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Decision Date: July 17, 2025
Appeal Period Ends: August 1, 2025

**Mrs. Gooch's Natural Food Markets,
Inc. (A)(O)**
PO Box 68486, Austin, Texas, 78768

Yann Taylor (R)
Field Paoli Architects
711 Market Street
San Francisco CA, 94103

CASE NO. ZA-2024-5093-CUB-PR
CONDITIONAL USE – PROJ REVIEW

3443 South Sepulveda Blvd.
Palms - Mar Vista - Del Rey
Zone: C2-1VL
Council District: 5 - Yaroslavsky
CEQA: ENV-2024-5094-CE
Legal Description: Lot PT 20,
Newmark and Edwards' Subdivision
of the Stephens Homestead

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

based on the whole of the administrative record, as supported by the justification prepared and found in the case file, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), and there is no substantial evidence demonstrating that 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;

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

a conditional use to allow the sale of a full line of alcoholic beverages for off-site consumption and limited on-site tasting in conjunction with a proposed grocery store use located in the C2-1VL and R4-1 Zones.

Pursuant to Los Angeles Municipal Code Section 12.24 W.27, I hereby APPROVE:

a conditional use to authorize daily store operations from 7 a.m. to 12 a.m. (midnight) in lieu of the 7 a.m. to 11 p.m. otherwise permitted within a Commercial Corner Development in the C2-1VL Zone.

Pursuant to Los Angeles Municipal Code Section 13B.2.4. of Chapter 1A, I hereby APPROVE:

Project Review for a change of use from art studio to grocery store and accompanying façade improvements in the C2-1VL and R4-1 Zones.

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 Zoning 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 for inclusion in the case file.

Project Review Conditions

7. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, West/South/Coastal Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
8. **Automobile Parking.** The applicant shall provide automobile parking to the satisfaction of the Department of Building and Safety. No variance from parking requirements per LAMC Section 12.21-A,4 has been requested or granted herein. The project proposes a total of 154 parking spaces as provided in Exhibit "A".
9. **Transportation Assessment.** Pursuant to Section 19.19.D.2 of the Fee Ordinance No. 186105 as authorized by the West Los Angeles Transportation Improvement and Mitigation Specific Plan (WLA TIMP), the applicant shall pay, or guarantee payment of the TIA fee table of the fee ordinance as determined by DOT prior to the issuance of a building permit.
10. The project shall comply with the requirements outlined in the Transportation Assessment dated May 26, 2025, or as required by DOT, located within the case file.
11. **Lighting.** All outdoor and parking lighting shall be shielded and down-cast within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties, and the night sky (unless otherwise required by the Federal Aviation Administration (FAA) or for other public safety purposes).
12. **Lighting Design.** Areas where nighttime uses are located shall be maintained to provide sufficient illumination of the immediate environment so as far as to render objects or persons clearly visible for the safety of the public and emergency response personnel. All pedestrian walkways, storefront entrances, and vehicular access ways shall be illuminated with lighting fixtures. Lighting fixtures shall be harmonious with the building design. Wall mounted lighting fixtures to accent and complement architectural details at night shall be installed on the building to provide illumination to pedestrians and motorists.
13. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.
14. **Stormwater/irrigation.** The project shall implement on-site stormwater infiltration

as feasible based on the site soils conditions, the geotechnical recommendations, and the City of Los Angeles Department of Building and Safety Guidelines for Storm Water Infiltration. If on-site infiltration is deemed infeasible, the project shall analyze the potential for stormwater capture and reuse for irrigation purposes based on the City Low Impact Development (LID) guidelines.

Conditional Use Conditions

15. **Authorization.** Approved herein is the sale of a full line of alcoholic beverages for off-site consumption (Type 21) and limited on-site consumption for instructional tasting (Type 86), in conjunction with the operation of an approximately 38,630 square-foot grocery store, upon the following:
 - a. The "Tasting Area" shall be limited to approximately 4075.3 square feet
 - b. No customer seating is authorized in conjunction with the approximately 4075.3 square-foot tasting area.
 - c. No outdoor area is authorized for the sales, service, or consumption of alcoholic beverages as a part of this grant.
 - d. The hours of operation are limited to 7:00 a.m. to 12:00 a.m. (midnight) daily.
 - e. 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.
16. The establishment shall be maintained as 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.
17. A store employee shall be present in the tasting area/education room during all times that tasting activities are taking place.
18. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.
19. Game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
20. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.

21. Vendor(s) delivery of alcoholic beverages shall be permitted only between the hours of 8:00 a.m. through 7:00 p.m. daily.
22. 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.
23. 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.
24. 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.
25. **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. Point-of-sales counters

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

26. **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.
27. The applicant/business operator/manager shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.

28. Loitering is prohibited on or around these premises and the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
29. 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, 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, including accessory parking areas, 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.
30. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department, Department of Alcoholic Beverage Control, the Department of Building and Safety, the Department of City Planning, or other responsible agencies. The on-site Manager and employees shall be knowledgeable of the conditions herein.
31. The applicant shall provide the Zoning Administrator a copy of each license suspension thereof, or citation issued by the Los Angeles Police Department or State Department of Alcoholic Beverage Control upon such issuance.
32. 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 and litter.
33. 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.
34. No other deviations from the provisions of the Municipal Code have been requested or approved herein.
35. **MVIP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per L.A.M.C Section 19.01- E,.3 - Monitoring of Conditional Use Permits, Inspection, and Field Compliance for Review of Operations and Section 19.04 - Miscellaneous Clearance - ZA shall be paid to the City.

- a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. A second inspection will take place within 36 months of the first inspection. Observations and results of said inspection will be documented and included in the administrative file.
 - b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
36. Should there be a change in the ownership and/or the operator of the business, the property owner and/or 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 Development Services Center, 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 Development Services Center, 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 the floor plan, seating arrangement or number of seats of the new operation.
37. Should there be a change in the ownership and/or the operator of the business, the Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval. The application, in association with the appropriate fees, shall be submitted to the Development Services Center, Department of City Planning, within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add, or delete conditions, and if warranted, reserves the right to conduct a public hearing, that may also be conducted for nuisance abatement/revocation purposes.
38. 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 his/her their 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 prepare a radius map and cause notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office and the Los Angeles Police Department's corresponding division. The applicant shall also 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, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

Administrative Conditions

39. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved." A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.
40. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.
41. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
42. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
43. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance

of any permit in connection with those plans.

44. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS**

Applicant shall do all of the following:

- i. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- ii. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- iii. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- iv. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- v. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes 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. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become 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 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter 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 valid 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, shall constitute a violation of this chapter 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**, 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 therewith, and the statements made at the public hearing before the Zoning Administrator on May 20, 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 conditional use approval under the provisions of Sections 12.24 W.1 and 12.24 W.27 of Chapter 1 and Project Review per Section 16.05 of Chapter 1 have been established by the following facts:

BACKGROUND

The subject property is on an irregular-shaped corner lot, with a total area of 121,067 square feet with a frontage of approximately 414 feet along Sepulveda Boulevard and approximately 232 feet on Palms Boulevard. The project site is located within the Palms-Mar Vista-Del Rey Community Plan Area and is designated for Neighborhood Commercial land use and is zoned C2-1VL and R4-1.

The property is improved with an existing 38,630 square-foot, one-story commercial building and an associated surface parking area which contains 154 vehicle stalls. A portion of the existing surface parking lot is zoned R4-1 and maintains non-conforming parking rights. Vehicle ingress and egress is provided via two curb cuts, one along Sepulveda Boulevard and the other along Palms Boulevard.

The applicant is requesting a Change of Use from Art Studio to Grocery Store with accompanying façade improvements for the existing 38,630 commercial building. Additionally, the applicant requests a Conditional Use authorization to allow the sale of a

full line of alcoholic beverages for off-site consumption and on-site instructional tastings in an area denoted on Exhibit A.

As proposed, the applicant requests expanded hours of operation from 7 a.m. to 12 a.m. (midnight) daily, in lieu of the 7 a.m. to 11 p.m. hours otherwise permitted for a Commercial Corner Development in the C2-1VL Zone.

The project site is subject to the West Los Angeles Transportation Improvement and Mitigation Specific Plan Area (ZI-2192).

Surrounding Properties

Surrounding properties are zoned C2-1VL, R-4, P-1 and designated for Neighborhood Commercial, High Medium Residential, and Parking land uses. Abutting uses include grocery stores, multi-family developments, parking areas, and an office building. To the Southwest of the site is Interstate 405, zoned PF-1XL corresponding with a Public Facilities – Freeway Land Use designation.

Streets

Sepulveda Boulevard, adjoining the subject property to the northwest, is a Boulevard II dedicated to a right-of-way width of 110 feet and a roadway width of 80 feet and improved with an asphalt roadway, concrete curb, gutter, and sidewalk.

Palms Avenue, adjoining the subject property to the south, is a Avenue II dedicated to a right-of-way width of 86 feet and a roadway width of 56 feet and improved with an asphalt roadway, concrete curb, gutter, and sidewalk.

Previous cases, affidavits, permits, and orders on the subject property:

Permit Application No. 24016-10000-31352– On November 26, 2024, the Department of Building and Safety issued a permit to allow the issuance of an interior demolition permit without the required disabled access upgrades of facilities (path of travel, restrooms, drinking fountains, and public telephones) serving the area where demolition work is done.

Permit Application No. 24016-10000-31352– On May 31, 2017, the Department of Building and Safety issued a permit to allow the issuance of an interior demolition permit without the required disabled access upgrades of facilities (path of travel, restrooms, drinking fountains, and public telephones) serving the area where demolition work is done.

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 Conditional Use Permits for the sale of alcohol for off-site consumption. The following relevant cases were filed within the last 5 years within the search radius:

ZA-2001-2405-CUB-PAD – On November 19, 2001, a conditional use permit to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with the operation of a 15,495 square-foot drug/variety store in the C2-IVL zone was approved with conditions.

ZA-2010-2302-CUB – On May 23, 2011, a conditional use to permit the continuation of the sale and dispensing for consideration of a full line of alcoholic beverages for off-site consumption in conjunction with an existing market was approved with conditions.

ZA-2018-3075-CUB – On November 2, 2018, a Conditional Use to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing grocery store in the C2-1VL Zone was approved with conditions.

Public Correspondence

On May 2, 2025, Jack Nourafshan from Reliable Properties, emailed the project planner in support of the project site being utilized as a Whole Foods market.

Public Hearing

A Notice of Public Hearing was sent to all property owners adjacent to the subject site. The purpose of the hearing was to obtain testimony from affected and/or interested person regarding the project. All interested persons were invited to attend the public hearing at which they could listen, ask questions, or present testimony regarding the project. The hearing was held on May 20, 2025, at approximately 10:30 am. before the Zoning Administrator and was conducted entirely telephonically. The following testimony was provided at the hearing:

The applicant provided the following comments:

A representative of the project team explained that the site was previously occupied by a grocery store, later converted into an art gallery. The building is located near the intersection of Palms and Sepulveda Boulevards, with adjacent uses including office space, another grocery store, and commercial development. The project will maintain the existing building footprint and site access. Only the building façade will be modified, and the parking lot will be restriped to provide 154 parking spaces, which exceeds the 149 required. The CUP for alcohol includes a Type 21 license for off-site sales and a Type 86 license for instructional tastings, which are limited in frequency and do not allow sales of the tasting samples. The requested closing time of 12:00 a.m. is intended to provide operational flexibility, although the store may close earlier on a regular basis.

The project received support from the local neighborhood council, the police department via a letter of non-opposition, and the Council Office. The project representative also noted that the change of use is necessary because the prior interim use as an art gallery, operated by a local institution, altered the use classification. The trip generation estimate of approximately 1,000 new daily trips will result in a transportation impact fee under the West Los Angeles Transportation Impact Mitigation Program (West LA TIMP). The project is expected to create employment opportunities and uphold the applicant's standards for quality service.

Public Testimony

One community member spoke in support of the project, expressing appreciation for the return of a grocery store to the neighborhood and referencing the site's history as a grocery location. The speaker noted satisfaction with the proposed use and its benefits to local residents.

The Associate Zoning Administrator asked questions regarding the existing parking, specifically whether any spaces were removed when the previous art gallery use was established, and if the parking provided under the original grocery use was still intact. The applicant affirmed that none of the spaces were removed, and the parking lot is only being re-stripped, providing the same number of spaces.

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.

The following conditions are submitted for consideration:

- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.

- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
- 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.
- 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 Conditional Use Permit from the Zoning Administrator are located within Section 12.24 of the Los Angeles Municipal Code. In order for the sale and dispensing of a full line of alcoholic beverages for off-site consumption and extended daily hours of operation 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.

CONDITIONAL USE FINDINGS

- 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 subject property is a level irregular-shaped corner lot, totaling 2.78 acres (121,067 square feet). The property fronts two streets, Palms Boulevard on the southernly side and Sepulveda Boulevard to the north. The property has a general and approximate width and depth of 433 feet and 291 feet, respectively.

The property is developed with an existing 38,630 square-foot building with associated surface parking. The property is access by two separate curb cuts, one on Sepulveda Boulevard and the other on Palms Boulevard.

The adjoining property to the northwest comprises a parking structure and an office building. To the southwest of the site is the I-405 Freeway which is zoned PF-1XL and designated as a Public Facilities-Freeway land use. A wall and shrubs separate the freeway from the project site. The adjacent property is zoned C2-1VL and P-1 and is developed with an office building and parking structure. Across the street to the northeast is zoned C2-1VL and developed with a grocery store and other

miscellaneous retail stores and eateries. Across the street to the south is zoned C2-1VL and R1-1, where the commercially zoned area is developed with a café, and the residentially zoned area comprises single-family homes.

The applicant is requesting a Conditional Use authorization to allow the sale of a full line of alcoholic beverages for off-site consumption as well as a 4,075.3 square-foot onsite tasting area in conjunction with a 38,630 square-foot grocery store. The applicant requests extended hours of operation from 7 a.m. to 12 a.m. No indoor seating is proposed for the tasting area. The project includes a change of use to convert the vacant use to a grocery store and façade improvements.

No communication or testimony has been received expressing concern or opposition to the project or request. The project has received positive feedback from a community member who sited that the proposed grocery store use would be beneficial to the neighborhood.

The existing building was originally constructed and utilized as a grocery store but was later vacated and remains vacant. Restoring the market use would provide further convenience and access to a quality grocer for the existing community. The grocery store use is complementary to the existing commercial fabric of the corridor in which it is located. The use would benefit the residential neighborhoods within proximity to the store, as well as transit users as the major arterials abutting the site are served by several bus lines.

The sale of a full line of alcoholic beverages for off-site consumption, in conjunction with a remodeled grocery store is not an uncommon request and offering such would be an otherwise expected amenity for such a use. Similarly, the request to operate the grocery store from 7 a.m. to 12 a.m. (midnight) daily is not out of the ordinary with other similar uses across the city. Granting this request will assist with the activation of the site and promote commercial activity by contributing to the viability of a local business.

The grocery store contributes to the economic welfare of the community and adds economic vigor by drawing more customers to the area. A variety of commercial uses, including grocery stores, are an intrinsic part of the diversity of commercial uses necessary for the conservation, development, and success of a vibrant commercial area.

These authorizations, along with the conditions addressing operational issues, will assure that the sale of a full line of alcoholic beverages for off-site consumption and extended hours of operation, in conjunction with the proposed grocery store, will not be disruptive to the community. Compliance with the conditions of operation will minimize the potential for disruptive impacts on the surrounding community.

Through the approval of these requests, the grocery store will serve its patrons as well as contribute to the collection of tax revenue, increased employment opportunities,

and the existing character of the community. Therefore, as conditioned, the project will provide a service that is beneficial to the community, city, or 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 subject property is a level irregular-shaped corner lot, totaling 2.78 acres (121,067 square feet). The property fronts two streets, Palms Boulevard on the southernly side and Sepulveda Boulevard to the north. The property has a general and approximate width and depth of 433 feet and 291 feet, respectively.

The property is developed with an existing 38,630 square-foot building with associated surface parking. The project will maintain the existing commercial structure and surface parking lot to convert the structure to a grocery store. Exterior improvements are proposed to refresh the existing structure and parking area. The property is access by two separate curb cuts, one on Sepulveda Boulevard and the other on Palms Boulevard.

The adjoining property to the northwest comprises a parking structure and an office building. To the southwest of the site is the I-405 Freeway which is zoned PF-1XL and designated as a Public Facilities-Freeway land use. A wall and shrubs separate the freeway from the project site. The adjacent property is zoned C2-1VL and P-1 and is developed with an office building and parking structure. Across the street to the northeast is zoned C2-1VL and developed with a grocery store and other miscellaneous retail stores and eateries. Across the street to the south is zoned C2-1VL and R1-1, where the commercially zoned area is developed with a café, and the residentially zoned area comprises single-family homes.

The applicant is requesting a Conditional Use authorization to allow the sale of a full line of alcoholic beverages for off-site consumption as well as a 4,075.3 square-foot onsite tasting area in conjunction with a 38,630 square-foot grocery store. The applicant requests extended hours of operation from 7 a.m. to 12 a.m. No indoor seating is proposed for the tasting area. The project includes a change of use to convert the existing art gallery use, which was left vacant, to a grocery store and façade improvements.

As proposed, the applicant requires conditional use authorizations to allow the sale of a full line of alcoholic beverages for off-site consumption and operational hours from 7 a.m. to 12 a.m., in lieu of the 7 a.m. to 11 p.m. hours otherwise permitted for a Commercial Corner Development in the C2-1VL Zone.

No communication or testimony has been received expressing concern or opposition to the project or request. The project has received positive feedback from a community member who sited that the proposed grocery store use would be beneficial to the

neighborhood. On January 2, 2025, the Los Angeles Police Department submitted a letter expressing approval of the requested conditional use for the sale of alcoholic beverages for off-site consumption, ancillary instructional tastings, and expanded hours from 7 a.m. to 12 a.m.

The grocery store's emphasis will be on the sale of perishable food 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. The proposed 7 a.m. to 12 a.m. (midnight) hours of operation for the grocery store does not exceed allowances permitted to other grocery stores in the community; further, no testimony or written communications were received from affected property owners or residents expressing concern were received. The grocery store will maintain a primary frontage on Sepulveda Boulevard, with all surrounding residential uses oriented away from the commercially zoned lot.

The grants authorized herein incorporates conditions that are intended to ensure that the proposed operational hours with the alcohol sales will be compatible with other uses in the surrounding community. These conditions represent limitations on the type of activity that is allowed to be conducted on the site as well as explicit advisories about the responsibilities of the applicant. Further, conditions have been imposed to delineate steps to be taken if the operation of the grocery store is found to be noncompliant with these conditions. Conditions have also been recommended to the Department of Alcoholic Beverages Control for consideration as part of their license issuing process, which the applicant may also be subject to. Therefore, based on the facts herein and in conjunction with the imposition of operational conditions, 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. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

There are eleven elements of the General Plan. Each of these elements establishes policies 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 in the form of Code requirements of Los Angeles Municipal Code. Except for the entitlements described herein, the project does not propose to deviate from any of the requirements of the Municipal Code. The proposed project is in substantial conformance with the purposes, intent, and provisions of the General Plan's Framework Element, and Palms - Mar Vista - Del Rey Community Plan.

Framework Element

The Palms-Mar Vista-Del Rey Community Plan Map designates the site for

Neighborhood Commercial land uses corresponding with C1,C1 (PV), C1.5, C2, C4, RAS3 and RAS4 zones. The subject site is zoned C2-1VL and R4-1 which is consistent with its land use designation. The proposed grocery store use is permitted in the underlying land use designation. Therefore, the proposed project is consistent with the General Plan Framework.

Land Use Element (Palms-Mar Vista-Del Rey Community Plan)

The site is located within the adopted Palms-Mar Vista-Del Rey Community Plan area. The proposed project also aligns with the intent of the Palms-Mar Vista-Del Rey Community Plan including the following policies:

New commercial uses should be located in existing established commercial areas or shopping centers.

Ensure the viability of existing neighborhood stores and businesses which support the needs of local residents and are compatible with the neighborhood.

Require that commercial projects be designed and developed to achieve a high level of quality, distinctive character and compatibility with surrounding uses and development.

Encourage Pedestrian-oriented design in designated areas and in new development.

The project involves the change of use of an existing 38,630 square-foot commercial building from art studio to grocery store. The site totals nearly 121,067 square feet and is configured with the existing building surrounded by surface parking. The building was originally constructed and utilized as a grocery store. The project will maintain the existing building while updating the façade. The project will also maintain the existing parking area and make required ADA accessibility upgrades.

Mobility Plan 2035

The proposed project also conforms with the following additional policies of the Mobility Plan, including:

Policy 3.1: Access for All: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement – as integral components of the City’s transportation system.

Policy 3.3: Land Use Access and Mix: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

The project will have vehicular access via both Sepulveda Boulevard and Palms Boulevard with surface parking available on-site. An accessible pedestrian path is provided via Palms Boulevard. The site is located within proximity to public transit,

including the Big Blue Bus line 17, and the Culver City Bus line 6.

Citywide Design Guidelines

The project has been designed in substantial compliance with the following Citywide Design Guidelines:

Promote a safe, comfortable and accessible pedestrian experience for all.

Carefully incorporate vehicular access such that it does not degrade the pedestrian experience.

Design projects to actively engage with streets and public space and maintain human scale.

Organize and shape projects to recognize and respect surrounding context.

Provide amenities that support community building and provide an inviting, comfortable user experience.

Carefully arrange design elements and uses to protect site users.

As provided further under Finding No. 2, the project is designed to provide ADA access from the adjoining arterial street Palms Boulevard as demonstrated in Exhibit A. Parking is thoughtfully configured for access to ADA parking and pedestrian ingress and egress from the street to the store. Also, the project demonstrates thoughtful and context-sensitive design that meets the intent of the City's adopted plans and policies.

CONDITIONAL USE BEVERAGE FINDINGS

4. Explain how the proposed use will not adversely affect the welfare of the pertinent community.

The applicant is requesting a Conditional Use authorization to allow the sale of a full line of alcoholic beverages for off-site consumption as well as an on-site tasting area in conjunction with a grocery store change of use for an existing 38,630 square-foot building. The applicant also requests extended hours from 7 a.m. to 12 a.m. (midnight) daily. The tasting area is proposed to be 4075.3 square feet. No indoor seating is proposed for the tasting area. The project is also inclusive of façade upgrades, including updated material finishes and paint to the one-story commercial building.

The adjoining property to the northwest comprises a parking structure and an office building. To the southwest of the site is the I-405 Freeway which is zoned PF-1XL and designated as a Public Facilities-Freeway land use. A wall and shrubs separate the freeway from the project site. The adjacent property is zoned C2-1VL and P-1 and is developed with an office building and parking structure. Across the street to the northeast is zoned C2-1VL and developed with a grocery store and other

miscellaneous retail stores and eateries. Across the street to the south is zoned C2-1VL and R1-1, where the commercially zoned area is developed with a café, and the residentially zoned area comprises single-family homes.

No communication or testimony has been received expressing concern or opposition to the project or request. The project has received positive feedback from a community member who sited that the proposed grocery store use would be beneficial to the neighborhood. On January 2, 2025, the Los Angeles Police Department submitted a letter expressing approval of the requested conditional use for the sale of alcoholic beverages for off-site consumption, ancillary instructional tastings, and expanded hours from 7 a.m. to 12 a.m.

The proposed Grocery Store use is permitted by right in the C2-1VL Zone. The building was previously used as a grocery store and was initially constructed for such a use. The grant to allow the sale of a full line of alcoholic beverages for off-site consumption will be ancillary to other goods and services sold at the grocery store. Additionally, only façade improvements to enhance the visual appearance of the existing building are proposed. The project will not physically alter the building's location, size, or height.

The responsible sale of alcoholic beverages from the grocery store will enhance the neighborhood by supporting a business that has the propensity to activate a commercial corner at the intersection of Sepulveda Boulevard and Palms Boulevard. The sale of alcohol provides an additional amenity and service that many patrons have come to expect in grocery stores. Grocery stores, including alcohol sales, are an intrinsic part of the service amenities necessary for the success of a vibrant commercial areas.

The project will enhance the viability of the area and surrounding businesses by supporting economic development, employment and the visual character of the commercial corner. A store providing such amenities will contribute to the collection of tax revenue, increased employment opportunities, and greater diversification of commercial services to the local neighborhood.

In conjunction with the approval of the request to authorize the sale of alcoholic beverages for off-site consumption, the Zoning Administrator has imposed numerous conditions of approval that the owner/operator/manager is required to comply with. These conditions represent limitations on the type of activity that is allowed to be conducted on the site as well as explicit advisories about the responsibilities of the applicant. Further, conditions have been imposed to delineate steps to be taken if the operation of the convenience store is found to be noncompliant with these conditions. Additional conditions have been recommended for consideration by the Department of Alcoholic Beverage Control (ABC) in conjunction with their approval process. Conditions are intended to ensure that the continued use and operation of the convenience store is well integrated into the community as well as protect community members from potential adverse impacts associated with alcohol sales. Conditions

imposed will require responsible operations and will maintain the order and ensure cleanliness of the project and its surroundings.

Adherence to and compliance with these conditions of approval will minimize the potential for adverse impacts on the surrounding community, and as a result, granting the request will not adversely affect the welfare of the pertinent community. Thus, as conditioned, it can be found that the proposed use, including the sale, dispensing, and on-site consumption of alcoholic beverages 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.**

The applicant is requesting a Conditional Use authorization to allow the sale of a full line of alcoholic beverages for off-site consumption as well as a 4,075.3 square-foot onsite tasting area in conjunction with a 38,630 square-foot grocery store. The applicant requests extended hours of operation from 7 a.m. to 12 a.m. No indoor seating is proposed for the tasting area. The project includes a change of use to convert the existing gallery use which is now vacant back to a grocery store and façade improvements.

According to the California State Department of Alcoholic Beverage Control (ABC) licensing criteria, there are four off-site licenses and one on-site license allocated to the subject Census Tract No. 2717.02. There are currently five active licenses within this census tract:

- (0) Type 20, Off-site - Beer & Wine
- (4) Type 21, Off-site - Full Line
- (1) Type 41, On-site - Beer & Wine (Restaurants)
- (0) Type 86, On-site Tastings

According to statistics provided by the Los Angeles Police, which has jurisdiction over the subject property, within Crime Reporting District No. 1427, a total of 67 crimes (51 Part I Crimes and 16 Part II Arrests) were reported in 2024, compared to the Citywide Average of 89 crimes and the High Crime Reporting District average of 106 crimes. Part II Arrests reported include (1) Narcotic Drug Laws, (-) Liquor Laws, (-)

Drunkness, (-) Disturbing the Peace, (-) Disorderly Conduct, (-) Gambling, (-) DUI related, (-) Moving Traffic Violation, and (-) Miscellaneous Other Violations. 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 number of active off-site ABC licenses within the census tract where the subject site is located exceeds the guidelines. 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 such license benefits the public welfare and convenience. The above statistics indicate that the crime rate in the reporting district where the subject site is located is lower than the citywide average. On January 2, 2025, the Los Angeles Police Department submitted a letter expressing approval of the requested conditional use for the sale of alcoholic beverages for off-site consumption, ancillary instructional tastings, and expanded hours from 7 a.m. to 12 a.m. No evidence has been submitted to the record establishing any nexus between the subject site or use and the area's crime rate. No comments from the community at-large were received concerning the concentration of alcoholic- beverage establishments in the area.

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/LEAD Training Program, age verification, security cameras, and staff monitoring, which have been incorporated into the grant by the Zoning Administrator to assure 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 by residents. The Zoning Administrator has also made recommendations related to the sale of alcohol for further consideration by the ABC as conditions on the alcohol license. These imposed conditions are a necessary and integral part of this action and requires 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 store 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 or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved.

- 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 applicant is requesting a Conditional Use authorization to allow the sale of a full line of alcoholic beverages for off-site consumption as well as an on-site tasting area in conjunction with a grocery store change of use for an existing 38,630 square-foot building. The applicant also requests extended hours from 7 a.m. to 12 a.m. The tasting area is proposed to be 4075.3 square feet. No indoor seating is proposed for the tasting area. The project is also inclusive of façade upgrades, including updated material finishes and paint to the one-story commercial building.

The adjoining property to the northwest comprises a parking structure and an office building. To the southwest of the site is the I-405 Freeway which is zoned PF-1XL and designated as a Public Facilities-Freeway land use. A wall and shrubs separate the freeway from the project site. The adjacent property is zoned C2-1VL and P-1 and is developed with an office building and parking structure. Across the street to the northeast is zoned C2-1VL and developed with a grocery store and other miscellaneous retail stores and eateries. Across the street to the south is zoned C2-1VL and R1-1; where the commercially zoned area is developed with a café, and the residentially zoned area comprises single-family homes.

According to information submitted by the applicant, there are several sensitive uses within the vicinity of the project site. The sited sensitive uses are inclusive of a church, recreation center, hockey rink, and baseball diamond as follows:

600-foot Radius

- The Church of Jesus Christ of Latter-Day Saints, 3400 Sawtelle Blvd Los Angeles Ca 90066

1000-Foot Radius

- Mar Vista Recreation Center, 11430 Woodbine St Los Angeles Ca 90066
- Mar Vista Roller Hockey Rink 11399 Palms Blvd Los Angeles Ca 90066
- Mar Vista RC Azteca Baseball League (AABL) Diamond #3, 1133 Palms Blvd, Los Angeles Ca 90066

No communication from a representative from any sensitive use was received concerning the proposed project or request. No testimony or communication voicing concern from the community at-large was received.

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. The grant has been well conditioned, which should protect the health, safety, and welfare of the surrounding uses. The potential effects

of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. Numerous conditions, several of which have been recommended to ABC, have been incorporated into this grant to minimize the potential for adverse effects on the community. This project will contribute to the neighborhood and will serve the neighboring residents and visitors. Therefore, for the reasons given, the proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved.

COMMERCIAL CORNER FINDINGS

- 7. Based on data provided by the Department of Transportation or by a licensed traffic engineer, that ingress to and egress from the project will not create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.**

The request to allow daily hours of operation from 7:00 a.m. to 12:00 a.m. (midnight) in lieu of the otherwise permitted hours of 7:00 a.m. to 11:00 p.m. within a Commercial Corner Development will not result in significant traffic impacts or circulation conflicts. The extended hour—between 11:00 p.m. and 12:00 a.m.—falls outside of typical peak traffic periods and is not anticipated to generate a substantial increase in vehicle trips during that time.

The project site maintains existing ingress and egress points on both Sepulveda Boulevard and Palms Boulevard, which are designated as a Boulevard II and Avenue II, respectively, under the Mobility Plan 2035. These rights-of-way are designed to accommodate moderate-to-high volumes of traffic and currently provide adequate capacity for vehicular circulation associated with commercial uses on the site.

No changes are proposed to the configuration or location of vehicular access points, and no new driveways or curb cuts are proposed. The project is a change of use within an existing commercial building with a previously established parking area and circulation pattern that is compatible with the surrounding built environment. Additionally, the site benefits from proximity to several public transit lines, providing alternative modes of access and helping to reduce dependency on single-occupancy vehicle trips.

Furthermore, the extended operational hours are typical of neighborhood-serving grocery store uses, which often benefit from broader access to meet the needs of working families and late-shift workers without compromising local traffic conditions. As such, the request to operate until midnight is not expected to create a traffic hazard or cause significant congestion or disruption of traffic circulation on adjacent streets. The Department of Transportation did not identify any potential circulation or safety concerns related to the extended hours.

8. That project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.

The proposed project involves the adaptive reuse of an existing commercial building within a legally established Commercial Corner Development. The request pertains solely to an extension of hours of operation—from 7:00 a.m. to 12:00 a.m. (midnight) daily—in lieu of the standard limitation of 7:00 a.m. to 11:00 p.m., as prescribed for Commercial Corner Developments under the Los Angeles Municipal Code. The subject site is zoned C2-1VL and R4-1 and has long been developed with a commercial use consistent with its underlying zoning and land use designation.

The project does not propose the establishment of a new Commercial Corner Development or Mini-Shopping Center, nor does it involve any subdivision or expansion of commercial floor area that would create new standalone commercial pads or a multi-tenant center. Instead, it represents the continuation of a single-tenant, neighborhood-serving grocery store use within an existing structure originally designed for this function. Physical improvements are limited to modest façade enhancements intended to modernize the building's appearance and improve pedestrian interaction, without altering the development pattern or intensifying land use.

The extended hours of operation are consistent with other late-night grocery uses throughout the city and are tailored to support community convenience without disrupting the surrounding neighborhood fabric. No evidence suggests that approval of this request would result in a clustering or saturation of similar commercial developments in the vicinity. Therefore, the project will not create or contribute to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the area.

9. Describe any security measures that will be taken to prevent loitering, theft, vandalism, etc.

The proposed project is conditioned to have a 24-hour surveillance system to monitor the interior and exterior of the site to provide security. Additionally, this determination conditions the applicant with the responsibility of monitoring the entire premises and parking area under the applicant's control to assure conduct does not adversely affect or detract from the quality of life for property owners and businesses.

Project Review Findings

10. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.

There are eleven elements of the General Plan. Each of these elements establishes

policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. Many of the policies derived from these Elements are in the form of Code requirements of Los Angeles Municipal Code. Except for the entitlements described herein, the project does not propose to deviate from any of the requirements of the Municipal Code. The proposed project is in substantial conformance with the purposes, intent, and provisions of the General Plan's Framework Element, and Palms - Mar Vista - Del Rey Community Plan.

Framework Element

The Palms-Mar Vista-Del Rey Community Plan Map designates the site for Neighborhood Commercial land uses corresponding with C1, C1 (PV), C1.5, C2, C4, RAS3 and RAS4 zones. The subject site is zoned C2-1VL and R4-1 which is consistent with its land use designation. The proposed grocery store use is permitted in the underlying land use designation. Therefore, the proposed project is consistent with the General Plan Framework.

Land Use Element (Palms-Mar Vista-Del Rey Community Plan)

The site is located within the adopted Palms-Mar Vista-Del Rey Community Plan area. The proposed project also aligns with the intent of the Palms-Mar Vista-Del Rey Community Plan including the following policies:

GOAL 2 A STRONG AND COMPETITIVE COMMERCIAL SECTOR WHICH PROMOTES ECONOMIC VITALITY, SERVES THE NEEDS OF THE COMMUNITY THROUGH WELL DESIGNED, SAFE AND ACCESSIBLE AREAS WHILE PRESERVING THE HISTORIC, COMMERCIAL AND CULTURAL CHARACTER OF THE COMMUNITY.

Objective 2-1 To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial PALMS-MAR VISTA-DEL REY III-4 development and services within existing commercial areas. *Policies*

Policy 2-1.1 New commercial uses should be located in existing established commercial areas or shopping centers

The project involves the change of use of an existing 38,630 square-foot commercial building from Art Studio to Grocery Store. The site totals nearly 121,067 square feet and is configured with the existing building surrounded by surface parking. The building was originally constructed and utilized as a Grocery Store. The project will maintain the existing building while updating the façade. The project will also maintain the existing parking area and make required ADA accessibility upgrades.

Mobility Plan 2035

The proposed project also conforms with the following additional policies of the

Mobility Plan, including:

Policy 3.1: Access for All: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement – as integral components of the City’s transportation system.

Policy 3.3: Land Use Access and Mix: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

The project will have vehicular access via both Sepulveda Boulevard and Palms Boulevard with surface parking available on-site. An accessible pedestrian path is provided via Palms Boulevard. The site is located within proximity to public transit, including the Big Blue Bus line 17, and the Culver City Bus line 6.

Citywide Design Guidelines

The project has been designed in substantial compliance with the following Citywide Design Guidelines:

Promote a safe, comfortable and accessible pedestrian experience for all.

Carefully incorporate vehicular access such that it does not degrade the pedestrian experience.

Design projects to actively engage with streets and public space and maintain human scale.

Organize and shape projects to recognize and respect surrounding context.

Provide amenities that support community building and provide an inviting, comfortable user experience.

Carefully arrange design elements and uses to protect site users.

As provided further under Finding No. 2, the project is designed to provide ADA access from the adjoining arterial street Palms Boulevard as demonstrated in Exhibit A. Parking is thoughtfully configured for access to ADA parking and pedestrian ingress and egress from the street to the store.

- 11. The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on adjacent properties and neighboring properties.**

The project site is located in the Palms-Mar Vista-Del Rey Community Plan, on a 2.78-acre site adjacent to the I-405 Freeway. The site is a Commercial Corner located at

the intersection of Sepulveda Boulevard and Palms Boulevard. The site is within a commercial and high medium residential area of the Palms-Mar Vista-Del Rey Community Plan area. To the southwest of the site is the I-405 Freeway which is zoned PF-1XL and designated as a Public Facilities-Freeway land use. A wall and shrubs separate the freeway from the project site. The adjacent property is zoned C2-1VL and P-1 and is developed with an office building and parking structure. Across the street to the northeast is zoned C2-1VL and developed with a grocery store and other miscellaneous retail stores and eateries. Across the street to the south is zoned C2-1VL and R1-1, where the commercially zoned area is developed with a café, and the residentially zoned area comprises single-family homes.

The project involves the shell retrofit of an existing building that was originally constructed to be utilized as a grocery store. The project includes façade improvements upgrades to ADA accessibility from the parking area and improved pedestrian access from the arterial streets. No demolition, new construction, or restriping of the parking area is proposed. Proposed façade improvements would enhance the appearance of the existing building, hence improving pedestrian scale and design articulation. Improvements include the introduction of varied materials inclusive of wood-like extruded aluminum cladding and aluminium cladding to improve the visual appearance of the northern and southern portions of the building that are most visible to the public as they face the connected arterial streets.

Height

The existing height of the building is compliant with applicable Height District 1-VL standards where the maximum height is 45 feet. The tallest portion of the existing building is 34 feet in height.

Building Materials

The façade designs include prominent glass windows to create transparency along the primary entrance on the Sepulveda Boulevard side. Varying building materials and colors add architectural interest to the building and creates distinct breaks in the building plane. These breaks are differentiated with a variety of color and building materials which include metal coping, wood-like aluminum cladding, gray metal cladding, and various complimentary paint colors. Together, these elements are applied to create sufficient breaks in plane and articulation.

Entrances

The primary pedestrian entrance for the grocery store is located on the northernly side of the existing building. The entrance is oriented facing Sepulveda Boulevard with transparent glazing covering majority of the siding, creating a prominent street frontage. The building entrance is enhanced and differentiated from the remainder of the building with transparent glazing, parapets that exceed the height of the building, and metal coping.

Parking/Loading

The project is conditioned to comply with the parking requirements of LAMC Section 12.21.A.4 to the satisfaction of the Department of Building and Safety. No variance from parking requirements per LAMC Section 12.21-A.4 has been requested or granted herein. The project will maintain the existing parking area which includes 154 vehicle parking spaces and eight bicycle parking spaces. Vehicle parking includes six ADA parking stalls. Parking is provided at grade-level and accessed through two approximately 40-foot wide driveways via Sepulveda Boulevard and Palms Boulevard respectively. This project does not change the existing driveway access points or pattern of circulation.

Lighting

The project is conditioned so that all pedestrian walkways and vehicle access points will be well-lit with lighting fixtures that are harmonious with the building design. As conditioned, all outdoor lighting provided on-site will be shielded to prevent excessive illumination and spillage to adjacent public rights-of-way, adjacent properties, and the night sky.

12. The residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

This project consists of the change of use with improvements to an existing commercial structure and does not include residential development.

ADDITIONAL MANDATORY FINDINGS

13. 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 the project site located outside the flood zone.

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	Van Nuys DSC
201 N. Figueroa Street Los Angeles, CA 90012 planning.figcounter@lacity.org (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 planning.mbc2@lacity.org (818) 374-5050
South LA DSC	West 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	(CURRENTLY CLOSED) 1828 Sawtelle Boulevard West Los Angeles, CA 90025 planning.westla@lacity.org (310) 231-2901

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 this matter shall be directed to Ariel Jones, Planning Staff for the Department of City Planning at ariel.jones@lacity.org.

Christine M. Saponara
Associate Zoning Administrator

CMS:JO:AJ

cc: Councilmember Katy Yaroslavsky
Fifth Council District
Adjacent Property Owners
Interested Parties

ZA-2024-7354-CUB

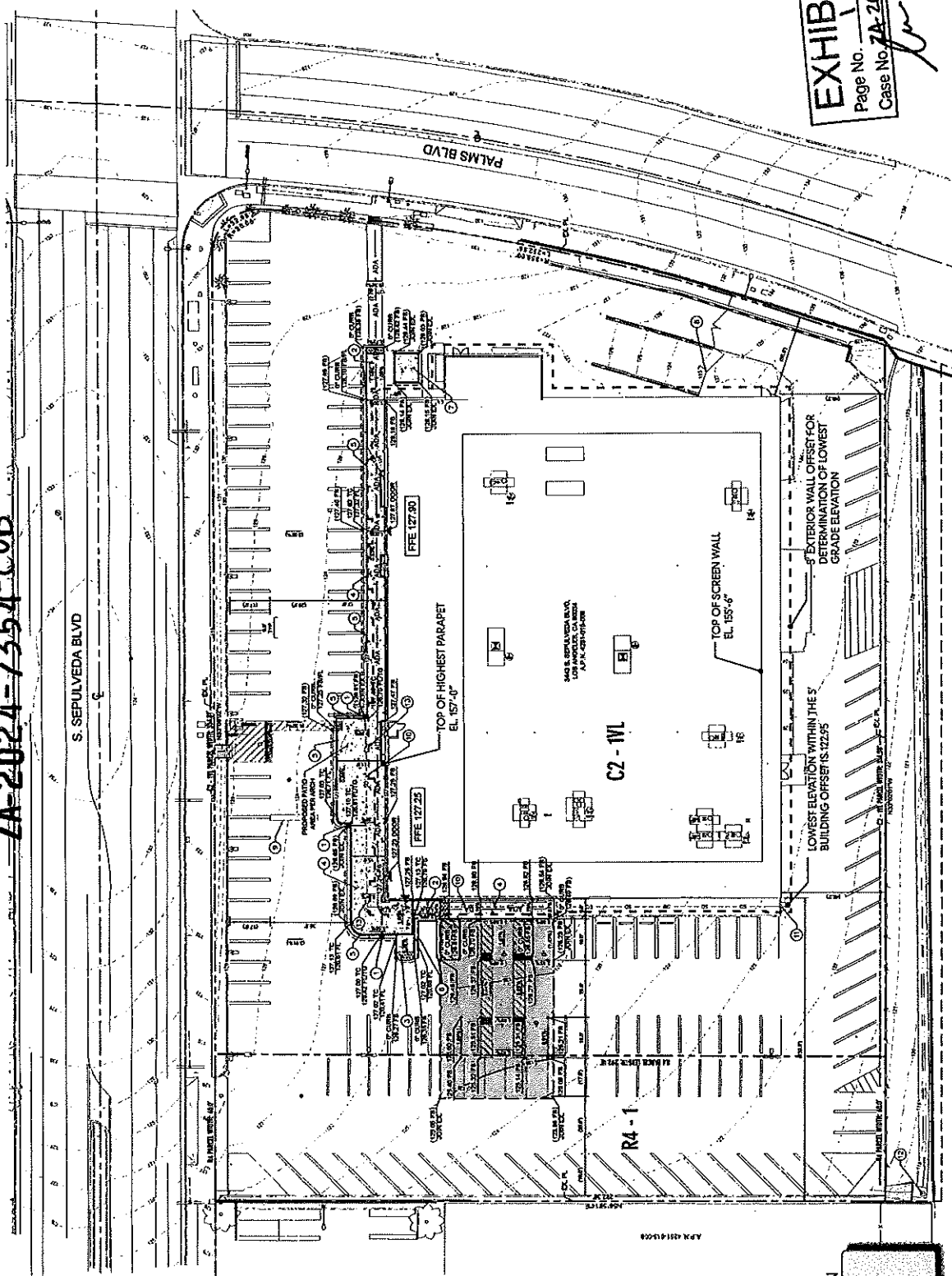
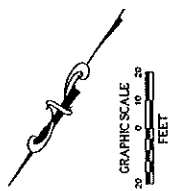


EXHIBIT "A"
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Case No. ZA-2024-5003-CUB
[Signature]

BUILDING HEIGHT CALCULATION
HIGHEST ELEVATION: 157.00'
HIGHEST ELEVATION: 122.95'
BUILDING HEIGHT: 34.05'

FIELD PASADENA
3443 S. Sepulveda Blvd Retail Shell Renovation
CONDITIONAL USE PERMIT APPLICATION, MRS. GOGGINS NATURAL FOOD MARKETS, INC.
Proposed Site Plan
1

