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planning.lacity.org

Decision Date: August 20, 2026

Appeal Period Ends: September 4, 2026

Mrs. Gooch's Natural Food Market, Inc. (A)
c/o Ryan Bissett
Whole Foods Market
550 Bowie Street
Austin, TX 78703

5420 Sunset Boulevard LP (O)
c/o Steve Colgate
22917 Pacific Coast Highway, Suite 300
Malibu, CA 90265

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

CASE NO. ZA-2026-783-MPA
MAIN PLAN APPROVAL
Related Case No. ZA-2017-1083-MCUP-
SPP-SPR
5420 West Sunset Boulevard (5420-5450
West Sunset Boulevard, 1418-1440 North
Western Avenue 1441 North Serrano
Avenue
Hollywood Community Plan
Zone: [Q]C2-2D
C.D: 13 – Soto-Martinez
D.M.: 147A193
CEQA: ENV-2026-784-CE
Legal Description: FR A, Tract PM 2225

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 13B.2.2.H, I hereby APPROVE:

a Main Plan Approval to allow the sale of a full line of alcoholic beverages for off-site consumption with ancillary instructional tasting in conjunction with a grocery store and to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a restaurant in the [Q]C2-2D 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 1.) sale of a full line of alcoholic beverages for off-site consumption with ancillary on-site instructional tasting in conjunction with a 60,636 square-foot grocery store and 2.) the sale and dispensing of beer and wine for on-site consumption in conjunction with a 2,517 square-foot restaurant and 687 square-foot outdoor seating area. 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 a.m., daily.
 - b. Indoor seating for the restaurant shall be limited to a maximum of 109 seats. The number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.
 - c. Outdoor seating for the restaurant shall be limited to a maximum of 46 outdoor seats.

8. The project shall continue to comply with the conditions imposed in Main Conditional Use Case No. ZA-2017-1083-MCUP-SPP-SPR.
9. The outdoor patio shall not encroach into the required 20-foot pedestrian thoroughway as imposed under Case No. ZA-2017-1083-MCUP-SPP-SPR.
10. After-hour use shall be prohibited, except for routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.
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 maintained at all times to monitor the common areas of the business, high-risk areas, sidewalk areas, and entrances or exits. 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. **Good Neighbor Program.** A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:
 - a. Entry, visible to pedestrians
 - b. Customer service desk, front desk or near the reception area.

Complaints shall be responded to within 24 hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved.
18. 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 behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.

19. **STAR/LEAD/RBS Training.** Within the first six months of already selling alcohol, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "License Education on Alcohol and Drugs" (LEAD) training program, or "Responsible Beverage Service" (RBS) training program. A record of the completion of a training program shall be maintained and shall be transmitted to the Department of City Planning as evidence of compliance. In the event there is a change in the licensee, within six months of such change, this training program shall be required for all new staff. The STAR/LEAD/RBS training shall be conducted for all new hires within two 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 behavior that 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 and the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
22. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. 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 State Department of ABC and the conditional use herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject premises and any exterior area over which the building owner exercises control, including parking lot commonly used by patrons, 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 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.
25. 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.

26. 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.
27. 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.
28. 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.
29. **Private Events.** Any use of the restaurant for private events, including corporate events, birthday parties, anniversary parties, weddings, or other private events which are not open to the general public, shall be subject to all the same provisions and hours of operation stated herein.
30. No enclosed room, other than restrooms, intended for use by patrons or customers shall be permitted. No private dining room with a separate access door shall be permitted.
31. No conditional use for dancing has been requested or approved herein. Dancing is prohibited.
32. 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.
33. There shall be no speakers or amplified sound permitted in the outdoor dining area.
34. The property owner and/or manager shall attend the quarterly LAPD Hollywood Vice division Community Police Advisory Board (CP AB) meetings.
35. There shall be a point of contact with contact information registered with the LAPD Hollywood Vice office.
36. The security plan must be reviewed and approved by the Police Department, Hollywood Division. The approved security plan will be maintained by the Department of City Planning and be made be available to the Police Department and the Department of Building and Safety for the purpose of verification or inspections.
37. There shall be no patron queuing to the south in front of the adjacent southerly property.

ADMINISTRATIVE CONDITIONS

38. **Expedited Processing Section.** 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.
39. **MViP - Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per LAMC section 19.01 E.3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations 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. 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.
40. 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.
41. 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.

42. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (Upon their 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.

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

Applicant shall do all of the following:

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

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 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."

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

NOTICE

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

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted 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 for authorizing a main plan approval under the provisions of Section 13B.2.2.H of Chapter 1A have been established by the following facts:

BACKGROUND

The property is zoned [Q]C2-2D with a land use designation of Community Commercial within the Hollywood Community Plan. The subject project is also located within the Vermont/Western Transit Oriented District (TOD) / Station Neighborhood Area Plan Specific Plan area, a Transit Priority Area, Housing Element Inventory of Sites, State Enterprise Zone, an Urban Agriculture Incentive Zone, Fire District No. 1, and is located within 1.35 kilometers from the Upper Elysian Park Fault.

The subject property is comprised of a single lot encompassing a total area of approximately 293,108 square feet in East Hollywood and is developed with a mixed-use development providing 735 dwelling units and approximately 95,000 square feet of commercial uses, including a grocery store, retail, and restaurant uses. The scope of the proposed project focuses on the northeastern portion of the project site which will improve a ground-floor commercial tenant space into a grocery store ("Whole Foods") featuring an in-store restaurant and an outdoor seating area. The grocery store will front Sunset Boulevard to the north.

On September 27, 2022, the Associate Zoning Administrator approved a Main Conditional Use, Project Permit Compliance, and Site Plan Review for the construction, use, and maintenance of a mixed-use development providing 735 dwelling units and commercial tenant space under Case No. ZA-2017-1083-MCUP-SPP-SPR. As it relates to the proposed project, the approved Main Conditional Use in 2022 authorized the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with six restaurant establishments, and the sale of a full line of alcoholic beverages for off-site consumption in conjunction with one grocery store in the C2-1 Zone. Condition Nos. 7 and 10 of the determination letter elaborates on the authorization of the Main Conditional Use as follows:

7. **Authorization.** *Approved herein is a conditional use authorizing the sale of a full line of alcoholic beverages in conjunction with the following:*
 - a. *Six restaurants, having a maximum combined square-footage of approximately 10,000 square feet, with alcoholic beverage service for on-site consumption.*
 - b. *One market/grocery store, having a maximum square-footage of approximately 68,000 square feet, with alcoholic beverage sales for off-site consumption.*
 - c. *Outdoor seating is authorized, but subject to limitation and approval with each venue pursuant to Condition No. 10.*
10. **Lease Agreements.** *All establishments applying for an Alcoholic Beverage Control license shall be given a copy of these conditions prior to executing a lease and these conditions shall be incorporated into the lease. Furthermore, all vendors of alcoholic beverages shall be made aware that violations of these conditions may result in revocation of the privileges of serving alcoholic beverages on the premises.*

As discussed above, the proposed project involves a grocery store and an in-store restaurant and outdoor seating area within the mixed-use development. The applicant requests a Main Plan Approval to allow the sale of a full line of alcoholic beverages for off-site consumption with ancillary instructional tasting in conjunction with a 60,636 square-foot grocery store and to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a 2,517 square-foot restaurant with seating indoors and 687 square-foot outdoor seating area. The restaurant and outdoor seating area are connected to the grocery store and they will provide 109 indoor seats and 46 outdoor seats, respectively. These areas will only be available and in operation during the market's hours of operation of 6:00 a.m. to 12:00 a.m., daily.

The project will utilize one of the six restaurant alcohol service authorizations and one market/grocery store authorization granted by September 2022 Main Conditional Use Permits, for the subject grocery store and in-store restaurant proposed by the project. The subject Main Plan Approval enables the Zoning Administrator to consider more closely the nature of each operation and to impose further conditions as necessary.

SURROUNDING PROPERTIES

Properties surrounding the project are predominantly developed with commercial and residential uses in the [Q]C2-2D, [Q]CM-1, and R3-1XL Zones. Properties located north of the project site, across Sunset Boulevard, are developed with low-rise commercial buildings featuring a hotel, pharmacy store, restaurants, and retail businesses. Properties located to the west of the project site, across Western Avenue, are developed with a mid-rise commercial development featuring a retail-market store, parking garage, restaurants, and other retail businesses. Properties located east of the project site, across Serrano Avenue, are developed with low-rise commercial buildings, single- and multi-family housing. Properties located south of the project site are developed with a multi-level parking garage. A prospective eight-story, multi-family residential building is proposed at 1350 Western Avenue.

STREETS

West Sunset Boulevard, adjoining the subject property to the north is designated as an Avenue I in the Mobility Plan 2035, with a dedicated width of 102 feet, and improved with an asphalt roadway and concrete gutter, curb, sidewalk, streetlights and tree wells.

North Western Avenue, adjoining the subject property to the west is designated as a Modified Avenue I in the Mobility Plan 2035, with a dedicated width of 100 feet, and improved with an asphalt roadway, concrete gutter, curb, sidewalk, streetlights and tree wells.

North Serrano Avenue, adjoining the subject property to the east is designated as a Local Street in the Mobility Plan 2035, with a dedicated width of 60 feet, and improved with an asphalt roadway and concrete gutter, curb, sidewalk, streetlights, and tree wells.

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

Case No. ZA-2017-1083-MCUP-SPP-SPR-1A – On October 12, 2022, an appeal was filed for the approved project, Case No. ZA-2017-1083-MCUP-SPP-SPR (see below) by CREED LA. At its meeting of December 13, 2022, the Central Los Angeles Area Planning Commission denied the appeal and sustained the Zoning Administrator's Determination dated September 27, 2022 with modifications, including the Erratum and Modified Mitigation Monitoring Program.

Case No. ZA-2017-1083-MCUP-SPP-SPR – On September 27, 2022, the Associate Zoning Administrator approved a Main Conditional Use, Project Permit Compliance Review, and Site Plan Review for the construction, use, and maintenance of a new mixed-use building consisting of 735 multi-family residential units and up to 95,000 square feet of neighborhood-serving commercial uses. A Main Conditional Use was approved to authorize the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with six restaurant establishments, and the sale of a full line of alcoholic beverages for off-site consumption in conjunction with one grocery store in the C2-1 Zone.

Cases on Surrounding Properties:

Case No. ZA-2019-1142-CUB-CU – On December 19, 2022, the Zoning Administrator approved a Conditional Use to permit the sale of beer and wine for off-site consumption in conjunction with an expansion of a convenience store as part of a service station operation in the C2-1 Zone since the applicant has requested to remove the subject request, located at 1300 North Western Avenue. The Zoning Administrator denied a Conditional Use to allow a convenience store within a mini-shopping center/commercial corner with deviations from the requirements of hours of operation.

Case No. ZA-2016-1530-CUB-CU - On March 8, 2018, 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 private creative office use/club (with interior and exterior areas) and a public on-site restaurant, located at 1360 – 1370 St. Andrews Place. The Zoning Administrator also approved a Conditional Use to allow specified deviations from the Commercial Corner regulations to permit hours of operation 24-hours daily in lieu of the otherwise permitted 7 a.m. to 11 p.m.; to permit a zero-foot landscape setback in lieu of the otherwise required five-foot setback along St. Andrews Place; and to allow tandem parking on a Commercial Corner Development.

PUBLIC HEARING

A public hearing was held virtually over Zoom Webinar on Wednesday, July 1, 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 Oden, the project representative, presented the project with the following and responded to questions raised by the Zoning Administrator:

- Ryan Bissett is here, Whole Foods operator
- Main Conditional Use approved 2022, allowed for construction of mixed-use product
- Whole Foods grocery store and smaller retail shop
- On and off-site beverages
- Three ABC licenses; various whole foods has
- Grocery store, ancillary sale, type 21 beer and wine; instructional tasting; small bona-fide restaurant Type 41
- 60,000 square feet; café 2,500 square feet; café 687 square feet
- Hours 6:00 a.m.-midnight
- Use that was contemplated under Main Conditional Use Permit
- This Whole Foods will help revitalize the larger scope of the project
- New location
- Whole Foods is well know; professional
- Applicant reached out to LAPD, Council office, and attempted to reach out to the Neighborhood Council several times
- LAPD non-opposition letter and Council office supportive
- Reached out to East Hollywood Neighborhood Council in February and monthly and no response

- All support, no opposition
- Hopefully operating end of this year at location
- Mixed-use building with residential
- Building is under construction
- Need to double check if the outdoor dining is within the paseo of Condition No. 20 per the Main Conditional Use

Doug Haines stated the following

- East Hollywood Neighborhood Council did not review project
- Number of security personnel
- There are leasing office and signs, major construction completed some time ago
- Conformance with SNAP; transformative

In response to the public testimony, Jennifer Oden and Ryan Bissett responded with the following

- Landlord will providing security guards at premises as a whole
- At this point for security; premature how many or if any
- Works closely with the management team and LAPD; if needed, this time unclear and unknown
- Patio hours expected as same hours

The Zoning Administrator closed the public hearing and stated that the case will be held on advisement for a period of two weeks pending the receipt of the following:

- Check with property management to confirm if the restaurant portion will be utilizing one of the six on-site consumption of alcohol
- Confirm if the outdoor patio is in the paseo thorough way

Public Communications

On April 2, 2026, the Los Angeles Police Department – Hollywood Vice submitted a letter to Planning Staff stating that after reviewing the land use layout, meeting with the applicant's representatives, and conducting an on-site inspection of the premises, it is not opposed to the applicant's request. LAPD has developed a set of recommended conditions intended to promote public safety and minimize potential nuisance activity, while allowing the applicant to operate a viable and successful business. The nine (9) recommendations are as follows:

1. The property owner and/or manager shall attend the quarterly LAPD Hollywood Vice division Community Police Advisory Board (CP AB) meetings.
2. There shall be a point of contact with contact information registered with the LAPD Hollywood Vice office.
3. All graffiti must be removed within 24 hours in which the vandalism took place.
4. There shall be no loitering on any sidewalk area or adjacent parking lot. Business shall post "No Loitering" signs at the establishment.

5. Petitioner(s) shall install and maintain security cameras and a three-month video library that covers all common areas of the business, high-risk areas, sidewalk areas, and entrances or exits. The videotapes shall be made available to police upon request.
6. A copy of these conditions shall be maintained on site in the office. Additionally, a copy shall be provided to all employees who shall sign an acknowledgement form stating that they have read and understood all the ABC and conditional use permit conditions. Said form shall be maintained at the location by the owner and /or manager who shall present it to Police personnel, ABC investigators or any other City agency upon request. All licenses, permits, and conditions shall be posted in a conspicuous location at the subject establishment.
7. Petitioner(s) shall maintain on the premises and present upon request to any law enforcement officer, a copy of the Business Permit, Insurance information and a valid emergency contact phone number for the Security Company service(s), and the property owner.
8. The applicant/property owner shall comply with a security plan and prepared to the satisfaction of the Police Department, Hollywood Division, further specifying the deployment and specific number of guards required based on type of events and/or occupancy anticipated. A copy of said plan, approved in writing by the Police Department, shall be maintained in the case file.

Guard(s) shall, always, patrol the interior and exterior perimeter of the facility, including the abutting parking lots which have been made available or are commonly utilized for patron parking. Guard(s) shall deter loitering, public drinking, pandering, graffiti, noisy or rowdy behavior, littering and vandalism. There shall be no patron queuing to the south in front of the adjacent southerly property.
9. An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.

Following the July 1, 2026 public hearing, the applicant's team submitted a letter dated July 13, 2026 and revised plans to Planning Staff to clarify that the proposed grocery store and in-store restaurant will utilize separate alcohol service authorizations granted by the approval of a Main Conditional Use Permit in September 2022 under Case No. ZA-2017-1083-MCUP-SPP-SPR and that the project complies with the required 20-foot wide paseo located near the center of the project site as conditioned under Condition No. 22b of the September 2022 approval.

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 "Happy Hour" type of reduced-price alcoholic beverage or "2 for 1" promotion shall be allowed at any time. Discounted food promotions are encouraged.
- No cocktail lounge shall be maintained on the premises separate from the dining area.
- 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.
- No signs are permitted on the outside of the building or directed from the inside to the outside which display or advertise the availability of alcoholic beverages.
- Alcohol may only be served to patrons who are seated at a table or seated at the bar and only in conjunction with a food order. Patrons shall not be served while standing or while waiting to be seated.

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. Uses requiring a Class 2 Conditional Use Permit approval from the Zoning Administrator are listed within Section 12.24 W of the Los Angeles Municipal Code. The authority to issue a Main Plan Approval by the Zoning Administrator is located within Section 13B.2.2.H of Chapter 1A of the Los Angeles Municipal Code. In order for a Main Plan Approval for the sale of a full line of alcoholic beverages for off-site consumption and ancillary instructional tasting in conjunction with a grocery store and the sale and dispensing of beer and wine for on-site consumption in conjunction with a restaurant and outdoor

seating area 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 involves a new grocery store, Whole Foods, and a restaurant with outdoor seating area located within a six-story mixed-use development, 5420 Sunset Blvd, in the East Hollywood neighborhood. The project will occupy one of the several ground-floor commercial tenant spaces located within the mixed-use development and will consist of a 60,636 square-foot grocery store, a 2,517 square-foot restaurant that includes a 687 square-foot outdoor seating area. The subject Main Plan Approval will permit the sale of a full line of alcoholic beverages for off-site consumption with ancillary on-site instructional tasting in conjunction with a grocery store and to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a restaurant and outdoor seating area. The restaurant and outdoor seating areas are connected to the grocery store and will provide 109 indoor seats and 46 outdoor seats, respectively. These areas will only be available during the market's hours of operation of 6:00 a.m. - 12:00 a.m., daily.

Pursuant to Case No. ZA-2017-1083-MCUP-SPP-SPR, the Zoning Administrator approved a Main Conditional Use Permit (MCUP) permitting the sale and dispensing of a full line of alcohol beverages for on-site consumption in conjunction with six restaurant establishments, and the sale of a full line of alcoholic beverages for off-site consumption in conjunction with one grocery store. While the sale of alcoholic beverages is already authorized by the MCUP, the subject Main Plan Approval allows the Zoning Administrator to consider more closely the nature of each venue's operation and to impose further conditions as necessary. The application, floor plans, and proposed operation of Whole Foods market have been reviewed and conditions have been imposed accordingly.

A variety of commercial uses are an intrinsic part of the service amenities necessary for the conservation, development, and success of a vibrant neighborhood. The subject establishment has a frontage along Sunset Boulevard in East Hollywood which operates as a major transit and commercial corridor lined with a variety of commercial uses with access to other major corridors and the Interstate 101 Highway. The availability of alcoholic beverages for sale at grocery stores and restaurants is commonly provided by many market and restaurant establishments in Los Angeles. The grant to allow the ancillary sale of a full line of alcoholic beverages will help augment the desirability of a new grocery store and restaurant use, thereby supporting the commercial vibrancy and longevity of the surrounding community. Given its location near housing, public transit, and major corridors, the grocery store and restaurant will provide neighboring residents and visitors with a variety of dining and shopping options that will bolster pedestrian activity in the neighborhood. The grocery store in particular

will offer an array of essential goods for sale including groceries, household goods, and accessories. The project will draw in visitors from across the country and abroad, bringing in revenue for local businesses in the surrounding area. In addition, the grant to allow the ancillary alcohol service has been well conditioned to ensure that that use will not adversely impact neighboring residents and nearby uses. As such, the project will enhance the built environment in the surrounding neighborhood and will provide a service that is beneficial to the community, city and 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 a single lot encompassing a total area of approximately 293,108 square feet in the East Hollywood neighborhood and is being developed into a mixed-use development 735 dwelling units and approximately 95,000 square feet of commercial uses, including a grocery store, retail, and restaurant uses. The scope of the proposed project focuses on the northeastern portion of the project site which will improve a ground-floor commercial tenant space into a grocery store ("Whole Foods") featuring an in-store restaurant and an outdoor seating area. The grocery store will front Sunset Boulevard to the north.

Properties surrounding the project are predominantly developed with commercial and residential uses in the [Q]C2-2D, [Q]CM-1, and R3-1XL Zones. Properties located north of the project site, across Sunset Boulevard, are developed with low-rise commercial buildings featuring a hotel, pharmacy store, restaurants, and retail businesses. Properties located to the west of the project site, across Western Avenue, are developed with a mid-rise commercial development featuring a retail-market store, parking garage, restaurants, and other retail businesses. Properties located east of the project site, across Serrano Avenue, are developed with low-rise commercial buildings, single- and multi-family housing. Properties located south of the project site are developed with a multi-level parking garage. A prospective eight-story, multi-family residential building is proposed at 1350 Western Avenue.

Pursuant to Case No. ZA-2017-1083-MCUP-SPP-SPR, the Zoning Administrator approved a Main Conditional Use authorizing the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with six restaurant establishments, and the sale of a full line of alcoholic beverages for off-site consumption in conjunction with one grocery store. While the sale of alcoholic beverages is already authorized by the MCUP, the subject Main Plan Approval allows the Zoning Administrator to consider more closely the nature of each venue's operation and to impose further conditions as necessary. The proposed project involving the sale of alcoholic beverages for on- and off-site consumption follows the approval of the Main Conditional Use in 2022 with the instant Main Plan Approval request.

The proposed project allows for the sale of a full line of alcoholic beverages for off-site consumption with ancillary instructional tasting in conjunction with a 60,636 square-foot grocery store and to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a 2,517 square-foot restaurant with seating indoors and 687 square-foot outdoor seating area. It is a service which is generally in demand by market patrons and provided in commercial districts. As conditioned, the Main Plan Approval in conjunction with the subject market and restaurant will complement and support the adjacent residential, commercial, and office uses. The grocery store and restaurant will provide a total of 109 indoor seats and 46 outdoor seats, and will operate from 6:00 a.m. – 12:00 a.m., daily. The sale of alcohol will be ancillary to the retail and food services offered by the grocery store and restaurant, an amenity often provided by many markets and restaurants in the City. The Whole Foods market will function as a one-stop shop and dining destination for local residents and visitors providing them with the opportunity to purchase essential goods, prepared meals, and attend alcohol tasting sessions as education to learn about specialty beer and wine.

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, such as a surveillance system, and adequate lighting, 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. As such, 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 34 Community Plans. The subject property is located in East Hollywood within the Hollywood Community Plan area with a General Plan Land Use designation of Community Commercial corresponding to the C1.5, CR, C2, C4, RAS3, and RAS4 Zones. The project site is zoned [Q]C2-2D and is thus consistent with the General Plan's land use designation for the site.

The subject property is also located in the Vermont/Western Transit Oriented District (TOD) / Station Neighborhood Area Plan Specific Plan. According to the Specific Plan, the proposed project is not defined as a "Project" as it does not involve the construction of any new building or structure or the extensive remodeling of an existing building or structure on a lot located in whole or in part within the Specific Plan area. The proposed grocery store and restaurant use was approved under Case No. ZA-2017-1083-MCUP-SPP-SPR in conjunction with the construction, use, and maintenance of a new mixed-use building consisting of 735 multi-family residential units and up to 95,000 square feet of neighborhood-serving commercial uses. The grocery store and restaurant are located within Subarea C and complies with the C4 uses per the SNAP Subarea C.

The Hollywood Community Plan acknowledges that balanced growth of commercial and residential uses provides increased opportunities for jobs and housing, enabling an increasing number of residents and visitors to live, work, play and shop in Hollywood. The Community Plan seeks to enhance commercial districts, promote jobs creation, and support the development of mixed-use and pedestrian-oriented projects. The Hollywood Community Plan text is silent with regards to the sale and dispensing of alcohol for on- and off-site consumption. The project is consistent with the following goals and policies of the Community Plan:

- Goal LU6: Neighborhoods with local serving businesses that provide employment opportunities, community services, and amenities, and sustain unique scale, block patterns, and cultural design elements.
 - LU6.2: Maintain walkability. Apply pedestrian-oriented design to new projects and encourage pedestrian first design guidelines to maintain walkable commercial neighborhoods.
 - LU6.4: Activated ground floors. Encourage activated ground floors to support pedestrian activity along key corridors.
- Goal LU7: Strong and competitive commercial districts that are aesthetically appealing, pedestrian-oriented, easily accessible and serve the needs and enhance the character of the community.
 - LU7.3: SNAP. Evaluate the Vermont-Western Station Neighborhood Area Plan (SNAP), a transit-oriented plan in East Hollywood, which plans for development around Metro rail stations and protects residential neighborhoods

The project supports the Community Plan's Goals, Objectives, and Policies by providing a desirable and beneficial service to the community. The proposed grocery store is located near high-trafficked vehicular and pedestrian corridors, via Sunset Boulevard and Western Avenue, which are developed with a variety of commercial uses and are connected to housing and public transit. The diverse development and connectivity opportunities along these corridors promote a walkable neighborhood and attract economic investment in the vicinity. The proposed grocery store, including the in-store restaurant and outdoor seating area, are located on the ground-floor level of a mixed-use development facing Sunset

Boulevard, thereby supporting pedestrian and commercial activity along the corridor. The project site is located adjacent to the intersection of Sunset Boulevard and Western Avenue and is located less than one-half mile from the intersection of Hollywood Boulevard and Western Avenue. Both intersections include bus stops for Metro Local Bus Lines 2 and 207, and the Metro "B" Rail Line. These public transit lines connect to communities across the City. The proposed grocery store and restaurant will contribute to a diverse cluster of commercial uses that will provide essential goods and services to the surrounding community. Alcohol service at grocery stores and restaurants is generally desired by shoppers and diners as it complements shopping and dining experience. The ancillary sale and dispensing of alcohol will contribute to the economic vitality of the proposed project and thus will complement the commercial character of vicinity.

Furthermore, the grant to allow alcohol service has been well conditioned to ensure that that use will not adversely impact neighboring residents or other sensitive uses. 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. As such, the project substantially conforms with the purpose, intent and provisions of the General Plan, and the applicable community plan.

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

Approval of the Main Plan Approval for the sale and dispensing of a full line of alcoholic beverages for off-site consumption and on-site instructional tasting in conjunction with the subject market and on-site consumption of beer and wine for the restaurant. . Similar to many of the uses located along Sunset Boulevard the incidental service of alcohol will not be new or uncommon in the neighborhood. It is a service that is commonly requested by patrons and is therefore offered to enhance patrons' shopping experience. The sale and dispensing of a full line of alcoholic beverages for off-site consumption with on-site instructional tasting will be ancillary to food sale and beer and wine for on-site consumption with the restaurant. As such, Whole Foods will complement the commercial character of the neighborhood as well as contribute to the collection of tax revenue and the increase of employment opportunities in surrounding area.

Negative impacts commonly associated with the sale and on-site consumption 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, including 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 full line of alcoholic beverages for off-site consumption in conjunction with a grocery store offering ancillary instructional tasting and the sale and dispensing of beer and wine for on-site consumption in conjunction with the proposed restaurant within the development, will not adversely affect the welfare of the pertinent community.

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

According to the California Department of Alcoholic Beverage Control ("ABC") licensing criteria, three (3) on-sale and one (1) off-sale alcoholic beverage licenses are allocated to subject Census Tract No. 1911.1. Data provided on the ABC's License Query System indicates that there are currently two (2) existing on-site and two (2) existing off-site licenses within this Census Tract.

The project site is located in a census tract where the number of active on- and off-site licenses will exceed ABC guidelines. 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 a beneficial and complementary service that is generally desired by market and restaurant patrons. 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 district which offers 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 not adversely affect public welfare because it will provide a beneficial and convenient amenity in an area designated for such neighborhood- and regional-serving commercial uses.

According to statistics provided by the Los Angeles Police Department Hollywood Division, which has jurisdiction over the subject property within Crime Reporting District No. 659, a total of 88 crimes were reported in compared to the citywide average of 194 crimes and arrests and the high crime average of 232 crimes for 2025. In 2025, there were one (1) driving under the influence, two (2) drug/narcotic offenses, and 85 other offenses. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The above statistics indicate that the crime rate in Reporting District No. 659 is less than the citywide average of crimes. Nevertheless, the sale of alcoholic beverages will be closely regulated to prevent sales to minors. The conditions of the grant address noise, security, loitering and maintenance to deter any nuisance activity on or adjacent to the site. The conditions of the grant require STAR/LEAD/RBS training for employees, adequate site maintenance, installation of surveillance cameras, and the maintenance of age verification devices. These conditions will deter or prevent nuisance or criminal activity such as loitering or public drinking and will improve public safety. Furthermore, the LAPD, Hollywood Area, submitted a correspondence dated April 2, 2025, stating non-opposition of the proposed project with recommended conditions. Therefore, as conditioned, the proposed market with off-site consumption and ancillary tasting and restaurant with ancillary alcohol service are not expected to contribute to the area's crime rate 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 and restaurant use. The following uses area located within a 1,000-foot radius of the site:

- Single- and Multi-Family Residential Uses
- Russian School LA
- Hollywood Career Center
- Holy Transfiguration Russian Orthodox Cathedral

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 continue to contribute to the neighborhood and will continue to 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 outside of flood zones.

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](https://appointments.lacity.org) 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 David Woon, Planning Staff for the Department of City Planning at David.Woon@lacity.org or (213) 978-1368.

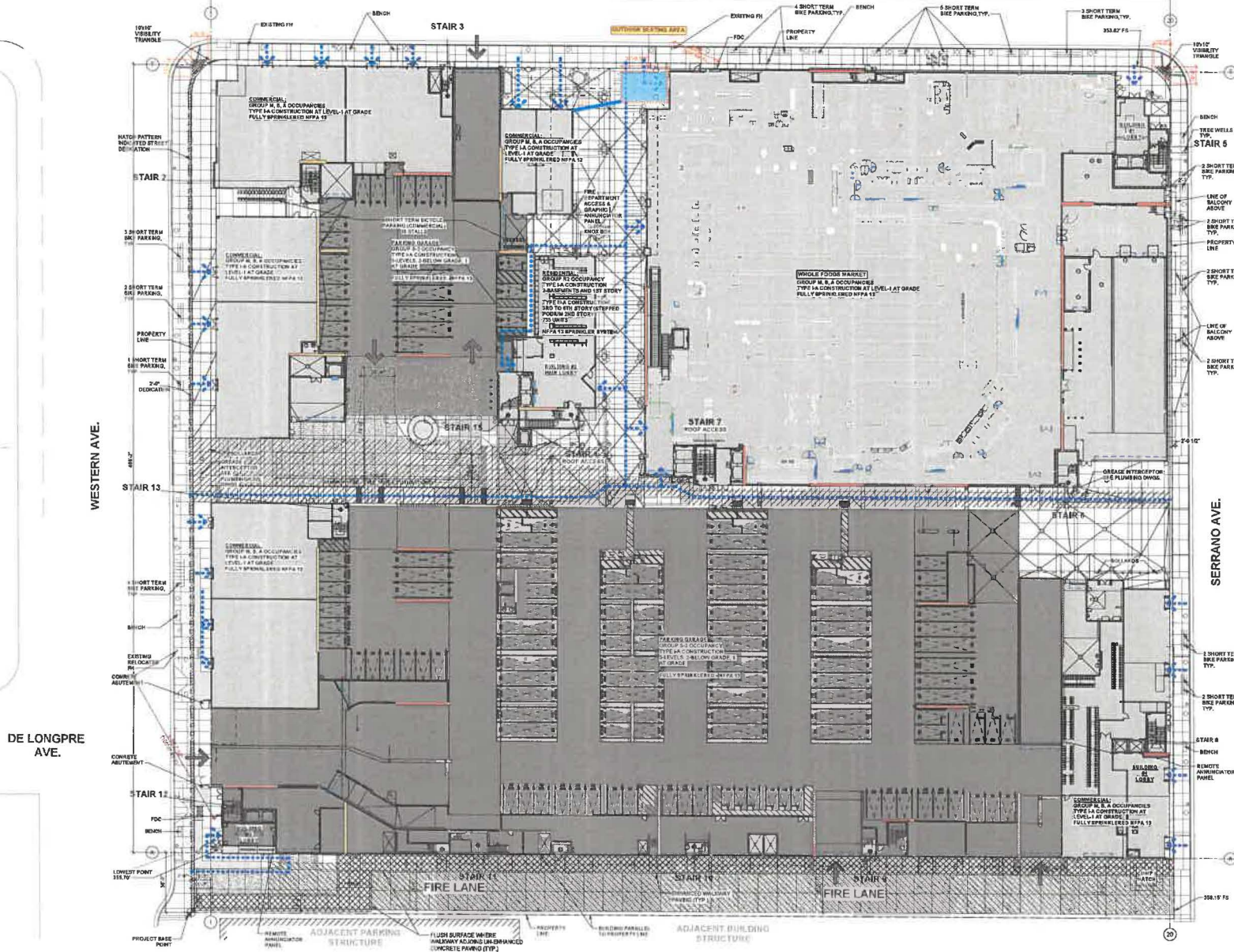
A handwritten signature in blue ink, appearing to read 'C. Toy Lee', with a stylized flourish at the end.

CHRISTINA TOY LEE
Associate Zoning Administrator

CTL:EA:DW:nm

cc: Councilmember Hugo Soto-Martinez
Thirteenth Council District
Neighborhood Council
Adjoining Property Owners

SUNSET BLVD.



1 SITE PLAN
1" = 20'-0"

EXHIBIT "A"
Page No. 1 of 4
Case No. ZA-2026-783

SITE PLAN NOTES

- REFER TO SHEET 0.30 FOR APPLICABLE GENERAL NOTES AND SHEET 0.31 FOR APPLICABLE ACCESSIBILITY NOTES.
- REFER TO COVER SHEET FOR SYMBOLS AND ABBREVIATIONS.
- THIS ARCHITECTURAL SITE PLAN IS PROVIDED FOR OVERALL SITE REFERENCE. LOCATION OF ITEMS REQUIRED IN THIS SET OF PLANS, AND FOR BUILDING DEPARTMENT USE ONLY. IT IS NOT INTENDED TO BE USED FOR THE CONSTRUCTION OF ANY SITE IMPROVEMENTS. ALL SITE IMPROVEMENTS AND SITE ELEVATIONS SHOWN ON THIS SITE PLAN ARE FOR REFERENCE ONLY. ALL CLIENTS ARE TO BE ADVISED THAT THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL SITE IMPROVEMENTS AND SITE ELEVATIONS. REFER TO PLANS PREPARED BY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT FOR UTILITY DOCUMENTS FOR POWER AND GAS CONNECTIONS.
- REFER TO CIVIL DRAWINGS FOR LOT LINE DIMENSIONS AND LOCATION OF BUILDINGS ON SITE.
- REFER TO CIVIL DRAWINGS FOR STORMWATER MANAGEMENT.
- REFER TO SHEETS XX AND XX FOR FIRE ACCESS AND EXITING ANALYSIS.
- AN ACCESSIBLE ROUTE FROM THE BUILDING UNIT SHALL BE PROVIDED EITHER DIRECTLY FROM THE UNIT TO A GARAGE OR FROM THE REAR ENTRY DOOR TO THE VEHICULAR ENTRANCE OF A PRIVATE GARAGE.
- ALL ACCESSIBLE BUILDING ENTRANCES SHALL BE IDENTIFIED BY REQUIRED SIGNAGE.
- ALL EXTERIOR STAIR THREADS SHALL HAVE WARNING STRIPES PER DETAIL 400C.
- ALL EXTERIOR ACCESSIBLE ROUTES SHALL HAVE A MINIMUM READ-OUT CLEARANCE OF 30 INCHES.
- ALL PROJECT DRIVEWAYS, APPROACHES, AND ADJACENT SIDEWALKS SHALL BE CONSTRUCTED TO MEET AMERICAN WITH DISABILITIES ACT REQUIREMENTS.
- ALL ACCESSIBLE RAMPES AND RAMPES ARE REQUIRED TO COMPLY WITH THE FOLLOWING:
 - WALKING SURFACE SHALL NOT EXCEED 2% SLOPE.
 - RAMPES SHALL NOT EXCEED 8 INCHES AND SHALL HAVE EQUIPPED CURBS, GRABBERS, AND HANDRAILS.
 - ALL CURBS SLOPES SHALL NOT EXCEED 2% SLOPE.
 - ALL CURBS SLOPES SHALL NOT EXCEED 2% SLOPE.
 - REFER TO LID AND B/M NOTES FOR ADDITIONAL DIMENSIONS AND DETAILS.
- THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING. A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINE PROHIBIT, 10 FEET OF HORIZONTAL DISTANCE, A 1% SLOPE SHALL BE MAINTAINED. THE SLOPE SHALL BE MAINTAINED FOR THE ENTIRE PERIMETER OF THE FOUNDATION. SLOPES FOR THE PURPOSES WITHIN 10 FEET OF THE FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
- THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BY-PRODUCTS, SOLID PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED, OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAINAGE SYSTEM.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
- PROVIDE AN "ADDRESSABLE FIRE ALARM SYSTEM".
- PROVIDE A GRAPHIC ANNUNCIATOR WITH REMOTE ANNUNCIATORS AT EACH OF THE 40 FOUR BUILDINGS.
- REAR SPACES SHALL HAVE SEPARATE ADDRESSES AND SHALL BE "ADDRESSABLE" SEPARATELY.
- FIRE ALARM ZONES SHALL ALIGN WITH SPRINKLER ZONES AND THE GRAPHIC ANNUNCIATOR PROGRAMMING.
- PROJECT CONFORM WITH FIRE DISTRICT #1 REQUIREMENTS FOR LASC SECTION 91.702A.

AVERAGE GRADE PLANE

SW CORNER = 385.70'
SE CORNER = 385.15'
NW CORNER = 385.52'
NE CORNER = 385.15'
45° 15' 4" 10.82'

LID / B/M NOTES

- REFER TO OR ORDER CITY DEPARTMENT OF PUBLIC HEALTH PLAN REVIEW REPORT FOR INSTALLATION OF RAMPARTS, GUTTERS AND RETAINMENT WALLS.
- VEGETATION PER LANDSCAPE PLAN.
- BUILDING STORM DRAINAGE AND PRECIPITATION SYSTEM PER PLUMBING PLANS.
- CLUSTER PER STRUCTURAL PLANS.
- ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORMWATER BEST MANAGEMENT PRACTICES (BMPs) MUST OBTAIN WRITTEN APPROVAL FROM LOS ANGELES DEPARTMENT OF PUBLIC WORKS, BUREAU OF SANITATION PRIOR TO CONSTRUCTION OF BMPs.

SITE PLAN LEGEND

- ACCESSIBLE ROUTE FROM PUBLIC RIGHT-OF-WAY TO BUILDING ENTRANCE
- BUILDING VEHICULAR PARKING GARAGE ENTRANCE
- PROPOSED TRANSFER POINT AND SWITCHGEAR LOCATION
- FI FIRE INCIDENT LOCATION, VERIFY LOCATION WITH CIVIL DRAWINGS
- PROPERTY LINE
- HIGHWAY ELEVATION



5420 W. SUNSET BLVD.
LOS ANGELES, CA 90057
5420 SUNSET BOULEVARD P.L.L.C.
2021 PRACTICE CONF. INT. - SUITE 200 MALIBU, CA 90265

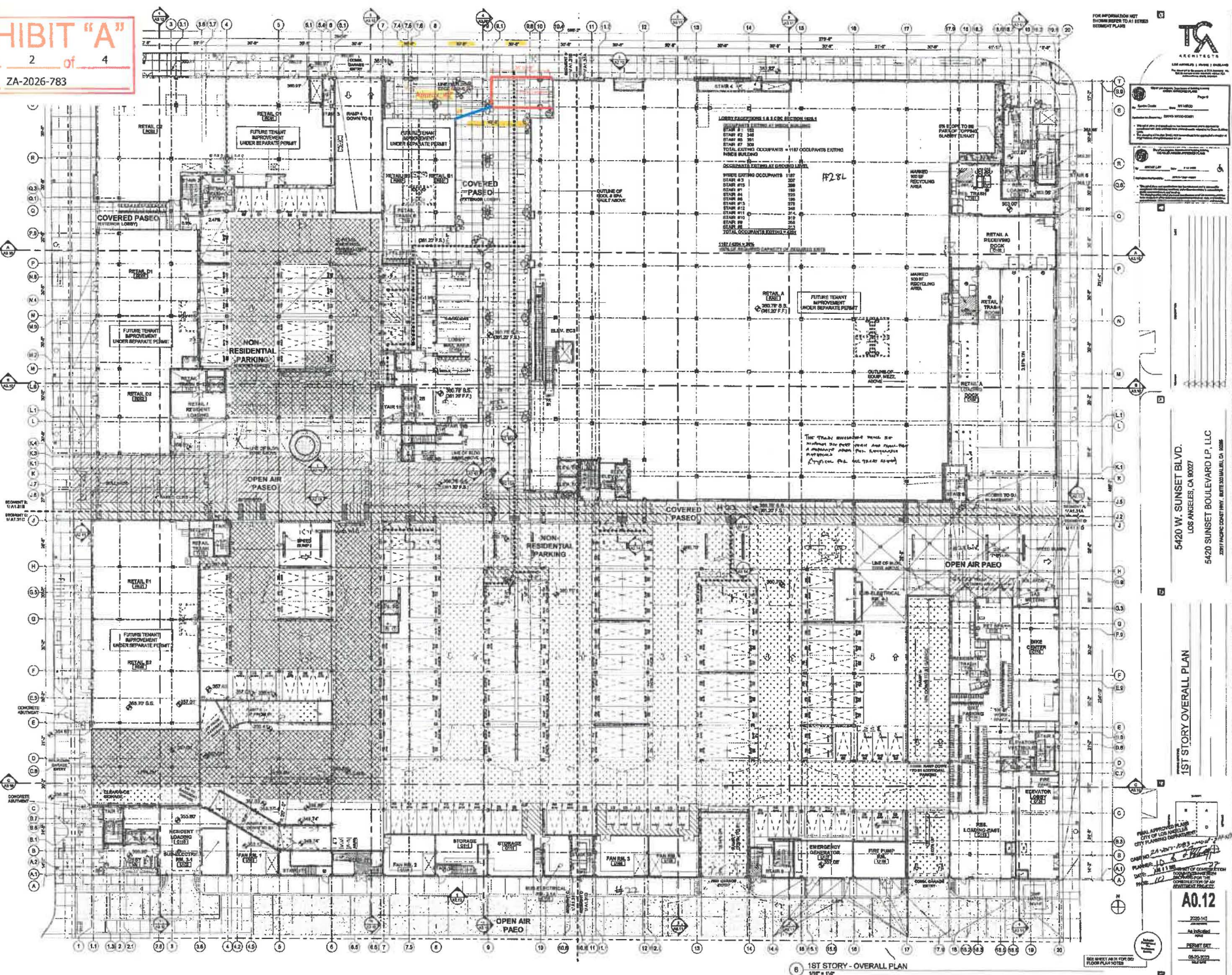
ARCHITECTURAL SITE PLAN

THIS SET OF CONSTRUCTION DOCUMENTS HAS BEEN PREPARED FOR THE CONSTRUCTION OF THE PROJECT SHOWN HEREON.
A0.00
2026-145
11-1-2026
1" = 20'-0"
LANDSCAPE PLANS & SITEWORK
2026-145
11-1-2026

EXHIBIT "A"

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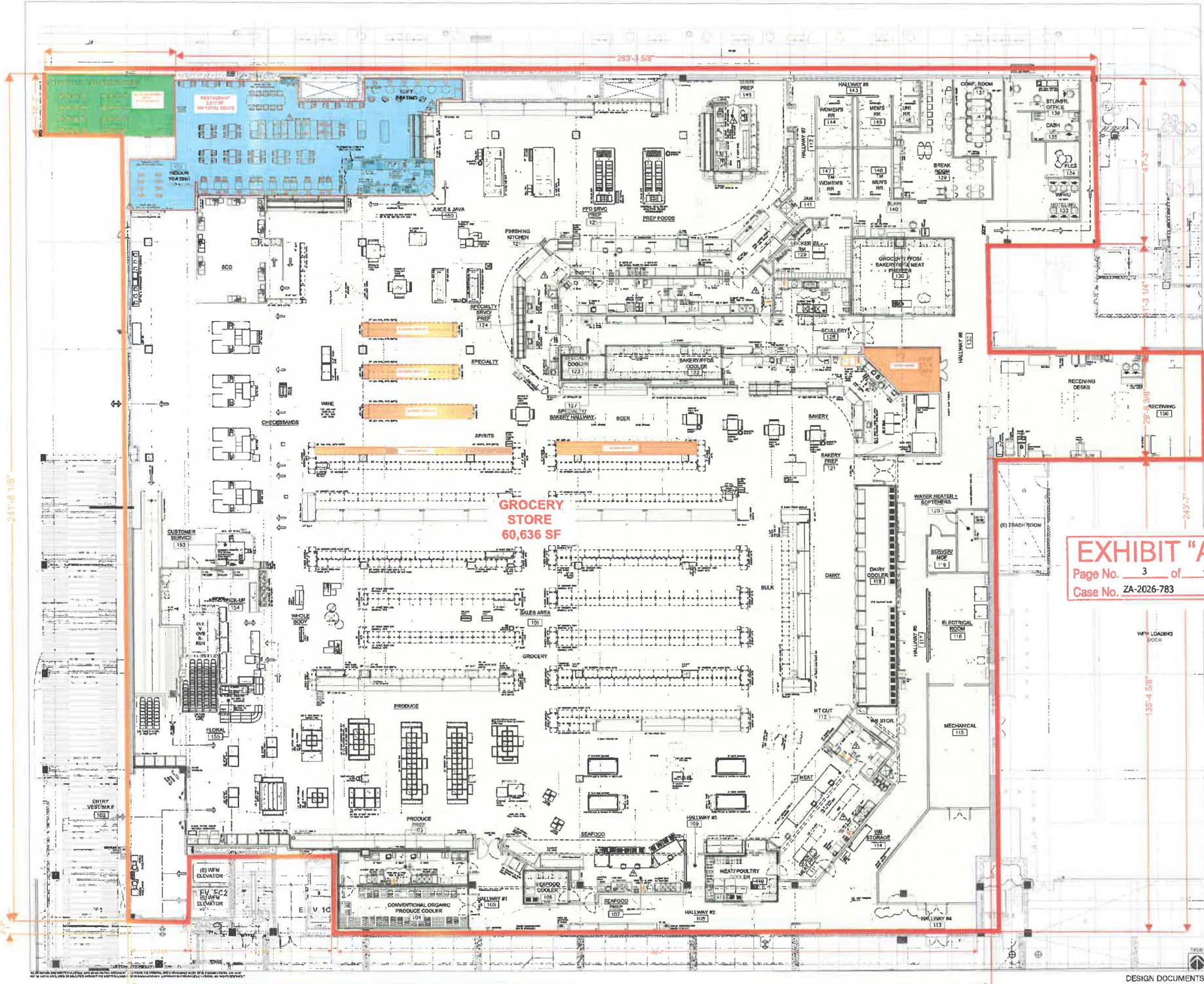
Case No. ZA-2026-783



5420 W. SUNSET BLVD.
LOS ANGELES, CA 90027
5420 SUNSET BOULEVARD LP, LLC
2027 PACIFIC STATE HWY. SUITE 200, SAN DIEGO, CA 92108

1ST STORY OVERALL PLAN

A0.12



D L
ENGLISH

WHOLE
FOODS
MARKET

WHOLE FOODS MARKET
(BU# 10789)
5420 SUNSET BLVD
LOS ANGELES, CA 90027

EXHIBIT "A"
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Case No. ZA-2026-783

NOT FOR CONSTRUCTION

FLOOR PLAN

ABC PLAN

DESIGN DOCUMENTS - FOR REFERENCE ONLY



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Case No. ZA-2026-783

SUNSET | WESTERN mixed use project
5420 W. SUNSET BLVD., LOS ANGELES, CA
TCA # 2020-145



5420 Sunset Boulevard LP, LLC

PLANNING PACKAGE
MARCH 29, 2022

0' 20' 40' 80'

TRANSPARENT BUILDING ELEMENTS /
FACADE RELIEF DIAGRAM

A17