

# APPLICATIONS



## CITY PLANNING APPLICATION

### THIS BOX FOR CITY PLANNING STAFF USE ONLY

ED1 Eligible

AB 2097 Eligible

**ZA-2024-7579-CUB**

Case Number: \_\_\_\_\_

Env. Case Number: ENV-2024-7580-CE

Application Type: Conditional use permit

Case Filed With (Print Name): Eveline Bravo Ayala

Date Filed: 11/21/24

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 Address<sup>1</sup>: 5035 W Coliseum Street, Los Angeles, CA 90016

Unit/Space Number: N/A

Legal Description<sup>2</sup> (Lot, Block, Tract): See Exhibit A attached hereto Lot B, Block Wave, Tract

Assessor Parcel Number: 5046-038-802

Total Lot Area: 215,985

PM 7159  
VT

#### 2. PROJECT DESCRIPTION

Present Use: Commercial

Proposed Use: Mixed-use

Project Name (if applicable): \_\_\_\_\_

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

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

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

A CUP (alcohol) for approximately 5,192 square feet of off-site alcohol sales area in conjunction with a Costco located in the ground floor of the previously approved 5035 Coliseum Project. The Project is subject to streamlined, ministerial review under the Affordable Housing and High Road Jobs Act of 2022 ("AB 2011"). Pursuant to Government Code Sections 65912.120 and 65912.101(q)(2), the Project including all related governmental approvals, is not a "project" for purposes of the California Environmental Quality Act ("CEQA") and is not subject to CEQA.

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 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 checked="" type="checkbox"/> Interior tenant improvement    |
| <input type="checkbox"/> Removal of any street tree                               | <input type="checkbox"/> Exterior renovation or alteration         |
| <input type="checkbox"/> Removal of protected trees onsite/in public right-of-way | <input type="checkbox"/> Change of use and/or hours of operation   |
| <input type="checkbox"/> Grading  | <input type="checkbox"/> Uses or structures in public right-of-way |
| <input type="checkbox"/> Haul Route   | <input type="checkbox"/> Phased project                            |

## HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing \_\_\_\_\_ - Demolish(ed)<sup>3</sup> \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

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

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

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

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

<sup>4</sup> As determined by the Los Angeles Housing Department.

## PARKING INFORMATION

Is the project utilizing AB 2097?

YES  NO

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

Provided # of Parking Spaces: 860 commercial Required # of Parking Spaces: 741 commercial

### 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 N/A

Have you submitted the [Planning Case Referral Form](#) to BOE? (if required)  YES  NO

Is the project required to dedicate land to the public right-of-way?  YES  NO

If so, what is/are the dedication requirement(s)? \_\_\_\_\_ feet

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

## 3. ACTION(S) REQUESTED

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

Does the project include Multiple Approval Requests per LAMC Section 13A.2.10. of Chapter 1A?  YES  NO

Authorizing Code Section: 12.24.W.1, South Central Alcohol Sales Specific Plan Section 5

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

Action Requested: Conditional use permit (alcohol) for off-site alcohol sales in conjunction with a Costco store.

**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): ADM-2023-7217-TOC-CU-SPR-PHP-HCA

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.: ADM-2023-7217-TOC-CU-SPR-PHP-HCA Ordinance No.: \_\_\_\_\_

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

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

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

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

#### 5. RELATED DOCUMENTS / REFERRALS

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

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

YES (provide copy)  NO

## 6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

### APPLICANT

Applicant<sup>5</sup> Name: 5035 Coliseum Property LLC

Company/Firm: 5035 Coliseum Property LLC

Address: 131 Charles Street Unit/Space Number: \_\_\_\_\_

City: New York State: NY Zip Code: 10014

Telephone: 212-941-9399 E-mail: jbrill@thrive-living.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): \_\_\_\_\_

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

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

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

**AGENT / REPRESENTATIVE NAME:** Marcos Velayos

Company/Firm: Park & Velayos LLP

Address: 801 S. Figueroa St. Unit/Space Number: Ste. 450

City: Los Angeles State: CA Zip Code: 90017

Telephone: 213-570-8000 E-mail: mvelayos@parkvelayos.com

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

**OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT):** \_\_\_\_\_

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

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

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

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

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

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

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

Owner    Applicant    Agent/Representative    Other: \_\_\_\_\_

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

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

## PROPERTY OWNER AFFIDAVIT

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

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** An LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized 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:**  \_\_\_\_\_ **Date:** 11.19.2024

**Print Name:** Benjamin Shaoul

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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

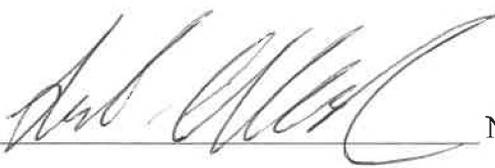
**Acknowledgement Form**

State of New York )

)ss.:

County of New York )

On the 19 day of November in the year 2024, before me, the undersigned notary public, personally appeared Benjamin Shaoul, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

 Notary Public

LINDA O'NEAL  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 010N6215933  
Qualified in Richmond County  
Commission Expires April 16, 2026

## 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:** 11.19.2024

**Print Name:** Benjamin Shaoul

## 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).

EXHIBIT "A"

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 OFFICIAL RECORDS.

APN: 5046-038-802

## 5035 Coliseum

### **Class 2 Conditional Use Permit for Off-site Alcohol Sales (CUB) Findings**

The Applicant requests approval of a Conditional Use Permit for the sale of alcohol for off-site consumption (“CUB”) for an approximately 5,192 square-foot alcohol sales area inside the Costco on the ground floor of the 5035 Coliseum Project (“Costco”). The 5035 Coliseum Project was previously approved in a letter of compliance dated February 2, 2024, pursuant to the Affordable Housing and High Road Jobs Act of 2022 (“AB 2011”) under Case No. ADM-2023-7217-TOC-CU-SPR-PHP-HCA. The 5035 Coliseum Project is located at 5035 Coliseum Street in Los Angeles (“Site”) and includes construction of a mixed-income, mixed-use development consisting of a six-story building with approximately 712,785 square feet of floor area with 800 dwelling units, including 184 units restricted to Low Income Households, and approximately 185,153 square feet of commercial uses, with a ground floor Costco. As is the typical case for Costco as well as other grocery stores, Costco sells alcohol as part of its full service of grocery options.

As mentioned above, the 5035 Coliseum Project was approved pursuant to AB 2011, and therefore, the 5035 Coliseum Project is subject to streamlined, ministerial review under AB 2011. The 5035 Coliseum Project, including all related governmental approvals, is not a “project” for purposes of CEQA and is not subject to CEQA (Cal. Govt. Code §§ 65912.120 and 65912.101(q)(2)).

- (1) That 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 Costco will enhance the built environment in the surrounding neighborhood and will perform a function or provide a service that is essential or beneficial to the community, city and region. The Costco will provide a service that is beneficial to the surrounding community and region. The Costco will provide full service grocery offerings, including a broad range of high-quality foods and products, including fresh and organic options, to the surrounding community. Currently, South Los Angeles, including the West Adams – Baldwin Hills – Leimert Community Plan Area, is known as a food desert. The United States Department of Agriculture (USDA) defines food deserts as “[l]ow-income census tracts with a substantial number or share of residents with low levels of access to retail outlets selling healthy and affordable foods.”<sup>1</sup> Residents in areas defined as food deserts are forced to choose between travelling long distances to get healthy foods, purchasing healthy foods at higher prices at smaller neighborhood markets, or eating readily-available, lower-priced, processed foods. There are only three grocery stores within one mile of the Site, while there are multiple times that for chain fast-food restaurants within that same radius. In comparison, in other parts of the City, such as West Los Angeles, there are double to four times or more full-range, high-quality grocery stores within a mile radius, each offering fresh and organic options. According to the Health Atlas for the City of Los Angeles referenced in the City’s General Plan Health Element, the “Westchester-Playa Del Rey, Encino-Tarzana, and West Los Angeles community plan areas had the highest rates of grocery stores per 10,000 residents (greater than 1.2), while the West Adams-Baldwin Hills-Leimert, and Southeast Los Angeles community plan areas had the lowest rates of grocery stores per 10,000 residents (less than 0.3)” (Los Angeles Department of City Planning, Raimi + Associates, County of Los Angeles Public Health Department (June 2013), Health Atlas for the City of Los Angeles, p. 130). According to the updated Health Atlas for the City of Los Angeles, the westside community plan areas still had the

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<sup>1</sup> *Mapping Food Deserts in the United States*, Michele Ver Ploeg et. al., USDA (Dec. 2021).

highest rates of grocery stores per 10,000 residents (greater than 0.97), while the West Adams-Baldwin Hills-Leimert and Southeast Los Angeles community plan areas still had the lowest rates of grocery stores per 10,000 residents (less than 0.45) (Los Angeles Department of City Planning, Raimi + Associates, County of Los Angeles Public Health Department (2021), Health Atlas for the City of Los Angeles, p. 105). Furthermore, the Los Angeles Food Policy Council stated that “South LA has ½ as many grocery stores per person than West LA” (Los Angeles Food Policy Council presentation to City Council, dated December 11, 2018, p. 3).

Acknowledging this food access disparity, the Los Angeles City Council recently created Good Food Zones in conjunction with the Good Food Zone Policy and has designated two areas in the City for its pilot program with low access to healthy food, with the goal of expanding that access through public and private investment. The City Council acknowledged that “[f]ood access disparities impact Angelenos’ health, life expectancy, academic performance and job productivity [and]... are most prolific in communities of color, such as South Los Angeles” (City Council Motion dated October 24, 2018). The Site is located within one of the two designated Good Food Zones (City Council Motion dated August 15, 2023).

The Costco will carry a wide variety of fresh produce, baked goods, other perishable groceries, prepared food, other dry goods, and alcoholic beverages for off-site consumption, consistent with the range of grocery options offered by other grocery stores throughout the City, as well as other Costcos. No alcoholic beverages will be available for on-site consumption. Approximately 5,192 square feet of the Costco would be allocated to alcoholic beverage sales for off-site consumption.

For individuals in the community, the 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 the neighborhood compared to other parts of the City. Furthermore, the Costco will provide significant employment opportunities, with up to 250 employees on the site. The sale of alcoholic beverages for off-site consumption provides customers a complete shopping experience.

For these reasons, the Costco with the CUB will perform a function or provide a service that is essential or beneficial to the community, city and region.

**(2) That 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 CUB for Costco will provide a much-needed service in the community as part of a full service grocery experience. The project is compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.

The Costco is compatible with and enhances the existing local context. As discussed above, the Costco will provide a service that is beneficial to the surrounding community and region. Costco will bring a broad range of high-quality products and services not currently available to the surrounding community. Currently, South Los Angeles, including the West Adams – Baldwin Hills – Leimert Community Plan Area, is known as a food desert. The United States Department of Agriculture (USDA) defines food deserts as “[l]ow-income census tracts with a substantial number or share of residents with low levels of access to retail outlets selling healthy and affordable

foods.”<sup>2</sup> Residents in areas defined as food deserts are forced to choose between travelling long distances to get healthy foods, purchasing healthy foods at higher prices at smaller neighborhood markets, or eating readily-available, lower-priced, processed foods. There are only three grocery stores within one mile of the Site, while there are multiple times that for chain fast-food restaurants within that same radius. In comparison, in other parts of the City, such as West Los Angeles, there are double to four times or more full-range, high-quality grocery stores within a mile radius, each offering fresh and organic options. According to the Health Atlas for the City of Los Angeles referenced in the City’s General Plan Health Element, the “Westchester-Playa Del Rey, Encino-Tarzana, and West Los Angeles community plan areas had the highest rates of grocery stores per 10,000 residents (greater than 1.2), while the West Adams-Baldwin Hills-Leimert and Southeast Los Angeles community plan areas had the lowest rates of grocery stores per 10,000 residents (less than 0.3)” (Los Angeles Department of City Planning, Raimi + Associates, County of Los Angeles Public Health Department (June 2013), Health Atlas for the City of Los Angeles, p. 130). According to the updated Health Atlas for the City of Los Angeles, the westside community plan areas still had the highest rates of grocery stores per 10,000 residents (greater than 0.97), while the West Adams-Baldwin Hills-Leimert and Southeast Los Angeles community plan areas still had the lowest rates of grocery stores per 10,000 residents (less than 0.45) (Los Angeles Department of City Planning, Raimi + Associates, County of Los Angeles Public Health Department (2021), Health Atlas for the City of Los Angeles, p. 105). Furthermore, the Los Angeles Food Policy Council stated that “South LA has ½ as many grocery stores per person than West LA” (Los Angeles Food Policy Council presentation to City Council, dated December 11, 2018, p. 3).

The Costco is located in a Transit Oriented Community Affordable Housing Incentive Area, and is only approximately 1,900 feet (0.36 miles) from the Expo/La Brea Metro Station. The store hours will be 10 a.m. to 8:30 p.m. Monday through Friday, 9:30 a.m. to 7:00 p.m. on Saturday, and 10:00 a.m. to 6:00 p.m. on Sundays.

For these reasons, the project will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.

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

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

General Plan Element – Plan for a Healthy Los Angeles

The Costco with the CUB substantially conforms with the purpose, intent and provisions of the of the Health Element of the General Plan (Plan for Healthy Los Angeles), including the following:

- **Objective: Increase the number of grocery stores in low-income and underserved areas so that every Community Plan Area has at least 0.6 grocery stores for every 10,000 residents.** The Site is located in an area with very limited access to grocery stores, with less than 0.45 grocery stores for every

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<sup>2</sup> *Mapping Food Deserts in the United States*, Michele Ver Ploeg et. al., USDA (Dec. 2021).

10,000 residents. The Costco would bring a full selection of healthy, fresh food products to the community and increase the rate of grocery stores per 10,000 residents in this extremely underserved area.

### General Plan Framework Element

The General Plan Framework Element sets forth a City-wide comprehensive long-range growth strategy and defines City-wide policies that are implemented at the community level through community plans and specific plans. The project is consistent with the Framework Element's goals, objectives and policies, including those listed below:

- Chapter 3 – Land Use
  - **Goal 3A – A physically balanced distribution of land uses that contributes toward and facilitates:**
    - **Objective 3.2 – Provide 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** The CUB is necessary to provide a full service grocery store experience. Further, as noted above, the use is located in a food desert, where there is a dearth of grocery stores compared to other parts of the City. Providing a full service grocery experience creates an improved quality of life, greater options for fresh and healthy food and groceries, and reduces the need to drive farther distances for these essential needs, reducing vehicle trips, and therefore reducing vehicle miles traveled and air pollution.

### West Adams – Baldwin Hills – Leimert Community Plan

The Costco substantially conforms with the purpose, intent and provisions of the West Adams – Baldwin Hills – Leimert Community Plan, including the following:

- **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.** The CUB is necessary to provide a full service grocery store, consistent with other grocery stores throughout the City. Costco is known for its quality food including fresh produce, meat, fish, and dairy, and other healthy options, including organic options for countless food products. The comprehensive selections will bring new and expanded fresh and healthy food choices to the neighborhood.
- **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.** The Costco will provide the offerings of a full service grocery store and provide a safe and convenient opportunity to purchase healthy foods like fresh fruits and vegetables, including organic selections. The Costco will increase access to healthy foods in surrounding neighborhoods.

- **Policy LU21-3 – Prioritize Grocery Access. Promote efforts to identify grocery access as a priority for economic development.** The Costco will add a new full service grocery store and will provide many more grocery choices and services than are currently offered in this area, which is identified as a food desert by the United States Department of Agriculture. The off-site sale of alcohol is part of, and necessary for, a full service grocery store. Bringing these choices into the community will significantly increase the diversity of merchandise and healthy food options offered in this area and enhance its livability. As is typical of grocery stores throughout the City, the sale of alcoholic beverages for off-site consumption provides customers a comprehensive, one-stop-shop shopping experience, and will only increase its economic value to the community.
- **Policy LU21-7 – Prioritize Full Service Grocery Stores. 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 Costco is part of an approved mixed-use development that eliminates vacancy and blight, and is located on a Community Commercial site. The CUB is necessary to provide a full service grocery store consistent with other grocery stores in the City.

La Brea/Farmdale Subarea of the West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay District

The Site is located in Parcel Group D of the La Brea/Farmdale Subarea of the West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay District (“CPIO”). As approved with the TOC Tier 3 Program base and additional incentives, the 5035 Coliseum Project and the Costco are fully compliant with the CPIO. The project substantially conforms with the purpose, intent and provisions of the CPIO, including:

- **Section 3.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 Costco provides a much greater variety of goods and services than is currently available today in this community. The CUB is necessary to provide a full service grocery store experience. Further, as noted above, the use is located in a food desert, where there is a dearth of grocery stores compared to other parts of the City. Providing a full service grocery experience creates an improved quality of life, greater options for fresh and healthy food and groceries, and reduces the need to drive farther distances for these essential needs.

The Community Plan includes Full Service Grocery Store Incentives under Program No. 35 that states, “[i]n addition to economic incentive initiatives [sic] administered by the CRA-DLA and EWDD or their successor agencies, the Community Plan establishes a CPIO District which seeks to encourage the development of full service grocery stores throughout the Community Plan Area through the provision of land use incentives.” Further, recognizing that full service grocery stores include off-site alcohol sales, the CPIO provides an exception for full service grocery stores to the prohibition that off-site alcohol sales are not permitted within ½ mile of another off-site alcohol sales use.

## South Los Angeles Alcohol Sales Specific Plan

The Costco substantially conforms with the purpose and intent of the South Los Angeles Alcohol Sales Specific Plan ("Specific Plan"). The Specific Plan was created in 1997, and was last amended over two decades ago in 2000, to address the high number of establishments dispensing, for sale or other consideration, alcoholic beverages in South Central Los Angeles at the time. To ensure that any new establishments do not increase adverse effects on that community, the Specific Plan permits the sale of alcohol subject to certain findings being made. As is shown in Finding Nos. 4-6 below, the findings for the CUB for Costco can be made, and the project substantially conforms with the purpose and intent of the Specific Plan.

### **Additional Findings Required by the South Los Angeles Alcohol Sales Specific Plan (Section 5.B)**

#### **(4) That the proposed use will not adversely affect the welfare of the pertinent community.**

The proposed use will not adversely affect the welfare of the pertinent community, but rather will provide substantial benefits to the community. In fact, the General Plan and CPIO encourage full service grocery stores as is proposed here.

The Costco will provide a substantial benefit to the local community by, among other things, providing a full service grocery store with a variety of fresh produce, baked goods, prepared food, organic foods, alcoholic beverages and other offerings as part of a full service grocery store. Further, as noted above, the use is located in a food desert, where there is a dearth of grocery stores compared to other parts of the City. Providing a full service grocery experience creates an improved quality of life, greater options for fresh and healthy food and groceries, and reduces the need to drive farther distances for these essential needs.

For these reasons, the Costco will not adversely affect the welfare of the pertinent community.

#### **(5) That the granting of the application will not result in an undue concentration of premises in the Area of establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of such 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; and**

The granting of the conditional use permit for the Costco will not result in an undue concentration of premises for the sale or dispensing of alcoholic beverages. Concentration can be undue when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license does not negatively impact an area, but rather when such license benefits the public welfare and convenience. Although the census tract (No. 2362.06) will have an additional new license, the Costco will not adversely affect community welfare because the Costco will provide a much-needed resource for grocery shopping and healthcare to this underserved region of Los Angeles, diversifying fresh food and grocery shopping options in a food desert. One full-range grocery store is located within a 600-foot radius of the Site and located in

the same census tract as the Site. A smaller local grocery store is located within a 1,000-foot radius of the Site. A liquor store is located within a 600-foot radius of the Site. There are no other free-standing liquor stores or bars within 1,000 feet of the Site. None of these three stores sells liquor for on-site consumption. The CUB is necessary to provide a full service grocery store experience. The General Plan, Community Plan and CPIO recognize the lack of full service grocery stores in the area and expressly encourage and incentivize full service grocery stores here. As noted above, the CPIO provides an express exemption for full service grocery stores to the prohibition that off-site alcohol sales are not permitted within ½ mile of another off-site alcohol sales use. Further, as noted above, the use is located in a food desert, where there is a dearth of grocery stores compared to other parts of the City. Providing a full service grocery experience creates an improved quality of life, greater options for fresh and healthy food and groceries, and reduces the need to drive farther distances for these essential needs

**(6) That the proposed use will not detrimentally affect nearby residentially zoned communities in the Area, after giving consideration to the distance of the proposed use from the following: residential buildings; and 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 proposed sale of alcohol for off-site consumption is part of a full service grocery store and will not detrimentally affect nearby residentially zoned communities or sensitive uses. In fact, the area is part of a food desert, and the provision of a full service grocery store is much needed in the community, and part of the General Plan, Community Plan and CPIO priorities.

The Site is located near residentially zoned communities to the east and directly to the south across Coliseum Street and the Rancho Cienega Recreation Center to the north. St. Paul's Presbyterian Church, which hosts a preschool, is located within 600 feet of the Site. The sale of alcoholic beverages within the Costco will be accessory to the purchase of other items such as fresh food and household products, and all alcohol will be packaged and intended for consumption off-site. The off-site alcohol sales are part of a full service grocery store experience. There would be no on-site consumption of alcoholic beverages.

As mentioned above, two establishments dispensing alcoholic beverages within 600 feet of the Site primarily sell food and one is a liquor store, and there are no other alcohol establishments located between 600 and 1,000 feet of the Site. As noted above, the off-site sale of alcoholic beverages is part of a full service grocery store in a food desert. Far from being detrimental, the full service grocery store will provide a much needed resource to the community. Therefore, the presence of these establishments in the vicinity of the Site does not create any detrimental effect to nearby sensitive uses.

For these reasons, the off-site sale of alcoholic beverages at the Costco will not detrimentally affect the nearby residentially zoned communities or any sensitive uses in those communities.

**5035 W. COLISEUM STREET**

PROJECT INFORMATION	
PROJECT DESCRIPTION:	1A MIXED USE RESIDENTIAL AND RETAIL PROJECT CONSISTING OF A 6-STORY BUILDING WITH APPROXIMATELY 712,875 SQ.FT. OF FLOOR AREA INCLUDING 50,024 SQ.FT. OF AMENITY SPACE WITH LEASING OFFICE AND 800 UNITS, AS WELL AS FIVE LEVELS OF SUBTERRANEAN PARKING.
PROJECT ADDRESS:	5035 W. COLISEUM STREET, LOS ANGELES, CA 90016
A.P.N.:	5048-028-802
GROSS LOT AREA:	215,985 SQ. FT. 4.959 AC
SITE COVERAGE:	158,605 SQ. FT. 72.5%
TOTAL FLOOR AREA (PER LAMC):	712,875 SQ. FT.
TOTAL UNITS:	800 DU
ALLOWABLE DENSITY: 1DU/400 SQ.FT.	540 BASE DU
PROPOSED FAR:	3.30
HEIGHT:	78'-11-5/8"

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. 20001343593, OF OFFICIAL RECORDS.	

BUILDING SUMMARY				
CATEGORY	SUBTERRANEAN PARKING	COMMERCIAL	AMENITY/LEASING*	RESIDENTIAL
NO. OF STORES	5	1 WITH MEZZANINE LVL	2	5
CONSTRUCTION TYPE	I - A	I - A	I - A	II - A
BLDG. HEIGHT	-67'-0"	23'-2"	66'-10"	78'-11-5/8" (TOP OF ROOF)**
* REFERS TO 2-STORY LEASING/ MAIL ROOM/ AMENITY BUILDING OVER PODIUM LOCATED AT SOUTH-WEST CORNER OF THE PROPERTY. ** CALCULATED PER LAMC DEFINITION FOR HEIGHT (SECTION 12.21.1.B.3(a)). TOP OF VERTICAL CIRCULATION IS ESTABLISHED AT 96'-11-5/8".				

RESIDENTIAL BUILDING SUMMARY							
UNIT TYPE	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	%	TOTAL
STUDIOS	44	50	63	64	64	35.6%	285
1 BEDS	87	85	71	57	63	45.4%	363
2 BEDS	16	34	34	34	34	19.0%	152
<b>SUBTOTAL</b>	<b>147</b>	<b>169</b>	<b>168</b>	<b>155</b>	<b>161</b>	<b>100%</b>	<b>800</b>

RESIDENTIAL UNIT SUMMARY				
UNIT TYPE	UNIT NET AREA (SQ. FT.)	NUMBER OF UNITS	TOTAL NET AREA (SQ. FT.)	TOTAL UNIT %
S1	350	285	99,750	35.6%
A1	452	363	164,076	45.4%
B1	605	152	91,960	19.0%
<b>TOTAL</b>	<b>445 AVG.</b>	<b>800</b>	<b>355,786</b>	<b>100%</b>

FLOOR AREA RATIO CALCULATIONS PER LAMC*				
LEVEL	COMMERCIAL FLOOR AREA (N SQ. FT.)	RESIDENTIAL BUILDING AREA (N SQ. FT.)	AMENITY BUILDING AREA (N SQ. FT.)	COMBINED AREA (N SQ. FT.)
SUBTERRANEAN - P1	11,576	-	-	11,576
SUBTERRANEAN - P2	4,948	-	-	4,948
SUBTERRANEAN - P3	4,911	-	-	4,911
SUBTERRANEAN - P4	1,446	2,369	-	3,815
SUBTERRANEAN - P5	679	-	-	679
GROUND LEVEL	150,328	-	-	150,328
MEZZANINE LEVEL	11,265	-	-	11,265
LEVEL 2	-	100,364	19,873	120,237
LEVEL 3	-	96,516	19,853	116,369
LEVEL 4	-	94,702	15,659	110,361
LEVEL 5	-	88,725	639	89,364
LEVEL 6	-	89,022	-	89,022
<b>TOTAL BUILDING AREA</b>	<b>185,153</b>	<b>471,698</b>	<b>56,024</b>	<b>712,875</b>
				<b>FAR = 712,875 / 215,985</b>
				<b>3.30</b>

\*FAR CALCS BASED ON LAMC DEFINITION OF FLOOR AREA IN SECTION 12.03.

<b>COMMERCIAL FLOOR AREA PROVIDED:</b>
185,153 25.97%

<b>RESIDENTIAL FLOOR AREA PROVIDED:</b>
527,722 74.03%

<b>TOTAL:</b>
712,875 100%

BUILDING AREA ANALYSIS*				
LEVEL	COMMERCIAL FLOOR AREA (N SQ. FT.)	RESIDENTIAL BUILDING AREA (N SQ. FT.)	AMENITY BUILDING AREA (N SQ. FT.)	COMBINED AREA (N SQ. FT.)
GROUND LEVEL	152,339	-	-	152,339
MEZZANINE LEVEL	23,042	-	-	23,042
LEVEL 2	-	104,393	20,453	124,846
LEVEL 3	-	102,269	20,453	122,722
LEVEL 4	-	100,370	16,188	116,558
LEVEL 5	-	84,037	3,495	87,532
LEVEL 6	-	98,751	-	98,751
<b>TOTAL BUILDING AREA</b>	<b>175,381</b>	<b>497,820</b>	<b>60,589</b>	<b>733,790</b>

\*BUILDING AREA CALCULATED BASED ON THE DEFINITION IN THE CALIFORNIA BUILDING STANDARDS CODE (TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS) - CALIFORNIA GOVERNMENT CODE SECTION 65941.1(C).

VEHICLE PARKING SUMMARY			
STALLS REQUIRED			
TYPE	REQUIRED RATIO PER LAMC/TOC	COMMERCIAL PARKING REQUIRED	RESIDENTIAL PARKING REQUIRED
COMMERCIAL	250.00 /SF (MIN.)**	741	-
RESIDENTIAL	0.50 /UNIT(MIN.)***	-	400
<b>SUBTOTAL</b>		<b>741</b>	<b>400</b>
<b>TOTAL</b>		<b>1,141</b>	

\* PER AB 2097 NO RESIDENTIAL OR COMMERCIAL PARKING REQUIRED.  
\*\* 250.00 /SF RATIO IS THE REQUIRED PARKING FOR RETAIL UNDER LAMC SECTION 12.21.A.4 (c) (5)  
\*\*\* REQUIRED RESIDENTIAL PARKING BASED ON TOC GUIDELINES.

STALLS PROVIDED		
PARKING TYPE	COMMERCIAL PARKING PROVIDED	RESIDENTIAL PARKING PROVIDED
SUBTERRANEAN LEVEL - P1	218	-
SUBTERRANEAN LEVEL - P2	277	-
SUBTERRANEAN LEVEL - P3	365	-
SUBTERRANEAN LEVEL - P4	-	405
SUBTERRANEAN LEVEL - P5	-	250
<b>SUBTOTAL</b>	<b>860</b>	<b>655</b>
<b>TOTAL</b>	<b>1,515</b>	

BICYCLE PARKING SUMMARY*			
SHORT TERM BICYCLE PARKING			
CATEGORY	STALLS REQUIRED	TOTAL STALLS REQUIRED	TOTAL STALLS PROVIDED
COMMERCIAL	1/ 10,000 SF	19	24
1 - 25 DWELLING UNITS	1/ 10 UNITS	2.5	3
26 - 100 DWELLING UNITS	1/ 15 UNITS	5.0	5
101 - 200 DWELLING UNITS	1/ 20 UNITS	5.0	5
201+ DWELLING UNITS	1/ 40 UNITS	15.0	15
<b>TOTAL SHORT TERM BICYCLE STALLS</b>		<b>47</b>	<b>52</b>

LONG TERM BICYCLE PARKING			
CATEGORY	STALLS REQUIRED	TOTAL STALLS REQUIRED	TOTAL STALLS PROVIDED
COMMERCIAL	1/ 10,000 SF	19	20
1 - 25 DWELLING UNITS	1/ 1 UNITS	25.0	25
26 - 100 DWELLING UNITS	1/ 1.5 UNITS	50.0	50
101 - 200 DWELLING UNITS	1/ 2 UNITS	50.0	50
201+ DWELLING UNITS	1/ 4 UNITS	150.0	150
<b>TOTAL LONG TERM BICYCLE STALLS</b>		<b>294</b>	<b>295</b>

\*CALCULATED PER LAMC SECTION 12.21.A.16 (A)

OPEN SPACE REQUIRED*			
TYPE	NO. OF UNITS	OPEN SPACE REQUIRED / UNIT	TOTAL OPEN SPACE REQUIRED
* THREE HABITABLE ROOMS	648	100 SF/UNIT	64,800 SF
THREE HABITABLE ROOMS	152	125 SF/UNIT	19,000 SF
* THREE HABITABLE ROOMS	0	175 SF/UNIT	0 SF
<b>TOTAL</b>			<b>83,800 SF</b>

\*CALCULATED PER LAMC SECTION 12.21.G

OPEN SPACE PROVIDED		
TYPE	LOCATION	OPEN SPACE
COURTYARD A	LEVEL 2	5,327 SF
COURTYARD B	LEVEL 2	4,630 SF
COURTYARD C	LEVEL 2	13,991 SF
COURTYARD D	LEVEL 2	4,896 SF
PASEO	LEVEL 2	5,714 SF
AMENITY BUILDING	ROOF TOP	16,550 SF
OUTDOOR SPACES	LEVEL 5	4,113 SF
RESIDENTIAL BUILDING	ROOFTOP	0 SF
<b>TOTAL OPEN SPACE PROVIDED</b>		<b>54,911 SF</b>

AMENITY SPACE PROVIDED		
TYPE	LOCATION	OPEN SPACE
AMENITY ROOMS	LEVEL 2	6,000 SF
AMENITY BUILDING	LEVEL 2	19,093 SF
<b>TOTAL AMENITY SPACE</b>		<b>25,093 SF</b>
<b>USABLE AMENITY SPACE *</b>		<b>15,713 SF</b>

AMENITY SPACE CANNOT EXCEED 25% OF REQUIRED OPEN SPACE AREA.  
MAX ALLOWABLE 15712.5 SF

PRIVATE OPEN SPACE			
TYPE	SF PER BALCONY	NO. OF BALCONIES	PRIVATE OPEN SPACE PROVIDED
BALCONIES	81	290	23,490 SF
<b>TOTAL PRIVATE OPEN SPACE PROVIDED *</b>			<b>23,490 SF</b>

\* THIS IS NOT REQUIRED OPEN SPACE AND IS NOT INCLUDED IN THE PROJECTS REQUIRED OPEN SPACE CALCULATIONS

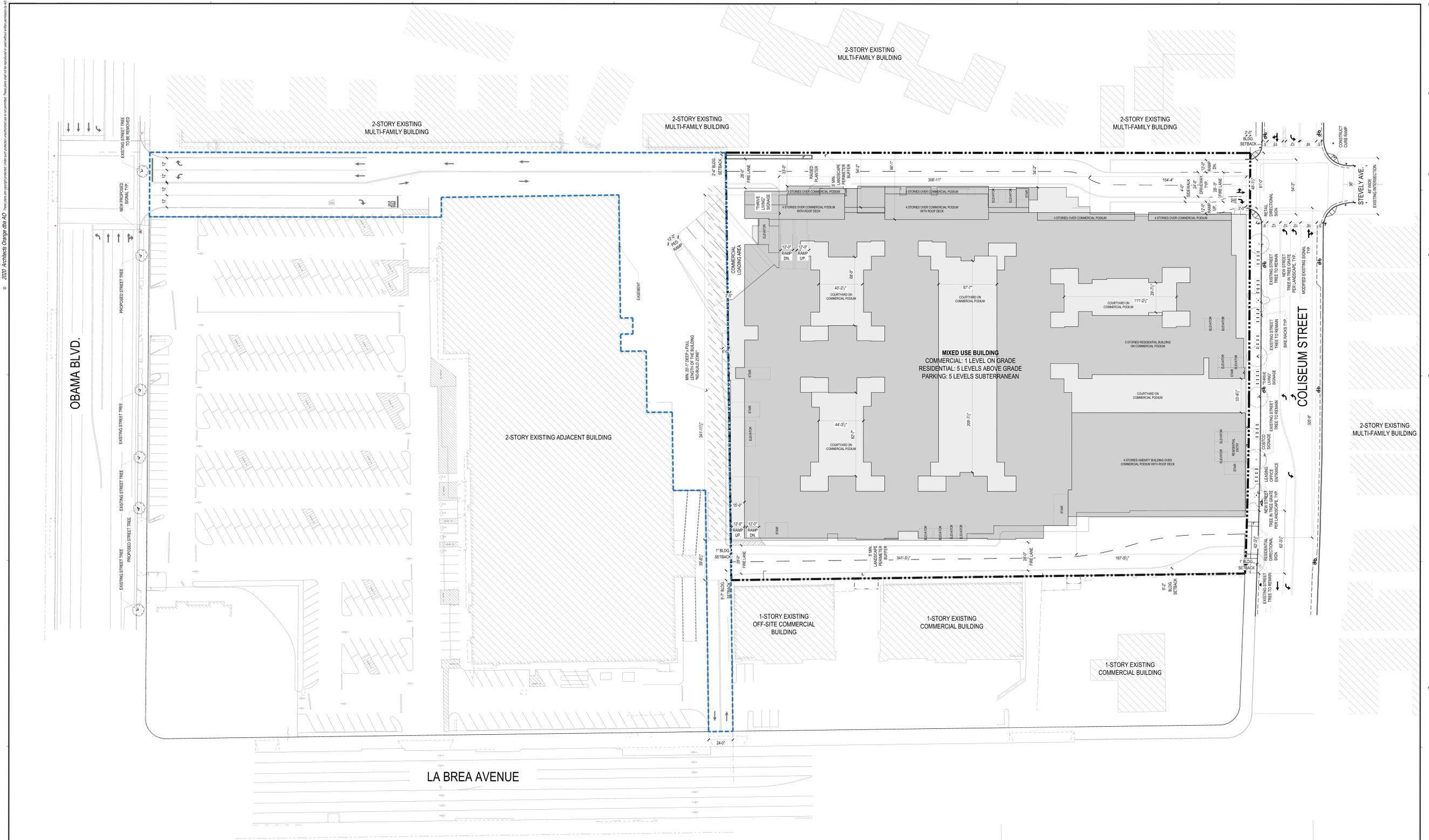
OPEN SPACE PER TOC INCENTIVE	
REQUIRED OPEN SPACE	83,800 SF
TOC REDUCTION 25%	20,950 SF
NEW REQUIRED OPEN SPACE	62,850 SF
TOTAL OPEN SPACE PROVIDED (INCLUDING AMENITY SPACES)	70,624 SF *
OPEN SPACE EXCEEDED BY	7,774 SF

\* NOT INCLUDING PRIVATE OPEN SPACE

LANDSCAPED OPEN SPACE	
LANDSCAPED OPEN SPACE REQUIRED	15,712 SF
LANDSCAPED OPEN SPACE PROVIDED - LEVEL 2	22,247 SF
LANDSCAPED OPEN SPACE PROVIDED - LEVEL 5	3,309 SF
TOTAL LANDSCAPED OPEN SPACE PROVIDED	26,156 SF
LANDSCAPED OPEN SPACE EXCEEDED BY	10,444 SF

TREES REQUIRED		
REQUIRED RATIO	NUMBER	TOTAL REQUIRED
14 UNITS	800 UNITS	200
2/ STREET TREE REMOVED	1 TREE REMOVED	2
<b>TOTAL TREES REQUIRED</b>		<b>202</b>

TREES PROVIDED	
GROUND LEVEL - STREET TREES (COLISEUM & OBAMA)	4
LEVEL 2	148
LEVEL 5	89
<b>TOTAL TREES PROVIDED</b>	<b>241</b>



**LEGAL DESCRIPTION**

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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.

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APN: 5046-038-802

**PROJECT SUMMARY**

1. PROPOSED FLOOR AREA PER LAMC:

- SUBTERRANEAN LEVEL P1 = 11,576 SQ.FT.
- SUBTERRANEAN LEVEL P2 = 4,948 SQ.FT.
- SUBTERRANEAN LEVEL P3 = 4,911 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.

2. 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

3. 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

4. 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.

5. BUILDING HEIGHT: 76'-11 5/8"

6. UNITS

- EXISTING UNITS: 0 UNITS
- PROPOSED UNITS: 800 UNITS

7. FAR PROPOSED: 3.30 (712,377 SQ.FT./215,985 SQ.FT.)

8. ZONE: C2-2D-CPIO

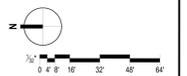
9. GROSS LOT AREA: 4.958 AC (215,985 SQ.FT.)

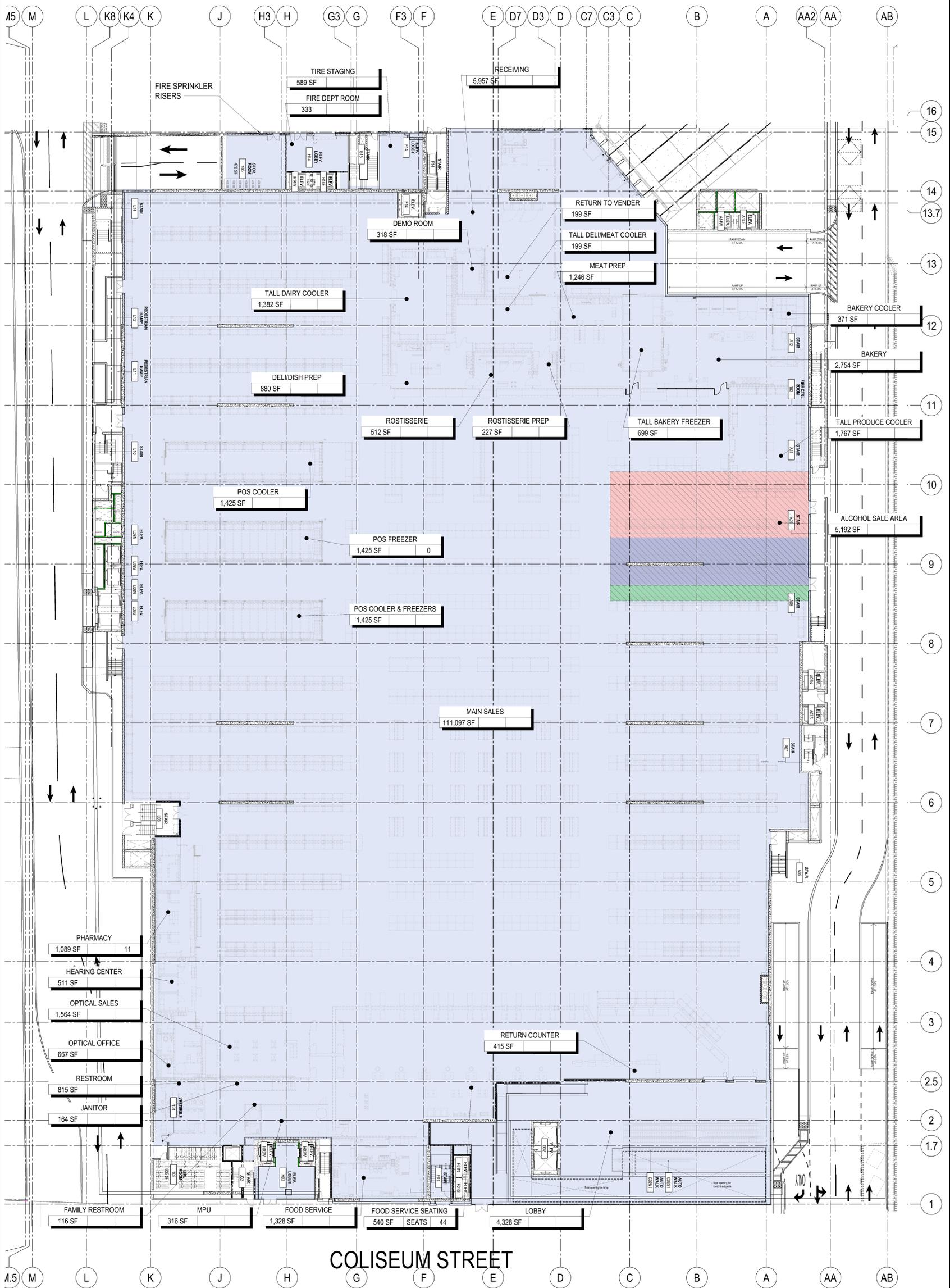
10. COMMERCIAL SEATING:

- INDOOR SEATING: 44 SEATS
- OUTDOOR SEATING: 0 SEATS

**LEGEND**

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





GROUND LEVEL - OVERALL FLOOR PLAN



COSTCO WHOLESALE FLOOR AREA = 123,398 SQ.FT.  
 FOOD COURT FLOOR AREA = 1,328 SQ.FT.  
 TOTAL NO. OF SEATS = 44 SEATS (INDOOR ONLY)  
 ALCOHOLIC BEVERAGE DISPLAY AREA = 5,192 SQ.FT.

- FLOOR AREA
- BEER DISPLAY TO SELL
- WINE DISPLAY TO SELL
- SPIRIT DISPLAY TO SELL
- ALCOHOL STORAGE - ABOVE THE ALCOHOL DISPLAY

FLOOR AREA RATIO CALCULATIONS PER LAMC			
LEVEL	COMMERCIAL FLOOR AREA (IN SQ. FT.)	RESIDENTIAL BUILDING AREA (IN SQ. FT.)	COMBINED AREA (IN SQ. FT.)
SUBTERRANEAN - P1	11,938	-	11,938
SUBTERRANEAN - P2	4,448	-	4,448
SUBTERRANEAN - P3	1,448	-	1,448
SUBTERRANEAN - P4	679	-	679
SUBTERRANEAN - P5	150,528	-	150,528
GROUND LEVEL	11,286	-	11,286
MEZZANINE LEVEL	-	-	-
LEVEL 2	100,584	18,873	119,457
LEVEL 3	86,516	16,853	103,369
LEVEL 4	54,702	11,031	65,733
LEVEL 5	86,725	839	87,564
LEVEL 6	89,022	-	89,022
TOTAL BUILDING AREA	186,153	47,905	234,058
FAR CALC. BASED ON LAMC DEFINITION OF FLOOR AREA IN SECTION 12.03	186,153	56,024	242,177
			3.39

SHEET  
**A1.5**

GROUND FLOOR PLAN

5035 W. Coliseum St.  
 Los Angeles, CA



5035 Coliseum Property LLC

