



THIS BOX FOR CITY PLANNING STAFF USE ONLY

ED1 Eligible AB 2097 Eligible

Case Number: _____

Env. Case Number: _____

Application Type: _____

Case Filed With (Print Name): _____ Date Filed: _____

Application includes letter requesting:

Waived Hearing Concurrent hearing Hearing not to be scheduled on a specific date (e.g. vacation hold)

Related Case Number(s): _____

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Provide all information requested. Missing, incomplete or inconsistent information will cause delays. All terms in this document are applicable to the singular as well as the plural forms of such terms. Refer to the City Planning Application Filing Instructions ([CP-7810](#)) for more information.

1. PROJECT LOCATION

Street Address¹: 3443 S. Sepulveda Blvd. Unit/Space Number: _____

Legal Description² (Lot, Block, Tract): PT 20, Newmark and Edwards' Subdivision of the Stephens Homestead

Assessor Parcel Number: 4251015006 Total Lot Area: 121,067 sq. ft.

2. PROJECT DESCRIPTION

Present Use: Vacant (previously was a grocery retail market)

Proposed Use: Whole Foods Market

Project Name (if applicable): Whole Foods Market

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

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

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

A Conditional Use Permit for the sale of a full line of alcoholic beverages, (ABC Type 21 off-site, Type 47 on-site, and Type 86 tasting) in conjunction with a grocery store in the C2-1VL Zone with operations from 7 a.m. to 12 a.m., daily. Please see the attached Project Description for the full project details.

Additional Information Attached: YES NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

- Site is undeveloped or unimproved (i.e., vacant)
- Site has existing buildings (provide copies of building permits)
- 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)
- Site is located within 500 feet of a freeway or railroad
- Site is located within 500 feet of a sensitive use (e.g., school, park)
- Site has special designation (e.g., National Historic Register, Survey LA)

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Removal of any on-site tree
- Removal of any street tree
- Removal of protected trees onsite/in public right-of-way
- Grading
- Haul Route
- New construction: _____ square feet
- Additions to existing buildings
- Interior tenant improvement
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Uses or structures in public right-of-way
- Phased project

HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing 0 - Demolish(ed)³ 0 + Adding 0 = Total 0

Number of Affordable Units⁴: Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0

Number of Market Rate Units: Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0

Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

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

⁴ As determined by the Los Angeles Housing Department.

PARKING INFORMATION

Is the project utilizing AB 2097?

YES NO

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

Provided # of Parking Spaces: _____ Required # of Parking Spaces: _____

Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.

Check all that apply:

- Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- Contain fewer than 20 dwelling units
- Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the [Planning Case Referral Form](#) to BOE? (if required)

YES NO

Is the project required to dedicate land to the public right-of-way?

YES NO

If so, what is/are the dedication requirement(s)? N/A feet

If dedications are required on multiple streets, identify as such: N/A

3. ACTION(S) REQUESTED

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

Does the project include Multiple Approval Requests per LAMC Section 13A.2.10?

YES NO

Authorizing Code Section: 12.24W,1

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

Action Requested: A Conditional Use Permit for the sale of a full line of alcoholic beverages in conjunction with a grocery store in the C2-1VL Zone. Please see the attached Project Description.

Authorizing Code Section: 12.24-W, 27

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

Action Requested: A Commercial Corner Development operating a grocery store in the C2-1VL Zone from 7 a.m. to 11 p.m., daily. Please see the attach Project Description for full details.

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): N/A

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No.: _____ Ordinance No.: _____

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

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

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

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

N/A

5. RELATED DOCUMENTS / REFERRALS

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

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

YES (provide copy) **NO**

6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

APPLICANT

Applicant⁵ Name: Mrs. Gooch's Natural Food Markets, Inc. c/o Ryan Bissett

Company/Firm: dba: Whole Foods Market

Address: 550 Bowie Street Unit/Space Number: _____

City: Austin State: TX Zip Code: 78703

Telephone: 512-542-0876 E-mail: Ryan.Bissett@wholefoods.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): Balboa Cove Group, LP

Address: 6420 Wilshire Blvd. Unit/Space Number: Suite 1500

City: Los Angeles State: CA Zip Code: 90048

Telephone: 323-653-3777 E-mail: _____

AGENT / REPRESENTATIVE NAME: Stephen Jamieson

Company/Firm: Solomon, Saltsman & Jamieson

Address: 426 Culver Blvd. Unit/Space Number: _____

City: Playa del Rey State: CA Zip Code: 90293

Telephone: 310-822-9848 E-mail: sjamieson@ssjlaw.com

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

OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): N/A

Name: _____

Company/Firm: _____

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

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

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

Primary Contact for Project Information⁶

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

Owner Applicant Agent/Representative Other: _____

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

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

PROPERTY OWNER AFFIDAVIT

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

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

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

Signature: *Jack Nourafkan*
Print Name: Balboa Cove Group, LP

Date: 9/13/2024

Signature: _____
Print Name: _____

Date: _____

SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE '1189

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

State of California

County of LOS ANGELES

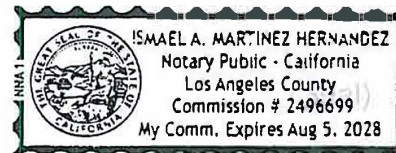
On 09/13/24 before me, ISMAEL A MARTINEZ HERNANDEZ (Insert Name of Notary Public and Title)

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

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

WITNESS my hand and official seal.

[Handwritten Signature] Signature



APPLICANT DECLARATION

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

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

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

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

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

Signature:  _____

Date: 8/20/2024

Print Name: Jay Warren, Secretary - Mrs. Gooch's Natural Food Markets, Inc.

**Conditional Use Permit Project Description
Whole Foods Market located at
3443 S. Sepulveda Blvd., Los Angeles, CA 90034**

PROJECT OVERVIEW/REQUEST

The subject site is located at 3443 S. Sepulveda Boulevard, Los Angeles, CA 90034 in the C2-1VL Zone. The Applicant, Mrs. Gooch's Natural Food Markets Inc., dba: Whole Foods Market submits this Conditional Use Permit application pursuant to Los Angeles Municipal Code ("LAMC") Section 12.24-W1, to authorize the off-site and on-site sale of a full line of alcoholic beverages including ancillary instructional tastings (ABC License Type 21, Type 47, and Type 86, respectively) in conjunction with this nationally recognized specialty grocery store. The Applicant requests hours of operation, alcohol sales, and delivery from 7 AM – 12 AM, daily.

Whole Foods Market offers organic, natural, and health food products in which the grocery store operator specializes, and will feature meat and deli departments, an in-store bakery and kitchen. The sale of alcoholic beverages will be ancillary to the supermarket use, however, it is important for this well-regarded specialty grocery store to be able to provide not only the food items desired by the community, but also the wine, beer, and spirits they require for their meals, celebrations, and other events, all in one place to be purchased at one time, thus avoiding unnecessary additional trips.

REFERRAL FORM



GEOGRAPHIC PROJECT PLANNING REFERRAL

Any case filing application submitted to Los Angeles City Planning for a project which is subject to one or more of the following Overlays shall include a completed and signed Geographic Project Planning Referral Form (Referral Form). An [Assignment List](#) can be found on the City Planning website at <http://planning.lacity.org> under the "About" tab.

APPLICABLE OVERLAYS

- **Specific Plan**
- **Community Design Overlay (CDO)**
- **Neighborhood Oriented District (NOD)**
- **Community Plan Implementation Ordinance (CPIO)**
- **Design Review Board (DRB)**
- **Pedestrian Oriented District (POD)**
- **Sign District (SN)**

Review of the application by Project Planning Staff is intended to identify the level of review required for the project and to provide the Applicant with early notification of any issues with regards to requested actions or the adequacy of application exhibits/materials pursuant to the applicable Geographic Overlay, which could subsequently delay processing.

City Planning reserves the right to require an updated Referral Form for the project if more than **180 days** has lapsed from the date of the signature provided by the Project Planner, or as necessary to reflect project modifications, policy changes and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws.

THIS SECTION TO BE COMPLETED BY APPLICANT

Project Site Address: 3443 S. Sepulveda Blvd., Los Angeles, CA 90034

Community Plan Area: Palms-Mar Vista - Del Rey

Specific Plan, DRB, CDO, POD, NOD, CPIO, or SN, including Subarea, if applicable: _____
West Los Angeles Transportation Improvement and Mitigation Specific Plan

PROJECT TYPE (check all that apply)

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> ED 1 Eligible¹ | <input type="checkbox"/> New Construction | <input type="checkbox"/> Addition | <input type="checkbox"/> Renovation |
| <input type="checkbox"/> Grading | <input type="checkbox"/> Change of Use | <input type="checkbox"/> Signage | <input type="checkbox"/> Other _____ |

Description of Proposed Project: A CUP for the sale of a full line of alcoholic beverages (ABC Type 21 off-site, Type 47 on-site, and Type 86 tasting) in conjunction with a grocery store in the C2-1VL Zone with operations from 7 a.m. to 12 a.m., daily.

¹ Refer to [Executive Directive 1 Implementation Guidelines](#) for qualifying criteria. If the project is determined to be ineligible for ED 1, a new Referral Form will need to be obtained.

Streetscape Plan

Consultation Completed

Not a Project or N/A under Streetscape Plan: _____

ENVIRONMENTAL CLEARANCE

Not Determined

Categorical Exemption (CE)

Environmental Assessment Form (EAF)

Class 32 CE

Existing ENV Case Number: _____

ENV Addendum Case Number: _____

Other: _____

PUBLIC NOTICING

Public Hearing Required (BTC Required)

Mailing of Letter of Determination

BTC Required


BTC Not Required

See Mailing Procedures Instructions ([CP-2074](#)) for applicable requirements.

Notes:

The WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION SPECIFIC PLAN is administrated by LADOT, no City Planning review is necessary.

Note: Materials and plans have not been checked for full compliance with LAMC or Los Angeles Building Code. A signed Referral Form does not constitute approval of entitlements or the plans submitted at the time of case filing.

Project Planning Signature:  _____

Print Name: Ariel Jones _____

Phone Number: 626-375-0528 _____

Date: 11/1/24 _____

INSTRUCTIONS

1. **APPOINTMENTS.** A pre-filing appointment with the planner assigned to the applicable Overlay is required to complete this Referral Form. Please be advised that to file the application, a case filing appointment must be made separately with the Development Services Centers via the City Planning website. Please check the [Development Services](#) page for current protocols.
2. **REVIEW MATERIALS.** Please provide the following materials:
 - a. Project Planning Referral Form with items in the Project Summary Section completed.
 - b. A complete copy of all application materials, as specified in the Department of City Planning Filing Instructions ([CP-7810](#)) (e.g., DCP Application Form, Project Plans, Site Photographs).
 - c. Specialized Requirements/Findings pertinent to your project.
3. **OTHER APPLICABLE APPROVALS.** This Referral Form is not intended to provide an exhaustive list of required entitlements. The City of Los Angeles offers several services to assist in identifying required entitlements and if there are any other issues or necessary approvals associated with the project/site which should be resolved prior to filing, including [DSC Case Management](#) and/or [Preliminary Plan Check](#) with the Los Angeles Department of Building and Safety (LADBS).

CITY PLANNING OFFICE LOCATIONS

DOWNTOWN OFFICES	VALLEY OFFICES	WEST LA OFFICES
DSC Metro Counter Figueroa Plaza 201 N Figueroa Street, 4th Floor Los Angeles, CA 90012	DSC Valley Counter Marvin Braude Building 6262 Van Nuys Blvd, Suite 251 Van Nuys, CA 91401	DSC West Los Angeles Counter 1828 Sawtelle Blvd, 2nd Floor Los Angeles, CA 90025
Major Projects Figueroa Plaza 221 N Figueroa St, Rm 1350 Los Angeles, CA 90012	Valley Project Planning Offices Marvin Braude Building 6262 Van Nuys Blvd, Suite 430 Van Nuys, CA 91401	
Central Project Planning Offices Los Angeles City Hall 200 N Spring Street, Room 621 Los Angeles, CA 90012		
West/South/Harbor Project Planning Offices Los Angeles City Hall 200 N Spring Street, Room 720 Los Angeles, CA 90012		



MINI-SHOPPING CENTER/COMMERCIAL CORNER DEVELOPMENT Class 2 Conditional Use Permit

Related Code Sections

Los Angeles Municipal Code LAMC 12.24 W.27 (Class 2 Conditional Use Permit) of Chapter 1 authorizes applications to the Zoning Administrator for deviations from the development standards for Mini-Shopping Centers and Commercial Corner Development established in LAMC Section 12.22 A.23 of Chapter 1. Procedures for a Class 2 Conditional Use Permit are governed by LAMC Section 13B.2.2. of Chapter 1A.

Public Hearing and Notice

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

Specialized Requirements

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

Plot/Site Plan

In addition to the applicable requirements per the Plot Plan Instructions ([CP-7752](#)), provide the following:

For drive-through fast food establishments:

- Submit plans showing points of ingress and egress, the location of speakers, driveways and queuing lanes.

For all applications, the following items shall be delineated on plans in accordance with the applicable LAMC Section:

- Exterior walls
- Lighting plans
- Landscaped and irrigated areas in the parking area
- Location of trash storage area(s)

- Location of other storage area(s)
- Parking layout indicating striping, landscaping, and driveways

Specialized Questions

1. Are any of the following uses proposed? Check all that apply.

- A drive-through fast-food establishment¹
- A business open between 11 p.m. and 7 a.m.
- Residential uses²
- An amusement enterprise as enumerated in LAMC Section 12.14 A.3 of Chapter 1
- An automobile laundry or wash rack³
- A commercial swimming pool
- The depositing of recyclable materials as set forth in LAMC Section 12.14 A.11 of Chapter 1

2. How many parking spaces are being provided? Standard: 154 Compact: _____

3. What is the height and number of stories of the Project? 1 Story

4. List all the proposed uses in the development with their square footage and the percentage of the total development to be occupied by each:

Use	Hours of Operation	Square Feet	Percentage
Whole Foods Market	7 a.m. - 12 a.m.	37,605 sf	100

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

6. Specify and explain every requirement of LAMC Section 12.22 A.23 of Chapter 1 that cannot or cannot be complied with. Attach Exhibit: Mini-Shopping Center Commercial Corner Development ([CP13-7755](#)).

¹ Note that a drive-through establishment may also require Project Review or a Class 2 Conditional Use Permit pursuant to LAMC Section 12.24 W.17 of Chapter 1.

² Mixed-Use Projects, as defined by LAMC Section 13.09 B.3 of Chapter 1, are exempt from Commercial Corner/Mini-Shopping Center regulations per LAMC Section 12.22 A.23(d)(1) of Chapter 1.

³ Note that a car wash within a Mini-Shopping Center or Commercial Corner may require a Class 2 Conditional Use Permit pursuant to LAMC Section 12.24 W.27 of Chapter 1.

Findings

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

1. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.
2. The project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.
3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

Supplemental Findings

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

1. Based on data provided by the City 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.
2. 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.

COMMERCIAL CORNER DEVELOPMENT ADDITIONAL INFORMATION/FINDINGS

- a. 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 Applicant, Mrs. Gooch's Natural Food Markets, Inc. dba: Whole Foods Market is requesting a Conditional Use Permit, pursuant to Los Angeles Municipal Code ("LAMC") Section 12.24-W1, to authorize the sale of a full line of alcoholic beverages for on and off site consumption (ABC Type 47 and Type 21), and ancillary instructional tastings (ABC Type 86 License) in a specialty grocery store along with a request, pursuant to LAMC Section 12.24-W,27 for a Commercial Corner Development to operate between the hours of 7 a.m. to 12 a.m., daily.

The subject site is located at 3443 S. Sepulveda Boulevard, Los Angeles, CA 90034, which is the northwest corner of the intersection at Palms. The subject site has a Neighborhood Commercial land use designation and is located in the C2-1VL/R4-1 Zones and the West Los Angeles Transportation Improvement and Mitigation Specific Plan and is also located in the Palms-Mar Vista-Del Rey Community Plan area. The specialty grocery store will fulfill a substantial demand for organic, natural, and health food products in which the grocery store operator specializes, and will feature meat and deli departments, an in-store bakery and kitchen.

The Applicant is also requesting a Type 86 Instructional Tasting License for the intended grocery use with the approved off-site sales of a full line of alcoholic beverages, to permit a representative from an alcoholic beverage manufacturer to conduct tastings on the license holder's premises. Tasting events will not be held by the Type 21 ABC Licensee of this location, but instead, will be held by California-licensed alcohol manufacturers (such as winegrowers, beer brewers, or spirits distillers), importers or wholesalers. These events will include instruction on the history, nature, values, and/or characteristics of the alcoholic beverage(s) providing for instructional tasting. The area in which the instructional tasting event is held will be separated from the remainder of the off-sale licensed premises by a wall, rope, cable, cord, chain, fence, or other permanent or temporary barrier. No one under the age of 21 is permitted in the instructional tasting area and no one is allowed to leave the instructional tasting area with an open container of alcohol. An instructional tasting event on the subject of wine or distilled spirits shall be limited to not more than three tastings per person per day. A single tasting of distilled spirits shall not exceed one-fourth of one ounce and a single tasting of wine shall not exceed one ounce. An instructional tasting event on the subject of beer shall be limited to not more than the tasting of eight ounces of beer per person per day.

The overall product offering provides a range of goods and services to the local community. The Applicant requests that the retail grocery store operate between 7 a.m. and 12 a.m., daily, to meet the needs of the surrounding community and ensure that local customers have convenient access to their neighborhood grocery store as needed. The sale of alcoholic beverages will be an ancillary use to the tenant uses. The operations, with strict adherence to corporate policies and under proper management and supervision, will enhance the environment of the surrounding neighborhood and provide a benefit to the community. The specialty grocery store will offer a beneficial "one-stop" shopping experience in which nearby residents are able to purchase grocery items, medicine, beverages, and/or other necessary retail items. Whole Foods Market is consistent with the uses permitted in the C2-1VL zone. Therefore, the location and operation of this grocery store are proper in relation to the adjacent uses and the

environment in the surrounding neighborhood.

Whole Foods Market will boost the local economy with greater job opportunities and increased tax revenues. A wide range of employment positions, from entry level to managerial, are necessary to staff the grocery store. The grocery store will employ up to approximately 160 people to staff the numerous departments and provide customer service to patrons. As such, the grocery store will add viable employment opportunities to the community.

b. 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 currently developed with a commercial/supermarket building surrounded by a surface parking lot. Per LAMC Section 12.21.A.4(c)(5), "retail establishments and discount wholesalers selling to the general public, shall provide at least four automobile parking spaces for each 1,000 square feet of gross floor area". The subject property will provide 153 parking spaces, which meets the required parking.

Sepulveda Boulevard is located to the east, Palms Boulevard is to the south and to the west is the San Diego Freeway (I-405). The building was formerly utilized as an Albertson's grocery store, which is consistent with the type of use proposed with this Conditional Use Permit application. The project's location, size, height, operations and other significant features were approved for the former Albertson's grocery store use and will remain compatible with and will not adversely affect or degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety as a Whole Foods Market. On the contrary, a new Whole Food Market at this location will be beneficial to the public health, welfare, and safety and improve this and the surrounding properties.

To the north of the subject property is a 2.58-acre site with an approximate 178,000-square foot, 12-story office building and parking structure. Across Sepulveda to the east, there are commercial/retail properties which include a CVS Pharmacy, Trader Joe's Market, Palms Ramen Yemeya Restaurant, Brazilian BBQ Restaurant, and a Coffee Bean and Tea Leaf. Directly to the south and southeast, there is a small retail center designated in the C2-1VL zone which includes a Starbucks, fast food restaurants, a bank, dental services, and residential units. To the west, there is the 405 freeway.

A new request for a Conditional Use Permit does not propose anything substantially different outside of that which was previously approved and operating under the type of use approved under the Albertson's type grocery store use. The proposed project location, height, operations and other significant features of this Whole Foods Market are compatible with and will not adversely affect the surrounding neighborhood or the public health, welfare, and safety. The addition of on and off-site alcohol sales and ancillary instructional tastings to a Whole Foods Market will provide a benefit to the nearby community and will not be detrimental to the character of the immediate area and will have a positive impact on the welfare of the community.

The specialty grocery store will operate this site responsibly as it does for stores nationwide and throughout the County of Los Angeles as well as other areas in southern California and throughout the state. The store and subject sales will serve to strengthen the economic vitality of the area. As detailed above, the operations are compatible with the surrounding properties and uses. The project is consistent

with the pattern of commercial uses in the immediate vicinity. The operational characteristics of the grocery store are not detrimental to the properties in the immediate vicinity and the store will continue to operate with due regard for the adjacent uses.

c. 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 Subject Property is located within the C2-1VL Zone and the West Los Angeles Transportation Improvement and Mitigation Specific Plan. The subject property is planned and zoned for commercial uses. The market is located within the commercially zoned portion of the property within an existing building. The subject site is also located within the Palms-Mar Vista-Del Rey Community Plan, which designates the subject property for Neighborhood Commercial land uses. The Community Plan is intended to coordinate development among the various parts of the City of Los Angeles and adjacent municipalities in a fashion both beneficial and desirable to the residents of the community. Additionally, the Plan specifically highlights the stated opportunity for commercial businesses to “develop a distinctive character and cohesive visual identity for the community through the upgrade of commercial areas, especially at the entry points on major streets of Venice, Culver and Sepulveda Boulevards.” (page I-4) The approval for a new Whole Foods Market at this location on Sepulveda Blvd. is consistent with the stated goals of the Palms-Mar Vista-Del Rey Community Plan. Community Plans are also intended to promote a variety of land uses, streets, and services which will encourage and contribute to health, safety, welfare and convenience of the people who live and work in the community.

The Palms-Mar Vista-Del Rey Community Plan designates the subject property for Neighborhood Commercial land uses with the corresponding zones of C1, C1 (PV), C1 .5, C2, C4, RAS3, and RAS4, and Height District No. 1VL and 1. Moreover, the General Plan promotes the provision of services throughout the City in locations that are convenient to the public, but that do not negatively impact neighboring properties. The General Plan is also intended to guide development in order to create a healthful and pleasant environment. The requested use at this site is in conformance with the objectives of the General Plan and Community Plan for Commercial Land Uses. This full- service grocery store will serve the needs of the community and will overall provide products in conformance with the General Plan goals to provide a strong and competitive commercial sector.

Whole Foods is and will continue to be a responsible operator in this neighborhood, as the company strives to be in every neighborhood in which they serve. The specialty grocery store is a neighborhood-serving use and will provide customers with many amenities with its wide array of product offerings. The Whole Foods Market will continue to be a consistent use within the zone and with the development regulations of the General Plan and Specific Plan.

d. That based on data provided by the City 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.

This is a Conditional Use Permit application for a new Whole Foods Market. Previously, the site was operated as a similar use (Albertsons’ grocery store). The request does not alter the nature of the use as the applicant has been operating the market with alcohol related ancillary uses for decades. Therefore, the project is not likely to create any traffic hazards or new congestion on adjacent streets as the location and use were approved for a similar use several years ago.

e. 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.

This project site is an existing building formerly operated as an Albertson's grocery store and is being proposed for a new Whole Foods Market. There is no addition being added by this application.

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

Whole Foods Market will maintain a safe and responsible business at this location. Digital surveillance cameras will be situated in both the interior and exterior of the store. There will be locks on the doors, adequate lighting indoors and outdoors, and signs posted to prevent loitering, theft, and vandalism.

Initial and continued training is an important and fundamental element necessary to operate this store in a safe and responsible manner. Whole Foods Market will conduct training segments on security, safety, deterrent strategies to discourage loitering, facility maintenance and operations, responsible sales of age-restricted products, accident prevention, and workplace safety.



ALCOHOL & ENTERTAINMENT ESTABLISHMENTS Class 2 Conditional Use Permit

Related Code Sections

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

Public Hearing and Notice

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

Specialized Requirements

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

Radius Map Requirements

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

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

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

Additional Requirements for Main CUBs or CUXs

- A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating the:
- Type of alcohol permit sought
 - Square footage of each particular restaurant, bar, or event space
 - Address or suite/unit number corresponding to each CUB or CUX request
 - Tenant-operator of each alcohol or adult entertainment establishment (if known)

Specialized Questions

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

Physical Development of the Site

1. What is the total square footage of the building or center in which the establishment is located?

2. What is the total square footage of the space the establishment will occupy? _____
3. What is the total occupancy load of the space as determined by the Fire Department? ~627
4. What is the total number of seats that will be provided: Indoors? 7 a.m. - Outdoors? 28
5. If there is an outdoor area, will there be an option to consume alcohol outdoors?
 YES NO N/A
6. If there is an outdoor area, is it located on private property or the public right-of-way, or both?

7. If an outdoor area is within the public right-of-way, has a revocable permit been obtained?
 YES NO N/A

8. Is floor area being added? YES NO

If YES, how much is enclosed? N/A Outdoors? N/A

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

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

Parking

11. How many parking spaces are available on the site? 154

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

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

N/A

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

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

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

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

16. Will valet service be available? YES NO

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

Operation of the Establishment

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

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

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

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

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

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	7am–12am	7am–12am	7am–12am	7am–12am	7am–12am	7am–12am	7am–12am

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

If YES, describe: N/A

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

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

If YES, what is the minimum age requirement and how will it be enforced? N/A

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

If YES, what will be sold? Goods and services associated with a specialty grocery store.

Security

23. How many employees will be on the site at any given time? Approximately 10-24 employees.

24. Will security guards be provided onsite? YES NO

If YES, how many and when? N/A

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

If YES, provide copies.

Alcohol

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

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

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

YES NO

Except as authorized under the Type 86 License and Type 47 on-sale License.

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

YES NO

Food

30. Will there be a kitchen on the site?

YES NO

31. Will alcohol be sold without a food order?

YES NO

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

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

On-Site

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

YES NO

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

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

YES NO

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

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

YES NO

Off-Site

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

As a grocery store, such items are sold, but not for consumption on the property.

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

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

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

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

YES NO

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

Yes, there will be on-site dining available.

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

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

Findings


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

1. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.
2. The project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.
3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

Supplemental Findings

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

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

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

ADDITIONAL INFORMATION/FINDINGS FOR A CONDITIONAL USE PERMIT APPLICATION
FOR ON AND OFF-SITE ALCOHOL SALES

General Conditional Use

- i. 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 Applicant, Mrs. Gooch's Natural Food Markets, Inc. dba: Whole Foods Market is requesting a Conditional Use Permit, pursuant to Los Angeles Municipal Code ("LAMC") Section 12.24-W1, to authorize the sale of a full line of alcoholic beverages for on and off site consumption (ABC Type 47 and Type 21), and ancillary instructional tastings (ABC Type 86 License) in a specialty grocery store along with a request, pursuant to LAMC Section 12.24-W,27 for a Commercial Corner Development to operate between the hours of 7 a.m. to 12 a.m., daily.

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The overall product offering provides a range of goods and services to the local community. The Applicant requests that the retail grocery store operate between 7 a.m. and 12 a.m., daily, to meet the needs of the surrounding community and ensure that local customers have convenient access to their neighborhood grocery store as needed. The sale of alcoholic beverages will be an ancillary use to the tenant uses, but important for this well-regarded specialty grocery store to be able to provide not only the food items desired by the community, but also the wine, beer, and spirits they require for their

meals, celebrations, and other events, all in one place to be purchased at one time, thus avoiding unnecessary additional trips. The operations, with strict adherence to corporate policies and under proper management and supervision, will enhance the environment of the surrounding neighborhood and provide a benefit to the community. The specialty grocery store will offer a beneficial “one-stop” shopping experience in which nearby residents are able to purchase grocery items, medicine, beverages, and/or other necessary retail items. Whole Foods Market is consistent with the uses permitted in the C2-1VL zone. Therefore, the location and operation of this grocery store are proper in relation to the adjacent uses and the environment in the surrounding neighborhood.

Whole Foods Market will boost the local economy with greater job opportunities and increased tax revenues. A wide range of employment positions, from entry level to managerial, are necessary to staff the grocery store. The grocery store will employ up to approximately 160 people to staff the numerous departments and provide customer service to patrons. As such, the grocery store will add viable employment opportunities to the community.

ii. 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 currently developed with a commercial/supermarket building surrounded by a surface parking lot. Per LAMC Section 12.21.A.4(c)(5), “retail establishments and discount wholesalers selling to the general public, shall provide at least four automobile parking spaces for each 1,000 square feet of gross floor area”. The subject property will provide 153 parking spaces, which meets the required parking.

Sepulveda Boulevard is located to the east, Palms Boulevard is to the south and to the west is the San Diego Freeway (I-405). The building was formerly utilized as an Albertson’s grocery store, which is consistent with the type of use proposed with this Conditional Use Permit application. The project’s location, size, height, operations and other significant features were approved for the former Albertson’s grocery store use and will remain compatible with and will not adversely affect or degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety as a Whole Foods Market. On the contrary, a new Whole Food Market at this location will be beneficial to the public health, welfare, and safety and improve this and the surrounding properties.

To the north of the subject property is a 2.58-acre site with an approximate 178,000-square foot, 12-story office building and parking structure. Across Sepulveda to the east, there are commercial/retail properties which include a CVS Pharmacy, Trader Joe’s Market, Palms Ramen Yemeya Restaurant, Brazilian BBQ Restaurant, and a Coffee Bean and Tea Leaf. Directly to the south and southeast, there is a small retail center designated in the C2-1VL zone which includes a Starbuck, fast food restaurants, a bank, dental services, and residential units. To the west, there is the 405 freeway.

A new request for a Conditional Use Permit does not propose anything substantially different outside of that which was previously approved and operating under the type of use approved under the Albertson’s type grocery store use. The proposed project location, height, operations and other significant features of this Whole Foods Market are compatible with and will not adversely affect the surrounding neighborhood or the public health, welfare, and safety. The addition of on and off-site alcohol sales and ancillary instructional tastings to a Whole Foods Market will provide a benefit to the

nearby community and will not be detrimental to the character of the immediate area and will have a positive impact on the welfare of the community.

The specialty grocery store will operate this site responsibly as it does for stores nationwide and throughout the County of Los Angeles as well as other areas in southern California and throughout the state. The store and subject sales will serve to strengthen the economic vitality of the area. As detailed above, the operations are compatible with the surrounding properties and uses. The project is consistent with the pattern of commercial uses in the immediate vicinity. The operational characteristics of the grocery store are not detrimental to the properties in the immediate vicinity and the store will continue to operate with due regard for the adjacent uses.

iii. 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 Subject Property is located within the C2-1VL Zone and the West Los Angeles Transportation Improvement and Mitigation Specific Plan. The subject property is planned and zoned for commercial uses. The market is located within the commercially zoned portion of the property within an existing building. The subject site is also located within the Palms-Mar Vista-Del Rey Community Plan, which designates the subject property for Neighborhood Commercial land uses. The Community Plan is intended to coordinate development among the various parts of the City of Los Angeles and adjacent municipalities in a fashion both beneficial and desirable to the residents of the community. Additionally, the Plan specifically highlights the stated opportunity for commercial businesses to “develop a distinctive character and cohesive visual identity for the community through the upgrade of commercial areas, especially at the entry points on major streets of Venice, Culver and Sepulveda Boulevards.” (page I-4) The approval for a new Whole Foods Market at this location on Sepulveda Blvd. is consistent with the stated goals of the Palms-Mar Vista-Del Rey Community Plan. Community Plans are also intended to promote a variety of land uses, streets, and services which will encourage and contribute to health, safety, welfare and convenience of the people who live and work in the community.

The Palms-Mar Vista-Del Rey Community Plan designates the subject property for Neighborhood Commercial land uses with the corresponding zones of C1, C1 (PV), C1 .5, C2, C4, RAS3, and RAS4, and Height District No. 1VL and 1. Moreover, the General Plan promotes the provision of services throughout the City in locations that are convenient to the public, but that do not negatively impact neighboring properties. The General Plan is also intended to guide development in order to create a healthful and pleasant environment. The requested use at this site is in conformance with the objectives of the General Plan and Community Plan for Commercial Land Uses. This full- service grocery store will serve the needs of the community and will overall provide products in conformance with the General Plan goals to provide a strong and competitive commercial sector.

Whole Foods is and will continue to be a responsible operator in this neighborhood, as the company strives to be in every neighborhood in which they serve. The specialty grocery store is a neighborhood-serving use and will provide customers with many amenities with its wide array of product offerings. The Whole Foods Market will continue to be a consistent use within the zone and with the development regulations of the General Plan and Specific Plan.

Additional Findings

i. Explain how 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. The subject property was first approved and operated as an Albertson's grocery store in 1978 and operated as such until 2015. The approval for this location to begin operations as a new Whole Foods Market grocery store use will be a welcomed addition to this community. The request for on and off-site alcohol sales with on-site instructional tastings will provide a benefit to the nearby community and will not be detrimental to the character of the immediate area but rather have a positive impact on the welfare of the community. Because of Whole Foods Markets' adherence to its corporate policies regarding responsible retailing of alcoholic beverages, for many years Whole Foods Markets has operated in locations throughout the City of Los Angeles, Los Angeles County, and the State of California without adverse impacts to the surrounding communities. The proposed Whole Foods Market that is the subject of this application will operate similarly.

This proposed Whole Food Market, with its grocery offerings and incidental alcoholic beverages, will serve to strengthen the economic vitality and the welfare of the area by offering the community an additional source of fresh food options. As detailed above, the proposed operations will be compatible with the surrounding properties and uses. The project is consistent with the pattern of commercial uses in the area and the operational characteristics of the grocery store will not be detrimental to the properties in the immediate vicinity.

ii. Explain how the approval 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; and

The project site is located in Census Tract 2717.02. The California Department of Alcoholic Beverage Control ("ABC") allocates two (2) Off-Site ABC Licenses and four (4) On-Site ABC Licenses, based on the 2020 census population density. Currently, according to the ABC Licensing Report for Census Tract 2717.02, there are two (2) Active On-Site ABC Licenses (Baja Buds 41-216800 and Banter Bar 48-628127) and four (4) Active Off-Site ABC Licenses (Vons 21-50419, Trader Joe's 21-377504, CVS Pharmacy 9563 21-477372, and CVS Pharmacy 8847 21-479403). The addition of an off-sale and on-sale license will not cause undue concentration, nor cause any law enforcement issues or concerns. This proposed Whole Foods Market is a grocery store well respected and well known across the City of Los Angeles, the state of California and the nation for providing a safe, and healthy business operations within the community. The population in this area, both residential and commercial, along with the commuter population, requires additional outlets for these products than that which currently exists.

Although adding an additional on- and off-site ABC License will result in the census tract being statutorily over concentrated, the addition of a Whole Foods Market will add a considerably desirable business to this community. Over-concentration can be undue when the addition of an ABC license will negatively impact a neighborhood, however, this will not be the case here as the addition of a specialty grocery store to this neighborhood would benefit the surrounding community with its food offerings.

Moreover, the Applicant will require a Determination of Public Convenience or Necessity issued by the City Council. This determination will take into account all such factors. All such factors shall also be considered by the State Department of Alcoholic Beverage Control.

iii. Explain how the approval of the application 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.

Whole Foods Market will not detrimentally affect nearby residentially zoned communities in the area, but rather will serve the needs of local businesspeople, shoppers, and residents. The surrounding community attracts more persons to the area and consequently generates an expanded local workforce. This population seeks a diversity of services, one that Whole Foods Market will provide. This specialty grocery store will continue to serve this growing community, and the availability of grocery items, as well as selection of alcoholic beverages provide a desired amenity. The sale of alcoholic beverages will continue to be ancillary to the main use of the tenant space. Specifically, the subject site is located at an intersection with a concentration of commercial uses including banks, coffee shops, and other retail uses and is buffered from adjoining residential uses by a surface parking lot lined by concrete walls. It is important that this well-regarded specialty grocery store to have the ability to provide not only the food items desired by the community, but also the wine, beer, and spirits they require for their meals, celebrations, and other events, all in one place to be purchased at one time, thus avoiding unnecessary additional trips. There are no residential buildings, churches, schools, hospitals, public playgrounds, or any other similar uses within close proximity to this proposed Whole Foods Market. As a result, the residential uses, as well as other establishments, will not be adversely affected. Furthermore, the combination of proactive security measures and strict company policies ensure the continuation of the safety and well-being of nearby residents. This new Whole Foods Market will operate responsibly as a grocery store serving this community. Thus, the use does not conflict with the adjacent uses and operates in such a manner so as not to detrimentally affect nearby residentially zoned property, but rather provide convenience to nearby residents.

COUNTY CLERK'S USE

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 395
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
 (PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-
--	---------------------

PROJECT TITLE	COUNCIL DISTRICT 5
---------------	-----------------------

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 3443 S. Sepulveda Blvd., Los Angeles, CA 90034	<input type="checkbox"/> Map attached.
---	--

PROJECT DESCRIPTION: A CUP Application requesting the authorization of the sale of a full line of alcoholic beverages for on and off-site consumption in conjunction with a new grocery store.	<input type="checkbox"/> Additional page(s) attached.
--	---

NAME OF APPLICANT / OWNER:
Mrs. Gooch's Natural Food Markets, Inc. dba Whole Foods Market

CONTACT PERSON (If different from Applicant/Owner above) Stephen Jamieson on behalf of Solomon, Saltsman & Jamieson	(AREA CODE) TELEPHONE NUMBER (310)-822-9848	EXT.
--	--	------

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) Section 15301, Class 1

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION: Additional page(s) attached

Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
 The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE	STAFF TITLE
-------------------------------	-------------

ENTITLEMENTS APPROVED

FEE:	RECEIPT NO.	REC'D. BY (DCP DSC STAFF NAME)
------	-------------	--------------------------------



A.



B.



C.



D.



E.

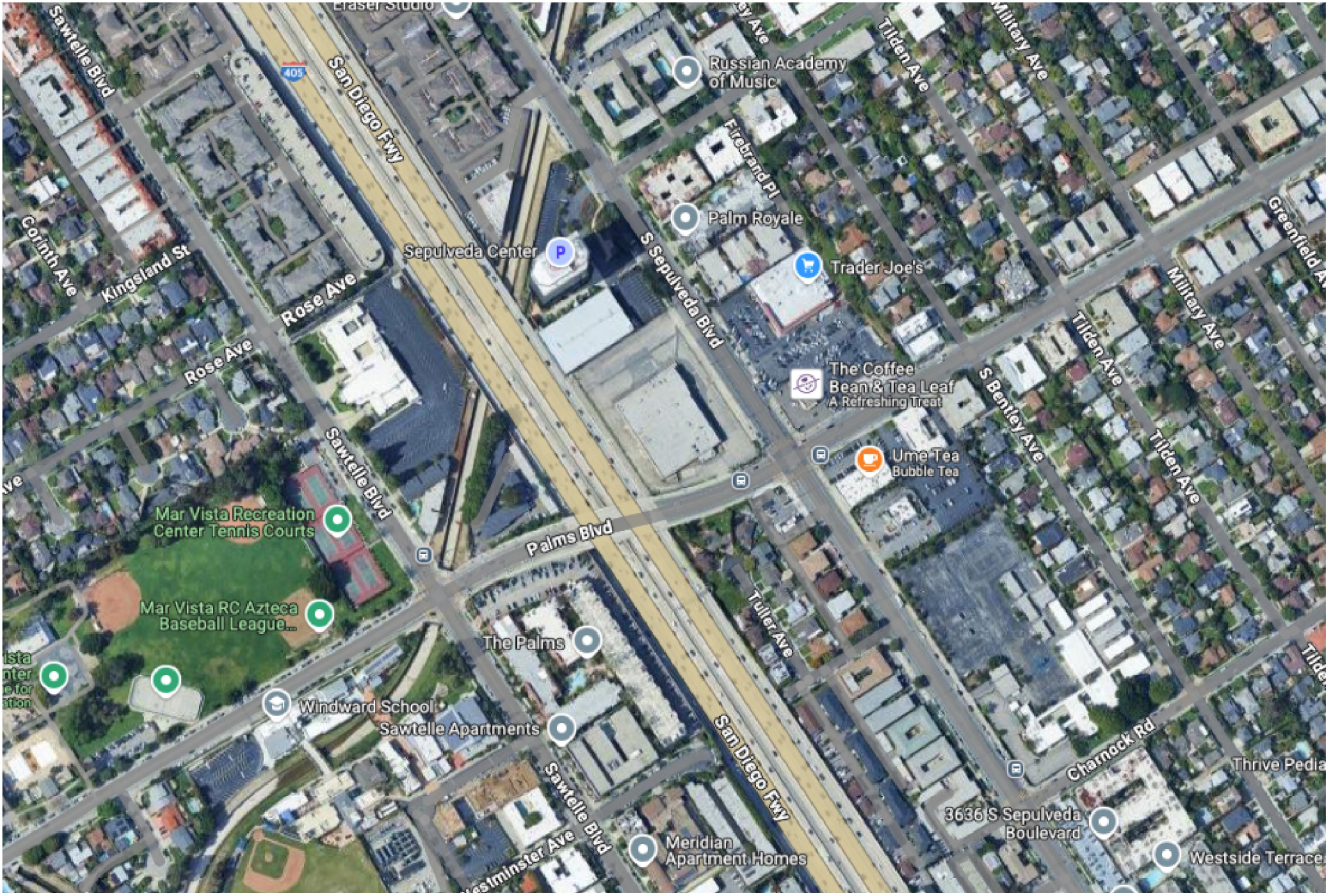


F.

Whole Foods Market

3443 S. Sepulveda Blvd., Los Angeles, CA 90034

Vicinity Map





City of Los Angeles Department of City Planning

10/30/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

3443 S SEPULVEDA BLVD

ZIP CODES

90034

RECENT ACTIVITY

None

CASE NUMBERS

CPC-5657
 CPC-2018-7547-CPU
 CPC-2018-2992-DB-MCUP-ZV-SPR-DD-WDI
 CPC-2014-1457-SP
 CPC-2005-8252-CA
 CPC-1992-21-CU
 CPC-1984-155-HD
 ORD-186108
 ORD-183497
 ORD-171492
 ORD-161141
 ORD-129279
 ORD-104152
 DIR-2024-5093-PR
 ZA-14480
 ENV-2024-5094-CE
 ENV-2018-2993-EIR
 ENV-2014-1458-EIR-SE-CE
 ENV-2005-8253-ND
 OB-11399

Address/Legal Information

PIN Number	117B157 113
Lot/Parcel Area (Calculated)	121,067.8 (sq ft)
Thomas Brothers Grid	PAGE 672 - GRID D1 PAGE 672 - GRID D2
Assessor Parcel No. (APN)	4251015006
Tract	NEWMARK AND EDWARDS' SUBDIVISION OF THE STEPHENS HOMESTEAD
Map Reference	M R 70-89
Block	None
Lot	PT 20
Arb (Lot Cut Reference)	7
Map Sheet	117B157

Jurisdictional Information

Community Plan Area	Palms - Mar Vista - Del Rey
Area Planning Commission	West Los Angeles
Neighborhood Council	Mar Vista
Council District	CD 5 - Katy Young Yaroslavsky
Census Tract #	2717.02
LADBS District Office	West Los Angeles

Permitting and Zoning Compliance Information

Administrative Review	None
-----------------------	------

Planning and Zoning Information

Special Notes	None
Zoning	C2-1VL R4-1
Zoning Information (ZI)	ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2517 AI Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	Neighborhood Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No

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

NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Not Eligible
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Charnock Road Elementary
500 Ft Park Zone	None

Assessor Information

Assessor Parcel No. (APN)	4251015006
APN Area (Co. Public Works)*	2.750 (ac)
Use Code	1400 - Commercial - Supermarket - Supermarket - 12,000 SF or More - One Story
Assessed Land Val.	\$27,060,804
Assessed Improvement Val.	\$378,812
Last Owner Change	12/09/2015
Last Sale Amount	\$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	808858
	2674824
	2490798
	2461767
	2-788
	1121380
	1077719-23
	104259
Building 1	
Year Built	1957
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	38,912.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 4251015006]

Additional Information

Airport Hazard	None
Coastal Zone	None

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Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	3.45186
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 4251015006]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No

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Public Safety

Police Information

Bureau	West
Division / Station	Pacific
Reporting District	1427

Fire Information

Bureau	South
Battalion	18
District / Fire Station	43
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2018-7547-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	ADOPT COMMUNITY PLAN POLICY DOCUMENT, GENERAL PLAN AMENDMENTS, AND ZONE CHANGES TO APPLY RE-CODE LA ZONING.
Case Number:	CPC-2018-2992-DB-MCUP-ZV-SPR-DD-WDI
Required Action(s):	DB-DENSITY BONUS MCUP-MASTER CONDITIONAL USE PERMIT ZV-ZONE VARIANCE SPR-SITE PLAN REVIEW DD-DIRECTOR'S DETERMINATION WDI-WAIVER OF DEDICATIONS AND IMPROVEMENTS
Project Descriptions(s):	PURSUANT TO SEC. 16.05 SITE PLAN REVIEW, (SPR) TO AUTHORIZE THE CONSTRUCTION OF A NEW MIXED USE RESIDENTIAL BUILDING WITH 409 UNITS. PURSUANT TO SEC. 12.22.A.25, DENSITY BONUS (DB) TO ALLOW FOR AN APPROXIMATE 35% DENSITY BONUS AND THE PROVISION OF 11% VERY LOW AFFORDABLE HOUSING UNITS WITH ONE ON-MENU INCENTIVE FOR FLOOR AREA AVERAGING AND THREE OFF-MENU INCENTIVES FOR INCREASED FAR, INCREASED HEIGHT, AND WAIVER OF TRANSITIONAL HEIGHT. PURSUANT TO SEC. 12.24.W.1, MASTER CONDITIONAL USE PERMIT (MCUP) FOR OFF-SITE SALES AND ON-SITE SALES AND CONSUMPTION OF ALCOHOLIC BEVERAGES AT THE PROPOSED RESTAURANT AND RETAIL USES.
Case Number:	CPC-2014-1457-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	SPECIFIC PLAN AMENDMENT
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	CPC-1992-21-CU
Required Action(s):	CU-CONDITIONAL USE
Project Descriptions(s):	CONDITIONAL USE REQUEST FOR A COMMUNICATION FACILITY.
Case Number:	CPC-1984-155-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	HEIGHT DISTRICT CHANGE FROM H.D. NO. 1 TO H.D. NO. 1VL - COMMERCIALY-ZONED PROPERTIES ON NATIONAL BLVD.
Case Number:	DIR-2024-5093-PR
Required Action(s):	Data Not Available
Project Descriptions(s):	Pursuant to LAMC Section 16.05, approval of Project Review for a change of use other than to a Drive-Through Fast-Food Establishment which results in a net increase of 3,301 daily trips as determined by LODOT.
Case Number:	ENV-2024-5094-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	Pursuant to LAMC Section 16.05, approval of Project Review for a change of use other than to a Drive-Through Fast-Food Establishment which results in a net increase of 3,301 daily trips as determined by LODOT.
Case Number:	ENV-2018-2993-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	PURSUANT TO SEC. 16.05 SITE PLAN REVIEW, (SPR) TO AUTHORIZE THE CONSTRUCTION OF A NEW MIXED USE RESIDENTIAL BUILDING WITH 409 UNITS. PURSUANT TO SEC. 12.22.A.25, DENSITY BONUS (DB) TO ALLOW FOR AN APPROXIMATE 35% DENSITY BONUS AND THE PROVISION OF 11% VERY LOW AFFORDABLE HOUSING UNITS WITH ONE ON-MENU INCENTIVE FOR FLOOR AREA AVERAGING AND THREE OFF-MENU INCENTIVES FOR INCREASED FAR, INCREASED HEIGHT, AND WAIVER OF TRANSITIONAL HEIGHT. PURSUANT TO SEC. 12.24.W.1, MASTER CONDITIONAL USE PERMIT (MCUP) FOR OFF-SITE SALES AND ON-SITE SALES AND CONSUMPTION OF ALCOHOLIC BEVERAGES AT THE PROPOSED RESTAURANT AND RETAIL USES.
Case Number:	ENV-2014-1458-EIR-SE-CE
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT SE-STATUTORY EXEMPTIONS CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ENVIRONMENTAL IMPACT REPORT
Case Number:	ENV-2005-8253-ND

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Required Action(s): ND-NEGATIVE DECLARATION

Project Descriptions(s): AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

DATA NOT AVAILABLE

CPC-5657

ORD-186108

ORD-183497

ORD-171492

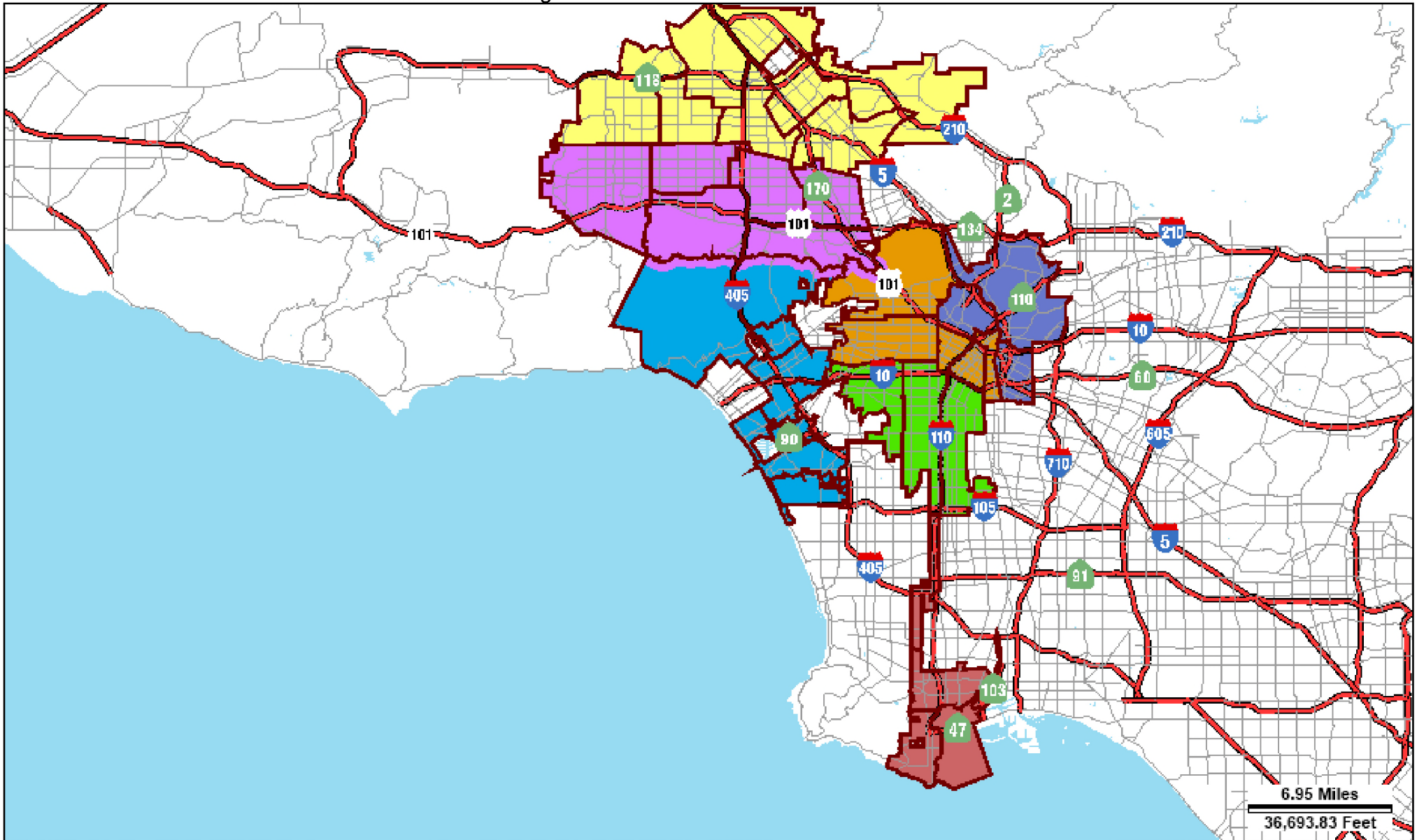
ORD-161141

ORD-129279

ORD-104152

ZA-14480

OB-11399



Address: 3443 S SEPULVEDA BLVD

Tract: NEWMARK AND EDWARDS'
SUBDIVISION OF THE STEPHENS
HOMESTEAD

Zoning: C2-1VL, R4-1

APN: 4251015006

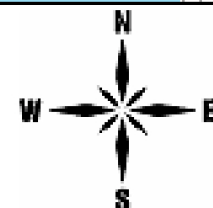
Block: None

General Plan: Neighborhood Commercial

PIN #: 117B157 113









Lot: PT 20

Arb: 7



LEGEND

GENERALIZED ZONING

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









GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

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

COMMERCIAL






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

FRAMEWORK

COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial






INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing
-  Hybrid Industrial




PARKING

-  Parking Buffer

PORT OF LOS ANGELES

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



LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside / Airport Landside Support
-  Airport Airside
-  LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES















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

















INDUSTRIAL

-  Limited Industrial
-  Light Industrial

CIRCULATION

STREET





































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

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

FREEWAYS

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


























MISC. LINES

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





POINTS OF INTEREST

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

SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

COASTAL ZONE



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

TRANSIT ORIENTED COMMUNITIES (TOC)























 Tier 1	 Tier 3
 Tier 2	 Tier 4

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

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

Los Angeles Department of Building and Safety

The information below was found on the following Parcel Identification Number (PIN):


117B157-113

Parcel Profile Report:

1

Permit Information found:

2

 Expand Closed 3443 S SEPULVEDA BLVD 90034

Application/Permit #	PC/Job #	Type	Status	Work Description
98014 - 30000 - 02225	DD08266	Bldg-Addition	Permit Finaled 8/1/2000	Interior remodel & addition of new mechanical mezzanine(41'-5"X21'-5") 889 SQ FT replace slab floor, caissons and grade beams
98014 - 30002 - 02225	DD08266	Bldg-Alter/Repair	Permit Finaled 8/1/2000	Revise footing for the proposed Mezzanine- use 6 friction piles in lie u of the previous approved caissons.
98014 - 10003 - 02225	DD08266	Bldg-Alter/Repair	Permit Finaled 5/21/2001	To clarify the scope of structural work as follow: To remove the exist ing roof. To place a new roof at a higher elevation. The new roof and its connections to the existing walls fully complies with LABC 96 (UBC 94) and therefore the building does not fall under DIV. 91. Department error. No fee.
98014 - 30001 - 02225	DD08266	Bldg-Alter/Repair	Permit Finaled 8/1/2000	Structural revision by providing two CMU shearwalls along with a grade beam as support. Raise the interior slab, 7 inches, at north/ west si des.
00016 - 10000 - 11523	--	Bldg-Alter/Repair	Permit Finaled 4/17/2008	12' high storage racks
08016 - 30000 - 08202	B08WL01762	Bldg-Alter/Repair	CofO Issued 12/18/2008	TENANT IMPROVEMENT OF (E) SUPERMARKET APPROX. 39,322 SQ. FT. (NO SQ. FT. ADDITION), REDUCE PARKING SPACE FROM 166 STALLS TO 159 STALLS, TOTAL PARKING REQUIRED 157 PER CERIFICATE OF OCCUPANCY AND PERMIT 98014-30000-02225/98014-30001-02225/98014-30002-02225. RESTRIPIING PARKING AREA SAME AS PERMIT 98014-30000-02225 WITH THE EXEPTION AT DISABLE PARKING AREA (NEW CONFIGURATION). PARTIALLY DEMO AND INSTALL SOME OF NEW ITEMS PER A3.11 SUCH AS: NEW EQUIPMENT, NEW GONDOLA SHELVING, NEW PATITON AND SOFFIT, NEW SUSPENDEE CEILING, REMODEL ON RESTROOMS, NEW DOORS AT FRONT ENTRANCE IN (E) OPENINGS, NEW FURNITURE, NEW EQUIPMENT AT ROOF, NEW FLOORING INCLUDING STORE FRONTS AND HANDICAP RAMP.
17016 - 10000 - 14443	B17LA09205	Bldg-Alter/Repair	Permit Finaled 11/22/2017	EARLY START DEMOLITION OF INTERIOR NON STRUCTURAL WALLS.
17016 - 10000 - 12365	B17LA07882	Bldg-Alter/Repair	CofO Issued 1/8/2018	Change of use of existing super market to art studios. Art studios for students, no walk in customers or the sell of art work. Structural on separate permit.
17016 - 10001 - 12365	B17LA16580	Bldg-Alter/Repair	Permit Finaled 11/20/2017	Supplemental to 17016-10000-12365 for deferred submittal for light gage metal stud framing.
98041 - 30000 - 06178	WLA02142	Electrical	Permit Finaled 6/7/2001	No work description available
00041 - 40000 - 00205	--	Electrical	Permit Finaled 6/7/2001	TEMP.POWER POLE-200AMP-200 AMP. LOAD CENTER W/4-50AMP. 120/240VOLT OUTLETS
00041 - 30000 - 23350	--	Electrical	Permit Finaled 11/29/2000	1HR WITNESS
00041 - 10000 - 09986	--	Electrical	Permit Finaled 11/29/2000	FA MONITORING SYSTEM FOR THE SPRINKLER SYSAT AN ALBERTSONS FOOD CENTER
00041 - 10000 - 12649	--	Electrical	Permit Finaled 6/7/2001	INSTALLATION OF SOUND SYSTEM.
00041 - 30001 - 09986	--	Electrical	Permit Finaled 11/29/2000	SUPPLEMENTAL PERMIT FOR 2 HOUR WITNESS TEST
00041 - 30002 - 09986	--	Electrical	Permit Expired 2/12/2007	SUPPLEMENTAL PERMIT FOR 2 HOUR WITNESS TEST
08041 - 30000 - 10827	E08WL00487	Electrical	Permit Finaled 11/24/2008	Albertson Grocery store remodel, power and T24 , fire alarm separate. Existing load calsc based on the last 12 month DWP.
16041 - 30000 - 20720	X16WL03421	Electrical	Permit Expired 7/17/2018	GENERATOR FOR: CARNIVAL DATES JUNE 17- JUNE 19, 2016.
17041 - 30001 - 31775	X17WL05763	Electrical	Issued 9/28/2017	SUPPLEMENTAL TO PERMIT# 17041-30000-31775, PUMPKIN PATCH & CHRISTMAS TREE LOT. (DATES: OCT. 02, 2017 TO DEC. 24, 2017).

17041 - 20000 - 27578	E17VN01897	Electrical	Permit Finaled 12/28/2017	Plan check for power and energy. Project site is an existing commercial building. Project scope is a change of use from a super market to art studios/tenant improvement. Total lighting area = 36,199 sq. ft. Power work exceeds 400 amps. Note: Building application has been generated under 17016-10000-12365
17041 - 10000 - 43548	X17LA20833	Electrical	Issued 12/4/2017	FIRE ALARM SYSTEM.
18041 - 10000 - 38344	E18LA04473	Electrical	Permit Finaled 12/20/2018	REMOVE OUTDOOR HID FIXTURES AND REPLACE WITH NEW LED FIXTURES. T-24 ONLY.
18041 - 90000 - 35592	--	Electrical	Permit Finaled 1/13/2020	INSTALL LED RETROFIT KITS
20041 - 30000 - 32607	X20WL05654	Electrical	Permit Finaled 10/2/2020	TEMPORARY POWER POLE
99043 - 30000 - 03034	A10215	Fire Sprinkler	Permit Finaled 12/11/2008	INSTALL 697 NEW FIRE SPRINKLER HEADS IN "ALBERTSON" SUPERMAKET.
08043 - 10000 - 02466	M08LA03135	Fire Sprinkler	Permit Finaled 11/5/2008	T.I. WORK . ADDED 24 NEW HEADS.
17043 - 10000 - 04237	M17LA05216	Fire Sprinkler	Permit Finaled 12/27/2017	TI- RELOCATION OF 23 SPRINKLER HEADS AND ADDITION 24 SPRINKLER HEADS.
98044 - 30000 - 02771	A10055	HVAC	Permit Finaled 8/9/2000	Install hvac system, commercial kitchen hood. Additional plan check fees may be due.
99044 - 30000 - 11252	--	HVAC	Permit Finaled 8/9/2000	ALL NEW REFRIGERATION EQUIPMENT
08044 - 90000 - 09157	--	HVAC	Permit Finaled 11/12/2008	ADDING HORSEPOWER & REFRIGERATED COILS TO EXSISTING MARKET
08044 - 90000 - 09210	--	HVAC	Permit Finaled 11/12/2008	change out exhaust fans, air doors install split system
08044 - 30000 - 04925	X08WL03174	HVAC	Permit Finaled 12/11/2008	REFRIGERATION COMPRESSORS..
17044 - 90000 - 15777	--	HVAC	Issued 12/19/2017	SUPPLEMENTAL PERMIT FOR PERMIT # 17044-10000-08789
17044 - 10000 - 10488	M17LA05179	HVAC	Issued 3/15/2018	TI TO ART BUILDING. SCOPE OF WORK IS LIMITED TO WOODWORK ROOM AND KILN ROOM.
17044 - 10000 - 08789	X17LA13003	HVAC	Permit Finaled 12/29/2017	T.I. REMODEL, REUSE OF (E) HVAC SYSTEMS
16026 - 30000 - 00292	X16WL03862	Nonbldg- Alter/Repair	Permit Expired 8/15/2018	USE OF LAND PERMIT FOR CHRISTMAS TREE SALES - CHRISTMAS TREE SALES SHALL BE LIMITED TO DECEMBER 1ST TO DECEMBER 31ST 2016
16026 - 30000 - 00293	X16WL03864	Nonbldg- Alter/Repair	Permit Expired 8/15/2018	USE OF LAND PERMIT FOR PUMPKIN SALES - PUMPKIN SALES SHALL BE LIMITED TO OCTOBER 15TH TO OCTOBER 31ST
17026 - 30000 - 00403	X17WL05244	Nonbldg- Alter/Repair	Permit Expired 2/7/2023	USE OF LAND PERMIT FOR PUMPKIN PATCH SALES-PUMPKIN SALES SHALL BE LIMITED TO OCTOBER 15TH TO OCTOBER 31ST. INFO BULLETIN P/BC 2014-008 GIVEN TO CUSTOMER.
17026 - 30000 - 00402	X17WL05242	Nonbldg- Alter/Repair	Permit Expired 2/7/2023	USE OF LAND PERMIT FOR CHRISTMAS TREE SALES - CHRISTMAS TREE SALES SHALL BE LIMITED TO DECEMBER 1ST TO DECEMBER 25TH. INFO BULLETIN P/BC 2014-008 GIVEN TO CUSTOMER.
18026 - 30000 - 00503	X18WL05853	Nonbldg- Alter/Repair	Permit Expired 2/7/2023	USE OF LAND PERMIT FOR CHRISTMAS TREE SALES- CHRISTMAS TREE SALES SHALL BE LIMITED TO DEC 1 TO DEC 31ST 2018
96020 - 10000 - 00509	--	Nonbldg- New	Permit Finaled 5/24/2000	X-MAS TREE sales-DEC. 1 THRU DEC. 25". CLEAN-UP RECEIPT# 407059 ELEC. NOT REQUIRED.
97020 - 30000 - 03114	--	Nonbldg- New	Permit Finaled 6/6/2000	USE OF LAND - CHRISTMAS TREE SALES, DEC. 1 THRU DEC. 25 1) Lights shall reflect away from residentially zoned property. 2) Sound equipment not permitted on residentially zoned property. 3) No sawing, hammering, unloading between 10:00 pm and 7:00 am.
98020 - 30000 - 03142	--	Nonbldg- New	Permit Finaled 2/8/2001	USE OF LAND - CHRISTMAS TREE SALES, a) DEC. 1 THRU DEC. 25 INCLUSIVE b) Lights used to illuminate site shall be arranged to reflect light away from adjacent residentially zoned properties. (Exception: frosted light bulbs of 100 watts or less) c) Sound Equipment is not permitted on any residential zoned property d) Sawing, hammering or unloading of merchandise between 10:00 pm and 7:00 am is not permitted. e) No warehousing or distribution of merchandise is permitted except in M2 or M3 zones. f) The lot must be cleaned up within 2 weeks of last day of sales. g) Los Angeles County Health Department approved chemical toilet shall be provided on the premises. h) No REQUIRED parking space shall be obstructed i) No STRUCTURES other than tents, trailers and approved chemical toilets shall be located on this temporary-sales site unless separate building permits are obtained. THESE SALES ARE NOT PERMITTED IN THE FOLLOWING ZONES: RE, RS, R1, RU & RZ.
01020 - 30000 - 03445	--	Nonbldg- New	Permit Finaled 2/4/2002	USE OF LAND - CHRISTMAS TREE SALES, a) DEC. 1 THRU DEC. 25 INCLUSIVE b) Lights used to illuminate site shall be arranged to reflect light away from adjacent residentially zoned properties. (Exception: frosted light bulbs of 100 watts or less) c) Sound Equipment is not permitted on any residential zoned property d) Sawing, hammering or unloading of merchandise between 10:00 pm and 7:00 am is not permitted. e) No warehousing or distribution of merchandise is permitted except in M2 or M3 zones. f) The lot must be cleaned up within 2 weeks of last day of sales. g) Los Angeles County Health Department approved chemical toilet shall be provided on the premises. h) No REQUIRED parking space shall be obstructed i) No STRUCTURES other than tents, trailers and approved chemical toilets shall be located on this temporary-sales site unless separate building permits are obtained. THESE SALES ARE NOT PERMITTED IN THE FOLLOWING ZONES: RE, RS, R1, RU & RZ.
02020 - 30000 - 03932	--	Nonbldg- New	Permit Finaled 1/31/2003	USE OF LAND PERMIT FOR CHRISTMAS TREE SALES LIMITED TO DECEMBER 1ST 2002 TO DECEMBER 31ST 2002.

03020 - 30000 - 04113	--	Nonbldg-New	Permit Expired 4/2/2007	USE OF LAND FOR CHRISTMAS TREE SALES DECEMBER 1 TO DECEMBER 31. INFO BULLETIN P/BC 2002-008 GIVEN TO CUSTOMER.
04020 - 30000 - 04721	--	Nonbldg-New	Permit Expired 4/23/2007	USE OF LAND FOR CHRISTMAS TREE SALES-CHRISTMAS TREE SALES SHALL BE LIMITED TO DECEMBER 1ST TO DECEMBER 31ST. INFO. BULL. P/BC 2002-008 GIVEN TO CUSTOMER.
04020 - 30000 - 04720	--	Nonbldg-New	Application Submittal 11/30/2004	USE OF LAND FOR CHRISTMAS TREE SALES-CHRISTMAS TREE SALES SHALL BE LIMITED TO DECEMEBR 1ST TO DECEMBER 31ST. INFO BULL. P/BC 2002-008 GIVEN TO CUSTOMER.
18020 - 30000 - 03141	X18WL06584	Nonbldg-New	Permit Expired 2/7/2023	Use of land permit for Christmas tree sales - Christmas tree sales shall be limited to December 1st to December 25th.
19020 - 30000 - 02693	X19WL06047	Nonbldg-New	Permit Expired 2/7/2023	Use of land permit for Christmas tree sales - Christmas tree sales shall be limited to December 1st to December 31.
19020 - 30000 - 02694	X19WL06048	Nonbldg-New	Permit Expired 2/7/2023	Use of land permit for pumpkin sales - pumpkin sales shall be limited to October 15 to October 31st.
20020 - 30000 - 02029	X20WL05631	Nonbldg-New	Permit Expired 2/7/2023	Use of land permit for pumpkin sales - pumpkin sales shall be limited to October 15 to October 31st.
20020 - 30000 - 02041	X20WL05651	Nonbldg-New	Ready to Issue 9/30/2020	Use of land permit for Christmas tree sales - Christmas tree sales shall be limited to December 1st to December 31.
21020 - 30000 - 02108	X21WL04947	Nonbldg-New	No Progress 9/16/2021	Use of land permit for combined pumpkin and Christmas tree sales per Information Bulletin P/BC 2020-008 - pumpkin sales shall be limited to October 15th to October 31st and Christmas tree sales shall be limited to December 1st to December 31st. Must comply with the public health retail establishment protocol and may not have amusement park or carnival type activities such as rides, face painting, petting zoo, food services, bounce house or visits with Santa that are closer than six feet.
21020 - 30000 - 02114	X21WL04960	Nonbldg-New	Permit Finaled 2/25/2022	Use of land permit for combined pumpkin and Christmas tree sales per Information Bulletin P/BC 2020-008 - pumpkin sales shall be limited to October 15th to October 31st and Christmas tree sales shall be limited to December 1st to December 31st. Tree lots must comply with the public health retail establishment protocol and may not have amusement park or carnival type activities such as rides, face painting, petting zoo, food services, bounce house or visits with Santa that are closer than six feet
98042 - 30001 - 04165	A10054	Plumbing	Permit Finaled 8/24/2000	INSTALL FIVE 18" AREA DRAINS TIED TO THE STORM DRAIN.
98042 - 30000 - 04165	A10054	Plumbing	Permit Finaled 7/28/2000	Install new plumbing system. Engineering record no. 25041-57.
98042 - 30002 - 04165	A10054	Plumbing	Permit Finaled 8/15/2000	adding 4- r.p.b.p to existing permit backflow devices
08042 - 10002 - 09176	X08LA18380	Plumbing	Permit Finaled 11/12/2008	SUPPLEMENTAL TO PERMIT# 08042-30000-09176 TO CAP (10) FLOOR DRAINS/SINKS.
08042 - 30000 - 09176	M08WL00272	Plumbing	Permit Finaled 11/14/2008	ADD/RELOCATE FIXTURES, COMBINATION WASTE AND VENT SYSTEM...
08042 - 10001 - 09176	X08LA17832	Plumbing	Permit Finaled 10/16/2008	SUPPL. PERMIT TO PERMIT #08042-30000-09176 FOR (1) DRINKING FOUNTAIN.
17042 - 10000 - 19239	X17LA13546	Plumbing	Permit Finaled 12/28/2017	INSTALL FIXTURES, DEMO EXISTING FIXTURES.
17042 - 10000 - 21882	M17LA05523	Plumbing	PC Approved 9/6/2017	POTABLE WATER ONLY FOR COMMERCIAL BUILDING. PLAN CHECK ONLY PERMIT UNDER 17042-10000-19239.
08048 - 10000 - 01955	B08LA10357	Sign	Permit Finaled 11/10/2008	ILLUM WALL SIGNS (3 TOTAL) "ALBERTSONS sav-on pharmacy"
15048 - 10000 - 00617	B15LA03974	Sign	Application Submittal 3/20/2015	INSTALL 3 SETS OF ILLUMINATED WALL SIGNS (6' 11" X 23' 3") 160.81 SQ FT ***SPI ONLY***
15048 - 10000 - 00704	B15LA04516	Sign	Permit Finaled 5/1/2015	INSTALL 3 IDENTICAL SETS OF ILLUMINATED CHANNEL LETTERS WALL SIGNS 24' X 7'-3/4"; READING "HAGGEN Food & Pharmacy Since 1933"

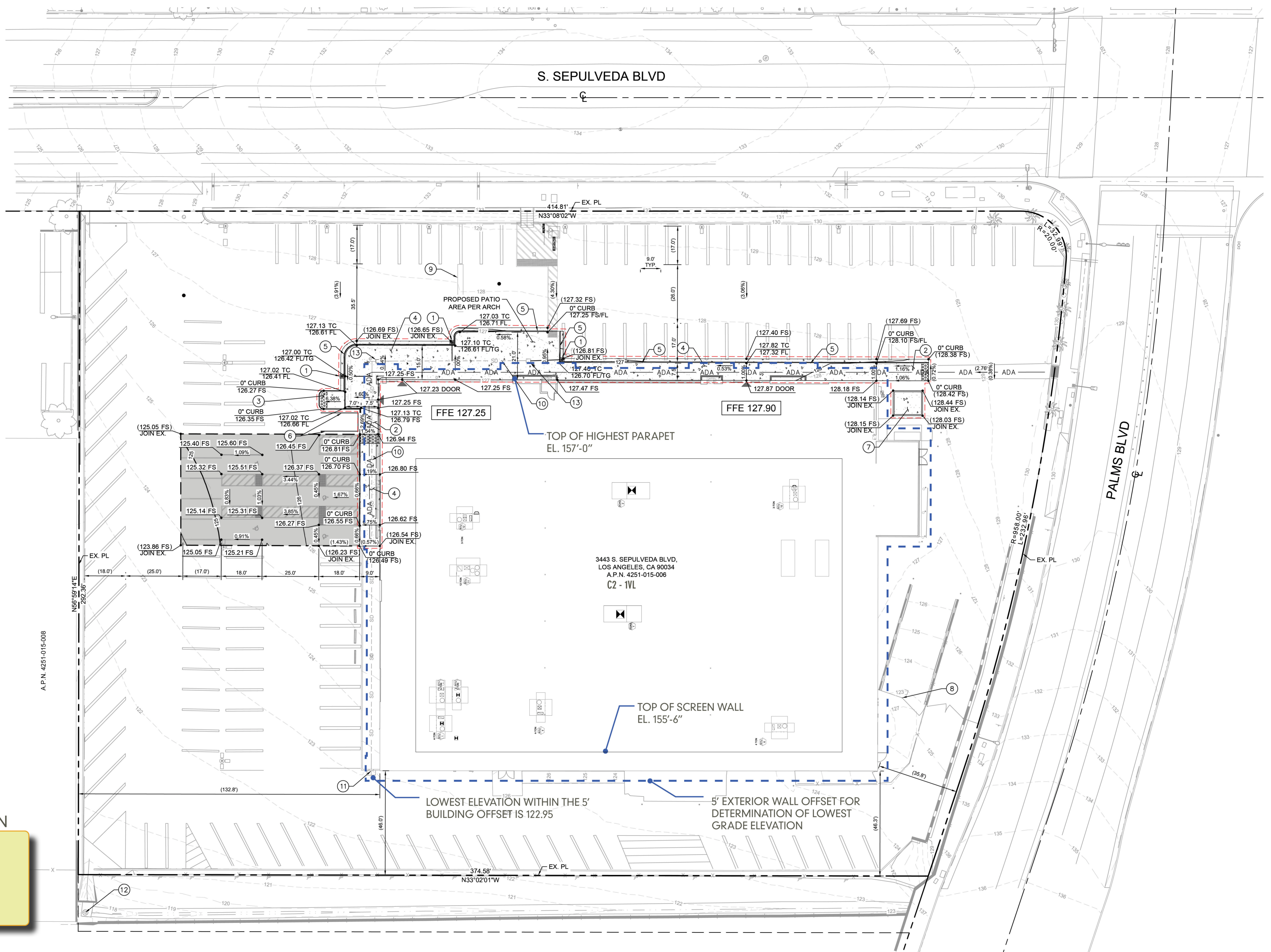
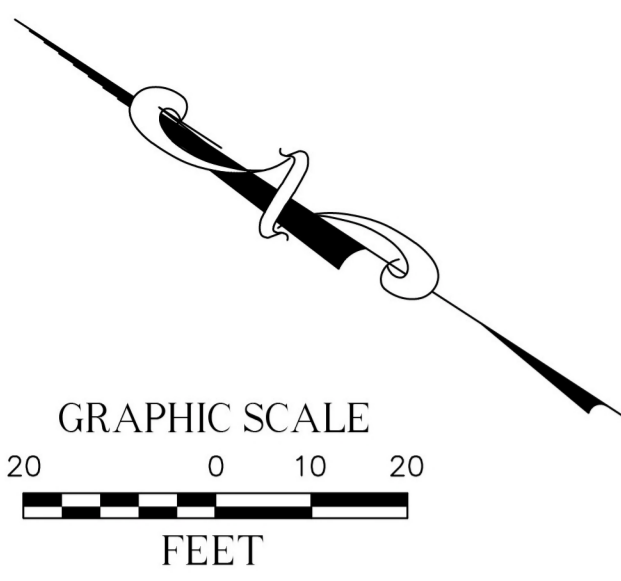
+ 3443 S SEPULVEDA BLVD TEMP 90034

Code Enforcement Information:

4

Soft-story Retrofit Program Information:

1

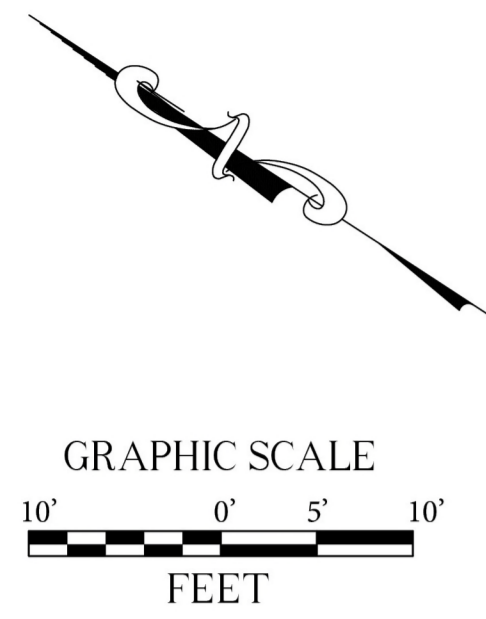


BUILDING HEIGHT CALCULATION

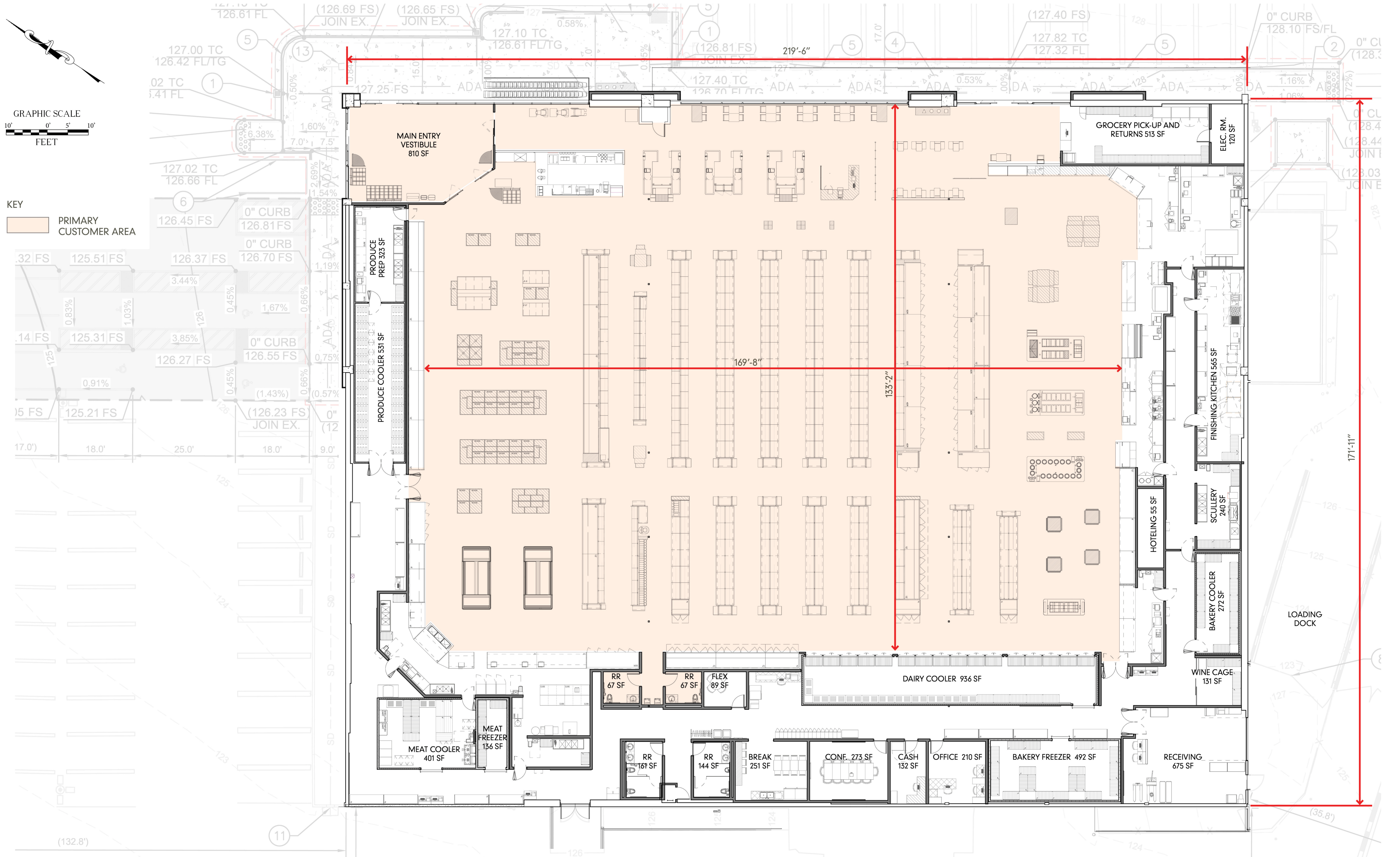
HIGHEST ELEVATION: 157.00'
 HIGHEST ELEVATION: 122.95'
 BUILDING HEIGHT: 34.05'

LOWEST ELEVATION WITHIN THE 5' BUILDING OFFSET IS 122.95

5' EXTERIOR WALL OFFSET FOR DETERMINATION OF LOWEST GRADE ELEVATION



KEY
PRIMARY CUSTOMER AREA



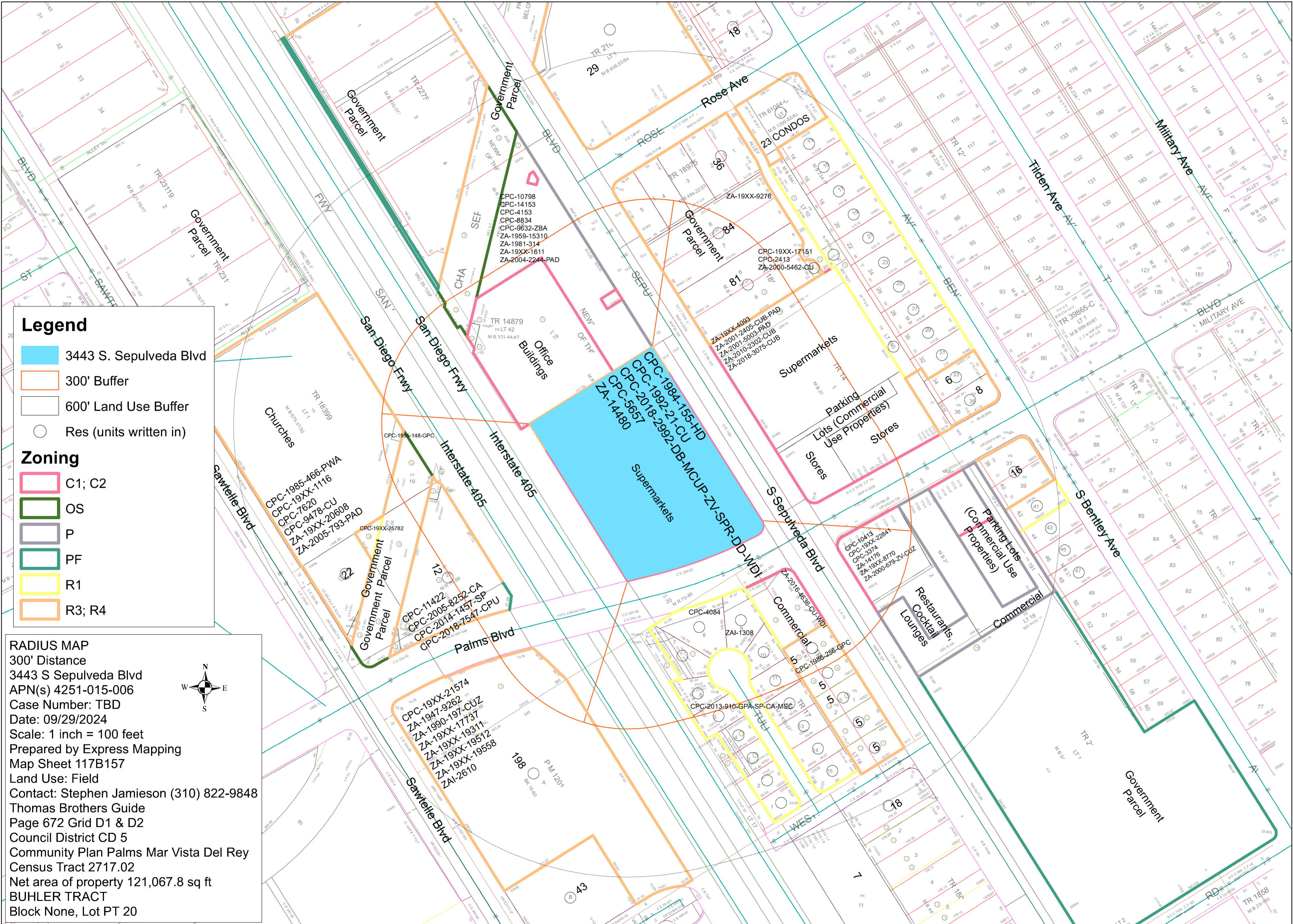
OWNERSHIP OCCUPANT MAP



OWNERSHIP OCCUPANT MAP
300' Distance
3443 S Sepulveda Blvd
APN(s) 4251-015-006
Case Number: TBD
Date: 09/29/2024
Scale: 1 inch = 100 feet
Prepared by Express Mapping
Map Sheet 117B157
Land Use: Field
Contact: Stephen Jamieson (310) 822-9848
Thomas Brothers Guide
Page 672 Grid D1 & D2
Council District CD 5
Community Plan Palms Mar Vista Del Rey
Census Tract 2717.02
Net area of property 121,067.8 sq ft
BUHLER TRACT
Block None, Lot PT 20



RADIUS MAP



Legend

- 3443 S. Sepulveda Blvd
- 300' Buffer
- 600' Land Use Buffer
- Res (units written in)

Zoning

- C1; C2
- OS
- P
- PF
- R1
- R3; R4

RADIUS MAP
 300' Distance
 3443 S Sepulveda Blvd
 APN(s) 4251-015-006
 Case Number: TBD
 Date: 09/29/2024
 Scale: 1 inch = 100 feet
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 Census Tract 2717.02
 Net area of property 121,067.8 sq ft
BUHLER TRACT
 Block None, Lot PT 20



SENSITIVE USES

3443 S. SEPULVEDA BLVD.

DATE: 11-01-2024

SENSITIVE USES WITHIN 0' – 600' FT

NAME	ADDRESS
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	3400 SAWTELLE BLVD LOS ANGELES CA 90066

SENSITIVE USES WITHIN 601' – 1000' FT

NAME	ADDRESS
MAR VISTA RECREATION CENTER	11430 WOODBINE ST LOS ANGELES CA 90066
MAR VISTA ROLLER HOCKEY RINK	11399 PALMS BLVD LOSANGELES CA 90066
MAR VISTA RC AZTECA BASEBALL LEAGUE (AABL) DIAMOND #3	1133 PALMS BLVD LOS ANGELES CA 90066
