

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 ([CP13-7810](#)) for more information.

1. PROJECT LOCATION

Street Address¹: 11302 W. SANTA MONICA BLVD. LOS ANGELES, CA 90025

Unit/Space Number: _____

Legal Description² (Lot, Block, Tract): LOTS: FR1 & FR2; ARB 1&2; BLOCK: NONE; TRACT: TAFT SUBDIVISION

Assessor Parcel Number: 4261009036 & 4261009037 & 4261009030

Total Lot Area: 11,406.964 sf

2. PROJECT DESCRIPTION

Present Use: RESTAURANT AND RETAIL

Proposed Use: RESTAURANT AND RETAIL

Project Name (if applicable): DR.G

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:

A conditional use permit to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with an existing 1,452 S.F. retail store operating daily from 6 am to 2 am in the C2-1VL 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 checked="" 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 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>N/A</u>	- Demolish(ed) ³	<u>N/A</u>	+ Adding	<u>N/A</u>	= Total	<u>N/A</u>
Number of Affordable Units ⁴ :	Existing	<u>N/A</u>	- Demolish(ed)	<u>N/A</u>	+ Adding	<u>N/A</u>	= Total	<u>N/A</u>
Number of Market Rate Units:	Existing	<u>N/A</u>	- Demolish(ed)	<u>N/A</u>	+ Adding	<u>N/A</u>	= Total	<u>N/A</u>
Mixed Use Projects, Amount of <u>Non-Residential</u> Floor Area: <u>N/A</u> 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: 0 Required # of Parking Spaces: 7

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. of Chapter 1A?

☐ YES ☒ NO

Authorizing Code Section: LAMC 12,24W-1

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

Action Requested: a conditional use permit to allow a full line of alcoholic beverages for off-site consumption in conjunction with a retail store operating daily from 6 am to 2 am in the C2-1VL 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:
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: David Koltsov

Company/Firm: N/A

Address: 11302 W. SANTA MONICA BLVD.

Unit/Space Number: _____

City: LOS ANGELES

State: CA

Zip Code: 90025

Telephone: 310-691-9356

E-mail: 6919356@gmail.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): Donald F. Griffin, Jr. Trustee of the GRE Trust

Address: 11345 SANTA MONICA BLVD.

Unit/Space Number: _____

City: LOS ANGELES

State: CA

Zip Code: 90025

Telephone: 310-713-1945

E-mail: don@landmarkrealtyus.com

AGENT / REPRESENTATIVE NAME: LILIGER DAMASO AND ROB DE LA TORRE

Company/Firm: LIQUOR LICENSE BROKERS.COM

Address: 8737 VENICE BLVD.

Unit/Space Number: 105

City: LOS ANGELES

State: CA

Zip Code: 90034

Telephone: 310-614-8492

E-mail: LILI@LIQUORLICENSEBROKERS.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): _____

Name: _____

Company/Firm: _____

Address: _____ **Unit/Space Number:** _____

City: _____ **State:** _____ **Zip Code:** _____

Telephone: _____ **E-mail:** _____

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.

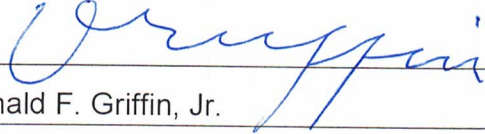
⁶ As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section 49.7.37(A)(6). An email address and phone number shall be required on the DCP Application Form, and the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

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 to 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: 
Print Name: Donald F. Griffin, Jr.

Date: October 25, 2024

Signature: _____
Print Name: _____

Date: _____

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

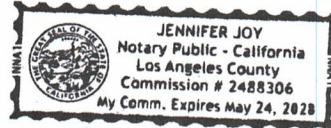
County of Los Angeles

On October 25, 2024 before me, Jennifer Joy, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Donald F. Griffin Jr, 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.



(Seal)

Jennifer Joy
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.

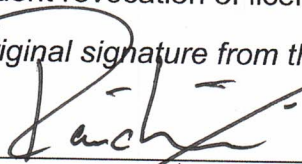
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, 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: 11-12-24

Print Name:

David Koltsov

NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

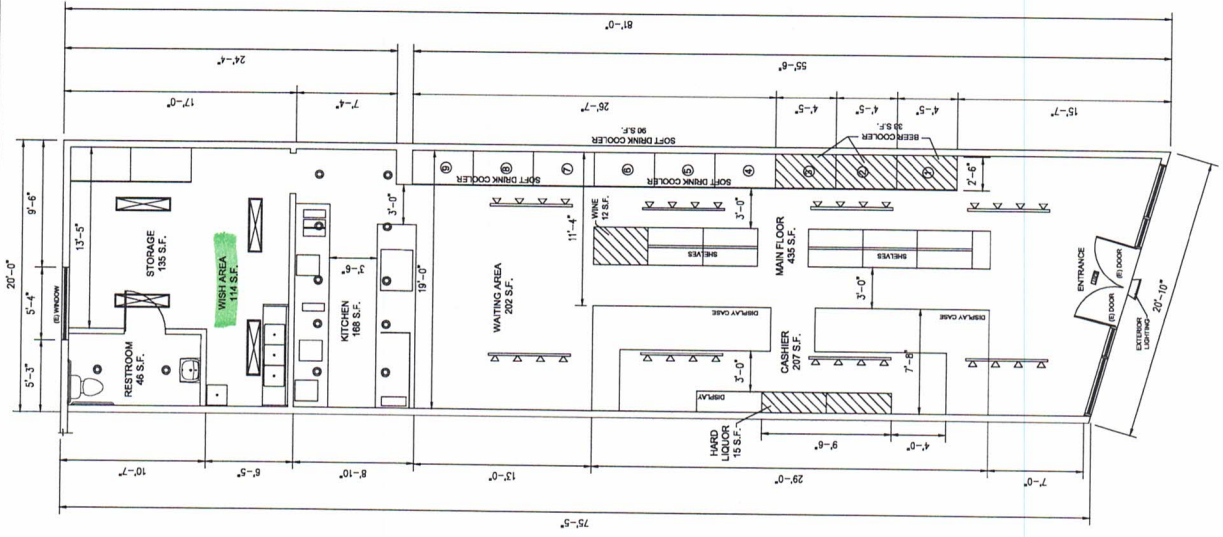
7. SIGNATURES

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

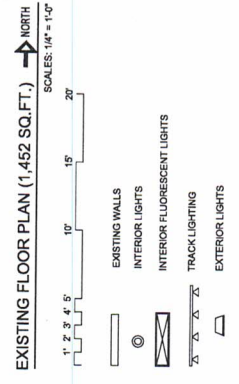
REVIEW of the project by the applicable Neighborhood Council is not required but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site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

Spelling Correction - Wash Area



FLOOR AREA: (1,452 S.F.)

MAIN AREA:	435 S.F.
CASHIER AREA:	207 S.F.
WAITING AREA:	202 S.F.
RESTROOM:	46 S.F.
STORAGE:	135 S.F.
WASH AREA:	114 S.F.
SOFT DRINK COOLER:	90 S.F.
BEER COOLER:	38 S.F.
WINE SHELVES:	12 S.F.
HARD LIQUOR SHELVES:	15 S.F.
OTHERS:	163 S.F.
TOTAL:	1,452 S.F.





PROJECT DESCRIPTION/ REQUEST:

Pursuant to Los Angeles Municipal Code Section 12.24 W.1, the Applicant respectfully requests approval of a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption (ABC Type 21 license) in conjunction with the operation of an existing 1,452-square-foot retail and coffee bar establishment known as DR. G. The business is located within the C2-1VL Zone and proposes operating hours from 6:00 a.m. to 2:00 a.m., daily.

BACKGROUND

The property located at 11300 W. Santa Monica Blvd., Suite 2, Los Angeles, CA 90025, is situated within the C2-1VL zone, which permits a variety of commercial uses, including retail, restaurants, and offices. This zoning designation aligns with the Neighborhood Commercial land use category outlined in the West Los Angeles Community Plan.

Surrounding Land Uses and Zoning Designations:

North: Directly north of the property lies a mix of commercial and residential developments. These properties are predominantly zoned C2-1VL, accommodating various commercial establishments, including retail stores and eateries.

South: To the south, across Santa Monica Boulevard, the area features a combination of commercial and multi-family residential buildings. The zoning here includes (Q)RAS4-C2-1VL and C2-1VL, supporting mixed-use developments that integrate residential units above ground-floor commercial spaces.

East: Adjacent properties to the east are primarily commercial in nature, with zoning designations of C2-1VL. These parcels host a variety of businesses, contributing to the vibrant commercial corridor along Santa Monica Boulevard.

West: To the west, the land use continues with commercial properties under the C2-1VL zoning. This area includes a range of commercial activities, maintaining the continuity of the commercial landscape along the boulevard.

The consistent C2-1VL zoning in the immediate vicinity fosters a cohesive commercial environment, supporting a diverse array of businesses and services that cater to the local community and visitors alike.

STREETS AND CIRCULATION:

Santa Monica Boulevard (CA-2): This major east-west arterial road runs directly in front of the property. It serves as a primary thoroughfare connecting West Los Angeles to Beverly Hills, Century City, and Downtown Los Angeles to the east, and to Santa Monica and the Pacific Coast to the west.

Sawtelle Boulevard: Located just east of the property, Sawtelle Boulevard is a significant north-south route known for its diverse dining options and commercial establishments. It intersects with Santa Monica Boulevard near the property, enhancing local accessibility.

Interstate 405 (San Diego Freeway): Approximately half a mile east of the property, I-405 is a major north-south freeway that provides regional connectivity, linking the San Fernando Valley to the north with the South Bay and Orange County to the south. The proximity to I-405 facilitates convenient freeway access for commuters and visitors.

GENERAL FINDINGS

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 a relatively flat, irregular-shaped lot in the West Los Angeles Community Plan, located on the corner of Santa Monica Boulevard and Sawtelle Boulevard. The site consists of approximately 2,573 square feet having approximately 52 feet of frontage on the northern property line along Santa Monica Boulevard and a lot depth of approximately 45 feet. There is a 10-foot wide alley abutting the site to the south. The surrounding properties are improved with a mix of primarily commercial and residential uses. Neighboring properties to the east and west along Santa Monica Boulevard are zoned C2-1 VL and improved with one- to two-story commercial buildings, including restaurants and other commercial uses. Neighboring properties to the north and south are zoned (Q)RAS4-1VL and C2-1VL and improved with one to five story residential apartment and commercial buildings.

The proposed project at 11300 W. Santa Monica Blvd., Suite #2, will enhance the built environment and benefit the surrounding neighborhood by offering a thoughtfully curated retail and coffee bar experience that emphasizes health-conscious, sustainable, and specialty products. By incorporating a full line of alcoholic beverages for off-site consumption, with a focus on premium wines and rare ales, the establishment will fill a growing demand in the community for high-quality, organic, and natural offerings that align with evolving consumer preferences.

The business—DR. G—will not only provide an elevated retail alternative to conventional liquor and convenience stores but also support the local economy by introducing respected natural and wellness brands such as Clean logic, The Honey Pot, Urban Veda, Navitas, and Olly. These brands appeal to health-minded and environmentally conscious residents, fostering a more diverse and vibrant commercial landscape along Santa Monica Boulevard. In addition, the project contributes to the pedestrian-friendly character of the area, encouraging local shopping and offering a convenient and responsible option for residents to purchase curated food, wellness goods, and select alcoholic beverages. The extended daily operating hours from 6:00 a.m. to 2:00 a.m. ensure accessibility for a wide range of community members, including early-morning commuters and late-night patrons.

Overall, the project meets a community need by providing a unique and beneficial retail experience while enhancing the vitality, safety, and variety of the neighborhood's commercial corridor.

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 proposed project is located within an existing 1,452-square-foot commercial tenant space on the ground floor of a multi-tenant building at 11300 W. Santa Monica Blvd., Suite #2. The site is zoned C2-1VL and designated for Neighborhood Commercial land use under the West Los Angeles Community Plan. The scale and use of the establishment are consistent with the surrounding commercial corridor, which includes a mix of restaurants, retail, and service-based businesses, as well as multi-family residential developments.

The project's modest size and operation as a retail and coffee bar establishment with off-site sales of alcohol (Type 21 license) will be compatible with nearby uses. The establishment is not proposing any physical expansion or structural alterations that would increase height or intensity beyond what is already permitted by-right in the zone. The addition of alcohol sales will be ancillary to its primary function as a specialty grocery and wellness-focused retail space, and will not introduce a new or disruptive use to the area. Hours of operation from 6:00 a.m. to 2:00 a.m. daily are within the standard operating hours for commercial uses along this stretch of Santa Monica Boulevard and are designed to serve the diverse schedules of neighborhood residents and customers. The business will implement responsible alcohol sales protocols and maintain security measures such as surveillance cameras to ensure operations remain safe and in harmony with community standards.

Given its established use, appropriate zoning, and health-focused retail concept, the project will not adversely affect the welfare of the neighborhood or surrounding properties. Instead, it will contribute positively to the area's vibrancy and economic diversity while preserving public safety and neighborhood character.

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

The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The project site is in the West Los Angeles Community Plan and is designated for Neighborhood Commercial Land Uses. The site is zoned C21 VL consistent with the Plan's land use designation and corresponding zone classification. The site is also located in the West Los Angeles Transportation Improvement and Mitigation Specific Plan; review pursuant to this Specific Plan is conducted by the Department of Transportation. The site is not located within any other specific plans, overlays, or interim control ordinances.

The addition of the sale of a full line of alcoholic beverages for off-site consumption at the existing store responds to the diverse needs of the surrounding community, and provides the community with a complementary service, consistent with the type of services the surrounding residential area would enjoy. At this location, the proposed use will promote convenience shopping opportunities for both workers and patrons of the area's commercial business community as well as for the nearby residential neighborhoods, thereby contributing to a viable commercial environment of the immediate area.

Approval of the proposed use will enhance the viability of the local area without creating significant adverse impacts to any surrounding properties, and as such, is consistent with the spirit, intent and objectives of the General Plan. The requested entitlement is consistent with a number of the General Plan's objectives and policies land uses such as:

- *Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.*
- *Goal 7A: A vibrant economically revitalized City.*
- *Goal 7C: A City with thriving and expanding businesses.*

The store will continue to provide the community with a viable business that will keep the Santa Monica Boulevard commercial corridor a vibrant community. Such services will provide high quality establishments to the area, a much needed entity that supports the neighborhood fabric. The required findings in support of the West Los Angeles Community Plan have been made herein. Therefore, the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

SUPPLEMENTAL FINDINGS:

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

The proposed use — the off-site sale of a full line of alcoholic beverages (Type 21 license) in conjunction with the operation of an existing 1,452-square-foot retail and coffee bar — will not adversely impact the welfare of the community. Rather, it is expected to contribute positively by offering high-quality, responsibly curated goods and services in a clean, well-maintained, and professionally operated environment.

The business, known as DR. G, is focused on carrying premium, natural, organic, and health-conscious brands, along with select wines and specialty ales that appeal to a discerning customer base. This approach supports a healthier lifestyle and encourages responsible consumption. The operation will adhere to all applicable Alcoholic Beverage Control (ABC) regulations and will implement appropriate staff training and security measures to ensure compliance and minimize any potential negative effects.

Moreover, the project will operate within the approved zoning (C2-1VL) and designated hours of 6:00 a.m. to 2:00 a.m. daily, which are typical for similar neighborhood-serving commercial establishments in the area. The site's location along a commercial corridor, with adequate circulation and access, further ensures that it is suitably positioned to serve the community without disrupting nearby residential areas or sensitive uses.

In sum, the proposed use is thoughtfully integrated into its surroundings and will enhance, rather than diminish, the welfare of the community it serves.

The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

According to the California State Department of Alcoholic Beverage Control licensing criteria, 4 onsite and 2 off-site licenses are allocated to the subject Census Tract No. 2673 based on a population of 4,408. There are currently twelve (12) on-sale and five (5) off-sale licenses in this Census Tract. The subject location is within an area where the threshold of allocated on- and off-sale licenses have been reached.

The following are alcohol-serving establishments within a 1,000-foot radius of the site:

- Type 20 – 7 Eleven Store: 11285 Santa Monica Blvd. LA, CA 90025

- Type 47 – Flame International 11330 Santa Monica Blvd. LA, CA 90025
- Type 70 – Holiday Inn Express 11250 Santa Monica Blvd. LA, CA 90025
- Type 41 – Nanbankan Restaurant 11330 Santa Monica Blvd. LA, CA 90025
- Type 41 – Nuart Theatre 11272 Santa Monica Blvd. LA, CA 90025
- Type 41 – Shinsnegumi Restaurant 1601 Sawtelle Blvd. Ste 101, LA, CA 90025
- Type 41 – Tuk Tuk Thai 1638 Sawtelle Blvd. LA, CA 90025
- Type 20 – Vinum Noricum Satin Ballroom Wine Co The 1545 Sawtelle Blvd. Ste 10, LA, CA 90025
- Type 21, 47 – Apricode KDS Corp 11363 Santa Monica Blvd. A LA, CA 90025

While the project site is located within a census tract that may exceed the recommended number of alcohol licenses per the California Department of Alcoholic Beverage Control's (ABC) undue concentration guidelines, the granting of this request is appropriate and will not negatively impact the area. The proposed use is for a highly curated retail and coffee bar operation that emphasizes health-conscious, organic products, premium wines, and specialty ales. The nature of the operation — which does not include on-site consumption — significantly reduces the risk of contributing to alcohol-related public disturbances or loitering.

The applicant is committed to responsible business practices, including compliance with all local and state regulations regarding alcohol sales. Staff will be trained in the proper sale of alcoholic beverages, and the business will maintain security measures, including surveillance cameras, to ensure safety and accountability.

Additionally, a review of the area shows no evidence of recent nuisance abatement or revocation proceedings tied to alcohol-related uses. The business's limited footprint (1,452 square feet), focus on upscale and health-conscious products, and its integration within a broader retail and service environment ensure it will operate in a manner that is both compatible with and respectful of the surrounding community. The proposed operation fills a specific niche not currently addressed by nearby businesses, enhancing rather than overwhelming the local commercial mix.

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

The following sensitive uses are located within 600 and 1000 feet of the project site:

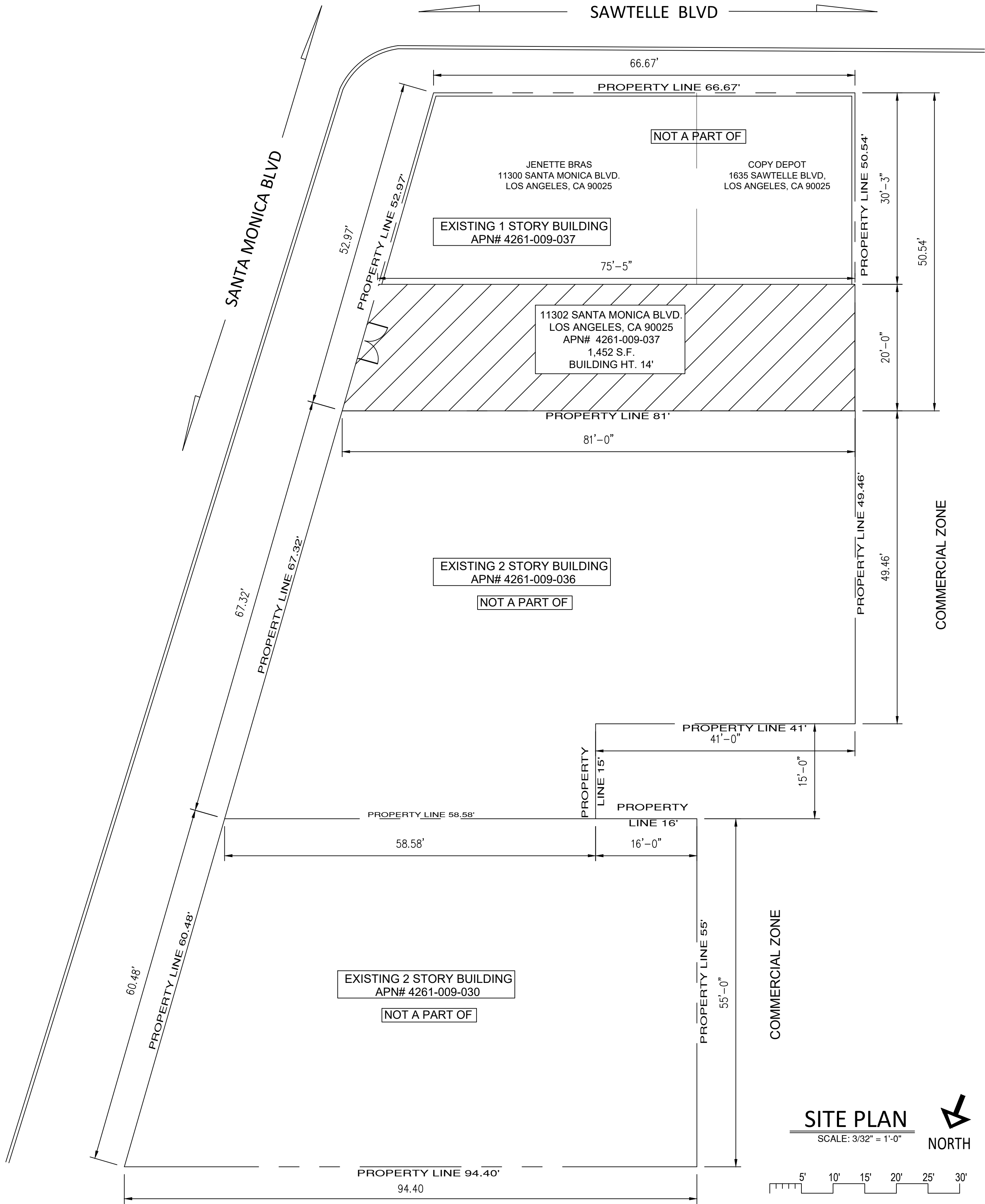
- Residential Uses and Type Residential uses are SFR & 2-4 Unit, Apartment 5+ units
- Schools, including Nursery Schools & Child Care Facilities: Nora Sterry Elementary

➤ Parks, Public Playgrounds & Recreational Areas: Felicia Mahood Multipurpose Center

The proposed retail and coffee bar establishment, DR. G, will operate within an existing commercial space located in the C2-1VL zone and is appropriately distanced from sensitive uses such as residential buildings, schools, churches, parks, and hospitals. The project is situated along Santa Monica Boulevard, a major commercial corridor developed primarily with retail, dining, and mixed-use properties. This context supports the introduction of responsible retail operations, including the off-site sale of alcoholic beverages.

Furthermore, the proposed use does not include on-site consumption, live entertainment, or features that typically generate significant noise or crowds during late hours. The applicant has designed the business to appeal to a health-conscious and discerning clientele, focusing on organic goods and premium wine and ale selections. These operational characteristics substantially limit the potential for nuisances or disruptions to nearby residential areas.

Additionally, security features such as surveillance cameras and staff training in alcohol sales compliance will ensure a safe and well-regulated environment. Given these considerations, the proposed use will not detrimentally affect surrounding residential zones or other sensitive uses and is compatible with the commercial fabric of the neighborhood.



COMMERCIAL ZONE

COMMERCIAL ZONE

SITE PLAN
SCALE: 3/32" = 1'-0"
NORTH

PROJECT INFO:

BUSINESS NAME: DR STORES INC.
11300 W. SANTA MONICA
TENANT AREA: 1,452 SQ FT
AUTOMATIC FIRE SPRINKLERS: NO

SHEET INFO.

A-1 EXISTING SITE PLAN
A-2 EXISTING FLOOR LAYOUT

BUILDING DATA:

SITE ADDRESS:

11300 & 11302 W SANTA MONICA BLVD
1635 SAWTELLE BLVD.
LOS ANGELES, CA 90025

APN# 4261-009-037
BLOCK: NONE
LOT: FR 1
ZONING: C2-1VL
EXISTING OCCUPANCY: M
PROPOSED OCCUPANCY: MIXED OCCUPANCY
M & B OCCUPANCY
CONSTRUCTION TYPE: TYPE V-A
BUILDING AREA: 2,573 SQ FT
STORIES: 1 STORIES
AUTOMATIC FIRE SPRINKLERS: NO

LOT SIZE: 2,573.4 (SQ FT)
PROPERTY TYPE: COMMERCIAL / INDUSTRIAL

SITE ADDRESS:

11304, 11306, & 11308
W SANTA MONICA BLVD
LOS ANGELES, CA 90025

APN# 4261-009-036
BLOCK: NONE
LOT: FR 1
ZONING: C2-1VL
ARB (LOT CUT REFERENCE) 2
CONSTRUCTION TYPE: TYPE V-A
LOT AREA: 3,857.5 SQ FT
STORIES: 2 STORIES
AUTOMATIC FIRE SPRINKLERS: NO
PROPERTY TYPE: COMMERCIAL / INDUSTRIAL

SITE ADDRESS:

11310, 11312, 11314 & 11316
W SANTA MONICA BLVD
LOS ANGELES, CA 90025

APN# 4261-009-030
BLOCK: NONE
LOT: FR 2
ZONING: C2-1VL
ARB (LOT CUT REFERENCE) 2
CONSTRUCTION TYPE: TYPE V-A
LOT AREA: 4,976.0 (SQ FT)
STORIES: 2 STORIES
AUTOMATIC FIRE SPRINKLERS: NO
PROPERTY TYPE: COMMERCIAL / INDUSTRIAL

VICINITY MAP



REVISIONS	BY

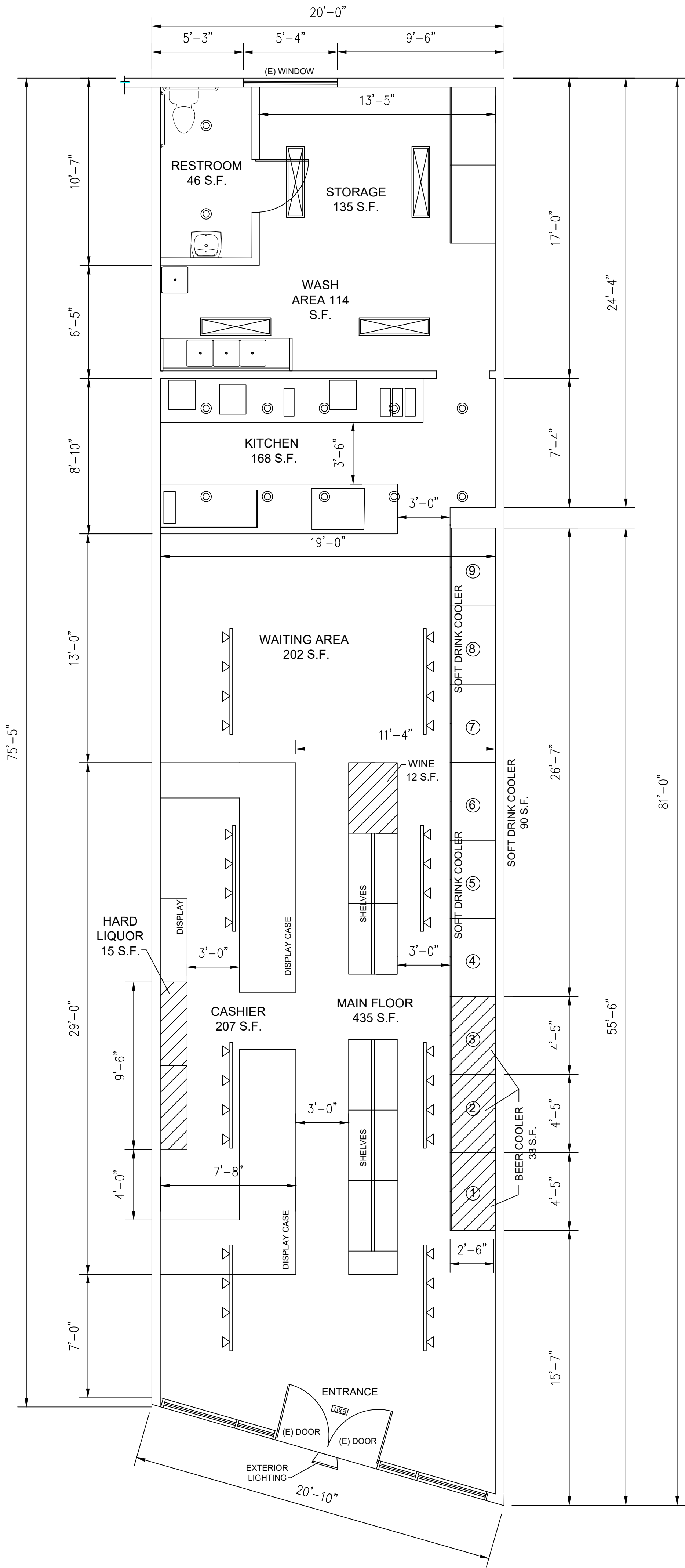
LIQUORLICENSEBROKERS.COM
730 WASHINGTON BLVD.
MARINA DEL REY, CA 90292
OFFICE 310-614-8492
WWW.LIQUORLICENSEBROKERS.COM

OWNER INFORMATION:
DR G STORES INC.
11901 SANTA MONICA BLVD SUITE #379
LOS ANGELES, CA 90025

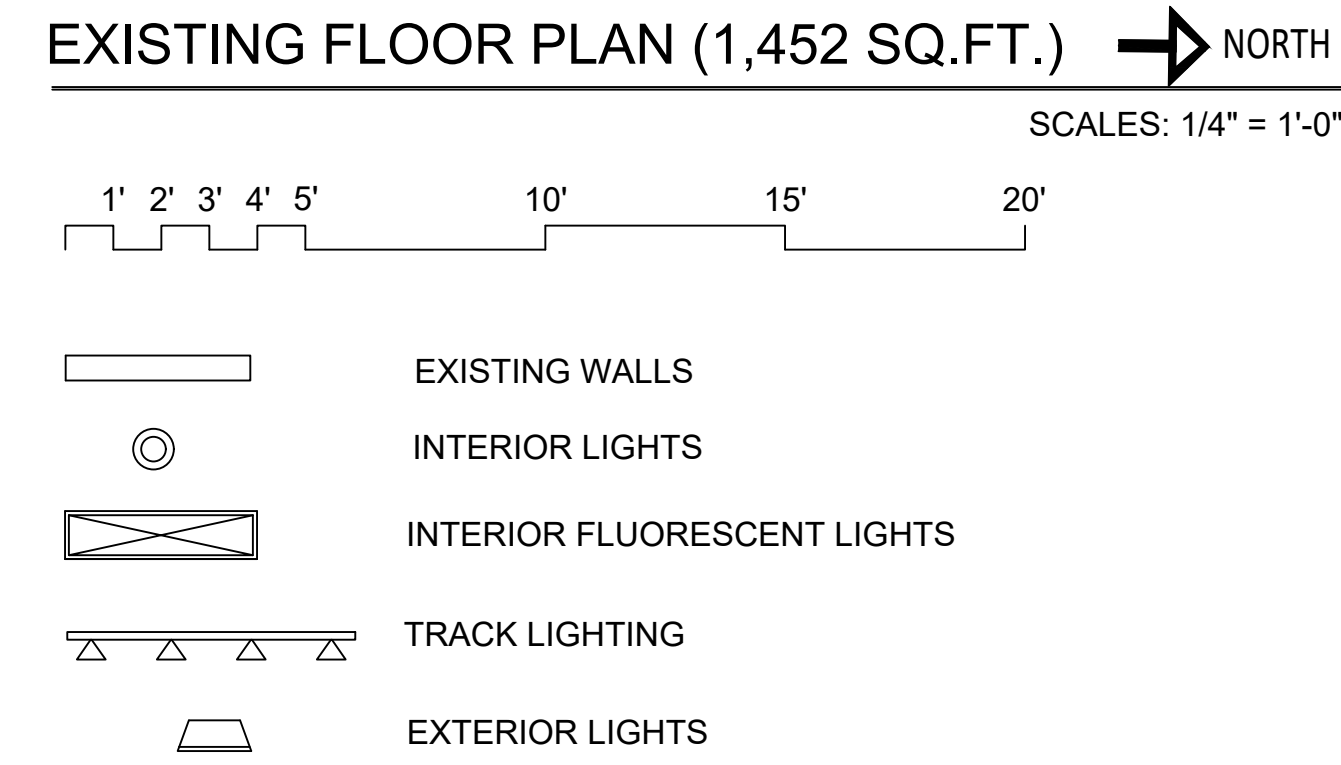
PROJECT INFORMATION:
DRG
11300 SANTA MONICA
BLVD., #2
LOS ANGELES, CA 90025
APN#4261-009-037

DATE 10-22-2024
SCALE 3/32" = 1'-0"
DRAWN L.L.
JOB
SHEET

A-1

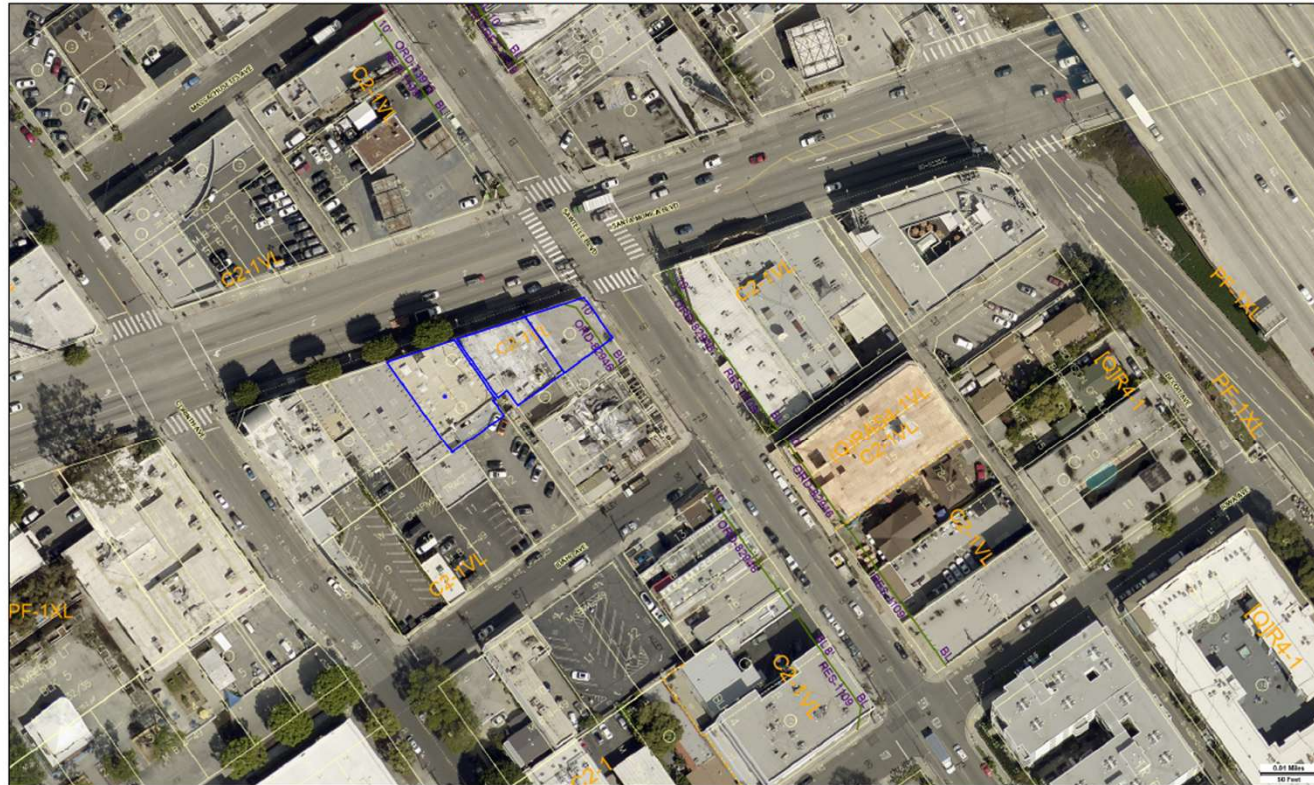


FLOOR AREA: (1,452 S.F.)	
MAIN AREA:	435 S.F.
CASHIER AREA:	207 S.F.
WAITING AREA:	202 S.F.
RESTROOM:	46 S.F.
STORAGE:	135 S.F.
WASH AREA:	114 S.F.
SOFT DRINK COOLER:	90 S.F.
BEER COOLER:	33 S.F.
WINE SHELVES:	12 S.F.
HARD LIQUOR SHELVES:	15 S.F.
OTHERS:	163 S.F.
TOTAL:	1,452 S.F.



REVISIONS	BY
LIQUORLICENSEBROKERS.COM 730 WASHINGTON BLVD. MARINA DEL REY, CA 90292 OFFICE 310-614-8492 WWW.LIQUORLICENSEBROKERS.COM	
OWNER INFORMATION: DR STORES INC. 11901 SANTA MONICA BLVD SUITE #379 LOS ANGELES, CA 90025	
PROJECT INFORMATION: DRG 11300 #2 SANTA MONICA BLVD, LOS ANGELES, CA 90025 APN#4261-009-037	
DATE	10-20-24
SCALE	1/4" = 1'-0"
DRAWN	L.L.
JOB	
SHEET	A-2

City of Los Angeles
Department of City Planning





City of Los Angeles Department of City Planning

5/5/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

11310 W SANTA MONICA BLVD
11312 W SANTA MONICA BLVD
11314 W SANTA MONICA BLVD
11316 W SANTA MONICA BLVD

ZIP CODES

90025

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-7546-CPU
CPC-2014-1457-SP
CPC-2009-1536-CPU
CPC-2005-8252-CA
CPC-19XX-30739
CPC-19XX-19312
CPC-1995-166-CU
CPC-1961-12189
ORD-186108
ORD-171492
ORD-171227
ORD-163205
ORD-159330
ORD-136482
ORD-120410
ENV-2014-1458-EIR-SE-CE
ENV-2009-1537-EIR
ENV-2005-8253-ND
ND-83-179-HD

Address/Legal Information

PIN Number	129B149 517
Lot/Parcel Area (Calculated)	4,976.0 (sq ft)
Thomas Brothers Grid	PAGE 632 - GRID A5
Assessor Parcel No. (APN)	4261009030
Tract	TAFT SUBDIVISION
Map Reference	M R 78-83/84
Block	None
Lot	FR 2
Arb (Lot Cut Reference)	2
Map Sheet	129B149

Jurisdictional Information

Community Plan Area	West Los Angeles
Area Planning Commission	West Los Angeles APC
Neighborhood Council	West Los Angeles Sawtelle
Council District	CD 11 - Traci Park
Census Tract #	2673.00000000
LADBS District Office	West Los Angeles

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	C2-1VL
Zoning Information (ZI)	ZI-2535 Prior Housing Element Sites - Ministerial Approval ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2512 Housing Element Sites ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation
General Plan Land Use	Neighborhood Commercial
General Plan Note(s)	Yes
Minimum Density Requirement	Yes (Citywide)
Hillside Area (Zoning Code)	No
Specific Plan Area	WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	High
Non-Residential Market Area	High
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 3
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	2
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Moderate
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Nora Sterry Elementary
500 Ft Park Zone	Active: Felicia Mahood Multipurpose Center
Zanja System 1 Mile Buffer	No
Assessor Information	
Assessor Parcel No. (APN)	4261009030
APN Area (Co. Public Works)*	0.111 (ac)
Use Code	1210 - Commercial - Store Combination - Store and Residential Combination - One Story
Assessed Land Val.	\$100,856
Assessed Improvement Val.	\$170,609
Last Owner Change	06/29/2023
Last Sale Amount	\$180,001
Tax Rate Area	67
Deed Ref No. (City Clerk)	930445-46
	196
	1777421
	0-993
Building 1	
Year Built	1919
Building Class	C6A
Number of Units	0

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Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	7,747.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 4261009030]

Additional Information

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.08083296
Nearest Fault (Name)	Santa Monica Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.60000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

Economic Development Areas

Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Rent Stabilization Ordinance (RSO)	No [APN: 4261009030]
Ellis Act Property	Yes
Date Filed on	1/8/2014
Address	11310 W SANTA MONICA BLVD
APN	4261009030
Just Cause For Eviction Ordinance (JCO)	Yes
Assessor Parcel No. (APN)	4261009030
Address	11310 SANTA MONICA BLVD
Year Built	1919
Use Code	1210 - Commercial - Store Combination - Store and Residential Combination - One Story
Notes	The Just Cause Ordinance applies after the expiration of the initial lease or after 6 months of continuous occupancy, whichever comes first.
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.08 Units, Lower
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	West
Division / Station	West Los Angeles
Reporting District	853
Fire Information	
Bureau	West
Battalion	9
District / Fire Station	59
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2018-7546-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	ADOPT COMMUNITY PLAN POLICY DOCUMENT, GENERAL PLAN AMENDMENTS, AND ZONE CHANGES TO APPLY RE-CODE LA ZONING.
Case Number:	CPC-2014-1457-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	SPECIFIC PLAN AMENDMENT
Case Number:	CPC-2009-1536-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	<p>THE COMMUNITY PLAN WILL IMPLEMENT CHANGES TO ZONING, AMENDMENTS TO LAND USE PLAN DESIGNATIONS AND ESTABLISH OVERLAY ZONES, AS APPROPRIATE. PLAN AMENDMENTS WILL POTENTIALLY CHANGE OR REFINE PLAN DESIGNATIONS, FOOTNOTES OR STREET DESIGNATIONS AND MAKE CHANGES TO OTHER CITYWIDE ELEMENTS, AS NECESSARY. IN CONCERT WITH THE PROPOSED PLAN AMENDMENTS, NEW ZONES MAY BE NECESSARY TO MAINTAIN PLAN CONSISTENCY TO REGULATE DEVELOPMENT STANDARDS SUCH AS: HEIGHTS OF STRUCTURES, SETBACKS, LOT COVERAGE, DENSITY AND INTENSITY, OPEN SPACE, USE OF LAND, PARKING AND DESIGN. OVERLAY ZONES, DISTRICTS AND OTHER PLANS WOULD ADDITIONALLY BE ESTABLISHED TO REGULATE DEVELOPMENT THAT IS CONSISTENT WITH THE GENERAL PLAN, ENHANCE THE UNIQUE CHARACTER OF NEIGHBORHOODS AND ACCOMMODATE GROWTH. AREAS OF FOCUSED STUDY WILL INCLUDE, BUT NOT BE LIMITED TO, PROTECTING ESTABLISHED SINGLE FAMILY NEIGHBORHOODS, PEDESTRIAN AND DESIGN IMPROVEMENTS TO COMMERCIAL CORRIDORS SUCH AS PICO BOULEVARD, WESTWOOD BOULEVARD, SAWTELLE BOULEVARD, SANTA MONICA BOULEVARD, AND WILSHIRE BOULEVARD, ENHANCEMENT OF THE WEST LOS ANGELES CIVIC CENTER, MIXED-USE NODES ALONG MAJOR TRANSPORTATION AND TRANSIT ROUTES, APPROPRIATE LAND USE AND STREETSCAPE IMPROVEMENTS SURROUNDING FUTURE LIGHT-RAIL (EXPO LINE) TRANSIT STOPS, DESIGN AND USE PLANS FOR INDUSTRIAL DISTRICTS, AND DESIGN STANDARDS FOR MULTIFAMILY RESIDENTIAL AREAS.</p> <p>WITHIN THE PALMS STUDY AREA, THE CITY INTENDS TO EXTEND THE LIVABLE BOULEVARDS STUDY BEYOND THE WEST LOS ANGELES CPA TO CREATE VIABLE COMMERCIAL CENTERS AND RESIDENTIAL NEIGHBORHOODS IN THE PALMS COMMUNITY AND IMPLEMENT GOALS AND POLICIES IN THE PALMS-MAR VISTA-DEL REY COMMUNITY PLAN AND FRAMEWORK ELEMENT. WITHIN THE PALMS AREA, IMPROVEMENTS TO THE LOCAL TRANSPORTATION NETWORK FOR PEDESTRIAN, BICYCLES, AND AUTOS WILL BE RECOMMENDED. ZONING TOOLS SUCH AS OVERLAY DISTRICTS MAY BE USED IN SELECTED AREAS TO COMPLEMENT STREET ENHANCEMENTS BY IMPROVING BUILDING DESIGN AND WALKABILITY, RESULTING IN ZONE CHANGES.</p>
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	CPC-19XX-30739
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-19XX-19312
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1995-166-CU
Required Action(s):	CU-CONDITIONAL USE
Project Descriptions(s):	REQUEST FOR A REFUSE DISPOSAL AND LANDFILL CLOSURE OPERATIONS FOR A SANITARY LANDFILL.
Case Number:	CPC-1961-12189
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2014-1458-EIR-SE-CE
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT SE-STATUTORY EXEMPTIONS CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ENVIRONMENTAL IMPACT REPORT
Case Number:	ENV-2009-1537-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT

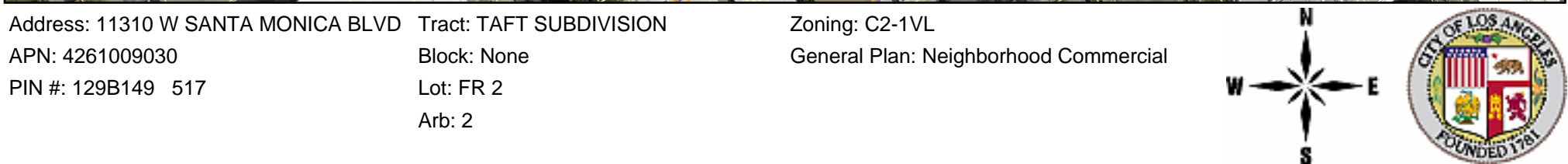
Project Descriptions(s): THE COMMUNITY PLAN WILL IMPLEMENT CHANGES TO ZONING, AMENDMENTS TO LAND USE PLAN DESIGNATIONS AND ESTABLISH OVERLAY ZONES, AS APPROPRIATE. PLAN AMENDMENTS WILL POTENTIALLY CHANGE OR REFINES PLAN DESIGNATIONS, FOOTNOTES OR STREET DESIGNATIONS AND MAKE CHANGES TO OTHER CITYWIDE ELEMENTS, AS NECESSARY. IN CONCERT WITH THE PROPOSED PLAN AMENDMENTS, NEW ZONES MAY BE NECESSARY TO MAINTAIN PLAN CONSISTENCY TO REGULATE DEVELOPMENT STANDARDS SUCH AS: HEIGHTS OF STRUCTURES, SETBACKS, LOT COVERAGE, DENSITY AND INTENSITY, OPEN SPACE, USE OF LAND, PARKING AND DESIGN. OVERLAY ZONES, DISTRICTS AND OTHER PLANS WOULD ADDITIONALLY BE ESTABLISHED TO REGULATE DEVELOPMENT THAT IS CONSISTENT WITH THE GENERAL PLAN, ENHANCE THE UNIQUE CHARACTER OF NEIGHBORHOODS AND ACCOMMODATE GROWTH. AREAS OF FOCUSED STUDY WILL INCLUDE, BUT NOT BE LIMITED TO, PROTECTING ESTABLISHED SINGLE FAMILY NEIGHBORHOODS, PEDESTRIAN AND DESIGN IMPROVEMENTS TO COMMERCIAL CORRIDORS SUCH AS PICO BOULEVARD, WESTWOOD BOULEVARD, SAWTELLE BOULEVARD, SANTA MONICA BOULEVARD, AND WILSHIRE BOULEVARD, ENHANCEMENT OF THE WEST LOS ANGELES CIVIC CENTER, MIXED-USE NODES ALONG MAJOR TRANSPORTATION AND TRANSIT ROUTES, APPROPRIATE LAND USE AND STREETScape IMPROVEMENTS SURROUNDING FUTURE LIGHT-RAIL (EXPO LINE) TRANSIT STOPS, DESIGN AND USE PLANS FOR INDUSTRIAL DISTRICTS, AND DESIGN STANDARDS FOR MULTIFAMILY RESIDENTIAL AREAS.

WITHIN THE PALMS STUDY AREA, THE CITY INTENDS TO EXTEND THE LIVABLE BOULEVARDS STUDY BEYOND THE WEST LOS ANGELES CPA TO CREATE VIABLE COMMERCIAL CENTERS AND RESIDENTIAL NEIGHBORHOODS IN THE PALMS COMMUNITY AND IMPLEMENT GOALS AND POLICIES IN THE PALMS-MAR VISTA-DEL REY COMMUNITY PLAN AND FRAMEWORK ELEMENT. WITHIN THE PALMS AREA, IMPROVEMENTS TO THE LOCAL TRANSPORTATION NETWORK FOR PEDESTRIAN, BICYCLES, AND AUTOS WILL BE RECOMMENDED. ZONING TOOLS SUCH AS OVERLAY DISTRICTS MAY BE USED IN SELECTED AREAS TO COMPLEMENT STREET ENHANCEMENTS BY IMPROVING BUILDING DESIGN AND WALKABILITY, RESULTING IN ZONE CHANGES.

Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	ND-83-179-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	Data Not Available









DATA NOT AVAILABLE

- ORD-186108
- ORD-171492
- ORD-171227
- ORD-163205
- ORD-159330
- ORD-136482
- ORD-120410



LEGEND

GENERALIZED ZONING

	OS, GW
	A, RA
	RE, RS, R1, RU, RZ, RW1
	R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
	CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
	CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
	P, PB
	PF



GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





	Minimum Residential
	Very Low / Very Low I Residential
	Very Low II Residential
	Low / Low I Residential
	Low II Residential
	Low Medium / Low Medium I Residential
	Low Medium II Residential
	Medium Residential
	High Medium Residential
	High Density Residential
	Very High Medium Residential

COMMERCIAL






	Limited Commercial
	Limited Commercial - Mixed Medium Residential
	Highway Oriented Commercial
	Highway Oriented and Limited Commercial
	Highway Oriented Commercial - Mixed Medium Residential
	Neighborhood Office Commercial
	Community Commercial
	Community Commercial - Mixed High Residential
	Regional Center Commercial

FRAMEWORK

COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial






INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial




PARKING

	Parking Buffer
---	----------------



PORT OF LOS ANGELES

	General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
	General / Bulk Cargo - Hazard
	Commercial Fishing
	Recreation and Commercial
	Intermodal Container Transfer Facility Site



LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES




















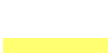





	Open Space
	Public / Open Space
	Public / Quasi-Public Open Space
	Other Public Open Space
	Public Facilities

INDUSTRIAL

	Limited Industrial
	Light Industrial

CHAPTER 1A LEGEND

General Plan Designation

	Transit Core		Medium Residential		Agriculture
	Traditional Core		Low Neighborhood Residential		Hybrid Industrial
	Regional Center		Low Medium Residential		Markets
	High Residential		Low Residential		Light Industrial
	Community Center		Compact Residential		Production
	Village		Very Low Residential		Industrial
	Neighborhood Center		Minimum Residential		Open Space
	Medium Neighborhood Residential				Public Facilities
					Public Facilities - Freeways

Zone Use Districts

	Open Space		Residential-Mixed		Industrial-Mixed
	Agricultural		Commercial		Public
	Residential Single Family		Commercial-Mixed		Freeway
	Residential Multiple Family		Industrial		

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)

- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES























- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor

POINTS OF INTEREST





 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

SCHOOLS/PARKS WITH 500 FT. BUFFER

Existing School/Park Site Planned School/Park Site Inside 500 Ft. Buffer

-  Aquatic Facilities
-  Beaches
-  Child Care Centers
-  Dog Parks
-  Golf Course
-  Historic Sites
-  Horticulture/Gardens
-  Skate Parks
-  Other Facilities
-  Park / Recreation Centers
-  Parks
-  Performing / Visual Arts Centers
-  Recreation Centers
-  Senior Citizen Centers
-  Opportunity School
-  Charter School
-  Elementary School
-  Span School
-  Special Education School
-  High School
-  Middle School
-  Early Education Center

COASTAL ZONE



-  Coastal Commission Permit Area
-  Dual Permit Jurisdiction Area
-  Single Permit Jurisdiction Area
-  Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

-  Tier 1
-  Tier 2
-  Tier 3
-  Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

-  Public Work Approval (PWA)
-  Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS


























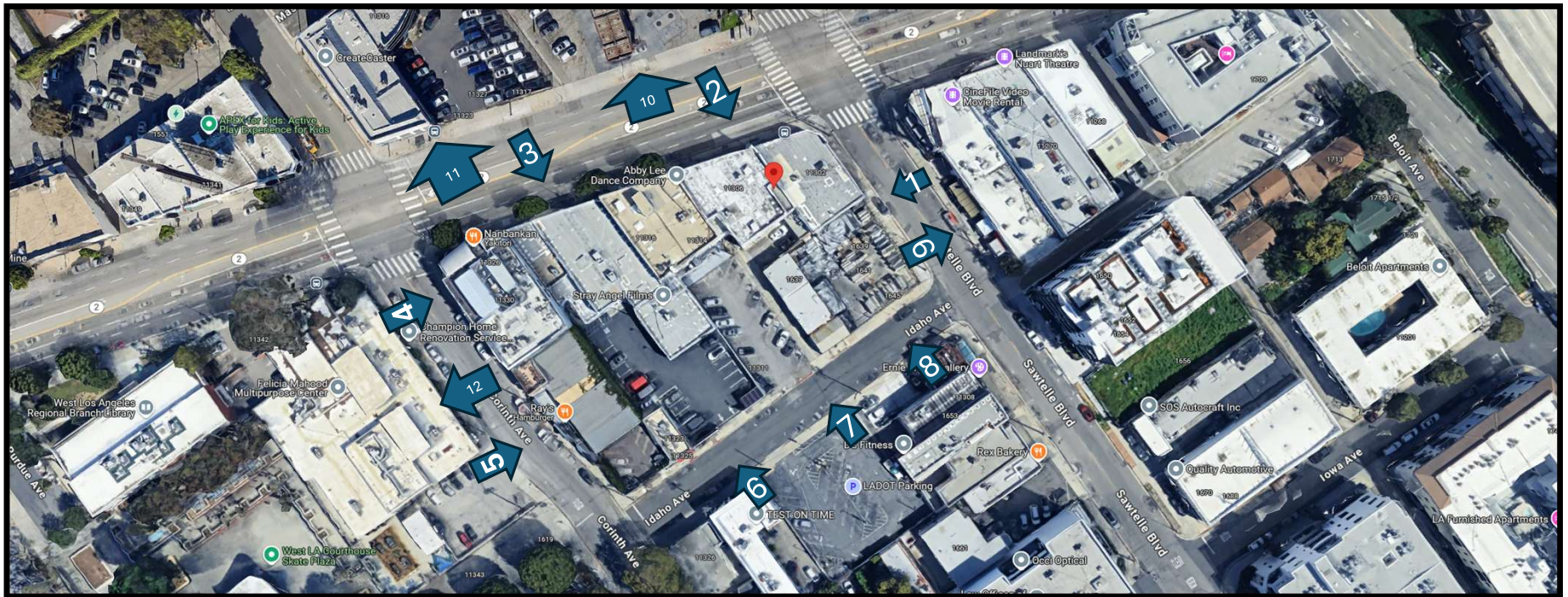
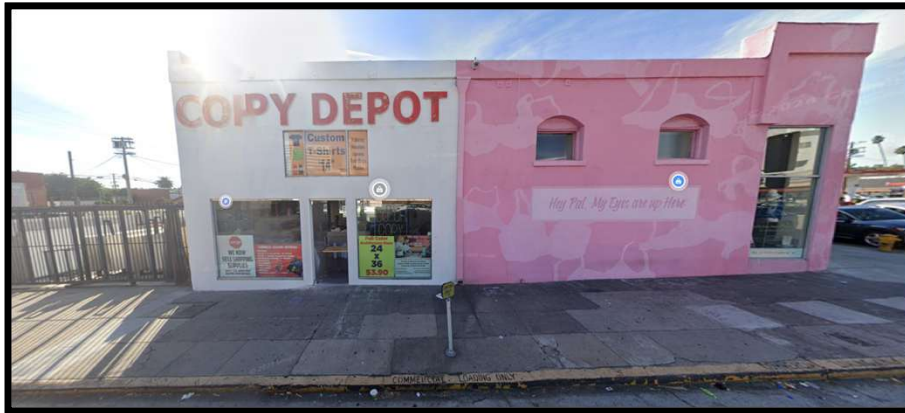
-  Lot Line
-  Tract Line
-  Lot Cut
-  Easement
-  Zone Boundary
-  Building Line
-  Lot Split
-  Community Driveway
-  Building Outlines 2020
-  Building Outlines 2017
-  Airport Hazard Zone
-  Census Tract
-  Coastal Zone
-  Council District
-  LADBS District Office
-  Downtown Parking
-  Fault Zone
-  Fire District No. 1
-  Tract Map
-  Parcel Map
-  Flood Zone
-  Hazardous Waste
-  High Wind Zone
-  Hillside Grading
-  Historic Preservation Overlay Zone
-  Specific Plan Area
-  Very High Fire Hazard Severity Zone
-  Wells - Active
-  Wells - Inactive

PHOTO KEY

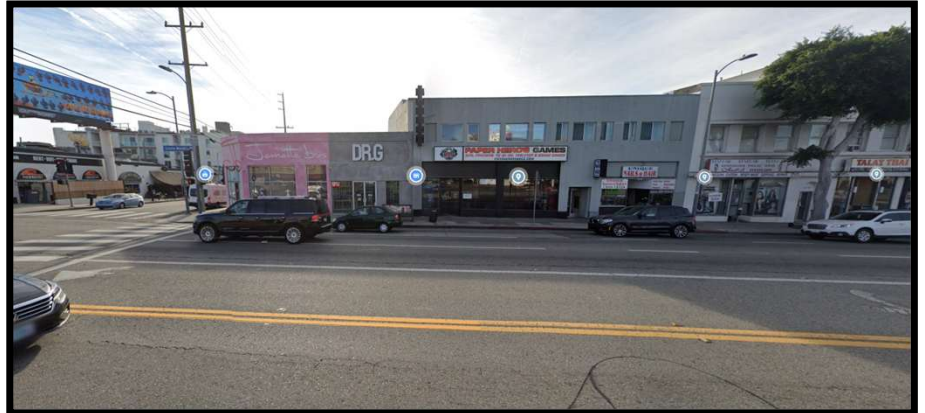


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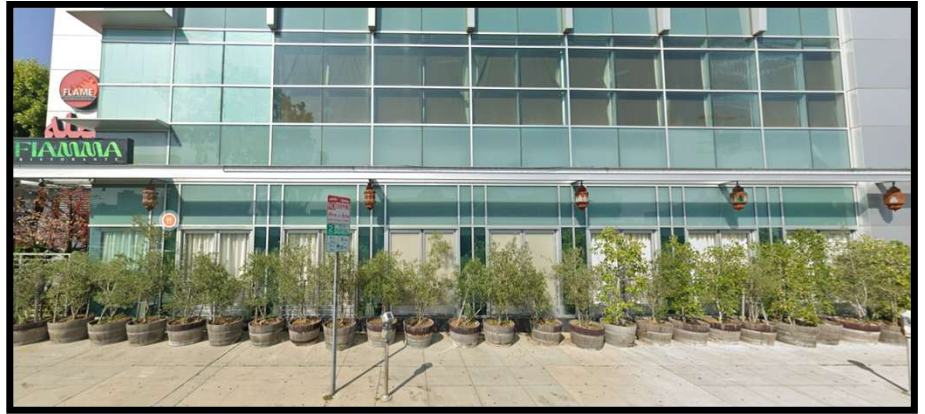


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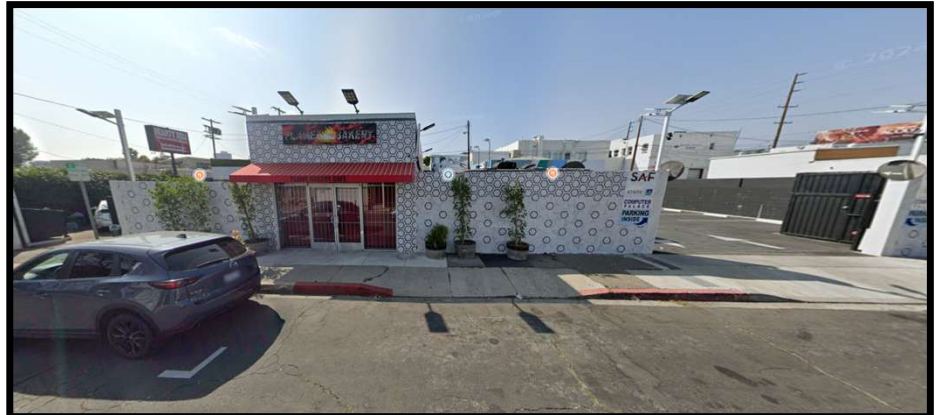


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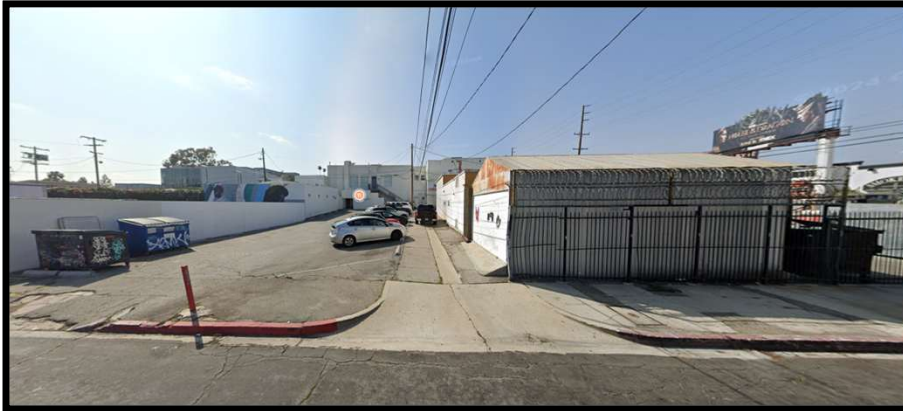


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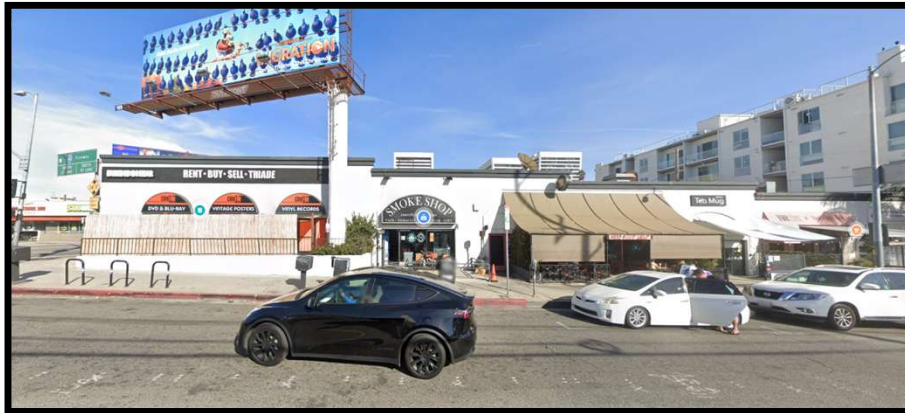


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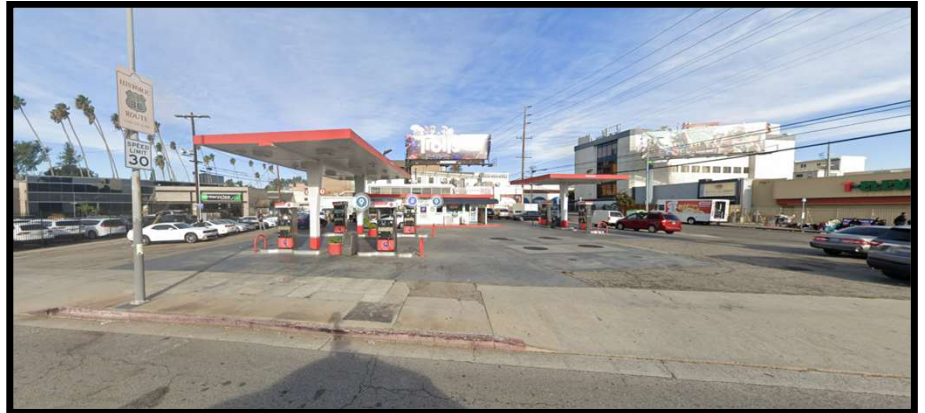


PHOTOS

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PHOTOS

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VICINITY MAP

