

# 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 Address<sup>1</sup>: 6130 W Sunset Blvd Unit/Space Number: \_\_\_\_\_

Legal Description<sup>2</sup> (Lot, Block, Tract): Lot B, PM 2550

Assessor Parcel Number: 5546-024-019 Total Lot Area: 66,138.8 SF

#### 2. PROJECT DESCRIPTION

Present Use: Vacant Retail Space (former Rite Aid Pharmacy)

Proposed Use: Grocery store selling a full-line of alcohol for off-site consumption

Project Name (if applicable): Grocery Outlet

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

<sup>2</sup> 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:**

Permit to sell a full-line of alcohol for off-site consumption (ABC Type 21 License) in conjunction with a new 15,605 SF grocery store with hours of operation from 7am to 11pm daily in the 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 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 checked="" 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 \_\_\_\_\_ - Demolish(ed)<sup>3</sup> \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Number of Affordable Units<sup>4</sup>: Existing \_\_\_\_\_ - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Number of Market Rate Units: Existing \_\_\_\_\_ - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Mixed Use Projects, Amount of Non-Residential Floor Area: \_\_\_\_\_ square feet

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

<sup>4</sup> 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: 110 Required # of Parking Spaces: 61

### 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)? \_\_\_\_\_ feet

If dedications are required on multiple streets, identify as such: \_\_\_\_\_

## 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: 12.24 W1

Code Section from which relief is requested (if any): \_\_\_\_\_

Action Requested: Permit to sell a full-line of alcohol for off-site consumption in conjunction with a new 15,605 SF grocery store with hours of operation from 7am to 11pm daily in the C4-2D-SN zone.

Authorizing Code Section: \_\_\_\_\_

Code Section from which relief is requested (if any): \_\_\_\_\_

Action Requested: \_\_\_\_\_

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): \_\_\_\_\_

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.: \_\_\_\_\_ 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 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:

#### 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

Applicant<sup>5</sup> Name: Grocery Outlet Inc,  
Company/Firm: Attn: Niki Hughes  
Address: 5650 Hollis Street Unit/Space Number: \_\_\_\_\_  
City: Emeryville State: CA Zip Code: 94608  
Telephone: 510-725-2972 E-mail: nhughes@cfgo.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): HOME OF THE STARS LP, c/o The Beaumont Company  
Address: 541 N LARCHMONT BLVD Unit/Space Number: \_\_\_\_\_  
City: Los Angeles State: CA Zip Code: 90004  
Telephone: (323) 466-9761 E-mail: themargas@roadrunner.com

### AGENT / REPRESENTATIVE NAME: Steve Rawlings

Company/Firm: Rawlings Consulting  
Address: 26023 Jefferson Avenue Unit/Space Number: Suite D  
City: Murrieta State: CA Zip Code: 92562  
Telephone: 951.667.5152 E-mail: SER@Rawlingspm.com

<sup>5</sup> 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):** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Company/Firm:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Unit/Space Number:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Primary Contact for Project Information<sup>6</sup>**

**(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.

<sup>6</sup> 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.



## PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** An LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
  - a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
  - b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
  - c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
  - d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.  
The City requires an original signature from the property owner with the "wet" notary stamp.  
A Notary Acknowledgement is available for your convenience on following page.*

Signature: 

Date: 6/3/2024

Print Name: Laura Marago

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_



SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE '1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

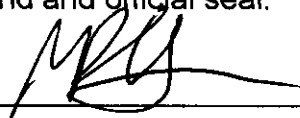
County of Los Angeles

On 3 June 2024 before me, Maxwell Rouse-Howell  
(Insert Name of Notary Public and Title)

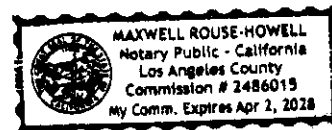
personally appeared Laura Margo, who  
proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~  
subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same  
in ~~his~~/her/~~their~~ authorized capacity(~~ies~~),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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature



## APPLICANT DECLARATION

A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- g. I understand that if this application is denied, there is no refund of fees paid.
- h. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this



paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

- i. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
- j. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

*The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.*

**Signature:** 

**Date:** 6-10-24

**Print Name:** LUKE THOMPSON

## NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

### 7. SIGNATURES

Signatures of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

**REVIEW** of the project by the applicable Neighborhood Council is not required but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).





# ALCOHOL & ENTERTAINMENT ESTABLISHMENTS

## Class 2 Conditional Use Permit

### Related Code Sections

Los Angeles Municipal Code (LAMC) Section 12.24 W.1 (Class 2 Conditional Use Permit) of Chapter 1 authorizes applications for alcohol establishments (CUB); and Section 12.24 W.18 (Class 2 Conditional Use Permit) of Chapter 1 authorizes applications for entertainment establishments (CUX). Procedures for a Class 2 Conditional Use Permit are governed by LAMC Section 13B.2.2. of Chapter 1A.

### Public Hearing and Notice

Notification of a public hearing for the above process includes Property Owners and Occupants (i.e., tenants) within 300 feet from the boundaries of the subject site and the Certified Neighborhood Council representing the area in which the property is located, as well as on-site posting of the notice. This is for informational purposes only and not required at the time of filing, unless otherwise requested. Refer to the Mailing Procedures Instructions (CP13-2074) and Posting Instructions ([CP-7762](#)) for applicable requirements.

## Specialized Requirements

When filing for the above application, the following items are required in addition to those specified in the City Planning Application Filing Instructions (CP13-7810).

### Radius Map Requirements

Requests for alcohol establishments pursuant to LAMC Section 12.24 W.1 of Chapter 1 are required to include the following. Note that these requirements are separate from the Public Noticing requirements detailed in the Mailing Notification Procedures (CP13-2074), which will be requested by the Project Planner 6-8 weeks prior to the public hearing.

- ☐ A 600-foot radius map showing land uses. See Radius Map Guidelines ([CP-7826](#)) for applicable additional requirements.
- ☐ A list of alcohol establishments between 600 and 1,000 feet of the site. Include the type of license and address.
- ☐ A list of the following types uses within 600 feet:
  - Residential uses and type (e.g., single-family, apartment, hotel)
  - Churches

- Schools, including nursery schools and child-care facilities
- Hospitals
- Parks, public playgrounds, and recreational areas
- Establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises

## Additional Requirements for Main CUBs or CUXs

☐ A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating the:

- Type of alcohol permit sought
- Square footage of each particular restaurant, bar, or event space
- Address or suite/unit number corresponding to each CUB or CUX request
- Tenant-operator of each alcohol or adult entertainment establishment (if known)

## Specialized Questions

The items below cover important information which will help acquaint the decision maker with your request. The information is required but should not be considered as a limitation upon materials to be submitted. The applicant is encouraged to include any additional relevant materials. In the space below, or on separate paper, if necessary, complete the following:

### Physical Development of the Site

1. What is the total square footage of the building or center in which the establishment is located?  
\_\_\_\_\_
2. What is the total square footage of the space the establishment will occupy? \_\_\_\_\_
3. What is the total occupancy load of the space as determined by the Fire Department? \_\_\_\_\_
4. What is the total number of seats that will be provided: Indoors? \_\_\_\_\_ Outdoors? \_\_\_\_\_
5. If there is an outdoor area, will there be an option to consume alcohol outdoors?  
☐ YES ☐ NO ☐ N/A
6. If there is an outdoor area, is it located on private property or the public right-of-way, or both?  
\_\_\_\_\_
7. If an outdoor area is within the public right-of-way, has a revocable permit been obtained?  
☐ YES ☐ NO ☐ N/A



8. Is floor area being added? ☐ YES ☐ NO

If YES, how much is enclosed? \_\_\_\_\_ Outdoors? \_\_\_\_\_

9. Is the site located within 1,000 feet of any schools (public, private, or nursery), churches or parks? ☐ YES ☐ NO

10. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B.17 of Chapter 1? ☐ YES ☐ NO

### Parking

11. How many parking spaces are available on the site? \_\_\_\_\_

12. Are they shared or designated for the subject use? \_\_\_\_\_

13. If adding floor area, what is the parking requirement as determined by the Department of Building and Safety (LADBS)?

\_\_\_\_\_

14. Have any arrangements been made to provide off-site parking? ☐ YES ☐ NO

If YES, is the parking secured via a private lease or a covenant/affidavit approved by LADBS?

\_\_\_\_\_

**Note:** Required parking must be secured via a covenant pursuant to LAMC Section 12.26 E.5 of Chapter 1. A private lease is only permitted by a Variance.

15. Provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.

16. Will valet service be available? ☐ YES ☐ NO

17. Will the service be for a charge? ☐ YES ☐ NO

### Operation of the Establishment

18. Has the use been discontinued for more than a year? ☐ YES ☐ NO

If YES, it is **not eligible** for the Plan Approval process.

If NO, the applicant may be required to prove that the discontinuance of the use did not occur.

See LAMC Section 12.23 B.9 or 12.24 Q of Chapter 1.

19. What are the proposed hours of operation and which days of the week will the establishment be open?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation							

20. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc.? ☐ YES ☐ NO

If YES, describe: \_\_\_\_\_

**Note:** An establishment that allows for dancing needs a Class 2 Conditional Use Permit pursuant to 12.24 W.18 of Chapter 1.

21. Will there be minimum age requirements for entry? ☐ YES ☐ NO

If YES, what is the minimum age requirement and how will it be enforced? \_\_\_\_\_

22. Will there be any accessory retail uses onsite? ☐ YES ☐ NO

If YES, what will be sold? \_\_\_\_\_

## Security

23. How many employees will be on the site at any given time? \_\_\_\_\_

24. Will security guards be provided onsite? ☐ YES ☐ NO

If YES, how many and when? \_\_\_\_\_

25. Has LAPD issued any citations or violations? ☐ YES ☐ NO

If YES, provide copies.

## Alcohol

26. Will there be beer & wine only, or a full line of alcoholic beverages available? \_\_\_\_\_

27. Will "fortified" wine (greater than 16% alcohol) be sold? ☐ YES ☐ NO

28. Will alcohol be consumed on any adjacent property under the control of the applicant?

☐ YES ☐ NO

29. Will there be signs visible from the exterior that advertise the availability of alcohol?

☐ YES ☐ NO

### Food

30. Will there be a kitchen on the site?

☐ YES ☐ NO

31. Will alcohol be sold without a food order?

☐ YES ☐ NO

32. Will the sale of alcohol exceed the sale of food items on a quarterly basis? ☐ YES ☐ NO

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

### On-Site

34. Will a bar or cocktail lounge be maintained incidental to a restaurant?

☐ YES ☐ NO

*If YES, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.*

35. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")?

☐ YES ☐ NO

*If YES, a request for off-site sales of alcohol is also required.*

36. Will discounted alcoholic drinks ("Happy Hour") be offered at any time?

☐ YES ☐ NO

### Off-Site

37. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? ☐ YES ☐ NO

38. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 750 ml? ☐ YES ☐ NO

**Note:** Contact the California Department of Alcoholic Beverage Control (ABC) regarding its requirements at <http://www.abc.ca.gov/>.

### Caldera Bill (CA Business and Professions Code Section 23958 and 23958.4)

39. Is this application a request for on-site or off-site sales of alcoholic beverages?

☐ YES ☐ NO

*If YES, is the establishment a bona-fide eating place (restaurant) or hotel/motel?*



*If NO, contact ABC to determine whether the proposed site is located in an area where issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or if issuance would result in, or add to an undue concentration of licenses.*

**Notes:** *If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience or necessity**. This is in addition to obtaining the Conditional Use Permit or Plan Approval. Contact the ABC regarding its requirements at <http://www.abc.ca.gov/>.*

## Findings


The decision maker must decide if the facts presented in the record support the findings (i.e., criteria for approval) established in the LAMC. On a separate sheet, provide a detailed justification/explanation of how the proposed project conforms with the following:

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

## Supplemental Findings

In addition to the above findings for approval, the decision maker must also consider the following matters. The information is required but should not be considered as a limitation upon materials to be submitted. The applicant is encouraged to include any additional relevant materials.

1. The proposed use 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.

- 
- 
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.

## **FINDINGS**

Grocery Outlet

6130 W Sunset Blvd

9/24/24

Following is a delineation of the findings and the application of the relevant facts to same:

***1. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region. The proposed location will be desirable to the public convenience or welfare.***

Grocery Outlet Bargain Market is an American supermarket chain with 320 locations in California, Oregon, Washington and Idaho. It will offer a large variety of grocery products, including dairy products, fresh produce, and a full meat section. A variety of goods and services is vital for the growth of any neighborhood and with an increase in retail choices, neighborhoods become more desirable to residents. The proposed grocery store provides neighboring residents and workers with a supermarket alternative for their shopping needs. Additionally, the sale of alcohol for off-site consumption is an expected amenity at supermarkets.

The applicant is requesting a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with a new 15,605 square-foot supermarket. Grocery Outlet will occupy a tenant space that has been previously operated as a Rite-Aid which sold a full line of alcoholic beverages for almost 50 years. By utilizing the vacant space, the Grocery Outlet will improve and revitalize the neighborhood by activating an underutilized space. The sale of alcohol will be incidental to groceries and other household items. The proposed location is suited for Grocery Outlet, in that it promotes livability and convenience for residents and employees that furthers community and economic development. As such, the project will enhance the built environment in the surrounding neighborhood and will perform a function and provide a service that is beneficial to the surrounding 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 request herein includes a Grocery Outlet, a full-service grocery store, within an existing commercial building in which the applicant is requesting a Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages for offsite consumption. The store area will be 15,605 square feet and is proposed to operate between the hours of 6:00 a.m. to 11:00 p.m., daily.

Surrounding properties are improved with a mix of residential and commercial uses. Property to the north is CBS Columbia Square. The property to the east abutting the subject property is Sunset Gower Studios. Property to the south is an AT&T facility. Property to the west is an apartment complex.



The sale of a full line of alcoholic beverages in conjunction with a supermarket use and proposed operation of Grocery Outlet is proper in relation to adjacent uses. The store entrance is oriented toward Sunset Boulevard and is setback from the street with surface parking facing Sunset Boulevard. The store's hours of operation do not consist of late night hours, the store will be open from 6:00 a.m. to 11:00 p.m., daily. A full-service grocery store will not be materially detrimental to the character of the neighborhood. The proposed retail establishment will be maintained and operated with ample lighting and trained staff, while enhancing the neighborhood's aesthetics, convenience, livability, and security. Conditions will address noise and loitering. Delivery hours are limited and more restrictive than permitted by code to minimize noise impacts on adjacent residential uses. With modest operating hours from 6:00 a.m. to 11:00 p.m., daily, no late-night nuisance activity or noise will be generated. Grocery Outlet will activate the site and help improve safety and security.

Conditions such as requirements for STAR training and security cameras will continue to be imposed to ensure that the project will not adversely affect or degrade adjacent properties.

Therefore, the project's location, 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.

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

This location previously sold alcohol for almost 50 years and therefore the continuation of alcohol sales is consistent with the General Plan. The grocery store provides neighboring residents and workers with a convenient alternative for their shopping needs. Additionally, the sale of beer, wine, and distilled spirits for off-site consumption will be incidental to other grocery and household items and is an expected amenity at grocery stores.

The property is zoned C4-2D-SN and is thus consistent with the existing land use designation. The subject property is located within the Adaptive Reuse Incentive Specific Plan Area.

The granting of the CUP will continue to positively contribute to the overall goals and policies of the General Plan by conserving and strengthening a viable commercial development with a grocery store with a full-line of alcohol sales. They will continue to offer a diverse range of goods to meet the needs of the area. Given the conditions of approval and the fact that the sale of alcohol is incidental to a grocery store, the use can be deemed to be in harmony with the General Plan and the surrounding land uses will not be significantly impacted by the proposed off-site alcohol sales.

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

The approval of the Conditional Use Permit request will not adversely affect the welfare of the community. The property is zoned for commercial uses and will continue to be utilized as such with the

proposed Grocery Outlet. With oversight from the California Department of Alcoholic Beverage Control and the incorporation of several conditions, the project will be compatible with the character of the immediate neighborhood. Further, the retail store's operation will be fully enclosed within the building and should not impact on the surrounding community.

Conditions will be incorporated into the approval to require security measures such as the installation of a surveillance system and deterrence of graffiti. In addition, there will be the installation of an age verification device at the point of sale to deter underage drinking. Employees will also undergo training provided by the Los Angeles Police Department STAR (Standardized Training for Alcohol Retailers) Program. Both the Conditions of Approval and the requirements of the State Alcoholic Beverage Control agencies are intended to protect the public health, welfare and safety of the community.

Grocery Outlet will provide a broad range of everyday essentials to meet the needs of local residents, workers, and visitors. The addition of alcoholic beverage sales will not change the character of the proposed retail use. Alcoholic beverage sales will be a small component and incidental to the overall retail operations as a full-service grocery store and will not adversely affect the surrounding community.

***5. The granting of such application will not result in an undue concentration in the area of establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, giving consideration to applicable State laws and to the CA ABC Guidelines for undue concentration; and also giving consideration to the number and proximity of such establishments within a one thousand feet 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 State Department of Alcoholic Beverage Control (ABC), there is one (1) off-site license allocated to Census Tract No 1908.01. There is one (1) existing license.

Undue concentration can occur 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. The incorporation of conditions relative to the specific operation of the establishment will address and minimize any possible adverse impact on the welfare of the surrounding area. The store's hours of operation are limited and do not consist of late-night hours. The sale of alcohol will be incidental to groceries and other household items and the sale of alcohol for off-site consumption on the subject site is not expected to contribute to the area's crime rate or result in any nuisance activity.

Therefore, the project will not adversely affect community welfare because the subject supermarket is a desirable use in an area designated for commercial uses. In this case, the project will continue to provide convenience to workers, visitors, and residents in the immediate neighborhood and as conditioned, will

not negatively impact the area. As such, approval of the request will not result in an undue concentration of licensed premises.

***6. The proposed use will not detrimentally affect nearby by residentially zoned communities in the area after giving consideration to the distance of the proposed use from the following: residential buildings, churches, schools, hospital, public playgrounds, and other similar uses; and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.***

Sensitive uses within a 600-foot radius of the subject property include:

- CHILDHELP HOLLYWOOD FOSTER FAMILY AND ADOPTION AGENCY, RESOURCE AND TRAINING CENTER AT 1345 N EL CENTRO AVE
- SOUTHERN CALIFORNIA HOSPITAL AT 6245 DE LONGPRE AVE
- NO OTHER SCHOOLS, NURSERY SCHOOLS OR CHILD-CARE FACILITIES
- NO PARKS, PUBLIC PLAYGROUNDS OR RECREATIONAL AREAS
- RESIDENTIAL USES AS SHOWN IN MAP AND ATTACHED LIST

The project site is zoned for commercial uses and will continue to be utilized as such with the proposed full-service grocery store.

The store's hours of operation do not consist of late-night hours, the store will be open from 6:00 a.m. to 11 :00 p.m., daily. The sale of alcohol will be incidental to the sale of grocery items and household goods and will not have a detrimental effect on nearby sensitive uses.

The site is adequately buffered from adjacent residential uses. Alcohol sales for off-site consumption will not detrimentally affect the neighboring residential and other sensitive uses in the area because they will occur in a controlled environment within the proposed retail store by trained employees and be subject to multiple security measures. Therefore, through appropriate conditions, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.





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#### PROJECT TEAM

**ISSUE/REVISION RECORD**

DATE DESCRIPTION

09-19-2023 FIXTURE PLAN V1

FLOOR AREAS	
ROOM NAME	AREA
BACK OFFICE	100 SF
BREAK ROOM	160 SF
DAIRY/PRODUCE COOLER	611 SF
EQUIPMENT PLATFORM	414 SF
FREEZER	406 SF
FRONT OFFICE	160 SF
HALLWAY	96 SF
MEAT COOLER	150 SF
RESTROOM #1	72 SF
RESTROOM #2	72 SF
SALES FLOOR	11648 SF
STOCK ROOM	2098 SF

FLOOR AREAS	
SALES (NET) =	11,666 SF
STOCK + ROVG (NET) =	2,104 SF
BOXES (NET) =	1,176 SF
SUPPORT + MISC. (NET) =	659 SF
TOTAL FLOOR AREA (NET) =	15,605 SF
LEASABLE AREA (GROSS) =	16,870 SF
F.O.H. =	12,065 SF
<INCLUDES SALES, VESTIBULE, OFFICES>	
B.O.H. =	3,540 SF
<INCLUDES SUPPORT, BOXES>	

BEER & WINE		
DESCRIPTION / REMARK	LENGTH	AREA
CHILLED B&W (MULTI-DECK)	12 LF	43 SF
24" GONDOLAS (PERIMETER)	38 LF	76 SF
18" GONDOLAS (CENTER)	84 LF	126 SF
14" X 42" END CAPS	21 LF	24 SF
TOTALS:	155 LF	269 SF
830 SF = ALLOCATED FLOOR AREA - B&W		
7.11% = RATIO TO TOTAL SALES FLOOR		

INTERIOR SIGNAGE	
USE 4'-0" PACKAGE	
LIGHTING AT +14'-0" A.F.F.	

BARGAIN PROMO	
STEEL SHELVING	
HEIGHT: 42"	
LENGTH: 84"	
DEPTH: 36"	
1 TIER OF SHELVING	

SEASONAL	
HEIGHT: 48"	
BASE DEPTH: 28"	
SHELF DEPTH: 24"	
# SHELVES PER SECTION: 3	
COLOR: SARAH	

CENTER STORE	
HEIGHT: 84"	
BASE DEPTH: 32"	
SHELF DEPTH: 28"	
# SHELVES PER SECTION: 6	
COLOR: SARAH	

PERIMETER	
HEIGHT: 84"	
BASE DEPTH: 24"	
SHELF DEPTH: 20"	
# SHELVES PER SECTION: 7	
COLOR: SARAH	

WINE - PERIMETER	
HEIGHT: 84"	
BASE DEPTH: 24"	
SHELF DEPTH: 20"	
# SHELVES PER SECTION: 5	
COLOR: BLACK	

WINE - CENTER	
HEIGHT: 48"	
BASE DEPTH: 18"	
SHELF DEPTH: 16"	
# SHELVES PER SECTION: 3	
COLOR: BLACK	

WINE - CENTER END CAPS	
HEIGHT: 48"	
BASE DEPTH: 14"	
SHELF DEPTH: 12"	
# SHELVES PER SECTION: 3	
COLOR: BLACK	

#### FIXTURE PLAN LEGEND:

☒ = BRASS BELL (AT CHECKSTAND #1)

▬ = ECO BAG GRIDS (3 - PER PLAN)

#### WALL LEGEND:

▬ = EXISTING SHELL STRUCTURAL WALLS

▬ = SHELL STRUCTURAL WALLS (CMU)

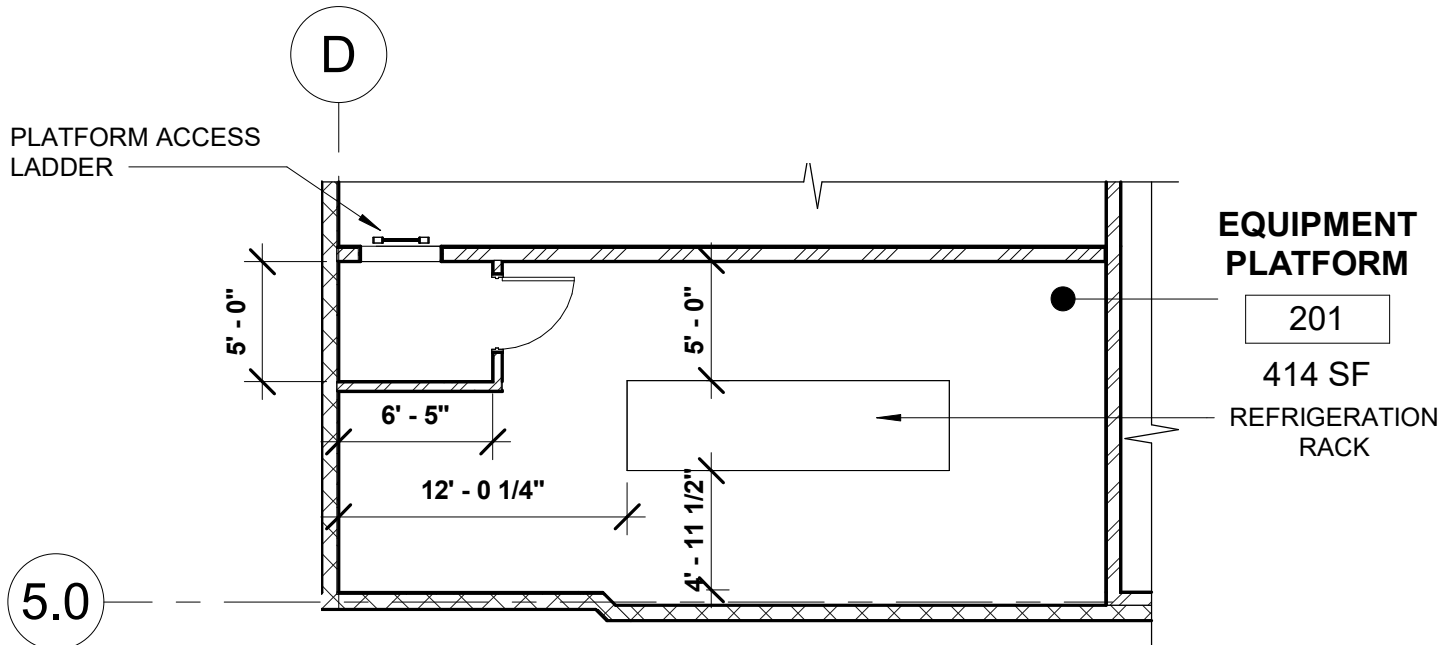
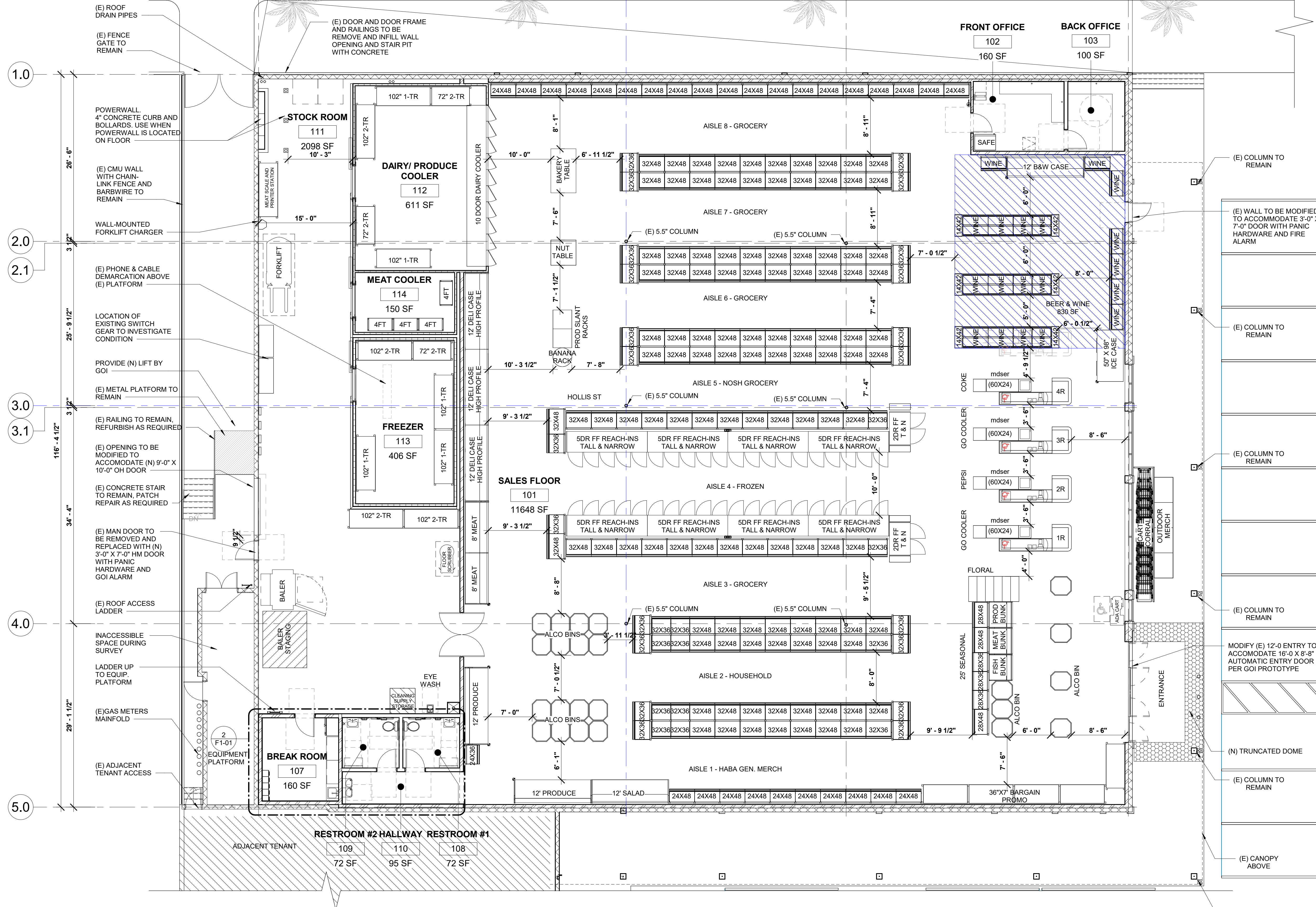
▬ = T.I. LOAD-BEARING / SHEAR WALLS

▬ = T.I. FULL HT. PARTITIONS (TO BOTTOM OF ROOF)

▬ = T.I. PARTITIONS (TO BOTTOM OF CEILING)

▬ = T.I. COOLER WALLS (BY MANUF.)

## N EL CENTRO AVE



2 EQUIPMENT PLATFORM  
1/8" = 1'-0"

1 FLOOR PLAN - FIXTURE LAYOUT  
1/8" = 1'-0"



**PROJECT NUMBER**  
58579

**SHEET TITLE**  
FIXTURE PLAN

**SHEET NUMBER**

**F1-01**

NOT ISSUED FOR CONSTRUCTION



EL CENTRO AVENUE

SUNSET BOULEVARD

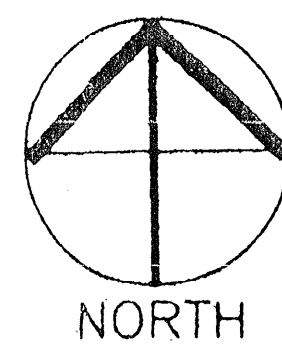
GOWER STREET

LEGAL DESCRIPTION  
Lots "A" & "B", P. M. 2550, Per  
Book 47, Page 38. Except That  
Portion Dedicated For Street  
Purposes.

Grocery Outlet (Formerly Rite-Aid)  
6130 Sunset Blvd.

6122 Sunset Blvd

EXISTING  
DENNY'S



**SITE PLAN**  
1" = 16'-0"

TOTAL PARKING PROVIDED  
75 FULL SIZE SPACES (8'-8" or 9'-0" EA.)  
35 COMPACT SPACES (7'-6" EA.) 32%  
110 TOTAL PARKING SPACES PROVIDED  
98 EXISTING PARKING SPACES

**PROPOSED GROCERY OUTLET  
6130 SUNSET BLVD.  
HOLLYWOOD, CA**