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Decision Date: July 2, 2025

Last Day to File an Appeal: July 17, 2025

5035 Coliseum Property LLC (A)(O)
131 Charles Street
New York, NY 10014

Marcos Velayos (R)
Park & Velayos LLP
801 South Figueroa Street, Suite 450
Los Angeles, CA 90017

CASE NO. ZA-2024-7579-CUB
CLASS 2 CONDITIONAL USE PERMIT
5035 West Coliseum Street
West Adams – Baldwin Hills – Leimert
Community Plan
Zone: C2-2D-CPIO
C.D: 10 – Hutt
D.M.: 117B177
CEQA: ENV-2024-7580-CE
Legal Description: Lot B, Parcel Map 7159

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15305, Class 5 (Minor Alterations in Land Use Limitations) and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies; and,

Pursuant to Los Angeles Municipal Code, Chapter 1, Section 12.24 W.1, I hereby APPROVE:

a Class 2 Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a retail store on the ground floor of an approved mixed-use development in the C2-2D-CPIO Zone.

Upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for inclusion in the case file.
7. Authorized herein is the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a previously approved approximately 152,340 square-foot warehouse club store, inclusive of a full grocery store.
8. The hours of operation shall be limited to 10:00 a.m. to 8:30 p.m., Monday through Friday; 9:30 a.m. to 7:00 p.m., Saturday; and 10:00 a.m. to 6:00 p.m., Sunday.
9. After hour use shall be prohibited, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.
10. The establishment shall include the maintenance of a bona fide grocery store, offering perishable food items for sale as well as a selection of packaged food,

fresh food, and household items. Items for sale may include fresh and packaged meats, drinks, dairy products, produce, dry goods, frozen goods, sundries, paper goods, and other similar products.

11. Game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
12. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
13. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.
14. The exterior windows and glass doors of the store shall be maintained substantially free of signs and other materials from the ground to at least 6 feet in height above the ground so as to permit surveillance into the store by Police and/or private security.
15. **Good Neighbor Program.** A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:
 - a. Entry, visible to pedestrians
 - b. Customer service desk, front desk or near the reception area.

Complaints shall be responded to within 24-hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved.

16. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.
17. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under the control of the applicant to assure such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.

18. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
19. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the subject premises and the facility to discourage illegal and criminal activities and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism, and truancy occur.
20. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department, Department of Alcoholic Beverage Control, or the Department of Building and Safety. The on-site Manager and employees shall be knowledgeable of the conditions herein.
21. The applicant shall be responsible for maintaining the premises over which they have control, including the adjoining sidewalk and any public or temporarily closed alleys abutting the site, free of debris or litter.
22. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.
23. The applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.

ADMINISTRATIVE CONDITIONS

24. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per L.A.M.C Section 19.01 E.3 - Monitoring of Conditional Use Permits, Inspection, and Field Compliance for Review of Operations and Section 19.04 - Miscellaneous Clearance - ZA Sign shall be paid to the City.
 - a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. A second inspection will take place within 36 months of the first inspection. Observations and results of said inspection will be documented and included in the administrative file.

- b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
25. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30 days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing floor plan of the new operation.
26. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (upon their own initiative, or upon written request by LAPD or Department of ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to LAMC Section 19.01 E, the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add or delete conditions, as warranted.
- 27. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and

approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the applicant otherwise created by this condition.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. Unless otherwise provided in Chapter 1A, Chapter 1 (General Provisions and Zoning), or in a project's conditions of approval, any approval by the Zoning Administrator, Director of Planning, an Area Planning Commission, or the City Planning Commission as initial decision makers that is not effectuated within three years of its effective date becomes null and void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

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

“A Quasi-judicial action or any conditional approval granted by the Director, pursuant to the authority of this Chapter or Chapter 1 (General Provisions and Zoning) of this Code shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its conditions. the violation of any condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission, or City Council in connection with the granting of any action taken pursuant to the authority of this Chapter or Chapter 1 (General Provisions and Zoning), shall constitute a violation of this Chapter or Chapter 1 (General Provisions and Zoning) and shall be subject to the same penalties as any other violation of this Code.”

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

NOTICE

The applicant is further advised that subsequent contact regarding this determination must be with the Development Services Center. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted there with, and the statements made at the public hearing on April 24, 2025. all of which are by reference made a part hereof, as well as knowledge of the property and

surrounding district, I find that the requirements for authorizing a Class 2 Conditional Use Permit under the provisions of Sections 12.24 W.1 of Chapter 1 and Section 13B.2.2. of Chapter 1A of the Los Angeles Municipal Code have been established by the following facts:

BACKGROUND

The project site consists of an interior approximately 215,984 square-foot rectangular lot with approximately 417 feet of frontage along the north side of Coliseum Street and a depth of approximately 518 feet. The project site is located within the West Adams - Baldwin Hills - Leimert Community Plan, which designates the property for Community Commercial land uses with corresponding zones of CR, C1.5, C2, C4, R3, R4, RAS3, and RAS4. The property is zoned C2-2D-CPIO, which is consistent with its Plan land use designation. The site is located within the boundaries of Parcel Group D of the La Brea/Farmdale Transit-Oriented Development Subarea of the West Adams - Baldwin Hills - Leimert Community Plan Implementation Overlay (CPIO). The site is also located within the City of Los Angeles Transit Priority Area (ZI-2452), Housing Element Sites (ZI-2512), Lower Income Rezoning Housing Element Sites (ZI-2534), Al Fresco Ordinance (ZA-2517), South Los Angeles Alcohol Sales Specific Plan (ZI-1231), Urban Agriculture Incentive Zone, Special BOE Grading Area, Liquefaction Zone, one-half mile of a Major Transit Stop (AB 2097), and 0.94 kilometers of the Newport-Inglewood Fault Zone (Onshore).

Pursuant to Chapter IV, Section IV-1 (Land Use), of the West Adams - Baldwin Hills - Leimert CPIO, off-site alcohol sales in conjunction with a full grocery store are exempt from the CPIO Subarea use regulations. Pursuant to the South Los Angeles Alcohol Sales Specific Plan, in 1997 findings additional to those otherwise required for a Conditional Use were required for a Conditional Use to sell alcoholic beverages for off-site consumption; those additional findings have since been incorporated into the Zoning Code under Section 12.24 W.1. Pursuant to Assembly Bill (AB) 2097 (2022), the City of Los Angeles is prohibited from imposing or enforcing minimum parking requirements on any residential, commercial or other development project, with limited exceptions, that are within one-half mile of a Major Transit Stop.

On February 2, 2024, pursuant to Case No. ADM-2023-7217-TOC-CU-SPR-PHP-HCA, a six-story mixed-use development, with 800 dwelling units above approximately 185,153 square feet of commercial uses, was determined compliant and approved for the subject site and known as the 5035 Coliseum Project. Costco, a warehouse club store, inclusive of a full grocery store, will occupy approximately 152,340 square feet on the ground floor. According to the applicant's representative at the public hearing on the subject application, the mixed-use development will be under construction soon.

The applicant is seeking a Class 2 Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption, in conjunction with the operations of the Costco store. The hours of operation are from 10:00 a.m. to 8:30 p.m., Monday through Friday; 9:30 a.m. to 7:00 p.m. Saturday; and 10:00 a.m. to 6:00 p.m., Sunday.

SURROUNDING PROPERTIES

The surrounding area is urbanized and characterized by level topography and improved streets. The property adjacent to the north is zoned C2-2D-CPIO and is improved with commercial uses and a surface parking lot. Property further north, across Obama Boulevard, is zoned CM-2D-CPIO and OX-1XL and improved with commercial uses and the Rancho Cienega Recreation Center, respectively. Property adjacent to the east is zoned R3-1 and improved with two-story multi-family units within a gated community. Property south of the subject site, across Coliseum Street, is zoned R3-1XL and improved with two-story multi-family residential buildings. Property adjacent to the west is zoned C2-2D-CPIO and developed with a gasoline fueling station and commercial uses. Property further west, across La Brea Boulevard, is zoned C2-2D-CPIO and improved with commercial uses.

STREETS

Coliseum Street, adjoining the subject property to the south, is a designated Modified Collector, dedicated to a right-of-way width of 84 feet along the property's frontage, and improved with an asphalt roadway and concrete curbs and sidewalks.

Previous Cases, Affidavits, Permits, and Orders on the Subject Property:

ADM-2023-7217-TOC-CU-SPR-PHP-HCA: On February 24, 2024, the Director of Planning:

Determined, pursuant to Assembly Bill 2011 ("AB 2011"), the Affordable Housing and High Road Jobs Act of 2022, the project is a housing development project which satisfies the requirements of Government Code Sections 65912.121, 65912.122, and 65912.123, and is therefore subject to the streamlined, ministerial approval process provided by Government Code Section 65912.124.

Determined, pursuant to California Gov. Sections 65912.120 and 65912.101(q)(2), based on the whole of the record, that the Affordable Housing and High Road Jobs Act of 2022 Project is statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project;

Approved the following project consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Tier 3, to allow a project consisting of 800 dwelling units, reserving 184 units for Low-Income Household occupancy for a period of 55 years, and 185,153 square feet of ground floor retail with Base Incentives permitted pursuant to LAMC 12.21 A.31, in addition to the following Additional incentives:

Additional Incentives

- a. Height: twenty-two (22) additional feet in height, allowing 77-feet in lieu of the maximum 55-feet per the C2-2D-CPIO zone.
- b. Open Space: a 25 percent decrease in required open space to allow a minimum

requirement of 62,850 square feet of open space in lieu of the 83,800 square feet otherwise required per Los Angeles Municipal Code (LAMC) Section 12.21.G

Approved a Conditional Use for a "Major" Developments Project for a project which includes the construction of, the addition to, or the alteration of, any buildings or structures, which create or add 250,000 square feet or more of warehouse floor area, 250 or more hotel/motel guest rooms, a Home Improvement Store, or 100,000 square feet or more of floor area in other nonresidential or non-warehouse uses in the C2, C4, C5, CM, M1, M2 and M3 Zones

Approved a Site Plan Review for a project that creates 50 or more dwelling units to allow 800 dwelling units, including 184 units for Low Income household occupancy for a period of 55 years, and 185,153 square feet of ground floor retail in a C2-2D-CPIO Zone.

Ordinance No 184,794: On March 7, 2017, the Los Angeles City Council adopted an ordinance establishing the West Adams - Baldwin Hills - Leimert Community Plan Implementation Overlay District (CPIO) for the West Adams-Baldwin Hills-Leimert Community Plan Area.

Case No. ZA-2015-899-CUW: On October 30, 2015, the Zoning Administrator approved a Conditional Use to permit the installation, use and maintenance of an unmanned Wireless Telecommunications Facility (WTF).

Case No. ZA-2000-540-CUZ-PA1: On May 21, 2010, the Zoning Administrator approved plans to permit the installation, use and maintenance of a wireless telecommunications facility (WTF) consisting of 3 new panel antennas, 3 new microwave dish antenna heads, to be co-located with an existing WTF on an existing 50-foot tall monopalm, in addition a new equipment cabinet and one new GPS antenna mounted at the top of the cabinet in the C2-1 and CR-1 Zones.

Case No. ZA-2005-1227-CU-PA1: On September 8, 2006, the Zoning Administrator approved plans to allow the co-location of a wireless telecommunications facility with existing ones pursuant to Case No. ZA-2005-1227-CU.

Case No. ZA-2005-1227-CU: On August 12, 2005, the Zoning Administrator approved a Conditional Use to permit the construction, use and maintenance of a cellular telecommunications site.

Case No. ZA-2000-540-CUZ: On May 17, 2000, the Zoning Administrator approved a Conditional Use to permit the installation, use and maintenance of an unmanned wireless telecommunications facility consisting of 12 antennas attached to a 50-foot high monopalm and equipment cabinets mounted at ground level.

Previous Cases, Affidavits, Permits, and Orders on the Surrounding Properties:

Staff utilized a 500-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with the sales and dispensing of alcoholic beverages.

Case No. ZA-2011-3269-CUB: On September 27, 2012, the Zoning Administrator approved a Conditional Use to permit the continued sale of a full line of alcoholic beverages including beer, wine, and distilled spirits, for off-site consumption in conjunction with the addition of 18,376 square feet of floor area to an existing 40,125 square-foot grocery store, for a new total of 58,501 square feet of floor area, in the C2-1 and P-1 Zones, located at 5060 West Rodeo Road.

Case No. ZA-1998-175-CUB: On July 31, 1998, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 4,681 square-foot restaurant, located at 5120 Rodeo Road.

Public Correspondence

Empowerment Congress West Area Neighborhood Development Council, in an undated letter emailed April 24, 2025, indicated its strong support for the applicant's request stating the Conditional Use for alcoholic beverages will allow Costco to provide even more services to the community, further enhancing the store's value for residents. Costco has a proven track record of responsible alcohol sales, and we are confident that the management will comply with all local and state regulations to ensure safe and professional handling of alcohol sales. This development is an important step forward for our community, combining much needed housing and high-quality retail services ...

Krystal Dry, Chief Operating Officer, Jones & Jones Communities, and JC Lacey, President, Crenshaw Chamber of Commerce, in undated separate but similar letters emailed on April 23, 2024, indicated their support for the applicant's request for a Conditional Use for the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a new Costco. As members of the community and a regular shopper at Costco, they believe many of our local residents will appreciate having a Costco in our neighborhood, as the nearest Costco is approximately 30 minutes away in Marina del Rey. Allowing Costco to operate under this Conditional Use would provide consumers with greater convenience and competitive pricing, which can be especially important for families and individuals seeking affordable, high-quality options. They also feel that the presence of a well-managed and reputable retailer like Costco will ultimately benefit consumers and the overall economy of our area by generating additional tax revenue and potentially creating new job opportunities with the store and its supply chain. Additionally, Costco has a particularly solid reputation for responsible sales and customer service, which I believe will help to ensure that alcohol will be sold in a controlled and professional manner, minimizing any potential concerns about misuse or underage access.

Sherry Bailey, Windsor Hills resident, in an undated letter emailed April 23, 2025, indicated she is a 30-year resident in the Windsor Hills area and is excited about the project. Our community really needs this housing and Costco store, and she is in support of the applicant's request to sell a full line of alcoholic beverages.

Southwest Vice Unit, Los Angeles Police Department, in an email dated April 23, 2025, indicated that Southwest Vice supports the project.

Natalie Powell, Executive Committee Member, Crenshaw Manor Community Association and Neighborhood Watch, in a letter dated April 22, 2025, expressed the Association's full support for the applicant's requested Conditional Use for the sale of a full line of alcoholic beverages in conjunction with the Costco store. The project will provide 800 housing units and access to essential services, including groceries, pharmacy, optical services and delivery options. The addition of Costco in this mixed-use development will not only contribute to the area's economic growth by creating jobs and increasing tax revenue but will also provide much needed essential goods to residents. We are confident that Costco will continue to operate in accordance with its strong history of responsible retail practices, which include following state and local regulations and ensures that the sale of alcoholic beverages will be handled in a professional and regulated manner and contribute to a safe and well-managed environment for our community.

Shirley Worrels, President, Baldwin Hills Estates HOA, in a letter dated April 21, 2025, indicated the organization represents 3,800 constituents residing to the south of the project and is in support of the applicant's request. We value the project as an important provider of a retail amenity in our area that has fewer than other portions of the city. We also support the creation of employment opportunities, housing, including affordable housing, and property tax revenue for the area. We view a full-service Costco as a key benefit to area residents, and essential to completion of the overall project.

Public Hearing

A Notice of Public Hearing was mailed to owners and occupants of property within 300 feet of the subject site for which an application was filed with the Department of City Planning. All interested persons were invited to attend the public hearing where they could listen, ask questions, or present testimony regarding the project. Interested parties were also invited to submit written comments regarding the request prior to the public hearing. The hearing was held on April 24, 2025. The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the project. Since Zoning Administrator hearings are not subject to the Brown Act, the hearing was conducted entirely telephonically and by videoconference.

The applicant's representative, Marcos Velayos, presented the proposed project highlighting the following:

- The project is a Conditional Use to sell a full line of alcoholic beverages in conjunction with a new Costco.
- The store will include a full grocery that will bring groceries to a food desert.

- The project has tremendous community support.
- The project meets every policy goal of the City. It is located in a designated food desert. This community plan area and the South LA community plan area have the lowest number of grocery stores per resident. More full grocery stores are needed.
- The City's Health Element calls for increases of full grocery stores. The number of grocery stores in this community plan area is well under the goal identified in the Health Element.
- Grocery stores are significant economic engines.
- This is a great project for the community.

Greg Carter, Senior Vice President of the Los Angeles Region, Costco, also spoke and made the following points:

- They are excited to open this store.
- He lives in the community.
- The store creates jobs, and he is an excellent example. In 1985, he began his career with Costco at an entry level position.
- Sales of alcoholic beverages for off-site consumption is standard for Costco stores.
- He looks forward to the positive impact of Costco in the community.

Following the applicant's presentation, the Zoning Administrator asked the following questions, with responses summarized:

Zoning Administrator: Has the project been presented to the Empowerment Congress West Neighborhood Council?

Applicant's Representative: Yes, it has. They voted to support the project. He will email their letter of support for the record.

Zoning Administrator: What is the status of the underlying project?

Applicant's Representative: The project will be getting under construction shortly.

The hearing was then opened for public testimony. The following individuals spoke, and their testimony is summarized as follows:

Hakeem Parke Davis, representing Council District 10, stated the Council office is in support of the project. Costco is a responsible operator.

Robert Siseido supports the project. Costco has demonstrated responsible operations, especially with alcohol sales.

Shirley Worrels, representing Baldwin Hills Estates, lives close to the site, has had a seat at the table with this project, and is in support. The applicant has been transparent and has worked with the community.

Johnnie Raines welcomes Costco and supports the project. The project provides tremendous housing and employment resources.

Earline Anderson stated the applicant has been transparent, and she is supportive of them coming to the neighborhood. She owns apartment buildings in the area.

Ryan Legaux is a business owner in the community and supports the project. There is a need for quality retail and food in the community. The stature and reputation of Costco is refreshing and needed.

Sherry Bailey is a resident in Windsor Hills and supports the project.

John Gonzales is involved in planning groups but is in attendance speaking as an individual. He met with the very accessible project team many times. This is an important and needed mixed use project. The area is underserved by quality retail, especially grocery stores. Jobs will spur the local economy. The location is good. They will be selling alcohol for off-site consumption. The hours of operation are limited so he is not concerned about late night purchases. The membership and security model minimizes other concerns. Costco is a conscientious operator. Alcohol sales are essential to their operation. He is in support of the project.

Densie Stansell is co-chair of the Neighborhood Council. The board voted unanimously to support the project. She will make sure the letter of support is sent to the record.

Shoneji Robison is the owner of Southern Girl Desserts, which is nearby. They are looking forward to Costco coming. It's convenient. They are in full support.

Following the public testimony, the applicant and applicant's representative were invited to respond to anything said or to make additional points or concluding comments. They declined, stating the speakers said it best. The Zoning Administrator then closed the public hearing and said she was inclined to approve the project.

CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and

enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- No signs are permitted on the outside of the building or directed from the inside to the outside which display or advertise the availability of alcoholic beverages.
- The single unit sales of malt liquors and/or malt-based products shall be prohibited.
- Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages and shall be installed on the premises at each point-of-sale location. The device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverages.
- No sale of alcohol shall be permitted at any self-service, automated check-out station (checkout conducted primarily by the customer, with assistance by a store monitor) if such are available on the site. All sales of alcohol shall be conducted at a full-service checkout station directly attended by a cashier/checkout clerk specifically assigned solely to that station.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a Class 2 Conditional Use Permit from the Zoning Administrator are located within LAMC, Chapter 1, Section 12.24 W. In order for the sale and dispensing of alcoholic beverages to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

GENERAL CLASS 2 CONDITIONAL USE PERMIT FINDINGS, PURSUANT TO LAMC, CHAPTER 1A, SECTION 13B.2.2

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 project site consists of an interior approximately 215,984 square-foot rectangular lot with approximately 417 feet of frontage along the north side of Coliseum Street and a depth of approximately 518 feet. The project site is located

within the West Adams - Baldwin Hills - Leimert Community Plan, which designates the property for Community Commercial land uses with corresponding zones of CR, C1.5, C2, C4, R3, R4, RAS3, and RAS4. The property is zoned C2-2D-CPIO, which is consistent with its Plan land use designation.

On February 2, 2024, pursuant to Case No. ADM-2023-7217-TOC-CU-SPR-PHP-HCA, a six-story mixed-use development, with 800 dwelling units above approximately 185,153 square feet of commercial uses, was determined compliant and approved for the subject site and known as the 5035 Coliseum Project. Costco, a warehouse club store, inclusive of a full grocery store, will occupy approximately 152,340 square feet on the ground floor. According to the applicant's representative at the public hearing on the subject application, the mixed-use development will be under construction soon.

The applicant is requesting approval of a Class 2 Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption, in conjunction with the operations of the Costco store. The hours of operation are from 10:00 a.m. to 8:30 p.m., Monday through Friday; 9:30 a.m. to 7:00 p.m. Saturday; and 10:00 a.m. to 6:00 p.m., Sunday.

The subject community is enthusiastically anticipating the opening of the approved and planned Costco store. The membership retailer will bring a full grocery store, among other goods and services, to an area that has been regarded as a food desert and lacking in quality retail establishments. The sale of a full line of alcoholic beverages is a standard component of Costco stores. Costco will provide a full line of grocery offerings to the surrounding community, including a broad range of high-quality foods and products, such as fresh produce, baked goods, prepared foods, and other perishables, and organic options, as well as dry goods, including alcoholic beverages for off-site consumption. This is consistent with the range of grocery options offered by other Costco stores as well as other grocery stores throughout the City.

For individuals in the community, the proposed Costco will significantly increase the diversity of fresh groceries and food offerings available in the community and provide important healthy options that are limited in this neighborhood compared to other parts of the City. Furthermore, approximately 5,192 square feet of the planned Costco will be allocated to alcoholic beverage sales for off-site consumption and no alcoholic beverages will be available for on-site consumption. The sale of alcoholic beverages for off-site consumption will provide customers with a complete shopping experience.

The Costco store is an integral part, and on the ground floor of, the mixed-use development recently approved for the site, contributing to the vibrancy and economic prosperity of the neighborhood. Additionally, the Costco will provide significant employment opportunities, with up to 250 employees on the site and will contribute to the collection of tax revenue.

Therefore, the project will perform a function and provide a service that is essential and beneficial to the 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 applicant is requesting approval of a Class 2 Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with the operations of the Costco store. The hours of operation are from 10:00 a.m. to 8:30 p.m., Monday through Friday; 9:30 a.m. to 7:00 p.m. Saturday; and 10:00 a.m. to 6:00 p.m., Sunday. The approved and planned Costco club warehouse retailer will be located on the ground level of the six-story mixed use development, known as the 5035 Coliseum Project, that includes 800 dwelling units, approved pursuant to Case No. ADM-2023-7217-TOC-CU-SPR-PHP-HCA. The project, which is the sale of alcoholic beverages for off-site consumption, is contained within the previously approved building; no additional new construction in conjunction with the project is proposed.

The surrounding area is urbanized and characterized by level topography and improved streets. The property adjacent to the north is zoned C2-2D-CPIO and is improved with commercial uses and a surface parking lot. Property further north, across Obama Boulevard, is zoned CM-2D-CPIO and OX-1XL and improved with commercial uses and the Rancho Cienega Recreation Center, respectively. Property adjacent to the east is zoned R3-1 and improved with two-story multi-family units within a gated community. Property south of the subject site, across Coliseum Street, is zoned R3-1XL and improved with two-story multi-family residential buildings. Property adjacent to the west is zoned C2-2D-CPIO and developed with a gasoline fueling station and commercial uses. Property further west, across La Brea Boulevard, is zoned C2-2D-CPIO and improved with commercial uses.

The applicant's request has received overwhelming support from the community, as evidenced by correspondence received and testimony provided at the public hearing. Community support includes the Empowerment Congress West Area Neighborhood Development Council, the area's certified Neighborhood Council, the Crenshaw Chamber of Commerce, the Southwest Vice Unit of the Los Angeles Police Department, City Council District 10, as well as residential and commercial neighbors.

In approving the applicant's request the Zoning Administrator has imposed conditions that reinforce responsible management, ensure the mode and character of the establishment remains as presented, and address the potential for nuisances to protect adjacent properties and the surrounding neighborhood. Conditions imposed include limiting the hours of operation, maintaining the use as a bona fide grocery store, removal of graffiti within 24 hours, maintaining the area free of debris or litter, prohibiting after hours use, providing an on-duty manager to ensure compliance with conditions, laws, and the California Department of Alcoholic

Beverage Control (ABC) license, and participation in the Good Neighbor Program and the Monitoring, Verification, and Inspection Program (MViP) that conducts two proactive inspections within five years. In addition, the Zoning Administrator may require a Plan Approval if there is a change of ownership or documented evidence of continued violation of the conditions of approval, local or state laws, or the ABC license, the purpose of which would be to review compliance with, and the effectiveness of, the conditions of approval. Finally, the ABC can impose its own conditions in conjunction with the issuance of a license to sell alcoholic beverages, and conditions have been suggested to the ABC for its consideration.

Therefore, 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 specific plan.

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are implemented in the form of Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements.

The Framework Element establishes the broad overall policy and direction for the General Plan. Objective 3.2 calls for providing for "a spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution." Objective 7.3 of the Framework Element sets a goal to "maintain and enhance the existing businesses in the City" and Policy 7.3.2 encourages the establishment and retention of "neighborhood commercial activities within walking distance of residential areas."

The sale of a full line of alcoholic beverages in conjunction with the new Costco is necessary to provide the full grocery store experience. The project is located in a food desert where there is a dearth of grocery stores compared to other parts of the City. Providing a full grocery experience creates an improved quality of life, greater options for fresh and healthy groceries and other food items and lessens the need to drive farther distances for these essential needs, reducing vehicle miles traveled and air pollution.

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The project site is located within the boundaries of the West Adams - Baldwin Hills - Leimert Community Plan, which designates the property for Community Commercial land uses, with corresponding zones CR, C1.5, C2, C4,

R3, R4, RAS3 and RAS4. The mixed-use development inclusive of its ground floor Costco store is consistent with the following Community Plan goals and policies.

Policy LU14-2 Activate First Floor Frontages. Encourage the first floor street frontage of buildings, including parking structures, to incorporate commercial or other active public uses.

Goal LU15: A community that prioritizes mixed-use projects within community commercial nodes, centers and transit-oriented development areas.

Policy LU16-1 Protect Commercial Land. Protect commercially planned and zoned land from excessive encroachment by low intensity residential only development.

Policy LU18-1 Attract Full Service Grocery Stores. Incentivize the attraction of larger full service grocery stores as well as the provision of fresh produce and other healthy foods in local markets.

Goal LU21: A community where safe, convenient opportunities to purchase fresh fruits and vegetables are available by ensuring that sources of healthy foods are accessible in all neighborhoods.

Policy LU21-3 Prioritize Grocery Access. Promote efforts to identify grocery access as a priority for economic development and give responsibility for food retail attraction and development to specific governmental agencies such as the successor to the Community Redevelopment Agency and the Community Development Department.

Policy LU21-7 Prioritize Full Service Grocery Store Sites. Promote efforts to prioritize adequately sized vacant and blighted parcels as appropriate sites for the development of full service grocery stores along commercial and mixed-use boulevards, community and regional centers.

The applicant's request is for approval to sell a full line of alcoholic beverages for off-site consumption in conjunction with a Costco store on the ground floor of a transit-oriented mixed-use development. The sale of alcoholic beverages for off-site consumption is a standard and necessary component of Costco stores, which also sell quality food, including fresh produce, meat, fish, and dairy, and other healthy and organic options for a multitude of food products, and is consistent with other full grocery stores throughout the City.

The site is located in Parcel Group D of the La Brea/Farmdale Transit-Oriented Development Subarea of the West Adams - Baldwin Hills - Leimert Community Plan Implementation Overlay (CPIO). The sale of alcoholic beverages for off-site consumption when in conjunction with a full grocery store are exempt from CPIO regulations. Still, as previously approved pursuant to Case No. ADM-2023-7217-

TOC-CU-SPR-PHP-HCA, the overall development, inclusive of the Costco, is compliant with the CPIO, including the following:

West Adams CPIO District Purpose G. To encourage the vibrant mix of uses that increases access to a greater variety of goods and services within close proximity to surrounding established residential neighborhoods, commercial corridors, and industrial employment areas.

The planned Costco provides a greater variety of goods and services than is currently available in this community. The ability to sell alcoholic beverages is necessary to provide the full grocery store experience. The site is located in a food desert where there is a dearth of grocery store options compared to other parts of the City.

The proposed Costco conforms with the intent, purpose, and provisions of the General Plan and the West Adams - Baldwin Hills - Leimert Community Plan and advances the goals and policies of the plan by offering a service that will address the needs of all the visitors and residents of the community and enhance the economic, social, and convenience of the community. Costco is an integral part of the recently approved mixed-use development (5035 Coliseum Project), which includes Costco on the ground floor with five levels of subterranean parking below and five levels of residential dwelling units above. Alcohol sales will be ancillary to the sale of groceries and household goods. With the sale of alcoholic beverages, Costco will be offering a wider range of products to customers and thereby enhance its practicability.

The site is also located within the boundaries of the South Los Angeles Alcohol Sales Specific Plan. Pursuant to the South Los Angeles Alcohol Sales Specific Plan, findings additional to those otherwise required for a Conditional Use in 1997 were required for a Conditional Use to sell alcoholic beverages for off-site consumption; however, those additional findings have since been incorporated into the Zoning Code under Section 12.24 W.1 and are addressed in Finding Nos. 4, 5, and 6.

As approved, the project will strengthen and support Costco as a viable commercial use within a mixed-use development that will be a positive addition to the community.

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

SUPPLEMENTAL CLASS 2 CONDITIONAL USE PERMIT FINDINGS, PURSUANT TO LAMC, CHAPTER 1, SECTION 12.24 W.1 (ALCOHOLIC BEVERAGES)

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

The applicant is requesting approval of a Class 2 Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with the operations of the Costco store. The hours of operation are from 10:00 a.m. to 8:30 p.m., Monday through Friday; 9:30 a.m. to 7:00 p.m. Saturday; and 10:00 a.m. to 6:00 p.m., Sunday. The approved and planned Costco club warehouse retailer, inclusive of a full grocery store, will be located on the ground level of the six-story mixed use development, known as the 5035 Coliseum Project, that includes 800 dwelling units approved pursuant to Case No. ADM-2023-7217-TOC-CU-SPR-PHP-HCA. The project, which is the sale of a full line of alcoholic beverages, is contained within the previously approved building; no new construction in conjunction with the project is proposed.

The subject area is within a highly urbanized setting situated in the West Adams - Baldwin Hills - Leimert Community Plan area. The surrounding area is a mix of residential, commercial, and open space uses. Allowing the sale of alcoholic beverages at the new Costco will enhance the neighborhood by providing a service many have come to expect in full grocery stores. The Costco store will activate the ground floor of the new mixed-use development with a desirable use for future tenants and residents of the surrounding area. The project will enhance the economic viability and livability of the area, as Costco will carry a wide variety of fresh produce, baked goods, prepared food other perishable groceries, alcoholic beverages for off-site consumption, and other dry goods, consistent with the range of grocery options offered by other Costco stores as well as other grocery stores throughout the City. The sale of alcoholic beverages for off-site consumption is an integral part of the service amenities necessary for the success of vibrant commercial areas.

The Zoning Administrator has approved the applicant's request, subject to a set of conditions that, in addition to the conditions pertaining to general operations described in Finding No. 2, also address safety and security. Such conditions include the requirement of security measures such as a surveillance system and deterrence of graffiti and loitering. In addition, the grant requires the use and maintenance of an age verification device to deter underage purchases and drinking. Employees must also undergo STAR (Standardized Training for Alcohol Retailers) training, provided by the Los Angeles Police Department, LEAD (Licensee Education on Alcohol and Drugs) training, or RBS (Responsible Beverage Service) provided by the Department of Alcoholic Beverage Control. Costco will also be subject to the requirements, restrictions, and conditions imposed by the California Department of Alcoholic Beverage Control (ABC) as part of its licensure process. Suggestions for ABC conditions have been included in this grant for the ABC's consideration. Both the conditions of approval and the requirements of the State Alcoholic Beverage Control agency are intended to protect the public health, welfare, and safety of the community.

The applicant's request has received overwhelming support from the community, as evidenced by correspondence received and testimony provided at the public hearing. Community support includes the Empowerment Congress West Area

Neighborhood Development Council, the area's certified Neighborhood Council, the Crenshaw Chamber of Commerce, the Southwest Vice Unit of the Los Angeles Police Department, City Council District 10, as well as residential and commercial neighbors. Further, as commented on in correspondence and testimony at the hearing, the public trusts the reputation of Costco to sell alcoholic beverages responsibly.

The new Costco will offer a positive and sought after shopping experience. Additionally, the sale of alcoholic beverages for off-site consumption, ancillary to food and other sales, will contribute to the collection of tax revenue, increased employment opportunities, and the cultural and commercial vibrancy of the neighborhood.

With oversight from the California Department of Alcoholic Beverage Control (ABC) and conditions which have been imposed upon the establishment, the project will be compatible with the character of the immediate neighborhood.

Therefore, as conditioned it is expected that the sale and dispensing of a full line of alcoholic beverages for off-site consumption will not adversely affect the welfare of the pertinent community.

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

According to the California Department of Alcoholic Beverage Control (ABC) licensing criteria, two on-sale licenses and one off-sale license are allocated to the subject census tract (Census Tract 2362.06). Currently, there are no active on-sale licenses, and one active off-sale license total in this census tract:

- (1) Type 21 – Off-Sale General

Concentration can be undue when the addition of a license will negatively impact a neighborhood. However, concentration is not undue when the approval of a license does not negatively impact an area, but rather provides a public service and benefits the community. The subject site is located within a Census Tract where the number of active on-sale and off-sale ABC licenses currently does exceed ABC guidelines. Approval of the applicant's request would add one more off-sale license to the subject census tract, which would exceed ABC's guidelines. The subject site

is located along a heavily traveled commercial corridor. The subject project is the sale of alcoholic beverages for off-site consumption, which is ancillary to the primary operations of the planned Costco that includes a full grocery store. The grant allows the applicant to provide a convenient amenity to the community's residents and visitors.

According to statistics provided by the Los Angeles Police Department's Southwest Division Vice Unit, within Crime Reporting District No. 361, which has jurisdiction over the subject property, a total of 145 crimes were reported in 2024 (54 Part I and 91 Part II crimes), compared to the Citywide Average of 89 crimes and the High Crime Reporting District Average of 106 crimes. Part II Crimes reported include (0) Drug Abuse Violations, (1) Driving Under the Influence, (0) Liquor Laws, (0) Disorderly Conduct, and (9) All Other Offenses. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The above statistics indicate that the crime rate in the reporting district where the subject site is located is higher than the Citywide Average and the High Crime Reporting District Average; however, no evidence was submitted to the record establishing any link between the subject site and the area's crime rate. These incidents are not attributable to the sale of alcoholic beverages on the subject property. In addition, as stated, the sale of alcoholic beverages at Costco will be ancillary to food and other sales. Furthermore, alcohol sales at the new Costco has the support of the Police Department's Southwest Vice Unit.

Nevertheless, to safeguard the welfare of the community and provide for a reasonable operation, conditions have been imposed as a part of this approval. Negative impacts commonly associated with the availability of alcohol such as criminal activity, public drunkenness, and loitering are minimized through compliance with public safety measures to mitigate nuisance and criminal activities, such as participation in a STAR Training Program, age verification, security cameras, and staff monitoring, which have been incorporated into the grant by the Zoning Administrator to ensure better oversight in conjunction with this approval. The ABC also has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property residents. The Zoning Administrator has made suggestions related to the sale of alcohol for further consideration by the ABC as conditions on the alcohol license.

The conditions of approval imposed herein are a necessary and integral part of this action and require diligent compliance on the part of the applicant for effectiveness. As conditioned, allowing the sale of alcoholic beverages for off-site consumption at the subject location will benefit the public welfare and convenience because a successful business supports the economic vitality of the area.

Therefore, as conditioned, the granting of the application will not result in an undue concentration of premises for the sale of alcoholic beverages.

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

The project site is zoned C2-2D-CPIO, which allows for residential and commercial uses and will be utilized as such with the new mixed-development that includes the new Costco warehouse club store with its full grocery store. The following sensitive uses are located within a 600-foot radius of the site:

Residential	
Single-Family Residences	
Multi-Family Residences	
Condominiums	
School, Church, Hospital, Park	
Saint Paul's Presbyterian Church	5100 West Coliseum Street
Definitely Learning Infant Center & Preschool	5100 West Coliseum Street
Rancho Cienega Recreation Center	5001 Obama Boulevard

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. The grant has been well conditioned to protect the health, safety, and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. The project will contribute to the neighborhood and will serve the neighboring residents and the local employees as well as visitors.

Therefore, as conditioned, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

ADDITIONAL MANDATORY FINDINGS

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No.186,952, have been reviewed and it has been determined that this project is located in an area subject to 500-year flooding.

APPEAL PERIOD - EFFECTIVE DATE

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

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

An appeal may be filed utilizing the following options:

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

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

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

Metro DSC
(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012
planning.figcounter@lacity.org

Van Nuys DSC
(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401
planning.mbc2@lacity.org

South LA DSC
(In person appointments
available on Tuesdays and
Thursdays 8am-4pm only)
8475 S. Vermont Avenue
1st Floor
Los Angeles, CA 90044
planning.southla@lacity.org

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

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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



QR Code to
Online Appeal
Filing



QR Code to Forms for
In-Person Appeal
Filing



QR Code to BuildLA
Appointment Portal for
Condition Clearance

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

PHYLLIS NATHANSON
Associate Zoning Administrator

PN:AC:MA:mc

CC: Councilmember Heather Hutt
Tenth District
Adjoining property owners
Interested Parties

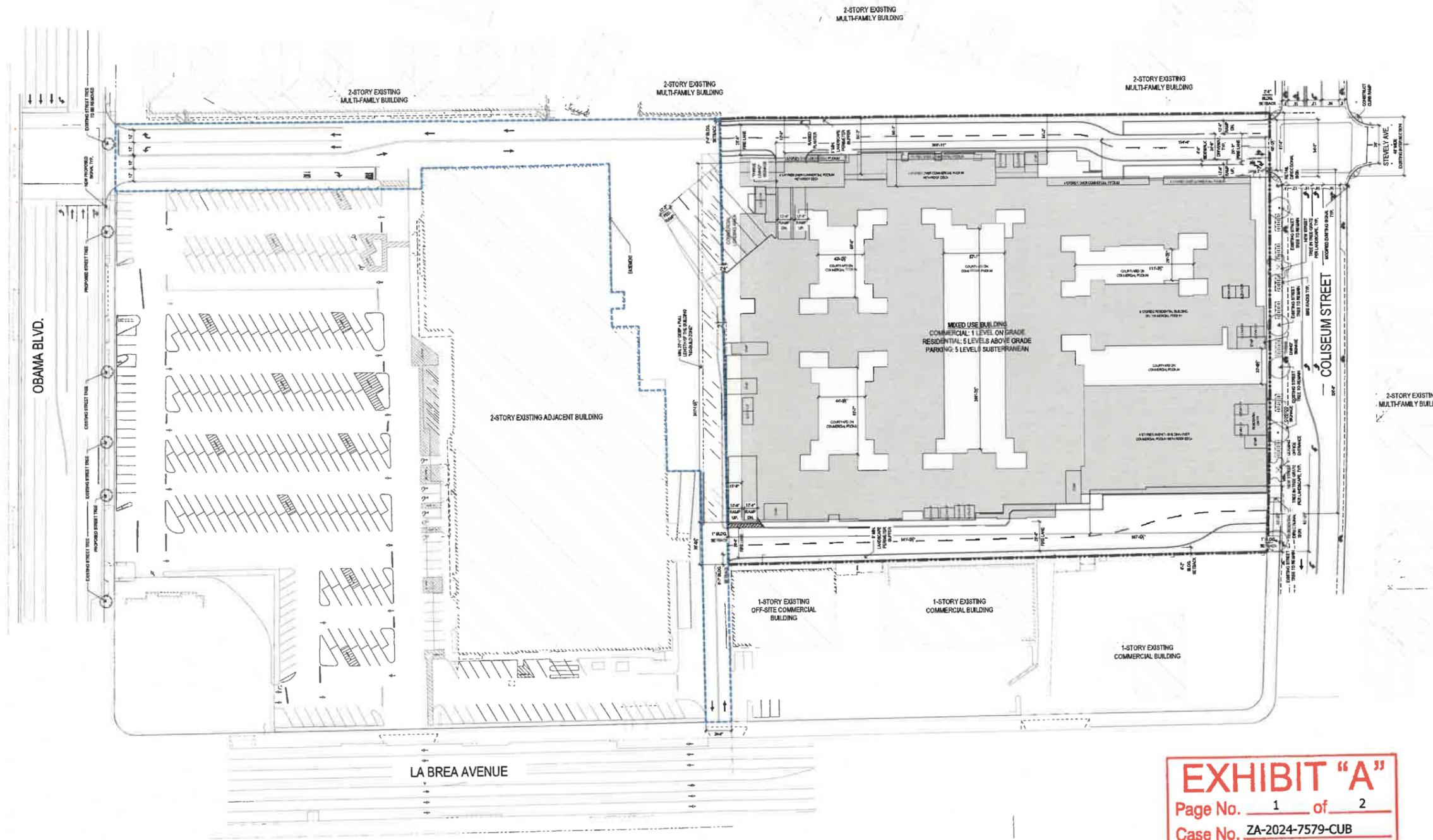


EXHIBIT "A"
Page No. 1 of 2
Case No. **ZA-2024-7579-CUB**

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: PARCEL B OF PARCEL MAP L.A. NO. 7159, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 283, PAGES 98 AND 99 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: INGRESS AND EGRESS EASEMENT DESCRIBED AS THE SOUTHERLY 15 FEET OF PARCEL A OF PARCEL MAP L.A. NO. 7159, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 283, PAGES 98 AND 99 OF PARCEL MAPS, OFFICIAL RECORDS OF THE COUNTY OF LOS ANGELES, RECORDED ON AUGUST 25, 2000 AS INSTRUMENT NO.20001343563, OF OFFICIAL RECORDS.

APN: 5046-038-802

PROJECT SUMMARY

- PROPOSED FLOOR AREA PER LAMC:**
 - SUBTERRANEAN LEVEL P1 = 11,576 SQ.FT.
 - SUBTERRANEAN LEVEL P2 = 4,948 SQ.FT.
 - SUBTERRANEAN LEVEL P3 = 4,811 SQ.FT.
 - SUBTERRANEAN LEVEL P4 = 3,815 SQ.FT.
 - SUBTERRANEAN LEVEL P5 = 679 SQ.FT.
 - LEVEL 1 (COMMERCIAL): 150,328 SQ.FT.
 - LEVEL M (COMMERCIAL): 11,265 SQ.FT.
 - LEVEL 2 (RESIDENTIAL+AMENITY): 120,237 SQ.FT.
 - LEVEL 3 (RESIDENTIAL+AMENITY): 116,369 SQ.FT.
 - LEVEL 4 (RESIDENTIAL+AMENITY): 110,361 SQ.FT.
 - LEVEL 5 (RESIDENTIAL+AMENITY): 89,364 SQ.FT.
 - LEVEL 6 (RESIDENTIAL+AMENITY): 89,022 SQ.FT.
 - TOTAL FLOOR AREA = 712,875 SQ.FT.
- VEHICULAR PARKING*:**
 - REQUIRED LAMC COMMERCIAL PARKING: 713 STALLS
 - PROPOSED COMMERCIAL PARKING: 860 STALLS
 - REQUIRED TOC RESIDENTIAL PARKING: 400 STALLS
 - PROPOSED RESIDENTIAL PARKING: 655 STALLS
 - PER AB 2097 NO RESIDENTIAL OR COMMERCIAL PARKING REQUIRED

- BICYCLE PARKING:**
 - SHORT-TERM SPACES
 - COMMERCIAL: 19 SPACES REQUIRED; 19 SPACES PROVIDED
 - RESIDENTIAL: 28 SPACES REQUIRED; 28 SPACES PROVIDED
 - TOTAL: 47 SPACES REQUIRED; 52 SPACES PROVIDED
 - LONG-TERM SPACES
 - COMMERCIAL: 19 SPACES REQUIRED; 19 SPACES PROVIDED
 - RESIDENTIAL: 275 SPACES REQUIRED; 275 SPACES PROVIDED
 - TOTAL: 294 SPACES REQUIRED; 295 SPACES PROVIDED
- COMMON OPEN SPACE:**
 - REQUIRED COMMON OPEN SPACE: 62,850 SQ.FT.
 - PROPOSED COMMON OPEN SPACE: 70,624 SQ.FT.
 - REQUIRED LANDSCAPE: 15,712 SQ.FT.
 - PROPOSED LANDSCAPE: 26,156 SQ.FT.
- BUILDING HEIGHT:** 76'-11 5/8"
- UNITS:**
 - EXISTING UNITS: 0 UNITS
 - PROPOSED UNITS: 800 UNITS
- FAR PROPOSED:** 3.30 (712,377 SQ.FT./215,985 SQ.FT.)
- ZONE:** C2-2D-CPIO

- GROSS LOT AREA:** 4.958 AC (215,985 SQ.FT.)
- COMMERCIAL SEATING:**
 - INDOOR SEATING: 44 SEATS
 - OUTDOOR SEATING: 0 SEATS

LEGEND

- EXISTING OFF-SITE BUILDING
- EASEMENT
- PROPOSED RESIDENTIAL BUILDING
- PROPOSED COMMERCIAL BUILDING
- PROPERTY LINE



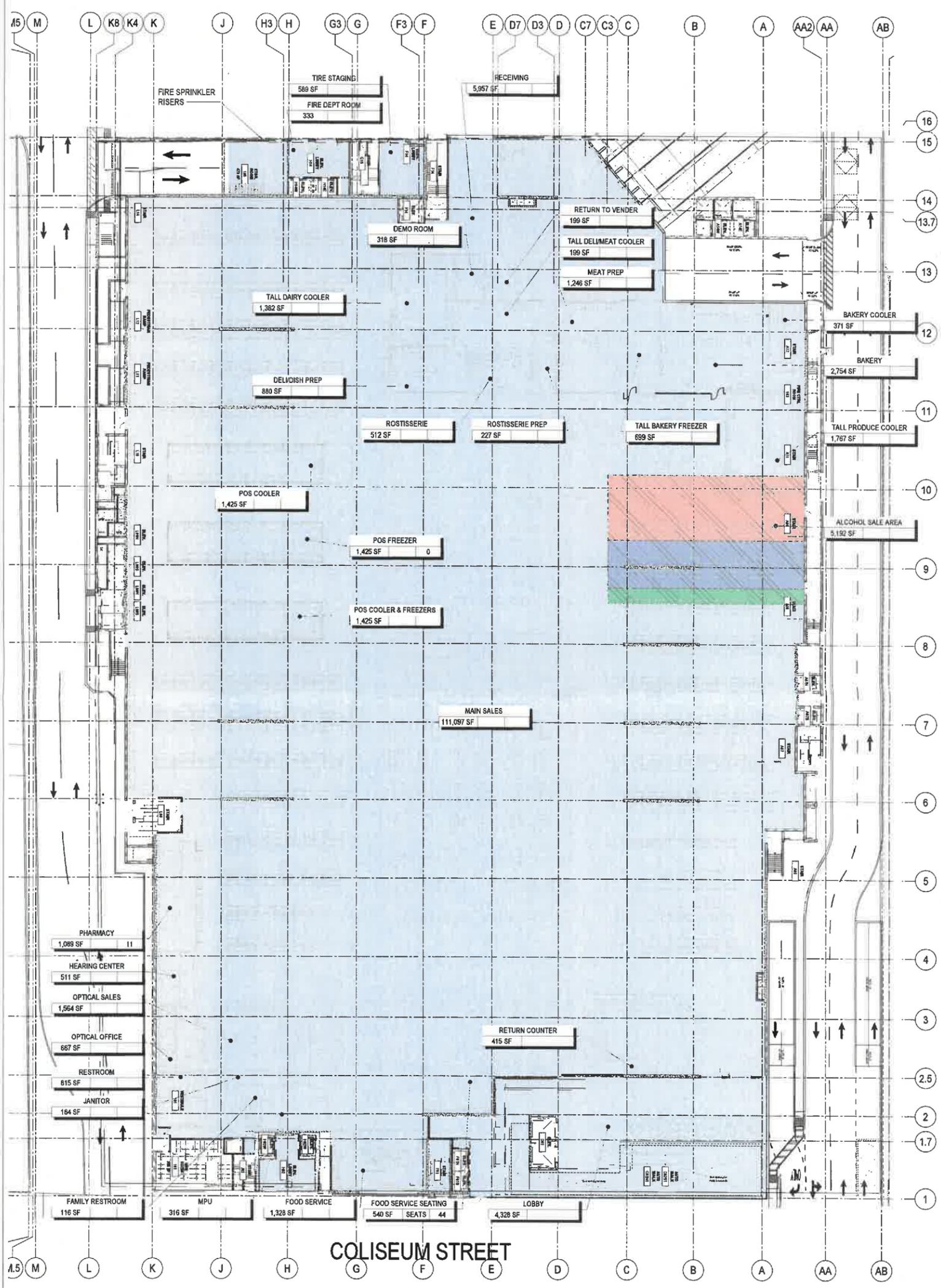


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COSTCO WHOLESALE FLOOR AREA = 112,239 SQ.FT.
FOOD COURT FLOOR AREA = 1,128 SQ.FT.
TOTAL NO. OF SEATS = 44 SEATS (PHOON ONLY)
ALCOHOL BEVERAGE DISPLAY AREA = 5,192 SQ.FT.

BEER DISPLAY TO SELL
WINE DISPLAY TO SELL
SPIRIT DISPLAY TO SELL
ALCOHOL STORAGE ABOVE THE ALCOHOL DISPLAY

FLOOR AREA PATTERNS CALCULATIONS PER LAWC

LEVEL	CONSTRUCTION AREA (SQ. FT.)	RESIDENTIAL ALLOWANCE AREA (SQ. FT.)	AREA	CONSTRUCTION AREA (SQ. FT.)
GROUND FLOOR	112,239	4,328	116,567	116,567
MEZZANINE LEVEL	1,128	0	1,128	1,128
TOTAL	113,367	4,328	117,695	117,695

PLAN CALCS BASED ON LAWC DEFINITION OF FLOOR AREA IN SECTION 12.02.

GROUND LEVEL - OVERALL FLOOR PLAN

A1.5

GROUND FLOOR PLAN

5035 W. Coliseum St.
Los Angeles, CA

