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Decision Date: June 3, 2026

Appeal Period Ends: June 18, 2026

Mrs. Gooch's Natural Food Markets, Inc. (A)
Ryan Bissett
550 Bowie Street
Austin, TX 78703

TF REG LLC (O)
Ray Kayacan, VP Investments
915 Wilshire Boulevard, Unit 200
Los Angeles, CA 90017

Solomon, Saltsman & Jamieson (R)
Stephen Allen Jamieson
426 Culver Boulevard
Playa del Rey, CA 90293

CASE NO. ZA-2026-138-CUB
CONDITIONAL USE
355 South Ogden Drive, Unit #100
Wilshire Community Plan
Zone: C2-1-O
C.D: 5 - Yaroslavsky
D.M.: 135B177, 138B177
CEQA: ENV-2026-139-CE
Legal Description: Lot PT 12, Arb 1,
Tract 215

Pursuant to California Environmental Quality Act, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

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

a Conditional Use to permit the off-site sale of a full line of alcoholic beverages and ancillary instruction tasting in a grocery store; on-site sale of a full line of alcoholic beverages within a restaurant, and on-site sale of beer and wine within a café located in the C2-1-O Zone.

Upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for inclusion in the case file.
7. Authorized herein is the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a new 60,536 square-foot market with incidental on-site consumption with ground floor instructional tasting only, in conjunction with two restaurants. Restaurant A consist of a 1,478 square-foot ground floor restaurant with on-site sale and dispensing of a full line of alcoholic beverages, and Restaurant B consist of a 2,979 square-foot third floor café a 981 square-foot outdoor patio with on-site sale and dispensing of beer and wine. The grant shall be subject to the following limitations:
 - a. The hours of operation shall be limited to 6:00 a.m. to 12:00 p.m. daily.
 - b. Indoor seating shall be limited to a maximum of 55 seats (Restaurant A), 8 seats on level 2, and 78 seats (Restaurant B). The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.

- c. Outdoor seating shall be limited to a maximum of 48 seats for Restaurant B. The final number of seats and their location may be modified by the Department of Building and Safety in order to provide accessibility and required clearances from existing structures.
8. After-hour use shall be prohibited, except routine clean-up, food preparation, construction, inventory or other maintenance type activities. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.
9. The restaurant establishments shall be maintained as a bona fide eating place (restaurant) with an operational kitchen and shall provide a full menu containing an assortment of foods normally offered in such restaurants. Food service shall be available at all times during operating hours. The establishment shall provide seating and dispense food and refreshments primarily for consumption on the premises and not solely for the purpose of food takeout or delivery.
10. The market establishment shall be maintained as a bona fide grocery store, offering perishable food items for sale as well as a selection of packaged food, fresh food, and household items. Items for sale may include fresh and packaged meats, drinks, dairy products, produce, dry goods, frozen goods, sundries, paper goods, and other similar products.
11. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.
12. Game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
13. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
14. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
15. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.
16. The exterior windows and glass doors of the store shall be maintained substantially free of signs and other materials from the ground to at least 6 feet in height above the ground so as to permit surveillance into the store by Police and/or private security.
17. Lighting shall be installed in all areas within the business in conformance with the Los Angeles Municipal Code. The lighting shall be such that it renders all objects and persons clearly visible within the establishment. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.

18. **Good Neighbor Program.** A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:
 - a. Entry, visible to pedestrians
 - b. Customer service desk

Complaints shall be responded to within 24-hours. The owner/operator shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of the complaint, and (3) the manner in which the complaint was resolved. The log shall be made available upon request by an enforcement agency.

19. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved in the sale of alcohol, who have not already received STAR/LEAD/RBS Training, shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcoholic Beverage Control to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.
20. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
21. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility. The signs shall be in English and Spanish. Staff and/or security personnel shall routinely patrol the area premises, including the sidewalk and parking lots to prevent any loitering.
22. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the subject premises and the facility to discourage illegal and criminal activities and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.
23. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department, Department of Alcoholic Beverage Control, the Department of Building and Safety, the Department of City Planning, or other responsible agencies. The on-site Manager and employees shall be knowledgeable of the conditions herein.

24. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department, Department of Alcoholic Beverage Control, the Department of Building and Safety, the Department of City Planning, or other responsible agencies. The on-site Manager and employees shall be knowledgeable of the conditions herein.
25. The applicant shall be responsible for maintaining the premises over which they have control, including the adjoining sidewalk and any public or temporarily closed alleys abutting the site, free of debris and litter.
26. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.
27. Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor dining areas in accordance with Los Angeles Municipal Code Section 41.50 B 2 C. This prohibition applies to all outdoor areas of the establishment if the outdoor area is used in conjunction with food service and/or the consumption, dispensing or sale of alcoholic or non-alcoholic beverages.
28. The applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.
29. Any music, sound or noise which is under control of the applicant shall not violate Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance). At any time, a City representative may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulation, the owner/operator will be notified and will be required to modify or eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers, or buffer zones.
30. No conditional use for dancing has been requested or approved herein. Dancing is prohibited.
31. There shall be no live entertainment or amplified music on the premises. There shall be no karaoke, disc jockey, topless entertainment, performers or fashion shows.
32. Entertainment in conjunction with the restaurant is limited to ambient music to complement the dining experience, shall be limited to background music at a low volume. Independent, professional or amateur disc jockeys are not allowed.
33. There shall be no speakers or amplified sound permitted in the outdoor dining area.
34. An employee shall be present in the tasting area during all times that tasting activities are taking place.

35. Outdoor operations (loading, stocking, cleaning, etc.) related to the store depicted on Exhibit A, shall be strictly limited between 7 a.m. and 10 p.m. All after-hours store activities, during the hours of 10 p.m. to 7 a.m., are to be performed exclusively inside the store. Loading dock doors shall be closed and locked between the hours of 10 p.m. and 7 a.m. daily.
36. Deliveries are permitted daily between the hours of 7 a.m. and 10 p.m. All delivery drivers shall be instructed to shut their vehicle's engine off. Delivery vehicles shall not block alley access, double park nor park anywhere else along the alley.
37. No pallets and other materials and equipment are to be kept outdoors except for the time it takes to unload these items and deliver indoors. Deliveries shall not be left in the open to be taken inside the store later in the day or night. No outdoor storage of any pallets or other materials and equipment is permitted within the main parking lot, access driveways or alley. The main parking lot shall be secured by means of a chain or other device between 10 p.m. and 7a.m.
38. All outdoor operations shall be conducted on-site on the main parking lot, exclusive of any unloading activities that are permitted from the alley by this grant and from any approved loading area.
39. No loading or unloading of deliveries shall be permitted along Fairfax Avenue, 3rd Street, and Oden Drive.
40. The applicant shall maintain on the premises and present upon request to any enforcement agency, a copy of the business permit, insurance information and a valid emergency contact phone number for any security company that may be employed.
41. Trash pick-up at the premises shall be limited to the hours between 7:00 a.m. and 7:00 p.m.
42. Security personnel shall be licensed consistent with State law and Los Angeles Police Commission standards and maintain an active American Red Cross first-aid card. The security personnel shall be dressed in such a manner as to be readily identifiable to patrons and law enforcement personnel.
43. Parking by employees and patrons is prohibited along the alley. Signs shall be posted along the alley notifying the public that parking is not permitted therein.
44. Parking lot attendants or other hired third-party personnel shall be deployed, as needed, to direct traffic in the alley and the parking lots used by patrons and to prevent parking and traffic back-up in alley.
45. At least once per day, staff shall monitor and retrieve any shopping carts that have been taken off the premises.

ADMINISTRATIVE CONDITIONS

46. **Expedited Processing Section Fee.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

47. **MviP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per LAMC Section 19.01-E.3 – Monitoring of Conditional Use Permits, Inspection and Field Compliance Review of Operations and Section 19.04 – Miscellaneous Clearance – ZA shall be paid to the city.
- a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. A second inspection will take place within 36 months of the first inspection. Observations and results of said inspection will be documented and included in the administrative file.
 - b. The owner and operator shall be notified of the deficiency or violation. And required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
48. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30 days of the beginning day of their new operation of the establishment along with any proposed modifications to the existing floor plan, seating arrangement, or number of seats of the new operation.
49. Should there be a change in the ownership and/or the operator of the business, the Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval. The application, in association with the appropriate fees, shall be submitted to the Development Services Center, Department of City Planning, within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the Plan Approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add, or delete conditions, and if warranted, reserves the right to conduct a public hearing, that may also be conducted for nuisance abatement/revocation purposes.

50. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (Upon his/her their initiative, or upon written request by LAPD or Department of ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to LAMC Section 19-01-E, the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall prepare a radius map and cause notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office and the Los Angeles Police Department's corresponding division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

51. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

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

- v. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

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

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 13A.2. 7.G. of the Los Angeles Municipal Code provides:

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

NOTICE

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

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and public comments received all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements and prerequisites for approving a conditional use as enumerated in Section 12.24 W of the Municipal Code have been established by the following facts.

BACKGROUND

The subject property is comprised of one parcel with a total lot area of approximately 322,221 square feet and located on the southeast corner of the intersection of 3rd Street and Fairfax Avenue within the Wilshire Community Plan area. The property is bounded by 3rd Street to the north, Ogden Drive to the east, Hancock Park Elementary School to the south, and Fairfax Avenue to the west. The property is zoned C2-1-O with a Community Commercial land use designation and is further located within the Transit Priority Area in the City of Los Angeles (ZI-2452), the Urban Agricultural Incentive Zone, and Methane Zone. The subject property is located approximately 3.16 kilometers from the Hollywood Fault. The site is located within an "O" Oil Drilling Supplemental Use District where the drilling of oil wells or the production from the wells of oil, gases, or other hydrocarbon substances is permitted pursuant to LAMC Section 13.01. However, neither the existing or proposed uses involve oil drilling or production. As such, the provisions of said code section do not apply to the subject site. The subject site is not located within any specific plan or community design overlay.

The project site is currently developed with commercial and retail buildings with ancillary surface parking lot. On February 8, 2022, the Director of Planning approved a Site Plan Review and Waiver of Dedication and Improvements (Case No. DIR-2018-2770-SPR-WDI), for a mixed-use project located on the easterly portion of the project site. The approved mixed-use building is currently under construction.

The subject business, Whole Foods Market, operated by Mrs. Gooch's Natural Food Markets, Inc., has been operating at the project site for over two decades. The property owner is in the process of completing the adjacent mixed-use building with commercial retail uses on the lower floors with residential uses above. One of the retail uses in the new building will be the new space devoted to Whole Foods Market. The new building and the space for the Whole Foods Market, including the grocery store and bona-fide eating places, was previously approved under Case No. DIR-2018-2770-SPR-WDI. Upon completion of the construction, the Whole Foods Market will move its operations into the newly constructed space.

The subject request seeks to authorize the continued off-site sale of a full line of alcoholic beverages and ancillary instructional tastings, within the approximately 63,082 square-foot grocery store. The store will continue to operate daily from 6:00 a.m. to 12:00 a.m., as it is currently. In addition, the Whole Foods Market will include a small bona-fide restaurant space on the first floor with full alcohol service as well as a small café on the third floor with beer and wine only. The first-floor restaurant space is designated as "Restaurant A", and the third-floor café space is designated as "Restaurant B" on the floor plans.

SURROUNDING PROPERTIES

Surrounding properties are generally developed with commercial and residential uses. Properties to the north of 3rd Street are zoned C2-2D-O and developed with the Original Farmers Market, comprised of one- to two-story commercial buildings and a surface parking lot, and the Grove, comprised of one- to three-story commercial buildings and an eight-level parking lot. Properties to the west of Fairfax Avenue are zoned C2-1VL-O and C2-1LD-O and developed with the Writer's Guild office building. Properties to the east of Ogden Drive are zoned [Q]C2-2D and developed with a one-story commercial building with surface parking lots and four five-story multi-family residential buildings. The property immediately abutting the project site to the south is zoned PF-1XL-O and developed with the Hancock Park Elementary School, comprised of one- to two-story buildings.

STREETS

Fairfax Avenue, adjoining the subject property to the west, is an Avenue II under the Mobility Plan 2035, which has a designated 86-foot right-of-way width, and a 56-foot roadway width.

3rd Street, adjoining the subject property to the north, is an Avenue II under the Mobility Plan 2035, which has a designated 86-foot right-of-way width and a 56-foot roadway width.

Ogden Drive, adjoining the subject property to the east, is a Local Street - Standard, with required 60-foot right-of-way and a 36-foot roadway width.

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

Case No. DIR-2018-2770-SPR-WDI – On February 8, 2022, the Director of Planning approved a Site Plan Review and Waiver of Dedication and Improvements, for a eight-story mixed-use project containing 83,994 square feet of commercial space and 331 residential dwelling units. The new commercial uses would occupy two stories within the mixed-use development, while the residential units would be located on Levels 4 through 8, above the proposed commercial/retail spaces and parking podium.

Case No. AA-2019-1512-PMW – On May 30, 2019, the Advisory Agency issued a Certificate of Compliance for Map Act Exclusion for Waiver of Parcel Map No. AA-2019-1512-PMW per State Map Act Section 66412.1. The Certificate of Compliance was recorded with the Los Angeles County on September 22, 2022.

Case No. ZA-2012-690-CUB – On February 7, 2013, the Zoning Administrator approved a conditional use to permit an upgrade from the sale of beer and wine only to a full line of alcoholic beverages for off-site consumption, and the continued sale and dispensing of beer and wine only for on-site consumption for wine tasting events, in conjunction with the existing Whole Foods Market.

Case No. ZA-2012-737-CUB – On February 7, 2013, the Zoning Administrator approved a conditional use to permit the continued sale of beer and wine for on-site consumption in conjunction with an expansion of an existing restaurant, located at 6332 West 3rd Street, Unit #18.

Case No. ZA-2008-736-CUB – On October 31, 2008, the Zoning Administrator approved a conditional use to permit the sale and dispensing of beer and wine for on- and off-site consumption in conjunction with the expansion of the existing Whole Foods Market.

Case No. ZA-2004-1376-CUB – On June 10, 2004, the Zoning Administrator approved a conditional use to permit the on-site sale of wine for wine tasting purposes, located within the existing Whole Foods Market.

Cases on Surrounding Properties:

Case No. ZA-2022-1976-CUB – On August 11, 2022, the Zoning Administrator approved a Conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a bar in the C2-1VL-O Zone, located at 359 – 361 South Fairfax Avenue.

Case No. ZA-2018-4639-CUB – On January 25, 2019, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the continued operation of a restaurant (American Girl Cafe) in the (T)C2-2D-O and C2-2D-O Zones, located at 189 The South Grove Drive, Suite #F-10.

Case No. ZA-2018-4576-CUB – On January 9, 2019, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for onsite consumption in conjunction with an existing restaurant, located at 175 South Fairfax Avenue.

Case No. ZA-2017-1009-CUB – On May 26, 2017, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a patio expansion that includes a new 240 square-foot covered bar to an existing restaurant and two existing outdoor patio areas, located at 189 South The Grove Drive, Suite #N-1.

Case No. ZA-2016-1272-CUB – On September 15, 2016, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing movie theater in the (T)C2-2D-O Zone, located at 189 South The Grove Drive.

Case No. ZA-2016-554-CUB – On May 16, 2016, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant in the (T)C2-2D-O Zone, located at 189 South The Grove Drive, Unit H-2.

PUBLIC HEARING

A public hearing was held virtually by the Zoning Administrator over Zoom Webinar on Wednesday, May 20, 2026 at 9:30 a.m. The purpose of the hearing was to obtain public testimony from affected and/or interested persons regarding the application. Interested parties were also invited to submit written comments regarding the request prior to the public hearing.

Jennifer, the project representative, presented the project and stated the following:

- Straight forward
- Whole Foods at this property for 20+ years, existing building for on and off-site consumption
- Early 2000 approved for beer and wine and later approved for distilled and instruction
- Beautification - retail and residential above, subterranean parking
- Whole Foods is at the building
- Use the same, continue but with a greater space
- Two restaurants - Restaurant A ground floor, Restaurant B on third floor with outdoor patio space
- Extensive outreach
- Mid City West Neighborhood Council supports the continuation of Whole Foods
- Met with the Council Office extensively; provided letter of support
- LAPD issued non-opposition letter
- Second floor is mezzanine, open to below
- Third floor, majority of the market
- All connected to the first floor
- Will submit plans for ancillary tasting at the beginning of next week
- Outdoor dining, café
- Okay with the LAPD conditions and the Council office corrected the hours of operation
- Regarding the previously approved Site Plan Review and EIR, believe always had a third floor for the grocery aspect
- Ancillary tasty at the first floor

No members of the public provided testimony during the hearing.

The Zoning Administrator stated that the case would be held under advisement to the end of following week (May 29th) pending the submittal of ancillary plans and to check the plans with the previously approved Site Plan Review and EIR, but intends to conditionally grant approval of the case.

Public Communications

A letter dated, May 13, 2026, was received from Councilwoman Katy Yaroslavsky, stating support of the proposed project. The letter stated LAPD correspondence dated March 20, 2026 referenced their office's conditional support contingent on reduced hours, specifically, store operations from 7:00 a.m. to 10:00 p.m. and upper-floor café hours from 7:00 a.m. to 8:00 p.m. This was the result of a misunderstanding and would like to correct the record. Aligns with the Mid City West Neighborhood Council hours of 6:00 a.m. and 12:00 a.m., daily.

A letter dated, April 21, 2026, was received from the Mid City West Neighborhood Council (MCWNC), and stated support for the subject application.

A letter dated, March 20, 2026, was received from the Los Angeles Police Department, Wilshire division. The letter stated that Senior Lead Officer Shuck advised there are no issues from the specific location, and that he did not have any concerns with the approval of the application. The letter attached a list of forty-seven (47) operational conditions suggested for the subject application.

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

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

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.

- The quarterly gross sales of alcohol shall not exceed the quarterly gross sales of food. The business operator shall maintain records which reflect these numbers and make them available to the Police Department upon request.
- Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages and shall be installed on the premises at each point-of-sale location. The device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverages.
- All service of alcoholic beverages shall be conducted by a waitress or waiter or bartender.
- No sale of alcohol shall be permitted at any self-service, automated check-out station (checkout conducted primarily by the customer, with assistance by a store monitor) if such are available on the site. All sales of alcohol shall be conducted at a full-service checkout station directly attended by a cashier/checkout clerk specifically assigned solely to that station.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-W of the Los Angeles Municipal Code. In order for the sale and dispensing of beer and wine to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

FINDINGS

1. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The project site is currently developed with commercial and retail buildings with ancillary surface parking lot. On February 8, 2022, the Director of Planning approved a Site Plan Review and Waiver of Dedication and Improvements (Case No. DIR-2018-2770-SPR-WDI), for a mixed-use project located on the easterly portion of the project site. The approved mixed-use building is currently under construction.

The subject business (Whole Foods Market, operated by Mrs. Gooch's Natural Food Markets, Inc.) has been operating at the project site for over two decades. The property owner is in the process of completing the adjacent mixed-use building with commercial retail uses on the lower floors with residential uses above. One of the retail uses in the new building will be the new space devoted to Whole Foods Market. The new building and the space for the Whole Foods Market, including the grocery store and bona-fide eating places, was previously approved under Case No. DIR-2018-2770-SPR-WDI. Upon completion of the construction, the Whole Foods Market will move its operations into the newly constructed space.

The proposed project involves the Conditional Use Permits for the continued off-site sale of a full line of alcoholic beverages and ancillary instructional tastings, within the approximately 63,082 square-foot Whole Foods Market. The grocery store will continue to operate daily from 6:00 a.m. to 12:00 a.m. In addition, the Whole Foods Market will include a small bona-fide restaurant space (Restaurant A) on the first floor for the sale and dispensing of a full line of alcoholic beverages for on-site consumption, as well as a café on the third floor with an outdoor patio for sale and dispensing of beer and wine only for on-site consumption. Ancillary instructional tasting will be located on the first floor only.

Since 2001, the subject grocery store has been operating at the shopping center at the southeast corner of 3rd Street and Fairfax Avenue. Upon completion of the adjacent mixed-use building, the grocery store will move into the new building and continue to fulfill a substantial demand for organic, natural, and health food products in which the grocery store operator specializes. The existing grocery store has received prior authorizations for the sale of alcoholic beverages under Case Nos. ZA-2004-1376-CUB, ZA-2008-736-CUB, and ZA-2012-690-CUB.

Whole Foods Market is a value to the community and will continue providing uses that are beneficial to the neighborhood. The sale of alcoholic beverages is currently and will continue to be an ancillary use to the grocery uses. The operations, with strict adherence to the imposed conditions and under proper management and supervision, will continue to enhance the environment of the surrounding neighborhood and provide a benefit to the community. The grocery store will continue to 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, and take time from shopping for grocery items to relax in either the restaurant or the cafe. As such, the proposed project will enhance the built environment in the surrounding neighborhood and perform a function 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.**

The subject property is comprised of one parcel with a total lot area of approximately 322,221 square feet and located on the southeast corner of the intersection of 3rd Street and Fairfax Avenue within the Wilshire Community Plan area. The property is bounded by 3rd Street to the north, Ogden Drive to the east, Hancock Park Elementary School to the south, and Fairfax Avenue to the west.

The Whole Foods Market will be located within the new mixed-use building (currently under construction), as approved under Case No. DIR-2018-2770-SPR.WDI. The existing grocery store has operated as a Whole Foods Market for over two decades and has held conditional use permits to authorize the sale of alcoholic beverages for both off-site and on-site consumption.

Surrounding properties are generally developed with commercial and residential uses. Properties to the north of 3rd Street are zoned C2-2D-O and developed with the Original Farmers Market, comprised of one- to two-story commercial buildings and a surface parking lot, and the Grove, comprised of one- to three-story commercial buildings and an eight-level parking lot. Properties to the west of Fairfax Avenue are zoned C2-1VL-O and C2-1LD-O and developed with the Writer's Guild office building. Properties to the east of Ogden Drive are zoned [Q]C2-2D and developed with a one-story commercial building with surface parking lots and four five-story multi-family residential buildings. The property immediately abutting the project site to the south is zoned PF-1XL-O and developed with the Hancock Park Elementary School, comprised of one- to two-story buildings.

The Whole Foods market will provide grocery items and general household merchandise goods as well as a full line of alcoholic beverages. A wine tasting area in the market will offer sample tastings of specialty wines. The local residents can walk or drive a short distance to the market to go grocery shopping and to purchase alcoholic beverages and may attend wine tasting sessions, which are offered at the market as education to learn about specialty beer and wine. The sale of alcoholic beverages will be incidental to the goods and services provided by the grocery market. The sale of a full line of alcoholic beverages will provide a one-stop shopping convenience to the patrons; therefore, the location of the proposed market will be desirable for public convenience and welfare.

As proposed, the grocery store will continue to operate within the new mixed-use building. The store and subject sales will continue to serve to strengthen the economic vitality of the area. 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. Therefore, the project's location, size, height, operations and other significant features will continue to be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

Furthermore, the Zoning Administrator has imposed numerous conditions to prevent adverse impacts and integrate the use into the neighborhood. Conditions address responsible management, addressing of nuisance, and surveillance and training. In addition, the Alcoholic Beverage Control will impose their own set of conditions, which the applicant will also be subject to. Therefore, the project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety of the community.

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

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

The Land Use Element of the City’s General Plan divides the City into 35 Community Plans. The subject site is located within the Wilshire Community Plan area and has a Commercial land use designation with the corresponding zones of CR, C2, C4, P, PB, RAS3 and RAS4. The site is zoned C2-1-O and is in conformance with the land use designation. The project site is located within the Transit Priority Area in the City of Los Angeles (ZI-2452), the Urban Agricultural Incentive Zone, and Methane Zone. The subject property is located approximately 3.16 kilometers from the Hollywood Fault. The site is located within an “O” Oil Drilling Supplemental Use District where the drilling of oil wells or the production from the wells of oil, gases, or other hydrocarbon substances is permitted pursuant to LAMC Section 13.01. However, neither the existing or proposed uses involve oil drilling or production. As such, the provisions of said code section do not apply to the subject site. The subject site is not located within any specific plan or community design overlay.

The Community Commercial land use designation and surrounding zoning permits for a variety of mixed commercial and residential uses, including the subject grocery store. The Wilshire Community Plan allows a variety of commercial uses but is silent with regards to the sale of alcohol, leaving interpretation of the intent of the Plan to the Zoning Administrator. The project is consistent with the following goal, objective and policy of the Community Plan:

GOAL 2: ENCOURAGE STRONG AND COMPETITIVE COMMERCIAL SECTORS WHICH PROMOTE ECONOMIC VITALITY AND SERVE THE NEEDS OF THE WILSHIRE COMMUNITY THROUGH WELL-DESIGNED, SAFE, AND ACCESSIBLE AREAS, WHILE PRESERVING HISTORIC AND CULTURAL CHARACTER.

Objective 2-1: Preserve and strengthen viable commercial development and provide additional opportunities for new commercial development and services.

Policy 2-1.3: Enhance the viability of existing neighborhood stores and businesses which support the needs of local residents and are compatible with the neighborhood.

Multiple requests for conditional use authority to offer alcoholic beverages upon the property have been granted over many decades. This instant request is not substantially different from those previously considered and approved. Approval of the request to offer off-site sales of a full line of alcoholic beverages and ancillary tasting for the market, sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant, as well as a café on the third floor with an outdoor patio for sale and dispensing of beer and wine only for on-site consumption. will enhance the viability and competitiveness of this business, which is in conformity with Policy 2-1.3. Numerous conditions have been adopted as a part of this determination to minimize the potential of this grocery store from becoming incompatible with its surroundings. Therefore, as conditioned, the project substantially conforms with the purpose, intent and provisions of the General Plan and applicable community plan.

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

The approval of the grants requested herein will not adversely affect the welfare of the community. The subject property is zoned for commercial uses and will continue to be utilized as such. The existing grocery store has received prior authorizations for the sale of alcoholic beverages under Case Nos. ZA-2004-1376-CUB, ZA-2008-736-CUB, and ZA-2012-690-CUB.

The subject request involves the Conditional Use Permit for the off-site sale of a full line of alcoholic beverages and ancillary instructional tastings, within the approximately 63,082 square-foot Whole Foods Market. The grocery store will continue to operate daily from 6:00 a.m. to 12:00 a.m. In addition, the Whole Foods Market will include a small bona-fide restaurant space (Restaurant A) on the first floor for the sale and dispensing of a full line of alcoholic beverages for on-site consumption, as well as a café on the third floor with an outdoor patio for sale and dispensing of beer and wine only for on-site consumption. Ancillary instructional tasting will be located on the first floor only.

Negative impacts commonly associated with the sale and dispensing of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are alleviated by the imposition of conditions requiring responsible management and deterrents against loitering. Conditions have been incorporated into this grant to require security measures such as the provision of installation of surveillance cameras and other conditions that address noise, safety and security. Employees will undergo training on the sale of alcoholic beverages, including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program or the Department of Alcoholic Beverage Control's Licensee Education on Alcohol and Drugs (LEAD) Program.

Furthermore, the Zoning Administrator has imposed numerous conditions to integrate the use into the community as well as protect community members from adverse potential impacts. Additional conditions have been included to ensure the operation provides adequate security measures, includes a surveillance system, adherence to the City's Noise Ordinance, and responsible management practices. Both the Conditions of Approval and the requirements of the California Department of Alcoholic Beverage Control are intended to protect the public health, welfare and safety of the community. Therefore, as conditioned herein, the sale and dispensing of a full line of alcoholic beverages for an existing restaurant will not adversely affect the welfare of the pertinent community.

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

According to the California State Department of Alcoholic Beverage Control (ABC) licensing criteria, there are three (3) on-sale and one (1) off-sale liquor licenses allocated for the subject tract (Census Tract No. 2145.01). There are currently 35 active licenses within this census tract which includes five (5) off-site licenses.

The project site is located in a census tract where the number of active on- and off-site licenses exceeds ABC guidelines, however one of the off-site licenses (License No. 381835) is for the subject Whole Foods Market, a Type-21 license (off-site) which expires on March 31, 2027. Concentration can be undue when the addition of a license will negatively impact a neighborhood. However, concentration is not undue when the approval of a license provides a public service and benefits the community. In this case, the granting of the application will not result in undue concentration as the project will enable the provision of an additional service and destination to complement the neighborhood. Although the number of existing licenses exceeds the number allocated to the subject census tract, a higher number of alcohol-serving establishments is to be expected in an area which functions as a major commercial center with a variety of jobs, commercial services, and amenities. In active commercial areas where there is a demand for licenses beyond the allocated number, the ABC has recognized that high-activity retail and commercial centers are supported by significant employee population, in addition to the increasing resident population base in the area. The ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents. The project will provide a valuable amenity and a desirable service that is compatible within the surrounding neighborhoods.

According to statistics provided by the Los Angeles Police Department's Wilshire Division, within Crime Reporting District No. 734, a total of 345 crimes were reported in 2025, compared to the Citywide Average of 194 crimes and the High Crime Reporting District Average of 232 for the same period. In 2025, there were six (6) Disorderly Conduct, one (1) drug/narcotic offenses, eight (8) other offenses, sixty-two (62) assault offenses, fifteen (15) burglary/breaking and entering, and two (2) counterfeiting/forgery. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The above statistics indicate that the crime rate in Reporting District No. 734 is higher than the citywide average of crimes. There has been no evidence submitted for the record establishing any nexus between the subject site and the area's crime rate. The project will not adversely affect public welfare because it is a desirable use and convenient amenity in an area designated for such neighborhood- and regional-serving commercial uses. The project received a letter from LAPD, Wilshire Area Vice Unit, dated March 20, 2026, with recommended conditions for the Zoning Administrator to consider. The incorporation of conditions relative to the specific operation of the establishment will address and minimize any possible adverse impact on the welfare of the surrounding area, including restrictions on noise, safety and security to ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity. Nevertheless, conditions such as those related to the STAR/LEAD/RBS Program, age verification, and security cameras, have been imposed by the Zoning Administrator in conjunction with this approval. Public safety measures to minimize nuisance and criminal activities have been incorporated into the grant to assure better oversight. Further conditions may be imposed by the California Department of Alcoholic Beverage Control as conditions on the alcohol license. Therefore, as conditioned, the use is not expected to contribute to the area's crime rate or generate any nuisance activity and will not result in an undue concentration of establishments providing alcoholic beverages.

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

The project site is zoned for commercial uses and will be utilized as such with the operation of a market. The following uses area located within a 1,000-foot radius of the site:

- Hancock Park Elementary School to the south
- Single- and Multi-Family Residential Uses

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive use. The grant has been well-conditioned, which should protect the health, safety, and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. This project will contribute to the Wilshire community and will serve the neighboring residents, local employees, and visitors. Therefore, as conditioned, the project will not detrimentally affect residentially-zoned properties or any other sensitive uses in the area.

FLOOD HAZARD FINDING

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No.186,952, have been reviewed and it has been determined that this project is located in Zone X, areas of 0.2 percent annual chance flood and areas of 1 percent annual chance flood, with average depths of less than one foot or with drainage areas less than one square mile, and areas protected by levees from one percent annual chance flood.

WHO CAN FILE AN APPEAL

An applicant or any other person aggrieved by the Decision Maker's decision may file an appeal.

HOW TO FILE AN APPEAL

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment. Appeals may be filed either online or in person as referenced below:

Forms are available online at <http://planning.lacity.gov/development-services/forms>.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)



QR Code to
Online Appeal Filing

Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely online. Appeal fees may be paid for by credit card or e-check.

IN PERSON APPEAL FILINGS



QR Code to Forms
for In-Person Appeal
Filing

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays only, and payment can be made by credit card or check.

- a. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications;
- b. Alternatively, appeal applications can be filed with staff at DSC public counters.

CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa St 4th Floor Los Angeles, CA 90012	(213) 482-7077	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Blvd Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@lacity.org
South LA DSC <i>Tuesday and Thursday Only</i>	8475 S. Vermont Ave, 1st Floor Los Angeles, CA 90044	(213) 978-1465	planning.southla@lacity.org

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

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

DETERMINATION EFFECTIVE DATE

This determination will become effective after the end of the appeal period date on the first page of this document unless an appeal is filed with the Department of City Planning.

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

SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS



QR Code to
BuildLA
Appointment
Portal for
Condition
Clearance

In order to clear conditions and/or obtain building permit sign-offs, you must make an [appointment](#) with the Department of City Planning’s Development Services Center (DSC). You may schedule a Case Condition Clearance Appointment with the DSC at appointments.lacity.org after the effective date of the determination..

See instructions on how to prepare for your appointment at planning.lacity.gov/project-review/case-filings

Inquiries regarding this matter shall be directed to Iris Wan, Planning Staff for the Department of City Planning at iris.wan@lacity.org or (213) 978-1397.

A handwritten signature in blue ink, appearing to read 'Christina Toy Lee'.

CHRISTINA TOY LEE
Associate Zoning Administrator

CTL:HB:IW:nm

cc: Councilmember Katy Young Yaroslavsky
Fifth Council District
Neighborhood Council
Adjoining Property Owners

EXHIBIT "A"

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Case No. ZA-2026-138-CUB

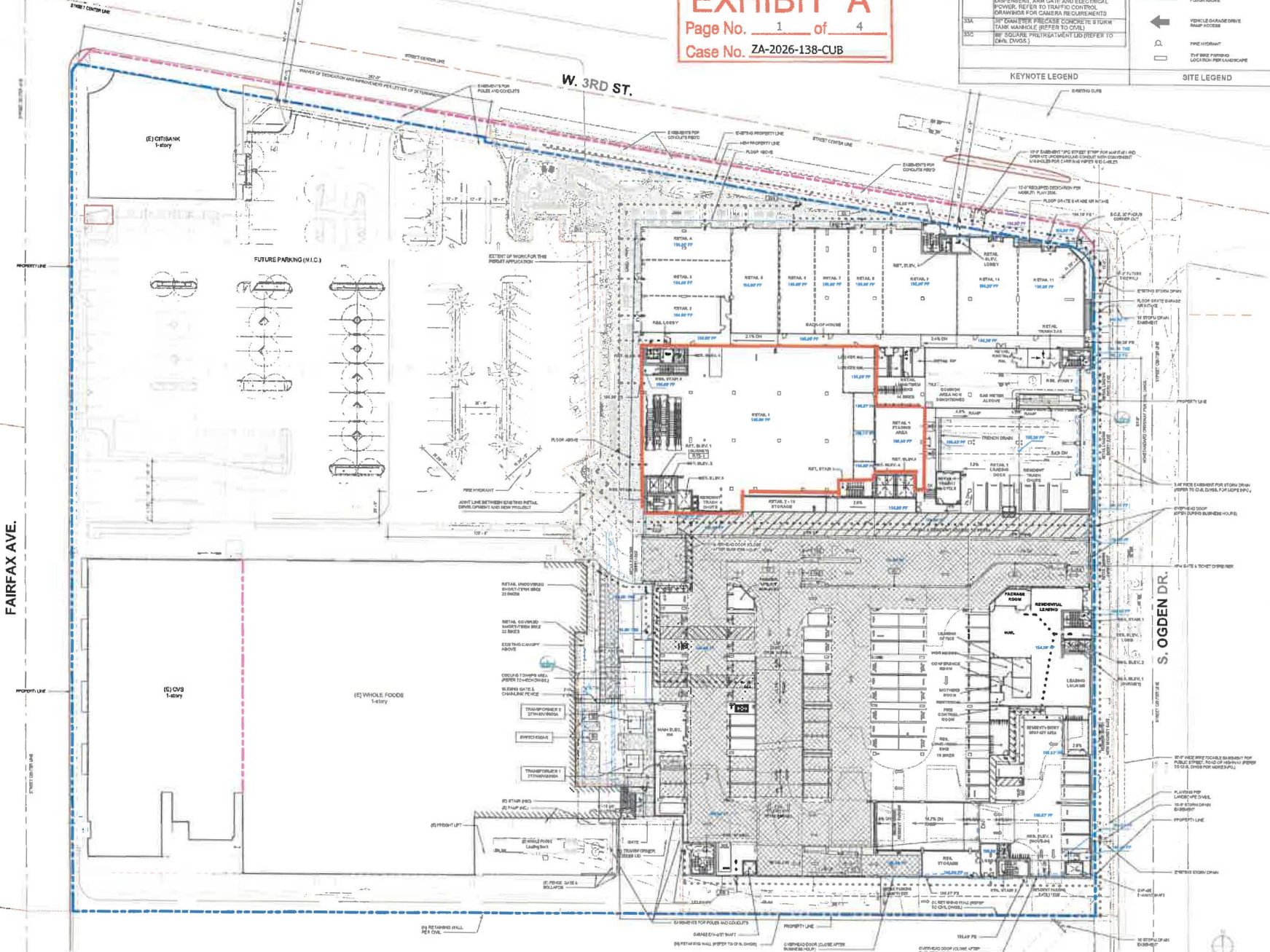
NO	4" CONCRETE CURB		EXISTING PROPERTY LINE
NO	METAL PICKET FENCE BLAZED WITH 2" X 2" TALL GATE WITH PANO HARDWARE, WHERE OCCURS GRATE		NEW PROPERTY LINE
NO	PROVIDE COMPLETE PARKING CONTROL SYSTEMS WITH EMERGENCY STOPPING, TICKET DISPENSERS, ARM GATE AND ELECTRICAL POWER. REFER TO TRAFFIC CONTROL DRAWINGS FOR CAMERA REQUIREMENTS		LINE OF WORK
NO	NO SIGNIFICANT PRECAST CONCRETE STORAGE TANK MANHOLE (REFER TO CIVIL)		ACCESSIBLE PATH OF TRAVEL
NO	NO SQUARE PRETREATMENT LID (REFER TO CIVIL DRAWING)		FLOOR ABOVE
			VEHICLE GUARANTEE RAMP ACCESS
			TRUCK/STREET
			TRUCK PARKING LOCATION PER LANDSCAPE

FAIRFAX AVE.

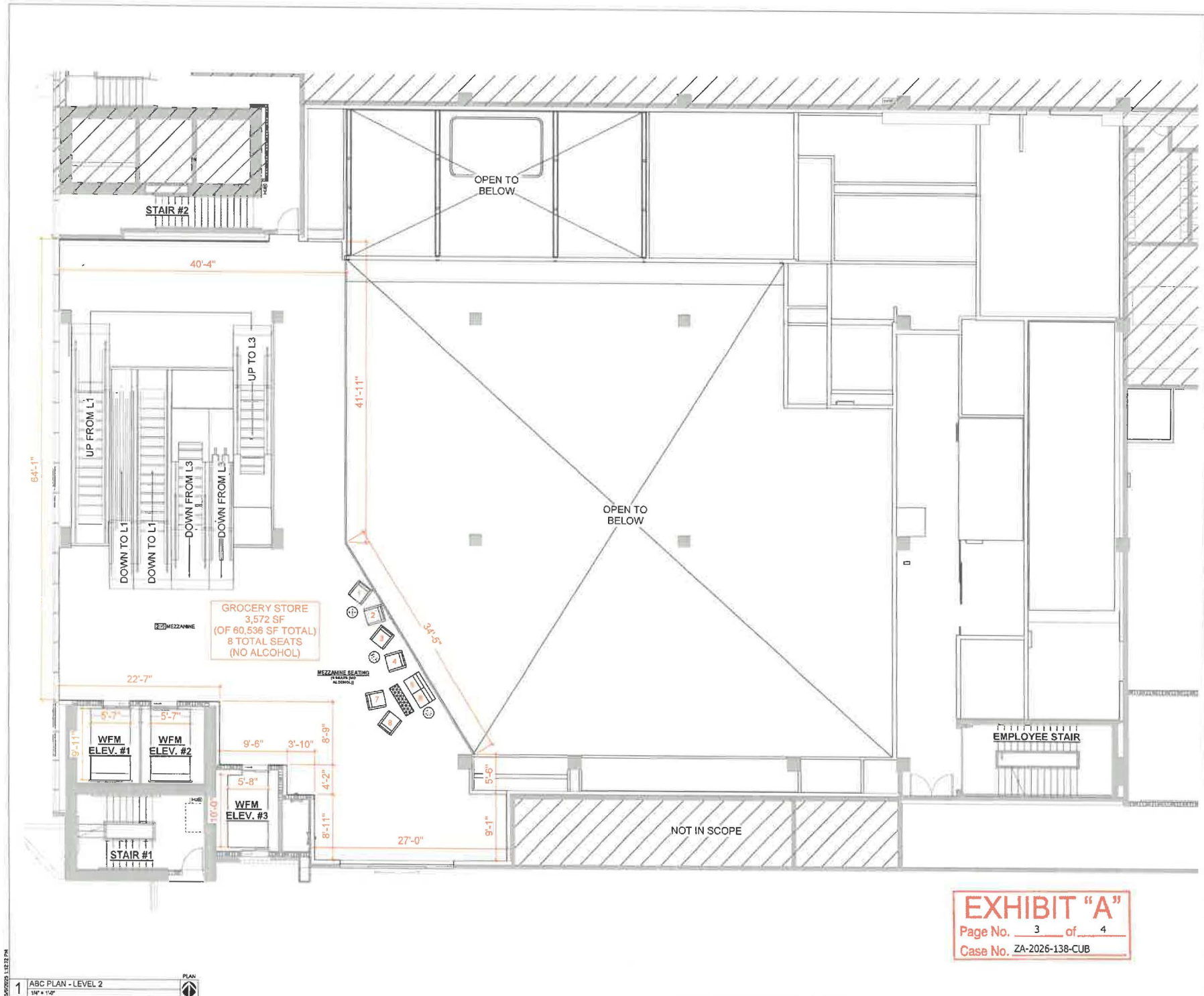
W. 3RD ST.

S. OGDEN DR.

EXISTING SCHOOL (N.I.C.)



PROJECT TITLE: **3rd & Fairfax**
 355 S. Ogden Drive, Los Angeles, CA 90008
 HOLLAND PARTNER GROUP
 REGENCY CENTER
 SHEET NUMBER: **A-01.1**
 PROJECT PLANNER: **MVE**



GROCERY STORE
3,572 SF
(OF 60,536 SF TOTAL)
8 TOTAL SEATS
(NO ALCOHOL)

MEZZANINE SEATING
(8 SEATS FOR
4 SEATING)

EXHIBIT "A"
Page No. 3 of 4
Case No. ZA-2026-138-CUB

