell  
Ayes: Sachdeva  
Absent: Welliver, Lawrence

**Vote:** 3 – 0

*Denise Otero*

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Denise Otero, Commission Executive Assistant  
Central Area Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

**Effective Date/Appeals:** The decision of the Central Area Planning Commission is not further appealable and shall become final upon the mailing of this determination letter.

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable and the decision is final.**

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.

Attachments: Modified Conditions of Approval, Amended Findings, Appeal Filing Procedures (CEQA)

cc: Henry Chu, Associate Zoning Administrator  
Michelle Carter, City Planner



## CONDITIONS OF APPROVAL

(As Modified by the Central Area Planning Commission at its meeting on May 13, 2025)

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 master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs, or assigns. The agreement with the conditions attached must be submitted to the 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 of a full line of alcoholic beverages for off-site consumption in conjunction with a proposed 15,605 square-foot grocery store.
  - a. The hours of operation shall be limited to 6:00 a.m. to 11:00 p.m., daily.
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. 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.

10. Lighting shall be installed in all areas within the business in conformance with the Los Angeles Municipal Code. The lighting shall be such that it renders all objects and persons clearly visible within the establishment.
11. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
12. 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.
13. 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.
14. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. 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 facility to discourage illegal and criminal activity on the subject premises 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 or truancy occur.
15. **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.

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.

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



17. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
18. 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, the Department of Building and Safety, the Department of City Planning, or other responsible agencies. The on-site Manager and employees shall be knowledgeable of the conditions herein.
19. 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.
20. 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.

#### ADMINISTRATIVE CONDITIONS

21. **Expedited Processing Section Fee.** 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.
22. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per L.A.M.C Section 19.01- E,.3 - Monitoring of Conditional Use Permits, Inspection, and Field Compliance for Review of Operations and Section 19.04 - Miscellaneous 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. A second inspection will take place within 36 months of the first inspection. 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.
23. 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 their 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.

24. 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.

25. **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 (ii).
- iv. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to



reimburse the City pursuant to the requirement in paragraph (ii).

- v. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions 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.

- 26. The use of the Los Angeles Department of Transportation-designated loading zone on El Centro Avenue shall be limited to the hours of 8 a.m. to 11 a.m., Monday to Saturday. Use of the loading zone shall be prohibited on Sundays and the following seven holidays: New Year's Day, President's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, and Christmas Day.

## 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 subject site is located along a heavily traveled commercial corridor in Hollywood. The property is 1.93 acres located on Sunset Boulevard. The subject property has frontages along Sunset Boulevard, Gower Street and El Centro Avenue. The property is developed with an existing 15,605 square feet commercial retail building that was originally operated by Rite-Aid Pharmacy. The project involves the reutilization of an existing tenant space within a commercial building for a new grocery store "Grocery Outlet" with the sale of a full line of alcoholic beverages for off-site consumption with proposed hours of operation for the establishment from 6:00 a.m. to 11:00 p.m., daily.

The subject conditional use permit allows the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a new grocery store. The Conditional Use enables the grocery store to offer its patrons a one-stop shopping experience to meet the shopping needs of the community. This will provide opportunities for enhanced neighborhood-serving options and brings convenience to nearby residents, employees, and visitors of the area with the proposed market and the offering of alcohol sales. The proposed grocery store will bring a neighborhood serving use to the site that will be beneficial to the surrounding neighborhood and community.

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 property is developed with an existing shopping center with several commercial/retail building. Uses located along Sunset Boulevard which is a major commercial corridor, entails commercial and retail uses such as restaurants, retail shops and services. Surrounding properties are within the (T)(Q)C4-2D-SN, C4-2D-SN, and M1-1 zones and are developed with a mix of commercial, multifamily residential, retail, and entertainment uses. The properties to the north across Sunset Boulevard and are zoned (T)(Q)C4-2D-SN and is improved with commercial and parking uses. The abutting properties to the south are zoned C4-2D-SN and improved with commercial buildings and surface parking. The property to the west across El Centro Avenue are zoned (T)(Q)C4-2D-SN and is improved with a multi-story mixed-use development. The property to the east across Gower Street is zoned M1-1 and improved with a recording studio. The proposed grocery store will be neighborhood serving with sales of a full line of alcoholic beverages service being a convenient and incidental to products that are sold.

The project proposes the reutilization of an existing 15,605 square-foot tenant space, previously occupied by Rite-Aid Pharmacy, who sold alcohol for off-site consumption, within an existing shopping center for a new grocery store. The proposed sale of a full line of alcoholic beverages for off-site consumption is proposed to be sold within the grocery store and will be an added amenity to sale of food and other consumer products.

At the May 13, 2025 Central Area Planning Commission (Commission) meeting, the Commission considered an appeal from the owner and operator of the mixed-use building



across El Centro Avenue. Concerns included noise, circulation and potential loss of available street parking. The Commission considered these issues, reviewed correspondence dated October 8, 2024 submitted by Council District 13 to the Department of Transportation, and heard testimony from the applicant and the appellant regarding the loading hours on El Centro Avenue. The Commission added a new Condition No. 26, finding that such condition would ensure that the project will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and public safety. Condition No. 26 states, "The use of the Los Angeles Department of Transportation-designated loading zone on El Centro Avenue shall be limited to the hours of 8 a.m. to 11 a.m., Monday to Saturday. Use of the loading zone shall be prohibited on Sundays and the following seven holidays: New Year's Day, President's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, and Christmas Day."

The other conditions that have been imposed by this grant remain unchanged. These conditions include but the implementation of a camera surveillance system, the utilization of electronic age verification devices to deter underage drinking and purchases, and the requirement that the operator monitor the area under their control to prevent the loitering of persons on the premises to alleviate the potential effects from the sale of alcohol for off-site consumption. The operating conditions herein in conjunction with the Monitoring, Verification, and Inspection Program (MViP) will allow the City the opportunity to continue to monitor and verify compliance of the imposed conditions. The grant ensures the mode and character will remain a neighborhood serving grocery store. Therefore, as conditioned, the sale of a full line of alcoholic beverages for off-site consumption will not adversely affect or further degrade the adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety of the community.

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

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs 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 implemented in the form of Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan.

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The site is located within the Hollywood Community Plan and designates the property for Regional Center Commercial land uses with corresponding zones of C2, C4, P, PB, RAS3, RAS4 and Height District 2. The project site is zoned C4-2D-SN and consistent with the Plan. The subject site is located in the Hollywood Signage (CRA Area) Sign District, the Adaptive Reuse Incentive Area, the Hollywood Community Plan Implementation Overlay, and the Hollywood Redevelopment Project Area.

The Hollywood Community Plan text is silent with regards to the sale and dispensing of alcohol. In such cases, the Zoning Administrator must interpret the intent of the applicable Plan. Specifically, the project addresses the following objectives and policies of the Hollywood Community Plan:



*Goal LU6: Neighborhoods with local serving businesses that provide employment opportunities, community services, and amenities, and sustain unique scale, block patterns, and cultural design elements.*

*Goal LU7: Strong and competitive commercial districts that are aesthetically appealing, pedestrian-oriented, easily accessible and serve the needs and enhance the character of the community.*

*Goal LU8: A vital Regional Center that serves as the heart of Hollywood, balances new development and existing scale, and promotes jobs, housing, and visitor-serving uses.*

*Policy LU8.3: Variety of uses. Consider C2 zoning in the Regional Center to support a variety of uses, including neighborhood serving uses for residents.*

The granted use is also consistent with Chapter 7 of the General Plan Framework Element objectives:

*Objective 7.2 Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.*

*Policy 7.3.2 Retain existing neighborhood commercial activities within walking distance of residential areas.*

The availability of the sale of a full line of alcoholic beverages for off-site consumption is often an expected component of grocery stores. It will serve the residents, workers and visitors of the community by meeting their grocery needs. Moreover, the proposed use will contribute to furthering the development of Hollywood as a major center of population, employment, retail services, and entertainment and provide an amenity to residents, tourists, and employees of the area. Therefore, the proposed use of the subject site conforms to the intent, purpose, and provisions of the General Plan and the Hollywood Community Plan and advances the objectives and intent of the plan by offering a service that will address the needs of the visitors and residents in the community.

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

The Hollywood Community Plan area encompasses several commercial thoroughfares that provide residents with retail and service uses. The subject property is zoned for commercial uses and will be utilized as such with the proposed sale of a full line of alcohol beverages in conjunction with the grocery store that is proposed at the subject site. The proposed grocery store will cater to the customers by providing an additional amenity incidental to the products offered by the grocery store. This use may reduce the need for local residents and visitors to travel to other areas of the City. The grant incorporates a number of conditions which have been imposed to maintain compatibility with the character of the immediate neighborhood.

Moreover, the grant imposes conditions that requires security measures to ensure that the



use is not detrimental, this includes the requirement that all employees participate in training provided by the Los Angeles Police Department STAR (Standardized Training for Alcohol Retailers) Program. The operator is 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 and will ensure that the subject site does not become a nuisance to the community. Additionally, the condition requiring the operator provide a contact number will allow the community to communicate complaints and concerns due to the operations of the subject site. In an effort to address potential noise impacts, the Zoning Administrator has imposed conditions to safeguard peaceful enjoyment and quality of life for neighboring properties. The approval of this request will not adversely affect the welfare of the community because the availability of a full line of alcoholic beverages for off-site consumption is expected in conjunction with establishments such as markets and grocery stores and contribute positively to the local economy.

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 Department of Alcoholic Beverage Control ("ABC") licensing criteria, two (2) on-sale and one (1) off-sale alcoholic beverage licenses are allocated to subject Census Tract No. 1908.01. Data provided on the ABC's License Query System indicate that there are 12 existing on-site and one (1) existing off-site alcoholic beverage licenses within the subject Census Tract.

According to statistics provided by the Los Angeles Police Department Hollywood Division, which has jurisdiction over the subject property within Crime Reporting District No. 666, a total of 642 crimes were reported in 2023 (374 Part I Crimes and 268 Part II Arrests) compared to the citywide average of 162 crimes and arrests and the high crime average of 194 crimes for 2023. In 2023, there were (29) Narcotics, (0) Liquor Law, (0) Public Drunkenness, (0) Disturbing the Peace, (2) Disorderly Conduct, (0) Gambling, and (37) DWI related arrests. 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.

Concentration can be undue when the addition of a license will negatively impact a community. Concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license will benefit the public welfare and convenience. The subject site is located within a Census Tract where the number of active off-site ABC licenses does not exceed ABC guidelines allocated for the census tract. In active commercial areas where the demand for alcohol licenses is in excess of the allocated number and where an over-concentration of licenses is suggested the ABC has recognized that high activity retail, entertainment, commercial centers, and designated points within a community are supported by population that may benefit from convenience



and therefore an increase in the approved licenses for the census tract may occur. Additionally, the California Department of Alcoholic Beverage Control has the discretion to approve or deny an application based on evidence of the effects of normal operations on the public welfare and quiet enjoyment of property by residents. The crime rate in the reporting district where the subject site is located is also substantially higher than those rates identified for the City. The subject site is located in the Hollywood, a regional destination with a high number of entertainment venues, hotels, restaurants, taverns and nightclubs, accounting for the higher number of the area's high crime rate. However, no evidence was submitted for the record establishing any link between the subject site and the area's crime rate.

Approval of the request will not impact the allocated number of licenses since the previous operator/tenant of the subject space, Rite-Aid Pharmacy, utilized an alcohol license for the sale of a full line of alcohol for off-site consumption. Rite-Aid Pharmacy no longer occupies the space, and the subject Grocery Store will operate with a new license that will not exceed the number of off-sale licenses allocated to the census tract by ABC guidelines with the issuance of the license. Additionally, the above statistics indicate that the crime rate in the Reporting District where the subject site is located is higher than the Citywide average and constitutes a High Crime Reporting District. Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions that will safeguard the welfare of the community. Therefore, approval of the request will not contribute to the area's crime and will 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.**

There following sensitive uses were observed within a 600-foot radius of the subject property.

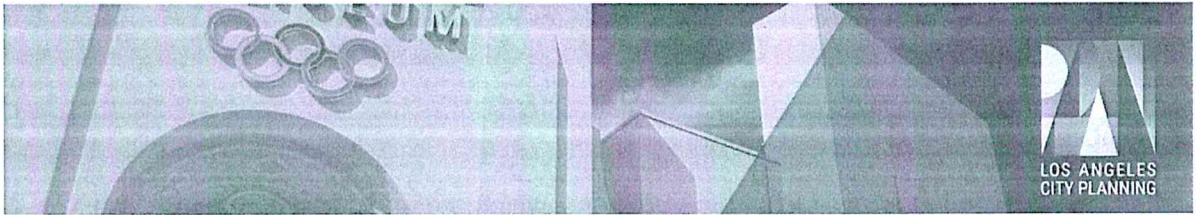
- Child help Hollywood Foster Family and Adoption Agency, Resource and Training Center
- Southern California Hospital
- Residential Uses

The project site is zoned for commercial use and will be utilized as such with the proposed use of the subject site. The project is consistent with the zoning and in keeping with the existing uses adjacent to the subject site. The surrounding neighborhood is characterized with a mixture of commercial and residential uses. The Zoning Administrator has considered the distance of the subject establishment from the sensitive and residential uses that are within close proximity to the subject grocery store. The conditions of the grant address safety, noise and security to protect the health, safety and welfare of the community. The availability of a full line of alcoholic beverages for off-site consumption within the proposed grocery store will contribute to the development of the community and will serve residents and the local employees as well as visitors. Therefore, as conditioned, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.



**FLOOD HAZARD FINDING**

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside a flood zone.



## **LOS ANGELES CITY PLANNING APPEAL FILING PROCEDURES**

Entitlement and CEQA appeals may be filed using either the Online Application System (OAS) or in person Drop Off at DSC (Development Services Center).

**Online Application System:** The OAS (<https://planning.lacity.org/oas>) allows appeals to be submitted entirely electronically online; fee payment is 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**

(213) 482-7077  
201 N. Figueroa Street  
Los Angeles, CA 90012

**Van Nuys DSC**

(818) 374-5050  
6262 Van Nuys Boulevard  
Van Nuys, CA 91401

**West Los Angeles DSC**

(CURRENTLY CLOSED)  
(310) 231-2901  
1828 Sawtelle Boulevard  
West Los Angeles, CA 90025

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 Los Angeles Municipal Code provisions.

**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 that DSC staff members have adequate time to review and accept the documents, and to allow appellants time to submit payment.



QR Code to Online  
Appeal Filing



QR Code to Forms  
for In-Person Filing