

**APPLICATION FOR DETERMINATION OF
"PUBLIC CONVENIENCE OR NECESSITY"
ALCOHOL SALES**

Pursuant to Section 23958 and 23858.4
California Business and Professions Code

TO BE SUBMITTED TO CITY CLERK'S OFFICE
ROOM 395, CITY HALL

COUNCIL FILE NO.

16-0209BACKGROUND INFORMATION

TIME LIMIT FILE: _____

As part of the application, the applicant must submit the names and addresses of property owners of all property adjacent (including across the street/alley) to the subject property on gummed labels. Applicant must also submit the following information: 1) notarized signature, 2) a site plan prepared by a map maker (see Planning Department for map maker's list), 3) one 4- by 6-inch picture of the property from each side of the site, and 4) a copy of all previous building permits for the site (Room 400, 201 North Figueroa Street). When you meet with ABC to get the crime and license concentration information for your site, you must bring back the ABC information (on the ABC form) to the City Clerk.

Project Name	<u>Sprouts Farmers Market</u>
Address	<u>2245 Yosemite Driver, Los Angeles, CA 90041</u>
Type of Business	<u>Full Service Grocery Store</u>
Applicant	<u>Sprouts Farmers Market</u>
	Name <u>5455 E. High St., Suite 111, Phoenix, AZ 85028</u>
	Address <u>480-814-8016/480-339-5996</u>
	Phone Number/Fax Number _____
Property Owner	<u>Continental Eagle Rock, LLC</u>
	Name <u>8563 Higuera Street, Culver City, CA 90232</u>
	Address _____
	Phone Number/Fax Number _____
Representative	<u>Terri Dickerhoff</u>
	Name <u>1120 Manzanita Street, Los Angeles, CA 90029</u>
	Address <u>213-422-1450/323-662-3262, cgrdev@sbcglobal.net</u>
	Phone Number/Fax Number _____

BY _____

CITY CLERK

2016 FEB 18 PM 3:31

CITY CLERK'S OFFICE

A. PROJECT DETAILS

THE FOLLOWING QUESTIONS ARE TO BE ANSWERED BY ALL APPLICANTS:

- Has the City previously approved a conditional use permit for alcoholic beverage sales at this site?
Yes X No ____ If Yes, what is the City case number(s) ZA-2015-3912(CUB) _____
- Have you recently filed for a new conditional use permit? Yes ____ No ____ If Yes, provide the City case number(s) _____

3. Has a previous ABC license been issued? Yes ___ No X. If Yes, when and what type of license

4. Type of Alcohol Sales Requested (on- or off-site, beer and wine, full alcohol, etc.):
Off-site sale of beer and wine
5. Size of Business 26,417 square feet
6. % of floor space devoted to alcoholic beverages Less than 5%
7. Hours of Operation:
- What are the proposed hours of operation and which days of the week will the establishment be open? Seven days a week from 7 am to 11 pm
 - What are the proposed hours of alcohol sales? Seven days a week from 7 am to 11 pm
8. Parking:
- Is parking available on the site? (If so, how many spaces?) Yes, there is a surface parking lot for the shopping center. There are 213 spaces available for the entire center.
 - If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? N/A
 - Where? N/A
 - How many off-site spaces? N/A
9. Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and if so, for what reasons? Provide ABC case number and a copy of final ABC action.
No
10. Will video game machines or pool or billiard tables be available for use on the subject property and if so, how many? No
11. Will you have signs visible on the outside which advertise the availability of alcohol?
No
12. How many employees will you have on the site at any given time? 20 to 30 employees
13. Will all employees who sell alcohol attend the local State ABC training class on how to properly sell alcohol? Yes
14. What security measures will be taken including:
- Posting of rules and regulations on the premises to prevent such problems as gambling, loitering, theft, vandalism and truancy. - Yes
 - Will security guards be provided and if so, when and how many?
No

15. Will there be minimum age requirements for patrons? If so, how will this be enforced?
There will be no minimum age for the grocery store. However, only patrons 21 years and older will be allowed to purchase alcoholic beverages. Staff will be trained to check IDs.
16. Are there any other alcoholic beverage outlets within a 600-foot radius of the site? Provide names and address of such business and type of business.
Yes. There is one alcoholic beverage outlet within a 600 foot radius, CVS Pharmacy, which is located in the same shopping center. The other outlet, listed, is Super A Foods and this is the space being taken by Sprouts Farmers Market.
17. Are there any schools (public or private and including nursery schools) churches or parks within 1,000 feet of your proposed business? Where? (Give Address)
There are six schools and no parks within a 1,000 foot radius.
Please see attached for a list.
18. Will the exterior of the site be fenced and locked when not in use?
No
19. Will the exterior of the site be illuminated with security lighting bright enough to see patrons from the street? Yes

B. THE FOLLOWING QUESTIONS ARE TO BE ANSWERED WHERE ONLY THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES IS SOUGHT:

1. Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis?
No, gross alcohol sales are less than 5% of total sales on a quarterly basis.
2. Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? No
3. Will beer and wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)? Yes, for microbrew beers only.
4. Will "fortified" wine (greater than 16% alcohol) be sold? No

C. THE FOLLOWING QUESTIONS ARE TO BE ANSWERED WHERE ONLY THE ON-SITE SALE OF ALCOHOLIC BEVERAGES IS SOUGHT:

Non Applicable

1. What is the occupancy load as determined by the Fire Department (number of patrons)?

2. What is the proposed seating in all areas? _____
3. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.? (Specify?) _____

4. If a cocktail lounge is to be maintained incidental to a restaurant, the required floor plans must show details of the cocktail lounge and the separation between the dining and lounge facilities.

5. Food Service

- a. Will alcohol be sold without a food order? _____
- b. Will there be a kitchen on the site as defined in the Los Angeles Municipal Code? _____

6. Will discount alcoholic drinks or a "Happy Hour" be offered at any time? _____

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

D. PUBLIC CONVENIENCE AND NECESSITY EVALUATION

The City of Los Angeles is very concerned if a new request to sell alcohol is subject to one of the conditions below. There is a strong likelihood that the City will deny your "public convenience or necessity" application if one of the above listed conditions apply to your site. (It is strongly suggested that you contact your Council Office and discuss your project. If the Council Office does not oppose your project, you should then check with your local area police vice unit as well as the Planning Department Public Counter at (213) 977-6083 for the determination of whether the proposed site is within a Specific Plan area, and the Community Redevelopment Agency (CRA) project staff at (213) 977-1682 or 977-1665, to determine if your site is in a CRA Project Area. If any of the five conditions listed below apply to your site, you should carefully consider if you want to file for a Public Convenience or Necessity finding.

1. The proposed site is in an area with a long-term level of undue concentration of alcoholic beverage outlets.
2. The geographic area is the target of special law enforcement activity, i.e., police task force is working on reducing vice in the area, or eliminating juvenile crime (such as cruising or graffiti) or gang activity.
3. The proposed site is in close proximity to sensitive uses, including schools, parks, churches, youth activities, homeless shelters, mental health or alcohol or drug treatment centers.
4. The geographic area has elevated levels of alcohol-related crimes, including but not limited to: public intoxication, driving under the influence, assault, vandalism, prostitution, drug violations, loitering.
5. The proposed site is located in a Specific Plan or Community Redevelopment Agency Project area which specifically includes a policy to control future alcoholic beverage sales.

E. If the project site is not subject to one of the above criteria, your project will be evaluated by the City Council with consideration given to the following possible benefits and detriments to the community:

1. Possible Benefits

Would the business:

- a. Employ local residents (how many)
- b. Generate taxes (provide estimate)
- c. Provide unique goods and services (which ones)
- d. Result in an aesthetic upgrade to the neighborhood (in what exact way)
- e. Contribute to the long term economic development (how)
- f. Provide a beneficial cultural/entertainment outlet (specify)

- a. Excessive calls to the Police Department
- b. Police resources being already strained
- c. High rates of alcoholism, homelessness, etc.
- d. Large "youth" (under 21) population

- a. The method of business operation: (large volume of alcohol to food sales, "late" hours (after midnight), high % unskilled (no ABC training class) staff, high % of underage (under 21) staff, etc.)
- b. Would the business duplicate a nearby business already in existence?
- c. Other non-alcohol sales business options available so alcohol does not have to be sold, e.g., more specialty products, broader range of items like fresh meats or fruits and vegetables, etc.

Please see attached.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

F. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof).
- b. The information presented is true and correct to the best of my knowledge.

2/12/2016
Date

Applicant signature

Signature of property owner if tenant or lessee is filling application

State of California

County of Los Angeles

On February 12th 2016 before me, Kate Wickstrom
Date Name of Notary Public

personally appeared Simon Rubinstein
Name(s) of Signer(s)

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

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public



* The Planning Department has a list of private map makers who will prepare the names and addresses for you. This list is available at the public counter, Room 300, Counter N, 201 North Figueroa Street or 6251 Van Nuys Boulevard, Van Nuys. Alternatively, you may obtain a list of such adjoining owners from the City Clerk's Office (Room 730, 201 North Figueroa Street) or from a title company and prepare the labels yourself.

** You may add additional pages to your response if needed. Please utilize numbering system of this form to assist in the review of the responses.

Sprouts Farmers Market
Site Address: 2245 Yosemite Drive
Applicant: Sprouts Farmers Market

THE REQUEST

Sprouts Farmers Market ("the Applicant") is seeking the following discretionary approval:

- The Applicant requests approval of a Determination of Public Convenience or Necessity for the sale of alcoholic beverages, to allow for the off-site sale of beer and wine in conjunction with an approximate 26,417 square foot, full service grocery store. The hours of operation will be from 7 am to 11 pm and alcohol will be sold during all hours of operation. This area is over concentrated with 2 licenses allowed and 5 existing. However, Sprouts will take over an existing license. The area is not considered high crime.

PROJECT DESCRIPTION

Proposed Grocery store

Through this application, the Applicant requests a Determination of Public Convenience or Necessity for the off-site sale of beer and wine in conjunction with a full service grocery store. The proposed grocery store will be located in a shopping center that includes retail and restaurant uses. The shopping center takes up a full city block and is bounded by Fair Park Avenue to the north, Eagle Rock Boulevard to the east, Yosemite Drive to the south and Ellenwood Drive to the west. Sprouts Farmers Market will be located in the southwest corner of the project, at the intersection of Yosemite and Ellenwood Drives. The proposed grocery store will occupy a space that previously was leased by Super A Foods, which was also a full service grocery store selling a full selection of alcoholic beverages. Super A Foods closed for business in August 2015 and Sprouts will be opening in May 2016.

Sprouts Farmers Market is a grocery store that specializes in farm-fresh produce purchased from local growers. It offers a full line of grocery products, including a Sprouts Private label of bakery goods, a full service meat counter and deli and over 2,500 gluten free selections. The stores feature natural, organic, bulk and favorite indulgence foods at a great value. As a full service grocery store, Sprouts Farmers Market proudly offers a variety of goods and services, as outlined below:

- **PRODUCE.** Like any farmers market, our great strength is produce. The selection of quality fruits and vegetables includes seasonal and organic items at prices that are ripe for the picking. Whenever possible, Sprouts buys directly from local farms to ensure that customers get the freshest items Mother Nature has to offer — at prices that are often 20% below conventional stores and way below the natural foods megastores.
- **GROCERY & PRIVATE LABEL.** Sprouts offers a wide variety of great-tasting natural, organic and mainstream items at highly competitive prices, so customers can do most of their weekly shopping under one roof. They source select products from around the world for the highly regarded Sprouts private label line.

- **MEAT & SEAFOOD.** Customers always rave about the Sprouts meat department, in large part because of the fabulous value and superior flavor of the all-natural Sprouts OldTyme Beef and Pork. Unlike most grocers, they hand-pack the farm-fresh chicken, and grind their own meats and sausages right in the store. Sparkling seafood is delivered to the stores up to six days a week. There are also organic choices, and even lots of delicious ready-to-cook items.
- **VITAMINS & SUPPLEMENTS.** The healthy life costs less at Sprouts. They feature national brands of vitamins and nutritional supplements at 10% or more off the usual retail prices, along with a vast array of Sprouts private label items — plus a friendly and knowledgeable staff, and many ongoing educational classes and seminars.
- **BULK.** In times like these, buying in bulk just makes sense. That's why the Sprouts bulk department is growing in popularity and size — now with more than 200 bins filled with fresh trail mixes, rolled oats, sugars, flours, grains, dried fruits, sweet treats and more.
- **BAKERY.** In the Sprouts Bakery, customers can find fresh rolls and sandwich loaves, delectable cookies, irresistible pastries...and the wafting aromas of warm breads right from the oven. They also carry many sugar-free, gluten-free and low-carb products, all at family-friendly prices.
- **WINE & BEER.** Some farmers markets feature not just fruit, but the fruit of the vine. So the Sprouts wine merchants have been hard at “work,” sampling wines from California, Australia, Chile and Europe, as well as the great specialty beers of the world, narrowing down their eternal search for the best values in bottles and brews.
- **DELI.** There is a broad array of tasty deli meats and freshly made or made-to-order sandwiches, fresh pre-packed salads, and delectable platters of prepared meals—at prices that are surprisingly easy to swallow.
- **DAIRY.** No farmers market would be complete without an outstanding selection of fresh dairy products. Sprouts features everything from organic milk to fresh juices, and cage-free eggs to kefir.

In total, there are almost 200 existing Sprouts, Henrys and Sunflower stores in California, Arizona, Colorado, Utah, Texas, Oklahoma, New Mexico, Alabama, Georgia, Kansas, Missouri, Tennessee and Nevada, with new states and stores being added in 2016 and 2017. It is with great pleasure that Sprouts Farmers Market is expanding its base into the Eagle Rock neighborhood. This is a prime location for the newest addition to the Sprouts Farmers Market family.

Zoning and Properties

The subject site is located in the Northeast Los Angeles Community Plan area. The site is zoned [Q]C4-1XL, with a General Plan designation of Neighborhood Commercial. The subject site is developed with a mix of commercial/retail and restaurant uses. The site is within Councilmember Jose Huizar's 14th Council District.

Surrounding Properties

East: The properties across Eagle Rock Boulevard are zoned [Q]C4-1XL. This zoning is found along the boulevard, both north and south of the project. Directly across the street is a church, Church of the Nazarene. Other uses along Eagle Rock Boulevard include two additional churches, fast food, a dance studio, a barber shop and various other commercial and retail uses.

North: The parcels immediately north of the subject property, across Fair Park Avenue are zoned [Q]C4-1XL and PF-1, with two parcels, at the corner of Fair Park Avenue and Ellenwood Drive, zoned RD1.5-1. They are developed with a lumber yard and a maintenance yard along Fair Park Avenue and multi-family homes at the corner.

West: The parcels to the west, across Ellenwood Drive are zoned RD3-1 and R2-1. These parcels have single family homes.

South: Directly to the south, across Yosemite Drive, the parcels transition from residential to commercial as you travel east from Ellenwood Drive toward Eagle Rock Boulevard. The parcels at the corner of Ellenwood Drive and Yosemite are zoned RD1.5-1 and are developed with single family homes. Going east, there are multi-family units developed and under construction. The parcels at the southeast corner of Yosemite Drive and Eagle Rock Boulevard are zoned [Q]C4-1XL and developed with an Auto Zone on the hard corner.

Zoning and Location

This application is to allow the off-site sale of beer and wine in conjunction with a full service grocery store in a major shopping complex on Eagle Rock Boulevard. The shopping center occupies an entire City block, bounded by Eagle Rock Boulevard to the east, Yosemite Drive to the south, Ellenwood Drive to the west and Park Fair Avenue to the north. The tenant space that will be occupied by Sprouts is located in the southwest corner of the center, closest to Yosemite and Ellenwood Drives. However, the center fronts Eagle Rock Boulevard, which is a major thoroughfare of the Eagle Rock commercial district.

The subject site is zoned [Q]C4-1XL and is developed with a mix of retail, restaurant and commercial uses. The properties along Eagle Rock Boulevard are also zoned [Q]C4-1XL, both north and south of the project. Directly across the street is a church, Church of the Nazarene. Other uses along Eagle Rock Boulevard include two additional churches, fast food, a dance studio, a barber shop and various other commercial and retail uses. The parcels immediately north of the subject property, across Fair Park Avenue are zoned [Q]C4-1XL and PF-1, with two parcels, at the corner of Fair Park Avenue and Ellenwood Drive, zoned RD1.5-1. They are developed with a lumber yard and a maintenance yard along Fair Park Avenue and multi-family homes at the corner. The parcels to the west, across Ellenwood Drive are zoned RD3-1 and R2-1. These parcels have single family homes. Directly to the

south, across Yosemite Drive, the parcels transition from residential to commercial as you travel east from Ellenwood Drive toward Eagle Rock Boulevard. The parcels at the corner of Ellenwood Drive and Yosemite are zoned RD1.5-1 and are developed with single family homes. Going east, there are multi-family units developed and under construction. The parcels at the southeast corner of Yosemite Drive and Eagle Rock Boulevard are zoned [Q]C4-1XL and developed with an Auto Zone on the hard corner. Adjacent developments are all similar and/or compatible in height, density, and use to that of the existing shopping complex that houses Sprouts Farmers Market.

Sale of beer and wine in a grocery store is consistent with the pattern of development in this neighborhood. The market provides the community with an economically viable and respected establishment as part of its neighborhood-serving retail. The proposed project is part of a development plan that increases the utility of land, provides nearby residents and employees the option of shopping without having to drive elsewhere, and adds appropriately to the mix of uses in the immediate vicinity. Therefore, the proposed location is admirably suited for the grocery store and will not be materially detrimental to the character of this development, but will aid in the redevelopment of this parcel.

Public Benefits

Sprouts Farmers Market is a fresh concept and will add nicely to the existing commercial/retail uses, residential units and restaurants in the community. The applicant will provide high quality and organic groceries and related merchandise that contribute to the convenience and welfare of neighborhood residents and workers. The addition of a successful, growing grocery store chain at the proposed location will help with the success of this new mixed use development. Provision of a new quality establishment that is effectively maintained and operated, will enhance the neighborhood's aesthetics, convenience, livability, and security. With operating hours from 7 am to 11 pm, the project will improve the security, lighting, and attractiveness of the location into the nighttime hours, without being open so late it is disruptive to the residents.

A vibrant community is always safer than areas with vacant and blighted lots. Therefore, the addition of a new retail tenant in this location will help keep this retail center active and open, thereby making the neighborhood more active and safer. The addition of a grocery store use will in no way jeopardize, endanger or constitute a menace to public health, safety or the general welfare of residents or workers in this area. The addition of a desirable retail tenant will increase the value, use and enjoyment of adjacent properties.

The market will be located in an area with a mix of residential, commercial and retail uses, on major commercial thoroughfares, close to public transportation (bus lines). The grocery store will create approximately 115 new jobs in the neighborhood, and its proposed goods and services will serve the needs of both residents and workers, enhancing the desirability of the neighborhood as a place to work, as well as live, directly and indirectly contributing to the jobs-housing linkage. The proposed project realizes the goal of co-locating jobs, housing and services in proximity to transit, which in turn encourages greater pedestrian activity and hopefully aids in the longer-term goal of encouraging a safer, more inviting environment.

With the current market conditions, cities are seeing national retail chains go out of business and with the collapse of these retail giants, there is a surplus of retail real estate available. It is imperative that municipalities fill these spaces with successful businesses to ensure continued economic development. The development of successful commercial centers, serving surrounding residential neighborhoods, will add to the value of the adjacent properties. Allowing new development to replace older development or

vacant and blighted lots will keep neighborhoods safer and will benefit the public health, safety and general welfare of residents and workers.

Sprouts Farmers Market is a growing retailer with almost 200 locations across the country, with more being added each quarter. This retailer is strong and wants to continue to grow in our region. The economic welfare of the community depends on healthy and viable commerce and strong businesses. The grocery store, as proposed, will provide the community with an economically viable and respected commercial establishment as part of its neighborhood-serving retail. Based on other stores in the Los Angeles market, this store is estimated to generate approximately 23.4 million dollars annually. This will in turn, generate both City and sales tax revenues.

Alcoholic Beverage Outlets/Undue Concentration

Within 600 feet of the proposed market, there are two establishments that have alcohol sales. One of which will be replaced by the Sprouts Farmers Market, Super A Foods' existing, Type 21 license. However, Sprouts will request a Type 20 license, a downgrade from the existing. Therefore, approval of this application will not create another new license.

Other than the existing Super A Foods, there are four other establishments that sell alcoholic beverages within 1,000 feet.

CVS, located on site with the proposed Sprouts Farmers Market, Type 21
Walgreens, located at 2222 Colorado Boulevard, Type 20
Senor Fish, located at 4803 Eagle Rock Boulevard, Type 47
La Fuente Restaurant, located at 2256 Colorado Boulevard, Type 47

As is typical in a mixed use neighborhood, there are offerings of both on- and off-site sales of alcoholic beverages. The City has found that an undue concentration can be determined based on the impact the license will have on the neighborhood; over-concentration can be undue when the addition of a license will have a negative impact on a neighborhood. Over-concentration is not undue when the approval of a license benefits the community and it can be determined that it serves the public welfare and convenience of a neighborhood. Since Sprouts is taking over an existing license, the granting of this PCN will not increase the total number of licenses in the community and Sprouts Farmers Market will add to the public benefit and convenience for residents and workers alike.

There will be no on-site consumption of alcohol and therefore, there should be no increase in crime, drug use or disorderly conduct from the sale of beer and wine at the Sprouts Farmers Market. The Applicant is also not aware of any revocation or nuisance proceedings in the area.

Sensitive Uses

There are no hospitals or recreational areas within 1,000 feet of the market, but there are seven churches, 5 schools/learning centers and a library. There has been a grocery store at this site, selling a full line of alcoholic beverages for almost 30 years, with no known detrimental effects on the community. Sprouts will downgrade their license to beer and wine only and will have a fully trained staff to monitor alcohol sales and any nuisances that might arise from the sale of alcohol. Sprouts' corporate training and operation model is geared towards responsible alcohol sales and as a whole Sprouts does not have the typical problems associated with alcohol.

The approval of this PCN should have no impact on any sensitive uses in the community, including the residential uses. The grocery store will sell alcohol responsibly and adhere to all applicable governmental regulations. The applicant's request is consistent and harmonious with the adjacent and surrounding uses and the proposed grocery store will improve the aesthetics of the streetscape. The existing building is surrounded by other similar uses, residential projects, commercial/retail spaces and surface parking. This project will improve safety and promote economic development in the area by occupying a vacant space in the building.

Operation of the Proposed Business

The volume of alcohol being sold is minimal. The sale of beer and wine is less than 5% of total sales volume for the store. In other Sprouts Markets in Southern California, beer is approximately 1% of total sales and wine is approximately 1.5% of overall sales. The sales area for beer and wine is approximately 250 square feet, less than 1% of the total square footage for the store.

All staff will have the ABC's state mandated training, as well as an internal training on the sale of alcohol as part of their new employee orientation. All staff selling alcohol will be over 21 years of age.



Sprouts Farmers Market is a grocery store that specializes in farm-fresh produce purchased from local growers. Sprouts Farmers Market offers an extensive (but not prescriptive) mix of natural, organic and great-tasting mainstream foods with a strong emphasis on value. The store offers a full line of grocery products, including a Sprouts Private label of bakery goods, a full service meat counter and a deli. Sprouts has carved out that magical middle ground between conventional supermarkets, healthy food superstores, and Trader Joe's-like discounters, making this a unique retailer in this neighborhood. Sprouts Farmers Market gives neighboring residents and workers a supermarket alternative for their shopping needs.

600 FT. ALCOHOL LIST

2245 YOSEMITE DR.




1. **RESIDENTIAL USES:**
 - A. **SINGLE FAMILY - 89**
 - B. **MULTI FAMILY - 68**
 - C. **CONDOMINIUMS - 1**
2. **CHURCHES:**
 - A. **EAGLE ROCK SEVENTH DAY ADVENTIST CHURCH**
2322 MERTON AVE.
 - B. **SAINT BARNABAS EPISCOPAL CHURCH**
2109 CHICKASAW AVE.
 - C. **TRANSFORMING LIVES IN CHRIST CHURCH**
5000 EAGLE ROCK BLVD.
 - D. **CHURCH OF THE NAZARENE**
4920 EAGLE ROCK BLVD.
 - E. **THE UNIVERSAL CHURCH**
4884 EAGLE ROCK BLVD.
 - F. **EAGLE ROCK PRESBYTERIAN CHURCH**
4848 EAGLE ROCK BLVD.
3. **SCHOOLS:**
 - A. **OPTIONS STATE PRE-SCHOOL**
2109 CHICKASAW AVE.
 - B. **EAGLE ROCK ELEMENTARY SCHOOL**
2057 FAIR PARK AVE.
 - C. **WESTMINSTER CHILD CENTER**
4848 EAGLE ROCK BLVD.
4. **HOSPITALS: NONE**
5. **RECREATIONAL AREAS: NONE**

6. ALCOHOL ESTABLISHMENTS:

- A.  CVS PHARMACY
2240 FAIR PARK AVE.
- B.  SUPER A FOODS
2245 YOSEMITE DR.

ALCOHOL ESTABLISHMENTS BETWEEN 600 FT. - 1,000 FT.

2245 YOSEMITE DR.

- A.  **SEÑOR FISH**
4803 EAGLE ROCK BLVD.
- B.  **WALGREENS**
2222 COLORADO BLVD.
- C.  **LA FUENTE RESTAURANT**
2256 COLORADO BLVD. #104



Property Ownerships
Land Use Maps
Radius Maps
Plot Plans

3055 W. VALLEY BLVD. • ALHAMBRA, CALIFORNIA 91803 • OFFICE (626) 441-1080 • FAX (626) 441-8850

**SENSITIVE USES BETWEEN
600 FT. - 1,000 FT.
2245 YOSEMITE DR.**

1. ST. DOMINIC CATHOLIC CHURCH & SCHOOL
2002 MERTON AVE.
2. PATHWAYS CHILD DEVELOPMENT CENTER
4824 EAGLE ROCK BLVD.
3. AMERICAN MONTESSORI PRE-SCHOOL
4817 EAGLE ROCK BLVD.
4. EAGLE ROCK LIBRARY
5027 CASPER AVE.



SD1.0

SPROUTS FARMERS MARKET
226 TORRENT DRIVE
SANTA ROSA, CA
SITE PLAN



SPROUTS FARMERS MARKET
226 TORRENT DRIVE
SANTA ROSA, CA

FITCH

820103840

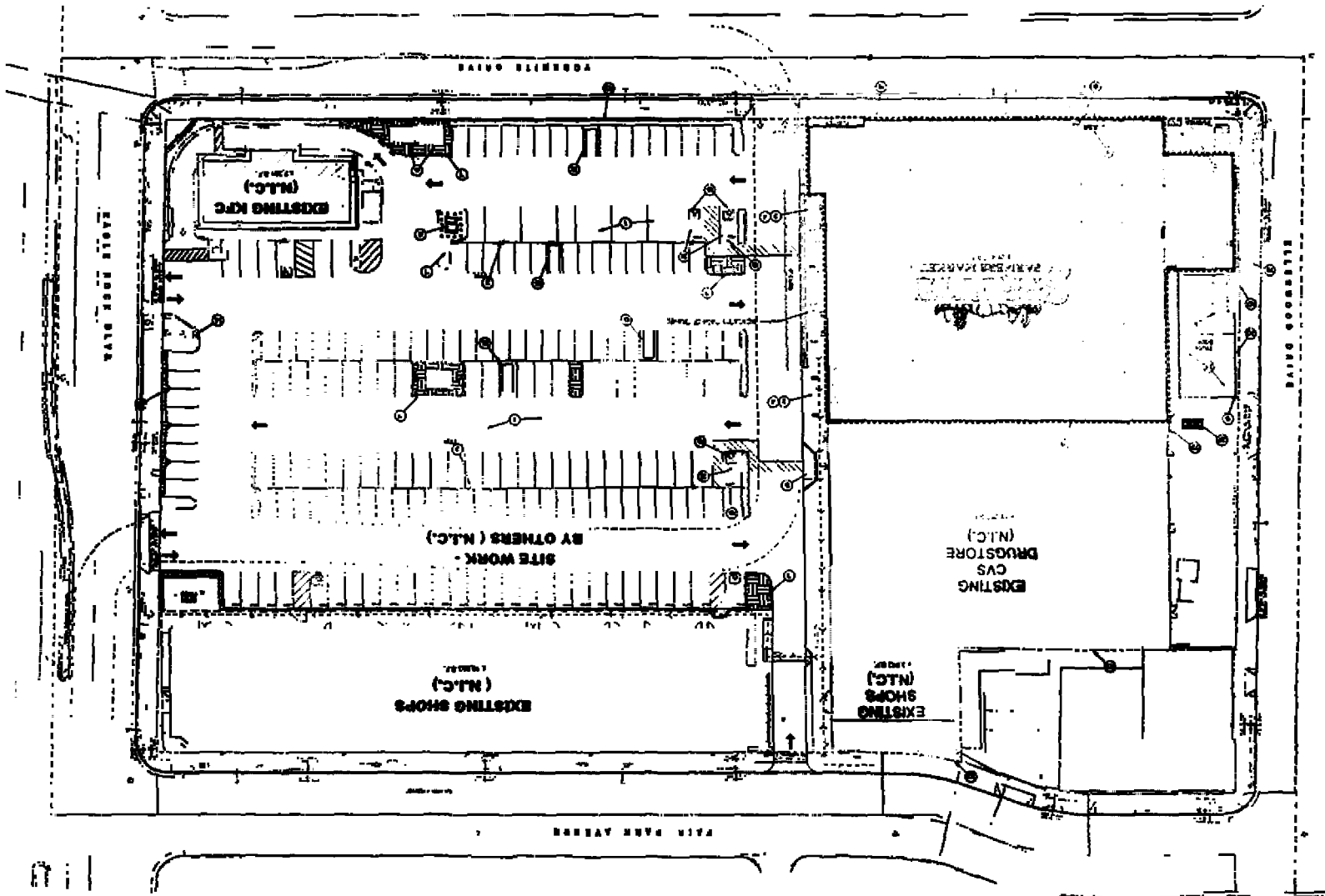
GENERAL NOTES:

1. ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. ANY CHANGES TO THESE UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS AND THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL BOARD'S SPECIFICATIONS.
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7. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS AND THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL BOARD'S SPECIFICATIONS.
8. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS AND THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL BOARD'S SPECIFICATIONS.
9. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS AND THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL BOARD'S SPECIFICATIONS.
10. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS AND THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL BOARD'S SPECIFICATIONS.

GENERAL NOTES:

KEYED NOTES:

1. EXISTING SHOPS (N.C.)
2. EXISTING DRUGSTORE (N.C.)
3. EXISTING CVS (N.C.)
4. EXISTING KFC (N.C.)
5. SITE WORK - BY OTHERS (N.C.)
6. EXISTING SHOPS (N.C.)
7. EXISTING DRUGSTORE (N.C.)
8. EXISTING CVS (N.C.)
9. EXISTING KFC (N.C.)
10. SITE WORK - BY OTHERS (N.C.)
11. EXISTING SHOPS (N.C.)
12. EXISTING DRUGSTORE (N.C.)
13. EXISTING CVS (N.C.)
14. EXISTING KFC (N.C.)
15. SITE WORK - BY OTHERS (N.C.)
16. EXISTING SHOPS (N.C.)
17. EXISTING DRUGSTORE (N.C.)
18. EXISTING CVS (N.C.)
19. EXISTING KFC (N.C.)
20. SITE WORK - BY OTHERS (N.C.)

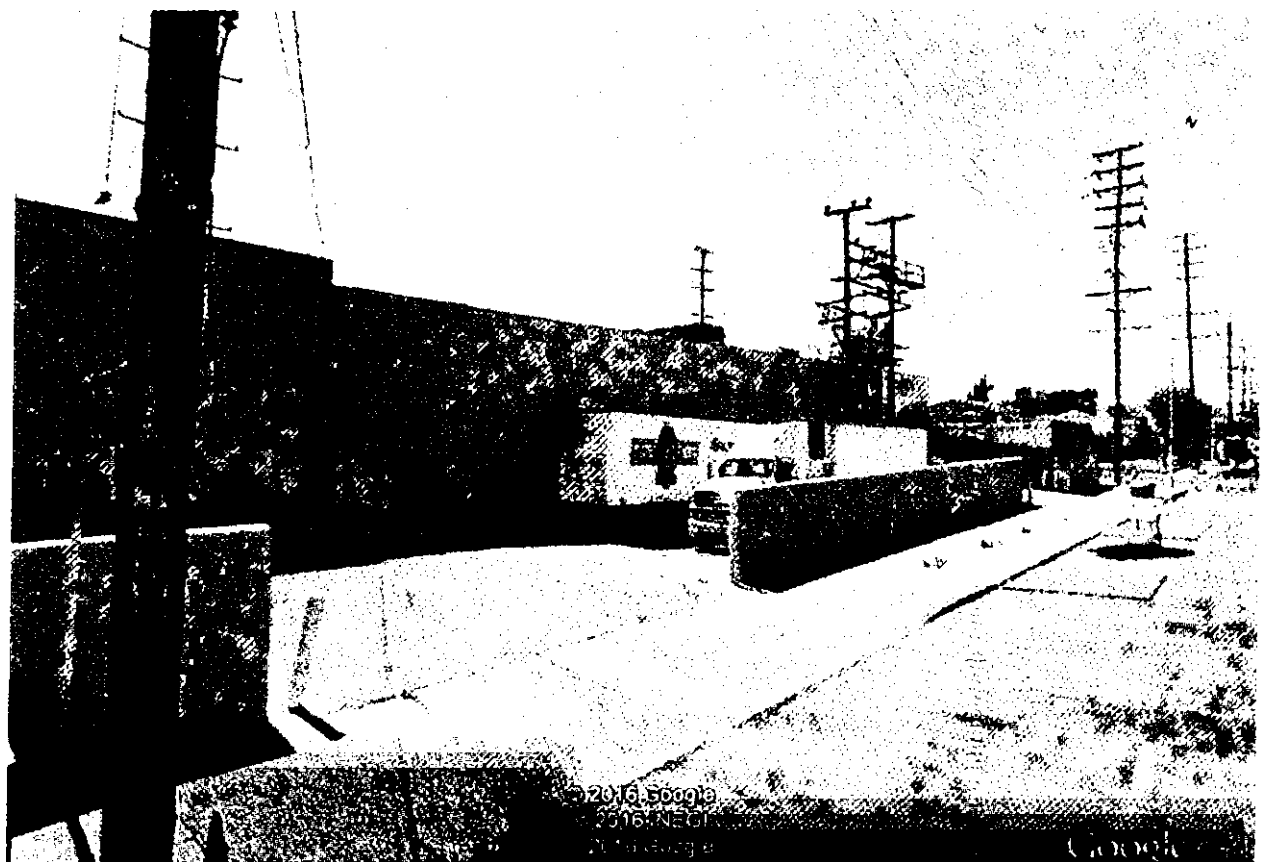




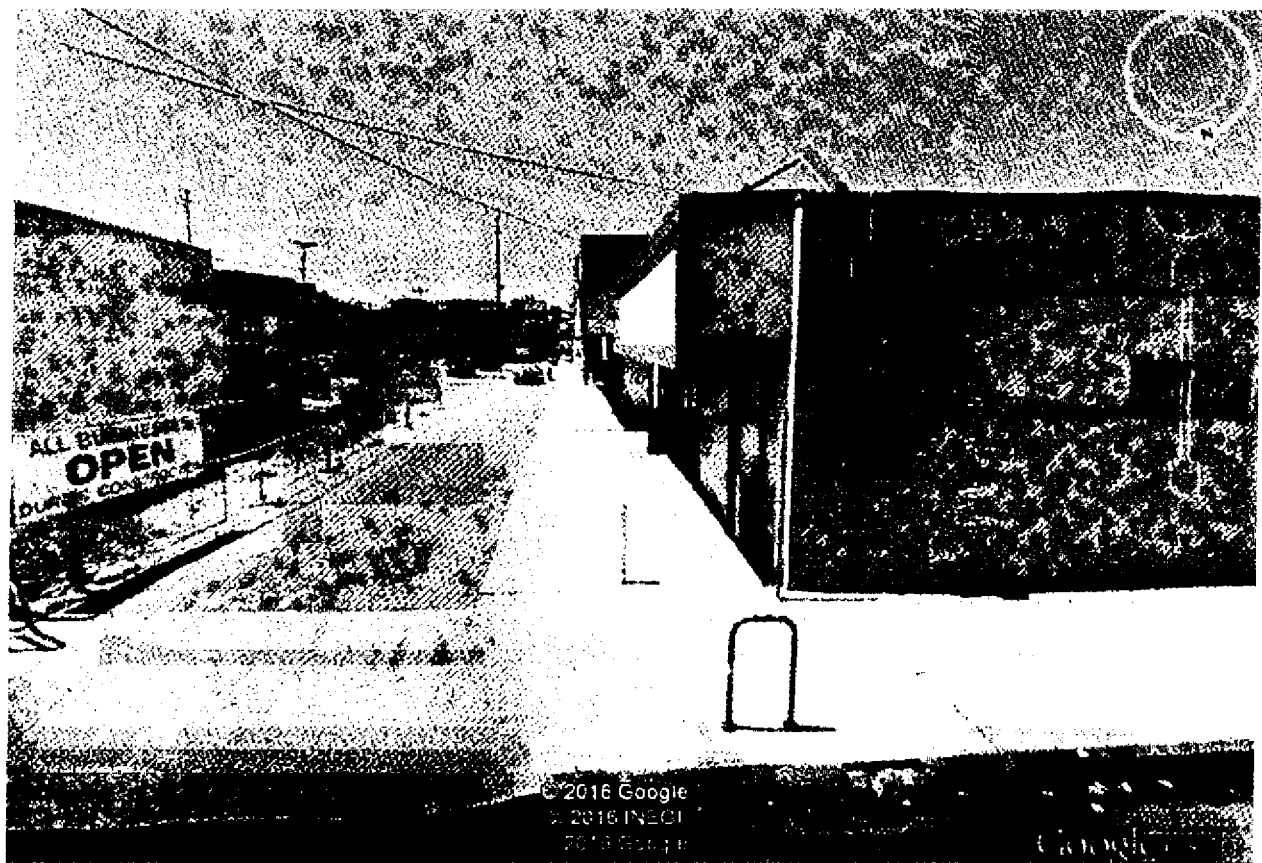
North Elevation of Center



East Elevation of Sprouts



South Elevation of Sprouts



West Elevation of Site

Address of Building 2245 Yosemite Drive



CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:

Issued

1-27-66

Permit No. and Year

LA94024/65

1 story, type V, 165' x 255' market
and drug store.

129 required parking spaces provided.
G-2 occupancy

Owner

Owner's
Address

Mayfair Market
2500 South Garfield
City of Commerce, California



Bldg-Alter/Repair GREEN - MANDATORY Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 12/16/2015 Last Status: Issued Status Date: 12/16/2015
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1. TRACT C. S. JAMES TRACT	BLOCK 10	LOT(s) 10	ARB M B 12-75	COUNTY MAP REF # M B 12-75	PARCEL ID # (PIN #) 160-5A221 43	2. ASSESSOR PARCEL # 5686 - 020 - 022
--------------------------------------	--------------------	---------------------	-------------------------	--------------------------------------	--	---

3. PARCEL INFORMATION		
Area Planning Commission - East Los Angeles LADBS Branch Office - LA Council District - 14 Certified Neighborhood Council - Eagle Rock Community Plan Area - Northeast Los Angeles	Census Tract - 1814.00 District Map - 160-5A221 Energy Zone - 9 Fire District - 2 Hillside Grading Area - YES	Earthquake-Induced Liquefaction Area - Yes Methane Hazard Site - Methane Zone Near Source Zone Distance - 0 Thomas Brothers Map Grid - 564-J6

ZONES(S): [Q]C4-1XL

4. DOCUMENTS

ZI - ZI-2129 EAST LOS ANGELES ST/ ORD - ORD-172316	CPC - CPC-1989-177-IPRO	AFF - OB-12479
ZA - ZA-1985-353	ORD - ORD-173606-SA1203	CPC - CPC-1989-22490
ZA - ZA-1985-353-E	CPC - CPC-17091	CDBG - SEZ-EAST LOS ANGELES ST
ORD - ORD-129871	CPC - CPC-1986-826-GPC	AFF - AFF-33002

5. CHECKLIST ITEMS

Fabricator Req'd - Shop Welds	Std. Work Deser - Seismic Gas Shut Off Valve
Fabricator Req'd - Structural Steel	
Permit Flag - Not a Fire Life Safety Project	

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s): CONTINENTAL EAGLE ROCK LLC	2009 PORTER FIELD WAY STE P	UPLAND CA 91786
Tenant:		
Applicant: (Relationship: Agent for Owner) KINSON WONG -	13400 RIVERSIDE DR APT 202	SHERMAN OAKS, CA 91423 (818) 574-4726

7. EXISTING USE

(16) Retail

PROPOSED USE**8. DESCRIPTION OF WORK**

TENANT IMPROVEMENT OF NEW SPROUTS FARMERS MARKET.

9. # Bldgs on Site & Use:**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Sam Chang	DAS PC By: Faruk Sezer
OK for Cashier: Wendy Li	Coord. OK:
Signature:	Date:

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311. Outside
LA County, call (213) 473-3231.

For Cashier's Use Only

W/O #: 51612092

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$1,200,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	6,747.52 Green Building
Permit Fee Subtotal Bldg-Alter/Re	5,316.50 Permit Issuing Fee 0.00
Handicapped Access	
Plan Check Subtotal Bldg-Alter/R	0.00
Off-hour Plan Check	0.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	336.00
O.S. Surcharge	113.05
Sys. Surcharge	339.15
Planning Surcharge	318.99
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surchar	265.83
CA Bldg Std Commission Surchar	48.00
Sewer Cap ID:	Total Bond(s) Due:

Payment Date: 12/16/15
Receipt No: 0203279908
Amount: \$6,747.52
Method: Check

2015VN09576

12. ATTACHMENTS

Plot Plan



* P 1 5 0 1 6 2 0 0 0 0 1 2 0 9 2 F N *

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** engr's for shelving - lic # S2244 engr's for walk-in-cooler - lic # C76893

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(A) LEACH, BLAIR S	16435 N SCOTTSDALE RD SUITE 195,	SCOTTSDALE, AZ 85254	C25788	
(C) JULIUS STEVE CONSTRUCTION INC	230 CALLE PINTORESCO,	SAN CLEMENTE, CA 926	553607	(562) 587-1807
(E) KATEEB, MO	4202 E WINDSONG DR,	PHOENIX, AZ 85048	C70215	
(E) OKAMOTO, KATSUHIKO KENNETH	3186 F AIRWAY AVE,	COSTA MESA, CA 92626	S2244	
(E) SIELAFF, BRIAN J	2915 W AGATE ST,	BOISE, ID 83705	C76893	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** License No.: **553607** Contractor: **JULIUS STEVE CONSTRUCTION INC**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

- () I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- () I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **ZURICH AMERICAN INS. CO.**

Policy Number: **WC576118002**

- () I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: _____ Sign: _____ Date: _____ ☐ Contractor ☐ Authorized Agent

Bldg-Alter/Repair
Commercial
Plan Check

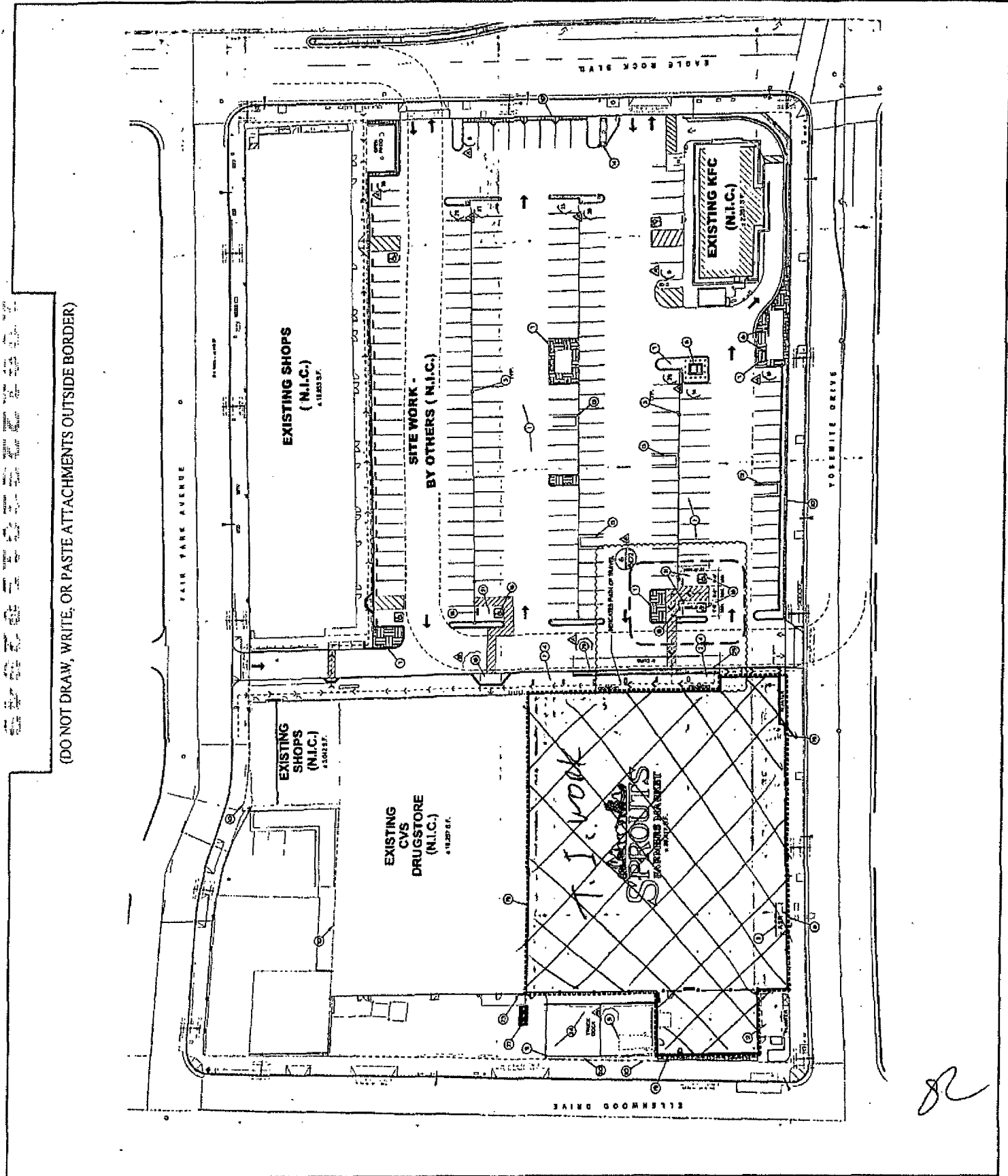
City of Los Angeles - Department of Building and Safety

Plan Check #: B15VN07510FO

Initiating Office: VAN NUYS

Printed on: 10/01/15 08:28:18

PLOT PLAN ATTACHMENT





Bldg-Addition GREEN - MANDATORY Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 08/14/2015 Last Status: Issued Status Date: 08/14/2015
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1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
C. S. JAMES TRACT		10		M B 12-75	160-5A221 43	5686 - 020 - 022

3. PARCEL INFORMATION		
Area Planning Commission - East Los Angeles LADBS Branch Office - LA Council District - 14 Certified Neighborhood Council - Eagle Rock Community Plan Area - Northeast Los Angeles	Census Tract - 1814.00 District Map - 160-5A221 Energy Zone - 9 Fire District - 2 Hillside Grading Area - YES	Earthquake-Induced Liquefaction Area - Yes Methane Hazard Site - Methane Zone Near Source Zone Distance - 0 Thomas Brothers Map Grid - 564-J6

ZONES(S): [Q]C4-1XL

4. DOCUMENTS

ZI - ZI-2129 EAST LOS ANGELES ST/	ORD - ORD-172316	CPC - CPC-1989-177-IPRO	AFF - OB-12479
ZA - ZA-1985-353	ORD - ORD-173606-SA1203	CPC - CPC-1989-22490	
ZA - ZA-1985-353-E	CPC - CPC-17091	CDBG - SEZ-EAST LOS ANGELES ST	
ORD - ORD-129871	CPC - CPC-1986-826-GPC	AFF - AFF-33002	

5. CHECKLIST ITEMS

Special Inspect - Concrete>2.5ksi	Special Inspect - Grade Beam/Caisson	Fabricator Reqd - Shop Welds
Special Inspect - Epoxy Bolts	Special Inspect - Masonry	Fabricator Reqd - Structural Steel
Special Inspect - Field Welding	Special Inspect - Structural Observation	Permit Flag - Not a Fire Life Safety Project

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
CONTINENTAL EAGLE ROCK LLC 2009 PORTER FIELD WAY STE P UPLAND CA 91786

Tenant:

Applicant: (Relationship: Architect)
GREG JAMES - MCKENTLY MALAK AR 35 HUGUS ALLEY 200 PASADENA, CA 91103 (626) 583-8348

7. EXISTING USE

(16) Retail

PROPOSED USE**8. DESCRIPTION OF WORK**

ADD ELECTRICAL ROOM AND LOADING AREA TO EXISTING RETAIL BUILDING. EXTERIOR FACADE AND INTERIOR RENOVATIONS INCLUDING STRUCTURAL ALTERATIONS TO ROOF FRAMING AND SUPPORT COLUMN SUPPORTS. PARKING LOT RE-STRIPING.

9. # Bldgs on Site & User:**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Eugene Barbeau DAS PC By: Shine Lin
OK for Cashier: Somkiat Supanyachotskul Coord. OK:
Signature: Date:

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311. Outside
LA County, call (213) 473-3231.

For Cashier's Use Only

W/O #: 51401907

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	\$210,000	PC Valuation:	
FINAL TOTAL Bldg-Addition	3,110.55	Planning Gen Plan Maint Surcharg	76.36
Permit Fee Subtotal Bldg-Addition	1,497.25	School District Commercial Area	1,210.68
Energy Surcharge		CA Bldg Std Commission Surchar	9.00
Handicapped Access		Green Building	
Plan Check Subtotal Bldg-Addition	0.00	Permit Issuing Fee	0.00
Off-hour Plan Check	0.00		
Plan Maintenance	29.95		
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	58.80		
O.S. Surcharge	31.72		
Sys. Surcharge	95.16		
Planning Surcharge	91.63		
Planning Surcharge Misc Fee	10.00		
Sewer Cap ID:		Total Bond(s) Due:	

Payment Date: 08/14/15
Receipt No: 0301052780
Amount: \$3,110.55
Method: Visa

2015WL66746

12. ATTACHMENTS

Owner-Builder Declaration
Plot Plan



* P 1 5 0 1 4 1 0 0 0 0 0 1 9 0 7 F N *

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")**15014 - 10000 - 01907**

(P) Floor Area (ZC): +2242 Sqft / 47435 Sqft
(P) Height (BC): 0 Feet / Feet
(P) Height (ZC): +7.3 Feet / 29.5 Feet
(P) Length: 0 Feet / Feet
(P) Stories: 0 Stories / 1 Stories
(P) Width: 0 Feet / Feet
(P) NFPA-13 Fire Sprinklers Thru-out
(P) Concrete Shearwall
(P) Masonry Shearwall
(P) Methane Site Design Level I

(P) M Occ. Group: +2242 Sqft / 47435 Sqft
(P) M Occ. Load: 893 Max Occ.
(P) Long Term Bicycle Parking Provided for Bldg: +2 Sp
(P) Long Term Bicycle Parking Req'd for Bldg: +2 Space
(P) Parking Req'd for Bldg (Auto+Bicycle): +4 Stalls / 90
(P) Short Term Bicycle Parking Provided for Bldg: +2 Sp
(P) Short Term Bicycle Parking Req'd for Bldg: +2 Space
(P) Parking Req'd for Site (Auto+Bicycle): +4 Stalls / 13
(P) Provided Compact for Site: 91 Stalls
(P) Provided Disabled for Site: 6 Stalls

(P) Provided Standard for Site: 102 Stalls
(P) Type III-A Construction

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** Per Ralph Avila, City Planning, approved with condition: the height of the building should not exceed 29'4" measured from the front of the building to keep with the 30 feet height district.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(A) MALAK, HANY	360 PINE TREE LANE,	MONROVIA, CA 91016	C27490	
(E) GAPRELIAN, ARMEN	1445 VALLEY VIEW ROAD #10,	GLENDALE, CA 91202	GE2668	
(E) LEONARD, JOSEPH KRISTIAN	106 W LIME STE 206B,	MONROVIA, CA 91016	S2969	
(O) OWNER-BUILDER			0	(310) 815-3200

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

☐ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: _____ Sign: _____ Date: _____ ☐ Owner ☐ Authorized Agent

2245 W. Yosemite Dr

Permit Application #: 15014 - 10000 - 01907

Bldg-Addition
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B15LA06156FO

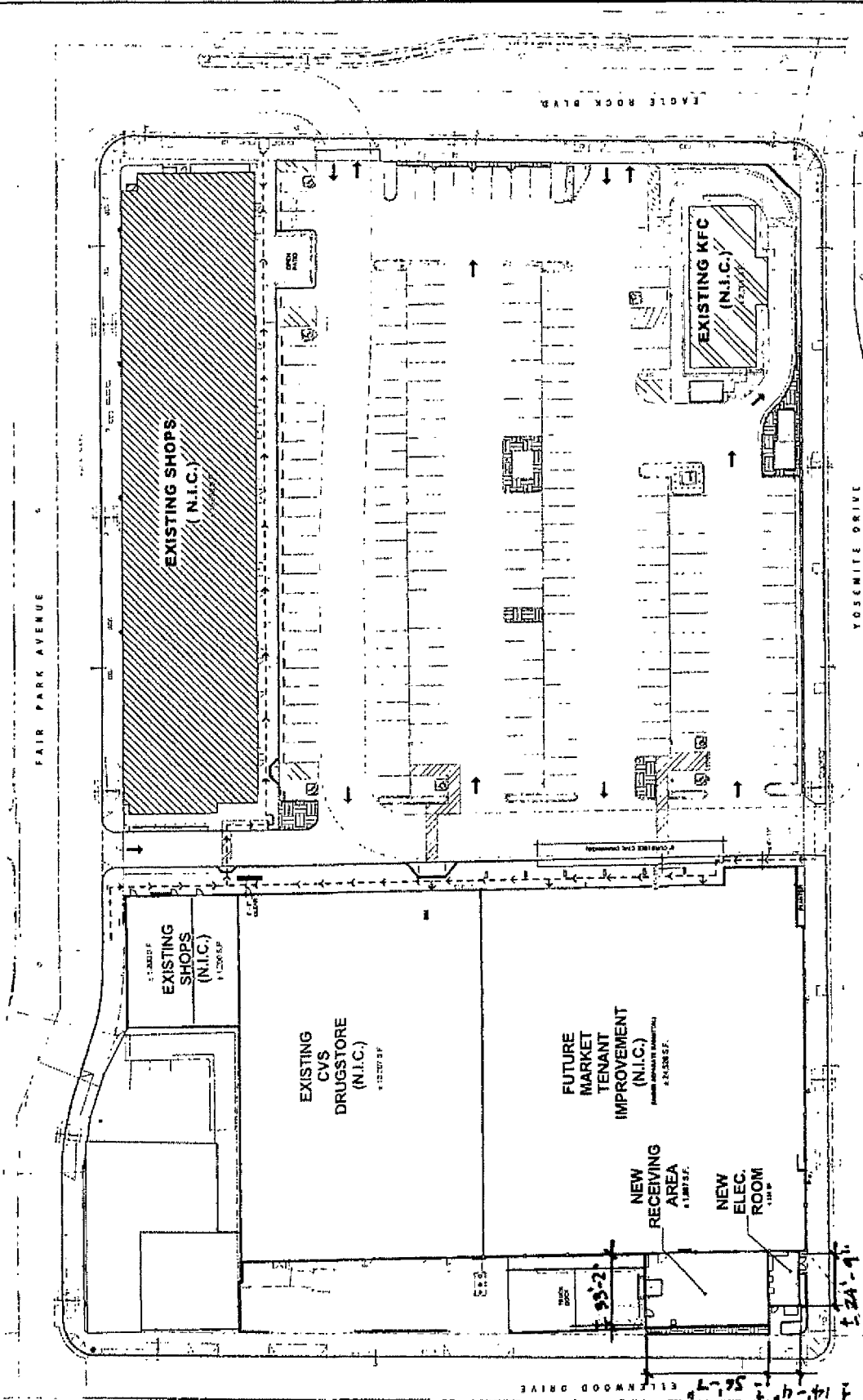
Initiating Office: METRO

Printed on: 06/01/15 09:51:48

PLOT PLAN ATTACHMENT

015014-10000-01907

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



S I T E P L A N

RT! AUG 12 2015

EXHIBIT 1



Bldg-Alter/Repair **GREEN - MANDATORY**
Commercial
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Issued on: 11/05/2014

Last Status: Issued

Status Date: 11/05/2014

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
C. S. JAMES TRACT		10		M B 12-75	160-5A221 43	5686 - 020 - 022

3. PARCEL INFORMATION

Area Planning Commission - East Los Angeles
LADBS Branch Office - LA
Council District - 14
Certified Neighborhood Council - Eagle Rock
Community Plan Area - Northeast Los Angeles

Census Tract - 1814.00
District Map - 160-5A221
Energy Zone - 9
Fire District - 2
Hillside Grading Area - YES

Earthquake-Induced Liquefaction Area - Yes
Methane Hazard Site - Methane Zone
Near Source Zone Distance - 0
Thomas Brothers Map Grid - 564-J6

ZONES(S): [Q]C4-1XL

4. DOCUMENTS

Z1 - Z1-2129 EAST LOS ANGELES ST/ ORD - ORD-172316
ZA - ZA-1985-353 ORD - ORD-173606-SA1203
ZA - ZA-1985-353-E ORD - ORD-178098
ORD - ORD-129871 CPC - CPC-17091

CPC - CPC-1986-826-GPC
CPC - CPC-1989-177-IPRO
CPC - CPC-1989-22490
CPC - CPC-2006-1958-SP

CDBG - SEZ-EAST LOS ANGELES ST
AFF - AFF-33002
AFF - OB-12479

5. CHECKLIST ITEMS

Special Inspect - Anchor Bolts
Special Inspect - Concrete > 2.5ksi
Special Inspect - Epoxy Bolts

Special Inspect - Field Welding
Special Inspect - H/S Bolt
Special Inspect - Structural Observation

Fabricator Reqd - Glued-Laminated Timber
Fabricator Reqd - Prefabricated Joist
Fabricator Reqd - Shop Welds

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

CONTINENTAL EAGLE ROCK LLC 2009 PORTER FIELD WAY STE P UPLAND CA 91786

Tenant:

Applicant: (Relationship: Architect)

WILLIAM MARTIN JR. - MC KENTLY M 35 HUGUS ALLEG 200

PASADENA, CA 91103

(626) 583-8348

7. EXISTING USE

(13) Office
(16) Retail

PROPOSED USE**8. DESCRIPTION OF WORK**

BUILDING ALTERATION AND REPAIR INCLUDING FACADE RENOVATION OF
EXISTING BUILDING SHOPS "A" WHICH INCLUDES NEW PARAPETS, CANOPIES,
AND PILASTERS

9. # Bldgs on Site & User:**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Dean Lee

DAS PC By: Eddie Garin

OK for Cashier: Charles Canning

Coord. OK:

Signature:

Date:

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311. Outside
LA County, call (213) 473-3231.

For Cashier's Use Only

W/O #: 41401866

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$380,000	PC Valuation:	
FINAL TOTAL Bldg-Alter/Repair	2,705.83 Green Building	
Permit Fee Subtotal Bldg-Alter/Re	2,113.13 Permit Issuing Fee	0.00
Handicapped Access		
Plan Check Subtotal Bldg-Alter/R	0.00	
Plan Maintenance	42.26	
Fire Hydrant Refuse-To-Pay		
E.Q. Instrumentation	106.40	
O.S. Surcharge	45.24	
Sys. Surcharge	135.71	
Planning Surcharge	129.32	
Planning Surcharge Misc Fee	10.00	
Planning Gen Plan Maint Surchar	107.77	
CA Bldg Std Commission Surchar	16.00	
Sewer Cap ID:	Total Bond(s) Due:	

12. ATTACHMENTS

Owner-Builder Declaration
Plot Plan

Payment Date: 11/05/14
Receipt No: 0302035200
Amount: \$2,705.83
Method: Master Card

2014WL61126



* P 1 4 0 1 4 1 0 0 0 0 1 8 6 6 F N *

(P) B Occ. Group: 0 Sqft / Sqft
(P) M Occ. Group: 0 Sqft / Sqft
(P) Parking Req'd for Bldg (Auto+Bicycle): +131 Stalls /
(P) Provided Compact for Bldg: +91 Stalls / 91 Stalls
(P) Provided Disabled for Bldg: +6 Stalls / 6 Stalls
(P) Provided Standard for Bldg: +102 Stalls / 102 Stalls
(P) Floor Construction - Concrete Slab on Grade
(P) Foundation - Spread (Pad) Footing

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** PER PERMIT#65LA94024, 215 PARKING PROVIDED FOR ALL ESTABLISHMENT ON SITE. HOWEVER, THE SUBJECT SITE IS CURRENTLY UNDER STATE ENTERPRISE ZONE<Z1-2129> TOTAL 131 PARKING REQUIRED FOR ALL ESTABLISHMENTS< SIX PARKING LOST TO DWP TRANSFORMER.>

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(A) MALAK, HANY	360 PINE TREE LANE,	MONROVIA, CA 91016	C27490	
(E) LEONARD, JOSEPH KRISTIAN	106 W LIME STE 206B,	MONROVIA, CA 91016	S2969	
(O) OWNER-BUILDER			0	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

☐ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106 4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: _____ Sign: _____ Date: _____ ☐ Owner ☐ Authorized Agent

Bldg-Alter/Repair
Commercial
Plan Check

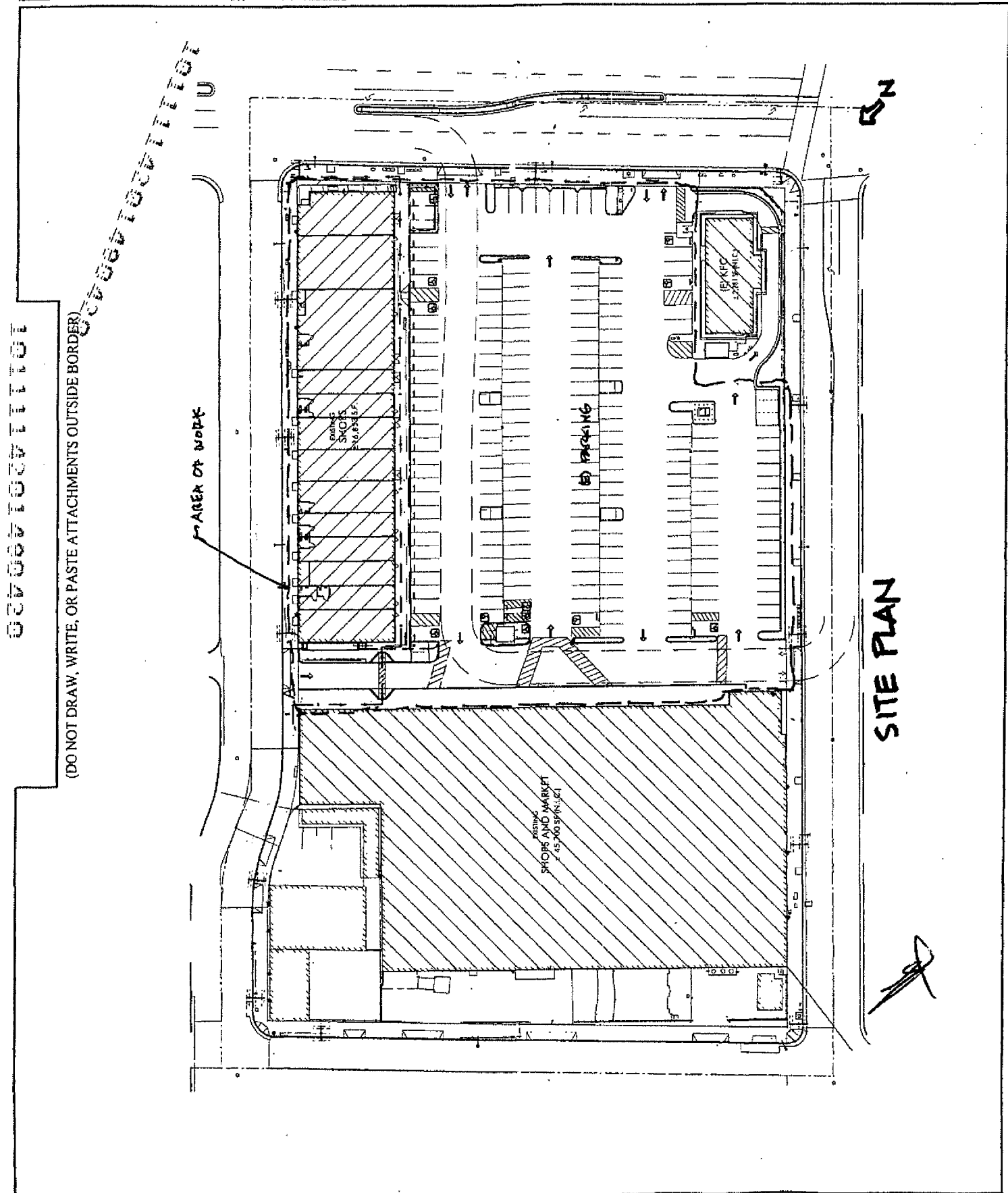
City of Los Angeles - Department of Building and Safety

Plan Check #: B14LA05889

Initiating Office: METRO

Printed on: 06/13/14 11:41:41

PLOT PLAN ATTACHMENT



SITE PLAN

1

APPLICATION FOR INSPECTION OF NEW BUILDING
AND FOR CERTIFICATE OF OCCUPANCY

845 B-1-Rev. 3-64

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.				CENSUS TRACT	
1. LEGAL DESCR.	LOT	BLK.	TRACT	DIST. MAP	
(see over)				159-221	
2. PURPOSE OF BUILDING (16) Market & Drugstore				ZONE R-3/C-2/M-1	
3. JOB ADDRESS 2245 Yosemite Drive				FIRE DIST. 1120/100/60	
4. BETWEEN CROSS STREETS Ellenwood Drive AND Eagle Rock Blvd.				INSIDE COR. LOT KEY REV. CON.	
5. OWNER'S NAME Mayfair Market				LOT SIZE	
6. OWNER'S ADDRESS 2500 S. Garfield				P. O. BOX	
7. ARCHITECT OR DESIGNER Bob Hauguard				STATE LICENSE NO. C 1436	
8. ENGINEER John Mackel				STATE LICENSE NO. S.E. 435	
9. CONTRACTOR JACKSON Bros				STATE LICENSE NO. MU 10920	
10. SIZE OF NEW BLDG. 165x255		STORIES 1	HEIGHT 25	NO. OF EXISTING BUILDINGS ON LOT AND USE none	
11. MATERIAL OF CONSTRUCTION		EXT. WALLS conc	ROOF compo	FLOOR	
12. JOB ADDRESS 2245 Yosemite Drive				DISTRICT OFFICE ER	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 430,000 200,000				GRADING YES	
1. PURPOSE OF BUILDING market & drugstore				VALUATION APPROVED Tenny	
TYPE II		GROUP G-1/G-2		STORIES 1	
BLDG. AREA 43,150 sq'		MAX. OCC. 1134		TOTAL	
DWELL. UNITS		GUEST ROOMS		SPACES PARKING 86	
SPRINKLED yes		CONT. INSP. Well (T.S.G.)		REQ'D PROVIDED	
P.C. No. T 2837		VALUATION APPROVED Tenny		PLANS CHECKED Tenny	
P.C. 245.05		S.P.C. 194.35		S.P. 676.00	
MAR-2-65		11180 E		Z-2 CK 245.05	
MAR-3-65		21838 E		:94024 X=2 CK 124.35	
MAR-3-65		21838 E		:94024 X=2 CK 676.00	

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 L.A.M.C.)

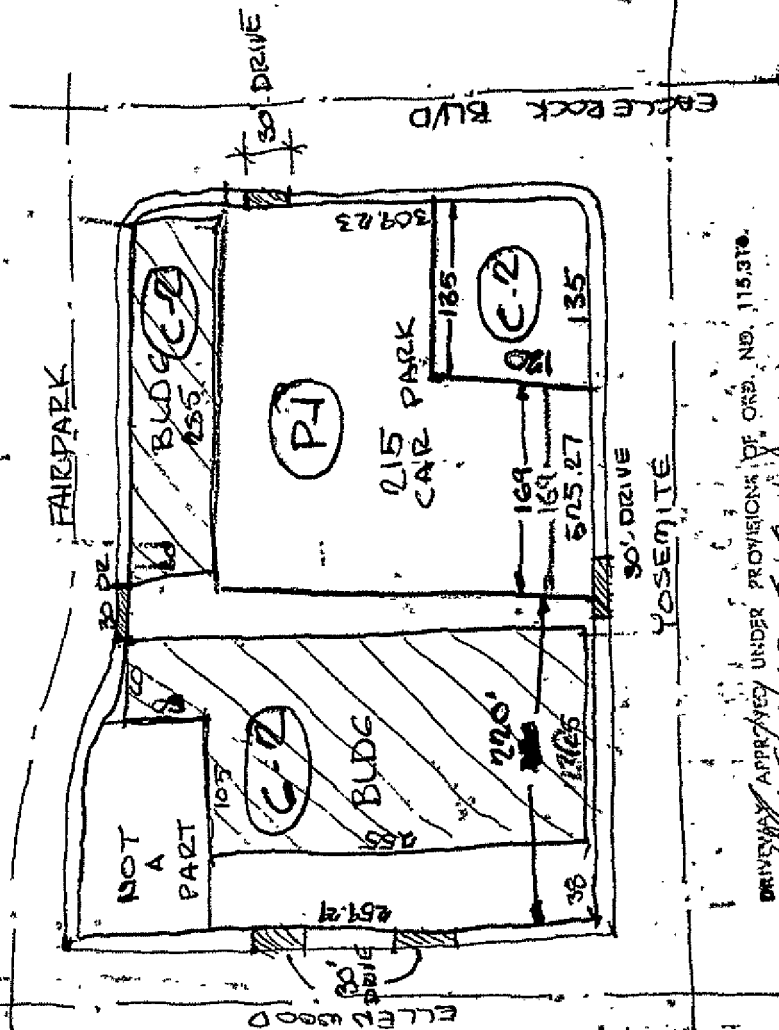
Signed *[Signature]*
(Owner or Agent)

	Name	Date
Bureau of Engineering	MHB Lauer	2-3
SEWERS AVAILABLE		
DRIVEWAY APPROVED	HJE	
HIGHWAY DEDICATION REQUIRED	<i>[Signature]</i>	3-11-65
FLOOD CLEARANCE APPROVED	<i>[Signature]</i>	4-29-65
Conservation		
Plumbing		
Planning		
Fire		
Traffic	<i>[Signature]</i>	4-22-65

LEGAL DESCRIPTION

Rec'd
+ tie off 3300V
Baldwin 4 mts.
lot 9-1 + power to 7-1967
per extra club land records
Zone Chart per Ord # 1298

A full-page view of a blank sheet of graph paper. The grid consists of small squares formed by thin black lines. There are no markings, text, or drawings on the page.



DRIVEWAY APPROVED UNDER PROVISIONS OF ORD. NO. 115,370.
BY *AKS* 7/16/65 - 3-3-65
RESIDE PERMIT REQUEST FOR ALL WORK WITHIN STREET DEDICATION

[illegible]

DESCRIPTION
"Mayfair Markets"

Lots 1 to 12, "A" and that portion of Lot "B" of C. S. James Tract, in the city of Los Angeles, county of Los Angeles, state of California, as per map recorded in book 12 page 75 of Maps in the office of the county recorder of said county, together with that portion of Lot 2 of Woolley's Subdivision of Lot 49 of The Watts Subdivision of the Rancho San Rafael in said city, county and state, as per map recorded in book 37 page 60 of Miscellaneous Records of said county, together with that portion of Lots 1 and 2 of Tract No. 467 in said city, county and state, as per map recorded in book 16 page 113 of Maps, records of said county, described as a whole as follows:

Beginning at a point in the southerly line of Lot 2 of said Woolley's Subdivision, North $77^{\circ} 32' 00''$ West 25.01 feet from the southwesterly corner of Lot 2 of said Woolley's Subdivision; thence North $14^{\circ} 00' 00''$ East 133.85 feet to the south line of Fair Park Avenue, formerly Park Avenue, as now established; thence in a general westerly direction along said last mentioned South line to the northeast corner of Lot 1 of said Tract No. 467; thence southerly along the easterly line of Lot 1 of said Tract No. 467 to the northerly line of the southerly 84.00 feet of Lots 1 and 2 of said Tract No. 467; thence westerly along said last mentioned northerly line to the westerly line of lot 2 of said Tract No. 467 being also a point in the easterly line of Ellenwood Drive formerly Valley Drive as shown on the map of said Tract No. 467; thence southerly along said last mentioned easterly line and its southerly prolongation to and along the easterly line of Ellenwood Drive formerly Valley Drive as shown on the map of said C. S. James Tract to the southwest corner of Lot 12 of said C. S. James Tract; thence easterly along the southerly lines of Lots 12, 11, 10, 9, 8, 7, 6, 5, "A" and 4 of said C.S. James Tract to the Southeast corner of Lot 4 of said C. S. James Tract; thence northerly along the easterly lines of Lots 4, 3, 2, and 1 of said C. S. James Tract to the point of beginning of this description.

EXCEPT therefrom that portion of said land described as follows:

Beginning at the northeasterly corner of lot 1 of Tract No. 467, as shown on map recorded in book 16 page 113 of Maps, in said office of the county recorder; thence southerly along the easterly line of said lot 1, a distance of 68.50 feet; thence easterly at right angles to said easterly line, 45 feet; thence northerly in a direct line to a point in the southerly line of Park Avenue (now known as Fair Park Avenue) as shown on said map of Tract No. 467, distant 45 feet easterly thereon from the point of beginning; thence westerly along said southerly line, 45 feet to the point of beginning.

SWA 25000
CL 5-1401

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS:

- 1. Applicant to Complete Numbered Items Only.**
2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED
	10		C S James Tr	RJA
2. BUILDING ADDRESS				DIST. MAP
2243 Yosemite				159-221
3. BETWEEN CROSS STREETS				ZONE
8 Ellenwood	AND	Eagle Rock		R-3-1
4. PRESENT USE OF BUILDING	NEW USE OF BUILDING			FIRE DIST.
Dwelling	(50) Demolish			/
5. OWNER'S NAME	PHONE			INSIDE KEY
Mayfair Markets				COR. LOT XXXXX
6. OWNER'S ADDRESS	P. O.	ZONE		REV. COR.
Los Angeles Calif				LOT SIZE
7. CERT. ARCH.	STATE LICENSE		PHONE	
				59x139.4
8. LIC. ENGR.	STATE LICENSE		PHONE	
9. CONTRACTOR	STATE LICENSE		PHONE	REAR ALLEY
V J Mertis	E21 117650			SIDE ALLEY
10. CONTRACTOR'S ADDRESS	P. O.	ZONE		BLDG. LINE
Box 3683 Glendale				
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA
85' 0" 4'	1	12'		
3 2243 Yosemite				DISTRICT OFFICE
				E
12. MATERIAL	<input checked="" type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF
EXT. WALLS:	<input type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST.
				<input checked="" type="checkbox"/> WOOD
				<input type="checkbox"/> STEEL
				ROOFING
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 300 -		VALUATION APPROVED	SPRINKLERS REQ'D. SPECIFIED
			Kenley	AFFIDAVITS
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED	
			Hogle vrf	
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	PLANS CHECKED	DWELL. UNITS
Demolish SC# 15768				
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance, and I have read reverse side of Application.			CORRECTIONS VERIFIED	SPACES PARKING
Signed <i>V J Mertis</i>			PLANS APPROVED	GUEST ROOMS
This Form When Properly Validated is a Permit to Do the Work Described.			APPLICATION APPROVED	FILE WITH
			INSPECTOR	CONT. INSP.
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.
	R-1			
			G.P.I.	B.P. 50
				I.F.
				O.S.
				C/O

Honji 2/23/65
SEWER (Available) 2/23/65

critical soil

CASHIER'S USE ONLY

FEB-23-65

09400 E

● 88918

Z - 1 CK

250

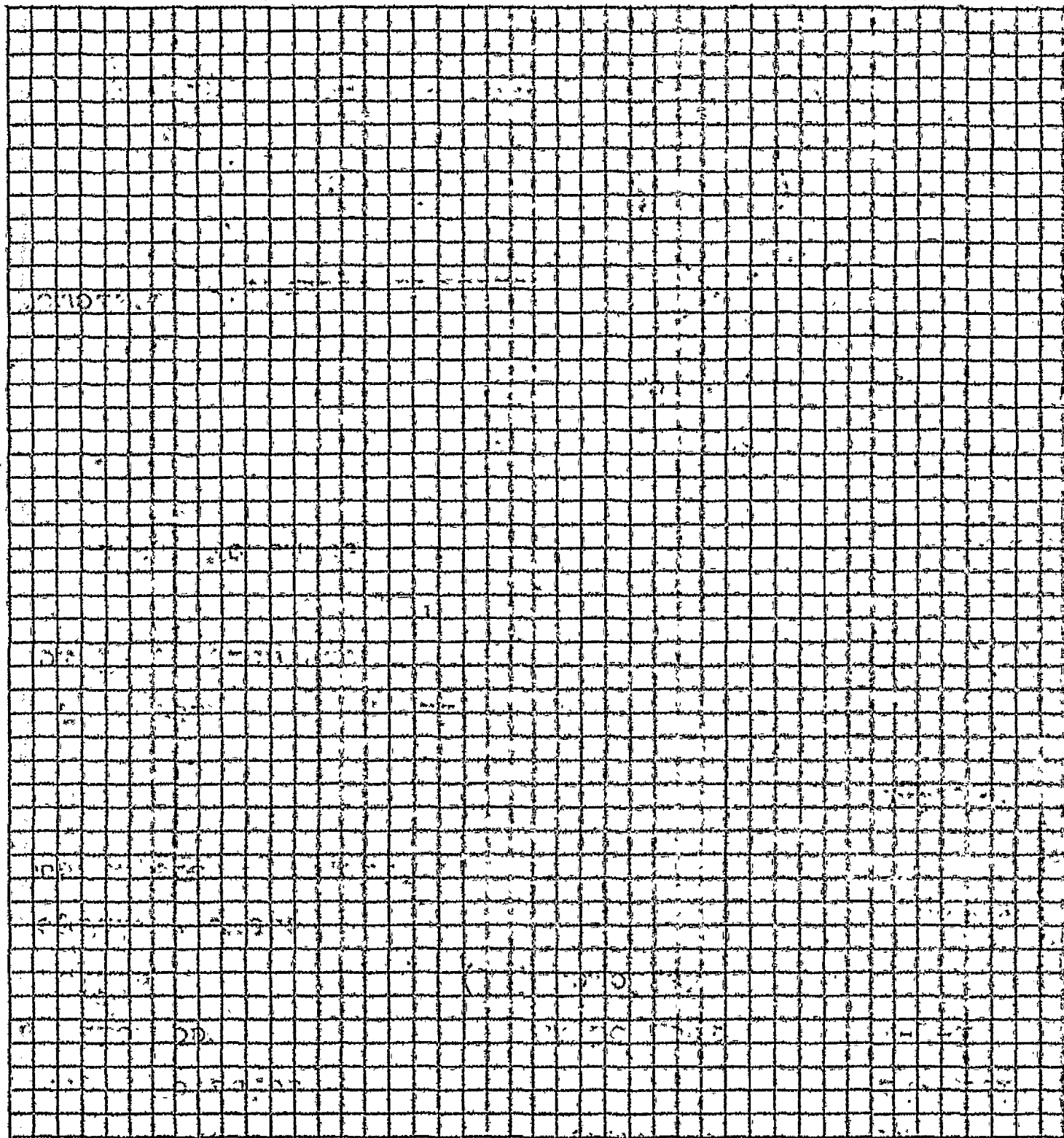
P.C. No.

GRADING

CRIT. SOIL

CONS.

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



SCOPE OF PERMIT

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed."

(See Sec. 91.0202 L.A.M.C.)

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS:

- 1. Applicant to Complete Numbered Items Only.**
2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED
	10		C S James Tr	RJA
2. BUILDING ADDRESS				DIST. MAP
2243 1/2 Yosemite				159-221
3. BETWEEN CROSS STREETS				ZONE
Ellenwood AND Eagle Park				R-3-1
4. PRESENT USE OF BUILDING		NEW USE OF BUILDING		FIRE DIST.
Dwelling		(50) Demolish		/
5. OWNER'S NAME				INSIDE KEY
Mayfair Markets				KEY
6. OWNER'S ADDRESS		P.O.	ZONE	COR. LOT XXX
Los Angeles Calif				REV. COR.
7. CERT. ARCH.	STATE LICENSE		PHONE	LOT SIZE
				59x139.4
8. LIC. ENGR.	STATE LICENSE		PHONE	
9. CONTRACTOR				REAR ALLEY
V J Mertis				SIDE ALLEY
10. CONTRACTOR'S ADDRESS		P.O.	ZONE	BLDG. LINE
Box 3683 Glendale				
11. SIZE OF EXISTING BLDG.		STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE
750		1	11	BLDG. AREA
3 2243 1/2 Yosemite				DISTRICT OFFICE
				E
12. MATERIAL		ROOF		SPRINKLERS
WOOD <input checked="" type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/>		WOOD <input checked="" type="checkbox"/> STEEL <input type="checkbox"/>		REQ'D.
EXT. WALLS: <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		CONC. <input type="checkbox"/> OTHER <input type="checkbox"/>		SPECIFIED
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.				AFFIDAVITS
\$ 263				
14. SIZE OF ADDITION		STORIES	HEIGHT	
15. NEW WORK: (Describe)		ROOFING		DWELL. UNITS
Demolish SC# 15768				SPACES PARKING
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance, and I have read reverse side of Application.				GUEST ROOMS
Signed <i>[Signature]</i>				FILE WITH
This Form When Properly Validated is a Permit to Do the Work Described.				CONT. INSP.
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.
V	R			
G.P.I.	B.P.	I.F.	O.S.	C/O
	50			

Donji 2/23/65

SEWER (Available) (No. 24520236)

critical soil

CASHIER'S USE ONLY

FEB-23-65

09399 E

•88917

Z - 1CK

250

P.C. No. _____

GRADING

yes

CRIT. SOIL

CONS.

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

A large rectangular area filled with a fine grid of squares, intended for a plot plan. The grid is approximately 30 squares wide and 30 squares high. There are some faint, illegible markings within the grid, possibly from a previous drawing or scan artifacts.

SCOPE OF PERMIT

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

BAS Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plat Plan Required on Back of Original.

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED
	11		C. S. James Tract	LD
2. BUILDING ADDRESS				DIST. MAP
2245 Yosemite Drive				154-221
3. BETWEEN CROSS STREETS				ZONE
Eagle Rock AND Ellenwood				R-3-1
4. PRESENT USE OF BUILDING	NEW USE OF BUILDING			FIRE DIST.
dwelling	(50) demo			/
5. OWNER'S NAME	PHONE			INSIDE
Mayfair Markets				XXXXX
6. OWNER'S ADDRESS	P.O.			KEY
Los Angeles				COR. LOT
7. CERT. ARCH.	STATE LICENSE			REV. COR.
none				LOT SIZE
8. LIC. ENGR.	STATE LICENSE			49x160.3
none				49 160.3
9. CONTRACTOR	STATE LICENSE			REAR ALLEY
V. I. Mutis	117650			SIDE ALLEY
10. CONTRACTOR'S ADDRESS	P.O.			BLDG. LINE
Box 3683	Glendale			/
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
18x44	1	12		
3 2245 Yosemite Drive				DISTRICT OFFICE
				ER
12. MATERIAL	<input checked="" type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF
EXT. WALLS:	<input type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST.
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 277			VALUATION APPROVED
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED	
/			Valaia	
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	PLANS CHECKED	
demolition SC# 1185F			CORRECTIONS VERIFIED	
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance, and I have read reverse side of Application.			PLANS APPROVED	
Signed			APPLICATION APPROVED	
This Form When Properly Validated is a Permit to Do the Work Described.			INSPECTOR	
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.
Y	R-1	Permit		
				G.P.I.
				B.P.
				2.50
				I.F.
				O.S.
				C/O

SEWER (AVAILABLE) 2=9=65

CRITICAL SOIL

CASHIER'S USE ONLY

FEB-9-65

06588 E

•87824

X-1 CS

2.50

P.C. No.

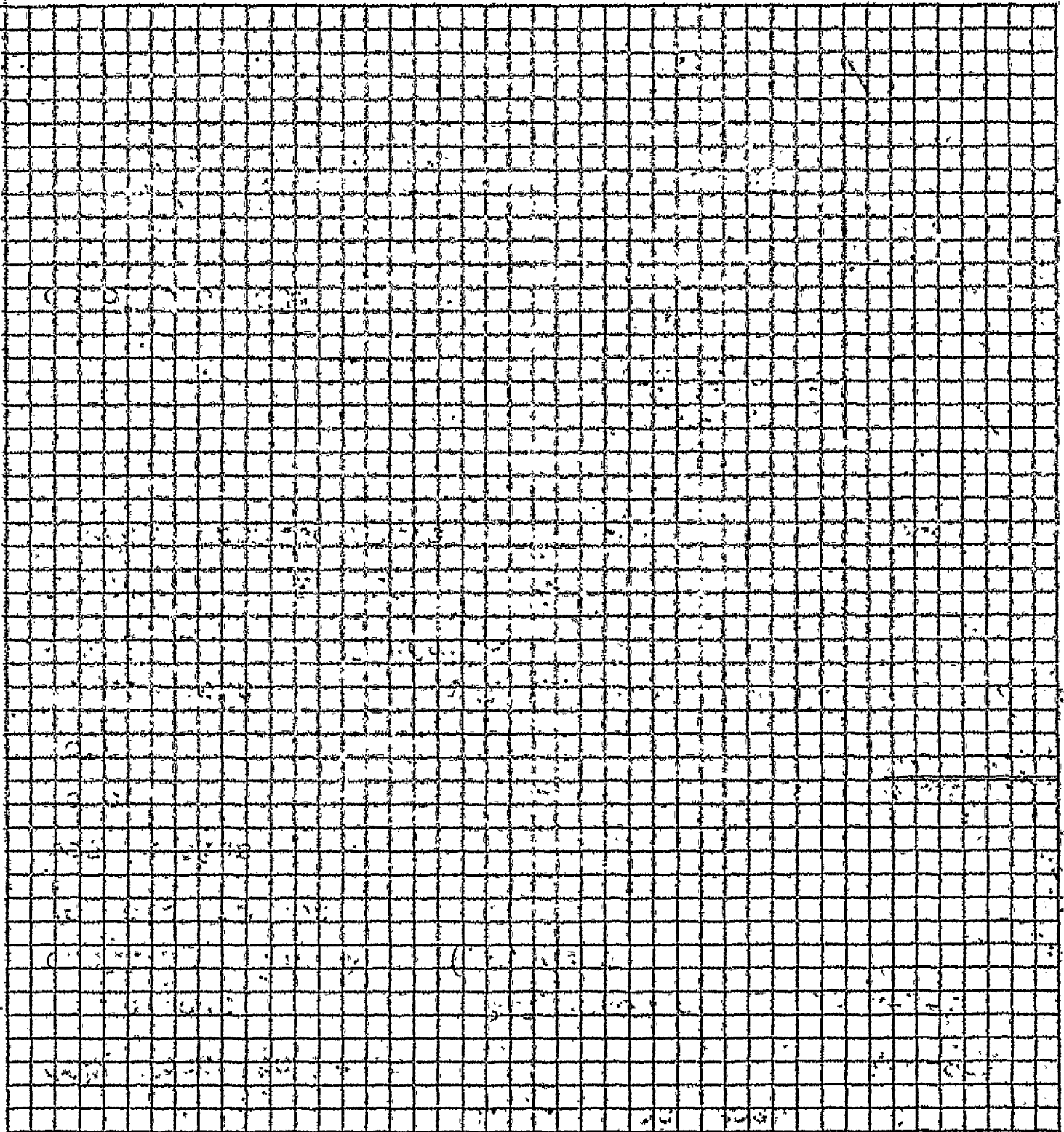
GRADING

yes

CRIT. SOIL

CONS.

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



SCOPE OF PERMIT

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 L.A.M.C.)

23958.4 B & P APPLICATION WORK SHEET

PREMISES ADDRESS:

2245 Yosemite Dr.

Los Angeles CA 90041

LICENSE TYPE: 20

1. CRIME REPORTING DISTRICT

_____Jurisdiction unable to provide statistical data.

Reporting District: 1115

Total number of reporting districts: 1135.

Total number of offenses: 202,733.

Average number of offenses per district: 179.

120% of average number of offenses: 215.

Total offenses in district: 152.

Location is within a high crime reporting district: Yes / No

2. CENSUS TRACT / UNDUE CONCENTRATION

Census Tract: 1814.

Population: 4302/County Ratio1061.

Number of licenses allowed: 2.

Number of existing licenses: 5.

Undue concentration exists: Yes / No.

Letter of public convenience or necessity required: Governing Body / Applicant.

LINN K. WYATT
CHIEF ZONING ADMINISTRATOR
ASSOCIATE ZONING ADMINISTRATORS
JACK CHIANG
HENRY CHU
LOURDES GREEN
JAE H. KIM
CHARLES J. RAUSCH, JR.
JIM TOKUNAGA
FERNANDO TOVAR
DAVID S. WEINTRAUB
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
CITY PLANNING
VINCENT P. BERTONI, AICP
DIRECTOR
OFFICE OF
ZONING ADMINISTRATION
200 N. SPRING STREET, 7TH FLOOR
LOS ANGELES, CA 90012
(213) 878-1318
FAX: (213) 878-1334
www.planning.lacity.org

February 4, 2016

Carlos Rojas and Tina Redfern (A)
Sprouts Farmers Market
5455 East High Street, Suite 111
Phoenix, AZ 85054

Simon Rubinstein (O)
Continental Eagle Rock
8563 Higuera Street
Culver City, CA 90232

Terri Dickerhoff (R)
CGR Development
1120 Manzanita Street
Los Angeles, CA 90029

CASE NO. ZA 2015-3912(CUB)
CONDITIONAL USE
2245 West Yosemite Drive
Northeast Los Angeles Planning Area
Zone : [Q]C4-1XL
D. M. : 160-5A221
C.D. : 14
CEQA: ENV 2015-3913-MND
Legal Description: Lots 1-12, A, FR B,
Tract C.S. James Tract; FR Lot 2,
Wooley's Subdivision of Kit 49 of the
Watt's Subdivision of a Part of San
Rafael; Lots 1-2, Tract 467

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

a Conditional Use Permit to allow the sale of beer and wine for off-site consumption in conjunction with a proposed grocery store in the [Q]C4-1XL 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 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 Condition Compliance Unit ("CCU") 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. Authorized herein is the sale and dispensing of a beer and wine for off-site consumption, in conjunction with a proposed 25,060 square-foot pharmacy/drug store, with hours of operation limited to 7:00 a.m. to 11:00 p.m., daily.
7. The authorization granted herein for the off-site sale and dispensing of beer and wine is for a period of **five years (5) years** from the effective date of this grant. Thereafter, a new authorization to allow the off-site sale and dispensing of beer and wine will be required. The applicant is advised that he/she should allow appropriate time for a new entitlement application to be processed and the application should be approved prior to the expiration date of this grant in order to continue the sale of beer and wine at the grocery store.
8. 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 CCU 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 CCU within 30-days of the beginning of her/his new operation of the establishment along with the dimensioned floor plan, seating arrangement and number of seats of the new operation.
9. 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 has changed in mode or character from the original approval or if at any time during the period of validity of this grant, should documented evidence be submitted showing a continued violation of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, shall be submitted to the Department of City Planning, Condition Compliance Unit 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 this public hearing for nuisance abatement/revocation purposes.

10. **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 master 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 or the Condition Compliance Unit for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Condition Compliance Unit for inclusion in case file.
11. **Prior to the beginning of operations**, the applicant shall notify the Condition Compliance Unit via email or U.S. Mail when operations are scheduled to begin and shall submit a copy of the Certificate of Occupancy for the Case File. The notification shall be submitted to planning.ccu@lacity.org, with the subject: **"ZA 2015-3912(CUB)/Operation Notification"**. The applicant shall also submit (attached or mailed) evidence of compliance with any conditions which require compliance "prior to the beginning of operations" as stated by these conditions.
12. A security plan for the establishment and any parking area serving the restaurant, shall be approved by the Los Angeles Police Department prior to the beginning of operations. The Applicant shall provide security both inside and outside the premises. Security provisions prepared by a State Licensed security firm, shall be reviewed by the Police Department, Central Vice and their recommendations submitted in writing shall be incorporated into the security plan for on and off-site security. A copy of the approved security plan shall be submitted to the Condition Compliance Unit.
13. **Prior to the effectuation of this grant**, a camera surveillance system shall be installed by a State licensed contractor to monitor the interior, entrance, exists and exterior areas, in front of and around the premises. Recorded tapes/images shall be maintained for a minimum period of 30 days. The tapes shall be furnished to the Los Angeles Police Department upon request. The applicant shall provide evidence of the surveillance system to the CCU by submitting an invoice/receipt from the licensed installer, photographs of the cameras installed, the central monitoring system and a schematic plan cross-referencing the camera and central system locations. The plan must be reviewed and approved by the Police Department and the Department of Building and Safety for the purpose of verification or inspections.
14. 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. Photographic evidence of the

light fixtures, indicating the locations and types of light fixture, shall be submitted to the CCU, **prior to the beginning of operations.**

15. Only the front door shall be used for patron access. All other doors shall be equipped on the inside with an automatic locking device and shall be kept closed at all times, other than to permit access for deliveries and trash removal. Photographic evidence shall be provided to the CCU, **prior to the effectuation of the grant.**
16. 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 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 facility to discourage illegal and criminal activity on the subject premises 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.
17. **Prior to the effectuation of this grant**, an electronic age verification device shall be purchased and retained on the premises for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use. A copy of the purchase receipt and photographs of the device shall be provided to the CCU for inclusion in the case file.
18. **Prior to the beginning of operations**, the manager of the facility shall be made aware of the conditions and shall inform his/her employees of the same. A statement with the signature, printed name, position and date signed by the manager and his/her employees shall be provided to the Condition Compliance Unit. The statement shall state,

We, the undersigned, have read and understood the conditions of approval to allow the sale and dispensing of a beer and wine, in conjunction with the market, known as Sprouts and agree to abide and comply with said conditions at all times.

A copy of the conditions of this letter of determination, business permit and insurance information shall be retained on the premises at all times and produced upon request by the Police Department, the Department of Building and Safety or the State Department of Alcoholic Beverage Control.

19. **Prior to the beginning of operations**, a 24-hour "hot line" shall be provided for complaints or concerns from the community regarding the operation. The 24-hour phone number shall be posted at the following locations:
 - a. Entry, visible to pedestrians
 - b. Customer service desk, front desk or near the hostess station

The applicant shall maintain a log of all calls, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved. This log shall be made available to law enforcement personnel upon request and presented as part of the application if and when a new application to continue the operation is submitted to the Department. Complaints shall be responded to within twenty four hours. The applicant shall provide photographs of the sign postings and a copy of the log to the CCU for inclusion in the Case File.

20. **Within the first six months of the beginning of operations**, all employees involved with the sale of beer and wine shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter referencing Case No. ZA-2015-3912(CUB) from the Police Department to the Condition Compliance Unit 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 training shall be conducted for all new hires within two months of their employment.
21. The applicant shall secure a City permit decal denoting approval of alcoholic beverage sales from a Planning Department public counter and mount it on either the inside of the window of the subject site facing the street or on the outside of the building (if inside mounting is not possible). The decal shall be visible at all times and mounted before the privileges granted herein are utilized.
22. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under control to assure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
23. 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. Signs shall be in English and in the predominant language of the facility's clientele. Photographic evidence shall be provided to the CCU **prior to the effectuation of the grant.**
24. The exterior windows and glass doors of the restaurant shall be maintained substantially free of signs and other materials from the ground to at least six (6) feet in height above the ground so as to permit surveillance into the location by Police and/or private security. Updated photographic evidence shall be provided to the CCU **prior to the beginning of operations.**
25. Trash pick-up, compacting, loading and unloading and receiving activities shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday and 10:00 a.m. to 4:00 p.m. on Saturday. No deliveries or trash pick-up shall occur on Sunday.
26. The applicant shall be responsible for maintaining the area adjacent to premises over which they have control, free of litter.

The mitigation measures identified in Environmental Clearance Case No. ENV 2015-3913-MND are included below as Condition Nos. 27-33.

27. Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair and free from debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to LAMC 91.8104
28. The property shall be maintained in a neat, attractive, and safe condition at all times.
29. Trash and garbage bins shall be maintained in good condition; such lid shall be kept closed at all times.
30. Trash and garbage collection bins shall be maintained in good condition and repair such that there are no holes or points of entry through which a rodent could enter.
31. Trash and garbage bin collection areas shall be maintained free from trash, litter, garbage, and debris.
32. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass and other recycling material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
33. Design guidelines relative to security, semi-public and private street spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provisions of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213)486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.
34. **MVIP – Monitoring, Verification and Inspection Program.** At any time, before, during, or after operating hours, 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 used to rate the operator according to the level of compliance. If a violation exists, the owner/operator will be notified of the deficiency or violation and will be 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 therein, may result in denial of future requests to renew or extend this grant.

35. 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 \$25,000. 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. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

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

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after **FEBRUARY 19, 2016**, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>.** Public offices are located at:

Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

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.

NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with Planning Staff assigned to this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the statements made at the public hearing on December 17, 2015, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-W have been established by the following facts:

BACKGROUND

The subject property is a 165,478 square-foot irregular lot consisting of 17 recorded lots occupying an entire city block, bounded by Fair Park Avenue to the north, Eagle Rock Boulevard to the east, Ellenwood Drive to the west, and Yosemite Drive to the south. The subject property is zoned [Q]C4-1XL with a Neighborhood Commercial land use designation and is not located within any specific plan or subject to a historic preservation review. The property is subject to Qualifying Conditions pursuant to Ordinance No. 173606-SA1203 in the Northeast Los Angeles Community Plan, which prohibits one hundred percent (100%) residential development and limits residential density to the RD1.5zone.

Properties to the east across Eagle Rock Boulevard are zoned [Q]C4-1XL. This zoning is found along the boulevard, both north and south of the project. Directly across the street is the Church of the Nazarene. Other uses along Eagle Rock Boulevard include two additional churches, fast food establishments, a dance studio, a barber shop and various other commercial and retail uses.

Properties to the north across Fair Park Avenue are zoned [Q]C4-1XL, PF-1 and RD1.6-1 and are developed with a lumber yard, a maintenance yard, and multi-family homes. Properties to the west across Ellenwood Drive are zoned RD3-1 and R2-1 and are developed with single family homes.

Properties to the south, across Yosemite Drive, are zoned RD1.5-1 and [Q]C4-1XL and are developed with single family homes and an Auto Zone. Multi-family homes are also currently under construction.

The subject property is developed with a shopping center consisting of a mix of commercial/retail and restaurant uses. The subject tenant space is located in the southwest corner of the shopping center, close to Yosemite and Ellenwood Drive. The site was initially developed in 1965, as a new market and drug store per Building Permit No. 1965LA94024. On January 27, 1966, the Department of Building and Safety issued a Certificate of Occupancy for a 1 story, type V, 165' x 255' (42,075 square-foot) market and drug store. Throughout the years, the subject building was divided into two tenant spaces.

The subject site will occupy the southern 25,962 square-foot tenant space of the building. It will occupy a currently vacant space that was once occupied by Super A Foods, a market that closed August of 2015. In 2004 an 18,067 square-foot Sav-On (presently a CVS/Pharmacy) occupied the northern half of the subject building with the address of 2240 Fair Park Avenue per Building Permit No. 03016-10000-16288. There is a pending building permit for a tenant improvement of a new Sprouts Farmers Market for the subject site per Building Permit No. 15016-20000-12092.

The subject request entails a conditional use permit to allow the sale of a beer and wine for off-site consumption in conjunction with a 25,060 square-foot grocery store with hours of operation from 7:00 a.m. to 11:00 p.m., daily.

Yosemite Drive, a designated Secondary Highway, dedicated a width of 70 feet and fully improved with curb, gutter, and sidewalk.

Eagle Rock Boulevard, adjoining the property to the south, is a designated Scenic Divided Major Highway, Class II, that is dedicated a variable width of 100 to 107 feet and improved with curbs, gutters, and sidewalks on both sides.

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

Ordinance No. 173606-SA1760 – Effective December 27, 2000, the City Planning Commission implemented a change of zone from C2-1-VL to [Q]C4-1XL, with the following two "Q" conditions: (a) 100 percent residential development prohibited, and (b) Residential density limited to the RD1.5 Zone.

Certificate of Occupancy for Building Permit NO. LA94024/65 – On January 27, 1965, the Department of Building and Safety issued a Certificate of Occupancy for a "1 story, type V, 165' x 255' market and drug store."

Lot Tie Affidavit No. AFF 33002 – On April 29, 1965, Lots 1 through 12 and a portion of B became tied.

Building Permit No. 1965LA94024 – On April 29, 1965, the Department of Building and Safety approved a building permit for the new construction of a new market and drug store.

Zoning Cases on Surrounding Properties:

Case No. ZA 2014-2106(CUB) – On August 14, 2015, the Zoning Administrator approved a Conditional Use Permit authorizing the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant in the [Q]C4-1XL Zone Classification located at 5045-5047 North Eagle Rock Boulevard.

Case No. ZA 2011-0031(CUB) – On June 20, 2011, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for off-site consumption in conjunction with the continued operation of a 14,065 square-foot Walgreens pharmacy in the [Q]C2-2D, [Q]C4-1XL Zones located at 2222 and 2228 Colorado Boulevard, and 2223 Merton Avenue.

Case No. ZA 2007-2176(CUB) – On September 28, 2007, the Zoning Administrator approved a conditional use permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in an existing restaurant in the C4 Zone located at 4803 North Eagle Rock Boulevard.

Public hearing:

The public hearing was held on December 17, 2015 in City Hall, 200 North Spring Street, Room 1050, Los Angeles. Terri Dickerhoff, representing Sprouts Farmers Market was present. No other member of the public attended the hearing.

Staff made a brief presentation and stated the following facts:

- The Applicant has requested a Conditional Use Permit to allow the off-site sale of beer and wine in conjunction with a proposed 25,060 square-foot full service grocery store.
- Proposed hours of operation are from 7:00 a.m. to 11:00 p.m., daily.
- The project is located in the [Q]C4-1XL Zone with a Neighborhood Commercial land use designation in the Northeast Los Angeles Community Plan Area and is not located within any specific plan.
- The subject property is located within the Eagle Rock neighborhood that is characterized by commercial uses along Eagle Rock Boulevard.
- The property is subject to Qualifying Conditions pursuant to Ordinance No. 173606-SA1203 in the Northeast Los Angeles Community Plan, which prohibits one hundred percent (100%) residential development and limits residential density to the RD1.5zone.
- Properties across Yosemite Drive and Ellenwood Drive are developed with residential uses. Properties across Fair Park Avenue and Eagle Rock Boulevard are zoned for commercial uses and are developed with various retail/restaurant uses and churches.
- The subject property is developed with a shopping center consisting of a mix of commercial/retail and restaurant uses.
- The shopping center takes up a full city block and is bounded by Fair Park Avenue to the north, Eagle Rock Boulevard to the east, Yosemite Drive to the south and Ellenwood Drive to the west.
- Tenants of the shopping center include a CVS pharmacy, Kentucky Fried Chicken, Subway, a smoke shop, a Verizon store and several restaurant uses.
- The subject site will occupy the site on the corner of Yosemite Drive and Ellenwood Drive.
- The frontage of the building will face the parking lot toward Eagle Rock Boulevard.
- The subject market will occupy a space that was previously leased by Super A Foods, which was also a full service grocery store selling a full selection of alcoholic beverages.
- Super A Foods closed for business in August of this year.
- The total building square footage is 26,417 square-feet including the loading enclosure.
- Currently undergoing a tenant improvement.

Staff showed several photographs of the site and adjacent properties. A copy of the presentation is included in the case file.

Ms. Dickerhoff provided the following testimony:

- Previous market closed in August. Sprouts is not on site yet.
- This is a transitional period during the change of ownership.
- Sprouts is trying to make the site and the building nicer, up to now there has been very little maintenance.
- We will be starting construction in January.
- Permits for the tenant improvement were issued yesterday.
- We have a target date to open by mid-May
- Glare and trash will not be an issue once Sprouts occupies the building.
- Windows are not facing the residential side, they are facing Yosemite.

- We are downgrading the license to beer and wine, that is their operating model.
- LAPD sent conditions in support due to the license downgrade and the limited hours of operation.
- The Neighborhood Council in full support (both Land Use Committee and Full Board)
- Will forward letters to you.
- Sprouts has a shopping cart retrieval program which consists of an employee retrieving carts every hour.
- They also hire an outside contractor to retrieve carts around the neighborhood.
- Sprouts has a food bank program, will submit a copy of the program for the file.
- Sprouts is a very good retailer in their approach to the community.
- Electric charging stations will not be provided even though the Neighborhood Council wanted them.
- There is no security – beer and wine is such a small portion in their overall sales, approximately 1.25% of their total annual sales.
- Met with Council Office, they are in support.
- Trash bins are located behind the loading dock.

Clare Eberle, representing the Office of Councilmember Huizar stated the following:

- We don't any opposition to this request.
- Recognize that Sprouts is essentially downgrading the license.
- We understand that LAPD has no opposition.

Communications

- Letter dated December 15, 2015, Sergeant Fernando Carrasco of the LAPD Northeast Vice Unit, with recommended conditions.
- Letter dated December 12, 2015, from David Greene, President, Eagle Rock Neighborhood Council in support of the request.

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-related recommendations were submitted for consideration.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use plan approval 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,1 of the Los Angeles Municipal Code. In order for a beer and wine for off-site consumption 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

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

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 subject request entails a conditional use permit to allow the sale of a beer and wine for off-site consumption in conjunction with a 25,060 square-foot grocery store with hours of operation from 7:00 a.m. to 11:00 p.m., daily.

The project is located in the [Q]C4-1XL Zone with a Neighborhood Commercial land use designation and is not located within any specific plan or subject to a historic preservation review. The subject property is developed with a shopping center consisting of a mix of commercial/retail and restaurant uses. The subject property is developed with a shopping center that includes retail and restaurant uses. The shopping center takes up a full city block and is bounded by Fair Park Avenue to the north, Eagle Rock Boulevard to the east, Yosemite Drive to the south and Ellenwood Drive to the west. The property is surrounded by various commercial uses and residential uses. Sprouts Farmers Market will be located in the southwest corner of the project, at the intersection of Yosemite and Ellenwood Drives. The proposed grocery store will occupy a space that previously was leased by Super A Foods, which was also a full service grocery store selling a full selection of alcoholic beverages. Super A Foods closed for business in August of this year and Sprouts will be opening in May 2016.

Sprouts Farmers Market is a grocery store that specializes in farm-fresh produce purchased from local growers. It offers a full line of grocery products, including a Sprouts Private label of bakery goods, a full service meat counter and deli and over 2,500 gluten free selections. The stores feature natural, organic, bulk and favorite indulgence foods at a great value.

As a new anchor tenant, Sprouts will add in the improvement and revitalization of the neighborhood. Provision of a new quality establishment that is effectively maintained and operated, with ample lighting and trained staff, will enhance the neighborhood's aesthetics, convenience, livability, and security. With operating hours from 7 a.m. to 11:00 p.m., the project will improve the security, lighting, and attractiveness of the location into the nighttime hours, without being open so late it is disruptive to the residents.

The proposed market use will serve a variety of community needs and will provide a more direct accessible service and convenience. The proposed use in conjunction with the imposition of a number of conditions addressing operational and alcohol-related issues will assure that the service of alcohol is not disruptive to the community. The project will perform a beneficial function to the local economy by providing a revenue-generating use within the standing vacant retail space and will enhance the built environment through activating a critically-located parcel. The venue will add to the diversity of retail options for area residents and visitors and provided vital services to the local residential population. Therefore, the project will perform a function that will be beneficial to the community and surrounding neighborhood.

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 request entails a conditional use permit to allow the sale of a beer and wine for off-site consumption in conjunction with a 25,060 square-foot grocery store with hours of operation from 7:00 a.m. to 11:00 p.m., daily.

The project is located in the [Q]C4-1XL Zone with a Neighborhood Commercial land use designation and is not located within any specific plan or subject to a historic preservation review. The subject property is developed with a shopping center consisting of a mix of commercial/retail and restaurant uses. The subject property is developed with a shopping center that includes retail and restaurant uses. The shopping center takes up a full city block and is bounded by Fair Park Avenue to the north, Eagle Rock Boulevard to the east, Yosemite Drive to the south and Ellenwood Drive to the west. The tenant space that will be occupied by Sprouts is located in the southwest corner of the center, closest to Yosemite and Ellenwood Drives. However, the center fronts Eagle Rock Boulevard, which is a major thoroughfare of the Eagle Rock commercial district. The property is surrounded by various commercial uses and residential uses. Sprouts Farmers Market will be located in the southwest corner of the project, at the intersection of Yosemite and Ellenwood Drives. The proposed grocery store will occupy a space that previously was leased by Super A Foods, which was also a full service grocery store selling a full selection of alcoholic beverages. Super A Foods closed for business in August of this year and Sprouts will be opening in May 2016.

The properties along Eagle Rock Boulevard are also zoned [Q]C4-1XL, both north and south of the project. Directly across the street is a church, Church of the Nazarene. Other uses along Eagle Rock Boulevard include two additional churches, fast food, a dance studio, a barber shop and various other commercial and retail uses. The parcels immediately north of the subject property, across Fair Park Avenue are zoned [Q]C4-1XL and PF-1, with two parcels, at the corner of Fair Park Avenue and Ellenwood Drive, zoned RD1.5-1. They are developed with a lumber yard and a maintenance yard along Fair Park Avenue and multi-family homes at the corner. The parcels to the west, across Ellenwood Drive are zoned RD3-1 and R2-1. These parcels have single family homes. Directly to the south, across Yosemite Drive, the parcels transition from residential to commercial as you travel east from Ellenwood Drive toward Eagle Rock Boulevard. The parcels at the corner of Ellenwood Drive and Yosemite are zoned RD1.5-1 and are developed with single family homes. Going east, there are multi-family units developed and under construction. The parcels at the southeast corner of Yosemite Drive and Eagle Rock Boulevard are zoned [Q]C4-1XL and developed with an Auto Zone on the hard corner. Adjacent developments are all similar and/or compatible in height, density, and use to that of the existing shopping complex that houses Sprouts Farmers Market.

Sprouts Farmers Market is a grocery store that specializes in farm-fresh produce purchased from local growers. It offers a full line of grocery products, including a Sprouts Private label of bakery goods, a full service meat counter and deli and over 2,500 gluten free selections. The stores feature natural, organic, bulk and favorite indulgence foods at a great value. The market provides the community with an economically viable and respected establishment as part of its neighborhood-serving retail. The proposed project is part of a development plan that increases the utility of land, provides nearby residents and employees the option of shopping without having to drive elsewhere, and adds appropriately to the mix of uses in the immediate vicinity.

The subject grant for alcohol sales is authorized for a term of 5 years after which time the applicant will have to request authorization to continue the sale of alcohol. This allows the City an opportunity to review the operation of the restaurant anew. If the operation has been conducted appropriately and without creating problems, then a subsequent decision to allow the continuation of such sales may take that into favorable consideration. A record of poor compliance and/or nuisance complaints would allow the city the discretion to not continue the requested use and thus avoid the need to proceed with prolonged nuisance abatement proceedings.

The existing building is surrounded by other similar uses, residential projects, commercial/retail spaces and parking and should have no impact on any sensitive uses in 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 and the development of the Downtown Los Angeles 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 is comprised of the Framework Element; seven state-mandated elements and four additional elements. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. 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 Plan areas.

The project is located in the [Q]C4-1XL Zone with a Neighborhood Commercial land use designation within the Northeast Los Angeles Plan Area and is not located within any specific plan or subject to a historic preservation review. The subject property is planned and zoned for commercial uses. The property is subject to Qualifying Conditions pursuant to Ordinance No. 173606-SA1203 in the Northeast Los Angeles Community Plan, which prohibits one hundred percent (100%) residential development and limits residential density to the RD1.5 zone.

The Northeast Los Angeles Plan Area consists of the following communities and neighborhoods: Atwater Village, Cypress Park, Eagle Rock, El Sereno, Glassell Park, Highland Park, Lincoln Heights and Montecito Heights, Monterey Hills, and Mount Washington. The subject site is located within the Eagle Rock neighborhood. Eagle Rock is located at the northern end of the Plan Area; it is generally bounded by Glendale on the west, the Verdugo Hills on the north, Pasadena on the east, and Highland Park and Glassell Park on the south.

One of the highest priorities for the Northeast Los Angeles Community Plan Area Plan Area is the invigoration of well-suited commercial activity, in order to increase local employment opportunities, provide better access to goods and services for residents and business operators, and strengthen the focus of community identity that tends to be centered where local commerce thrives. Goal 2 of the Northeast Los Angeles Community Plan Area calls for "strong and competitive commercial areas that suitably serve the needs of the community and attracts customers from outside the plan area by satisfying market demand and maximizing convenience and accessibility while preserving unique historic and cultural identities of each commercial area." (pg. III-11) The subject request is consistent with Objective 2-1 which is to "conserve and strengthen potentially viable commercial areas in order to stimulate and revitalize existing businesses and create opportunities for appropriate new commercial development." (pg. III-11)

Based on the above, it can be concluded that the project substantially conforms with the purpose, intent and provisions of the General Plan and the Hollywood Community Plan.

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

Alcohol sales are an expected amenity with markets such as Sprouts. Sprouts Farmers Market is a grocery store that specializes in farm-fresh produce purchased from local growers. It offers a full line of grocery products, including a Sprouts Private label of bakery goods, a full service meat counter and deli and over 2,500 gluten free selections. The stores feature natural, organic, bulk and favorite indulgence foods at a great value. Sprouts is a major corporation with established operating procedures and guidelines which ensure consistency in their service. Possible effects associated with alcohol serving establishments are noise, loitering, and littering. The approval, as conditioned, will avert these impacts by requiring that noise levels be maintained within the Code required limitations, that there be no loitering or congregating in the parking lot and that a security cameras are installed in the parking lot to monitor activity on the premises. The grant includes a number of conditions to safeguard the community. Employees will undergo training on the sale of alcoholic beverages including training provided by the Los Angeles Police Department STAR (Standardized Training for Alcohol Retailers) Program. The grant also requires lighting around the exterior of the subject site. Therefore, these conditions mitigate potential negative effects commonly associated with alcoholic beverages to protect the welfare of the surrounding community.

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

The Project Site is located within Census Tract 1814.00. According to the California Department of Alcoholic Beverage Control ("ABC") licensing criteria, 4 on-sale and 2 off-sale alcoholic beverage licenses are allocated to subject Census Tract No. 1814.00. Data provided on the ABC's License Query System indicate that there are 13 existing onsite and 5 existing offsite alcoholic beverage licenses within the subject Census Tract.

Within a 1,000-foot radius of the subject property, the following types of alcoholic beverage licenses are active:

- (1) Type 21 Off Sale General

Alcohol establishments within 1,000 feet are noted as:

- CVS Pharmacy, 2240 Fair Park Avenue
- Senor Fish, 4803 Eagle Rock Boulevard
- Walgreens, 2222 Colorado Boulevard
- La Fuente Restaurant, 2256 Colorado Boulevard Unit 104

According to statistics provided by the LAPD, which has jurisdiction over the subject property within Crime Reporting District No. 1115, a total of 152 crimes were reported in 2014, compared to the citywide average of 163 crimes and the high crime reporting district average of 196 crimes for the same period.

In 2014, there were 16 Narcotics, 0 Liquor Law, 11 Public Drunkenness, 0 disturbing the peace, 0 Disorderly Conduct, and 2 DWI related arrests. 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.

As is typical in a mixed use neighborhood, there are offerings of both on- and off-site sales of alcoholic beverages. Undue concentration can be determined based on the impact the license will have on the neighborhood; over-concentration can be undue when the addition of a license will have a negative impact on a neighborhood. Over-concentration is not undue when the approval of a license benefits the community and it can be determined that it serves the public welfare and convenience of a neighborhood. While the number of active licenses in this census tract exceeds the number of licenses allowed, the granting of this Conditional Use Permit will not increase the total number of licenses in the community.

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 following sensitive uses were observed within a 1,000-foot radius of the subject property:

- Single Family, Multi-Family and Condominiums
- Eagle Rock Seventh Day Adventist Church, 2322 Merton Avenue
- Saint Barnabas Episcopal Church, 2109 Chickasaw Avenue
- Transforming Lives in Christ Church, 5000 Eagle Rock Boulevard
- Church of the Nazarene, 4920 Eagle Rock Boulevard
- The Universal Church, 4884 Eagle Rock Boulevard
- Eagle Rock Presbyterian Church, 4848 Eagle Rock Boulevard
- Options State Pre-School, 2109 Chickasaw Avenue
- Eagle Rock Elementary School, 2057 Fair Park Avenue
- Westminster Child Center, 4848 Eagle Rock Boulevard

- St. Dominic Catholic Church & School, 2002 Merton Avenue
- Pathways Child Development Center, 4824 Eagle Rock Boulevard
- American Montessori Pre-School, 4817 Eagle Rock Boulevard
- Eagle Rock Library, 5027 Casper Avenue

The restaurant is located within the proximity of sensitive uses; however, it is located within an established commercial development and along a developed commercial corridor. This grant has placed conditions on the uses to ensure that the project is a compatible neighbor. The conditions imposed on this grant, such as surveillance, adequate lighting, prohibition of loitering and littering and the limitation on noise levels, will ensure that the use does not detrimentally affect the nearby residential zoned communities. In addition, the limited five year grant is designed to make the use compatible and accountable to its neighbors and to the surrounding greater community. As conditioned, the grant allows the City to impose corrective conditions, modify conditions, or terminate the use, if determined necessary in the event the operation has become a nuisance. Therefore, as conditioned, the proposed use will not detrimentally affect nearby residentially zoned communities in the surrounding.

ADDITIONAL MANDATORY FINDINGS

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. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.
8. On November 19, 2015, the Department of City Planning Environmental Staff Advisory Committee (ESAC) issued Mitigated Negative Declaration No. ENV 2015-3913(MND) and determined that by imposing conditions, project-related impacts could be reduced to less than significant levels (Section 15074, State CEQA Guidelines). I hereby adopt that action. This Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section

Inquiries regarding the matter shall be directed to Joann Lim, Planning Staff for the Office of Zoning Administration, (213) 978-1917.



LINN K. WYATT
Chief Zoning Administrator

LKW:JL

cc: Councilmember Jose Huizar,
14th Council District
Adjacent Property Owners

13 5685 004 001
HUDSON DON & LANG & MA BOB T
2302 YOSEMITE DR
LOS ANGELES CA 90041

30 5685 005 006
VALINO TERESITA J
1210 VALROSE CT
LOS ANGELES CA 90041

31 5685 005 008, 023
CELIO THOMAS A & CARMEN G
1839 GARDENA AVE
GLENDALE CA 91204

32 5685 005 009
LOPEZ BALDOMERO
2252 YOSEMITE DR
LOS ANGELES CA 90041

42 5685 005 021
MORRIS GILBERT E
PO BOX 16290
HOUSTON TX 77222

43 5685 005 022
IRANFAR GOLAM R
11654 SAN VICENTE BLVD
LOS ANGELES CA 90049

44 5685 005 025 TO 034
YOSEMITE DRIVE HOMES LLC
3027 TOWNSGATE RD #250
WESTLAKE VILLAGE CA 91361

45 5685 006 001
MACIAS MARIA G
176 SAN MIGUEL RD
PASADENA CA 91105

84 5686 017 007, 008
EAGLE ROCK BOULEVARD INC
5015 EAGLE ROCK BLVD #300
LOS ANGELES CA 90041

92 5686 019 010
GILMARTIN ELEANOR D
2307 YOSEMITE DR
LOS ANGELES CA 90041

93 5686 019 012, 013, 015, 024
EAGLE ROCK CHURCH OF NAZARENE
225 E SANTA CLARA ST #300
ARCADIA CA 91006

102 5686 020 014, 017
BAIDA RONALD J
1331 J LEE CIR
GLENDALE CA 91208

103 5686 020 016
CLINE FREDERICK & PATRICIA
2250 FAIR PARK AVE
LOS ANGELES CA 90041

104 5686 020 022
CONTINENTAL EAGLE ROCK LLC
2009 PORTER FIELD WAY #P
UPLAND CA 91786

108 5686 021 019, 022, 054
SOLHEIM LUTHERAN HOME
2236 MERTON AVE
LOS ANGELES CA 90041

129 5686 021 053
EAGLE ROCK BUILDING CENTER
2223 FAIR PARK AVE
LOS ANGELES CA 90041

130 5686 021 900, 901
L A CITY DEPT OF WATER & POWER
111 N HOPE ST RM 1555-H
LOS ANGELES CA 90012

130 5686 021 900, 901
L A CITY
BUREAU OF ENG REAL ESTATE DIV
1149 S BROADWAY STE 610
LOS ANGELES CA 90015

132 5686 022 001
CASTANEDA GUSTAVO & ELENA
2303 YOSEMITE DR
LOS ANGELES CA 90041

133 5686 022 002
NUTTING JENNIFER E
4915 ELLENWOOD DR
LOS ANGELES CA 90041

134 5686 022 003
ABELEDA JOSELITA M
4911 ELLENWOOD DR
LOS ANGELES CA 90041

145 5686 022 033
RUGG MARIE
725 PALM DR
GLENDALE CA 91202

146 5686 022 034
CASTANEDA LISA & HECTOR H
4923 ELLENWOOD DR
LOS ANGELES CA 90041

DIRECTOR OF PLANNING
CITY OF GLENDALE
633 E BROADWAY
GLENDALE CA 91206

DIRECTOR OF PLANNING
CITY OF PASADENA
100 N GARFIELD
PASADENA CA 91109

DIRECTOR OF PLANNING
CITY OF MONTEREY PARK
320 W NEWMARK
MONTEREY PARK CA 90640

DIRECTOR OF PLANNING
CITY OF ALHAMBRA
111 S FIRST ST
ALHAMBRA CA 91801

DIRECTOR OF PLANNING
CITY OF SOUTH PASADENA
1414 MISSION ST
SO PASADENA CA 91030

LA UNIFIED SCHOOL DISTRICT
PO BOX 3307
LOS ANGELES CA 90051

CALTRANS
STATE OF CALIFORNIA
PROPERTY DEVELOPMENT BRANCH #D
100 S MAIN ST
LOS ANGELES CA 90012

DEPARTMENT OF BUILDING & SAFETY
201 N FIGUEROA ST RM 1050
LOS ANGELES CA 90012

CITY OF LA DEPT OF TRANSPORTATION
100 S MAIN ST 10TH FL
LOS ANGELES CA 90012

LOS ANGELES UNIFIED SCHOOL DIST
333 S BEAUDRY AVE
LOS ANGELES CA 90017

DEPARTMENT OF NEIGHBORHOOD
EMPOWERMENT
200 N SPRING ST SUITE 2005
LOS ANGELES CA 90012

EAGLE ROCK NEIGHBORHOOD
COUNCIL
PO BOX 41652
LOS ANGELES CA 90041

COUNCIL DISTRICT 14
ATTN: JOSE HUIZAR
200 N SPRING ST RM 465
LOS ANGELES CA 90012

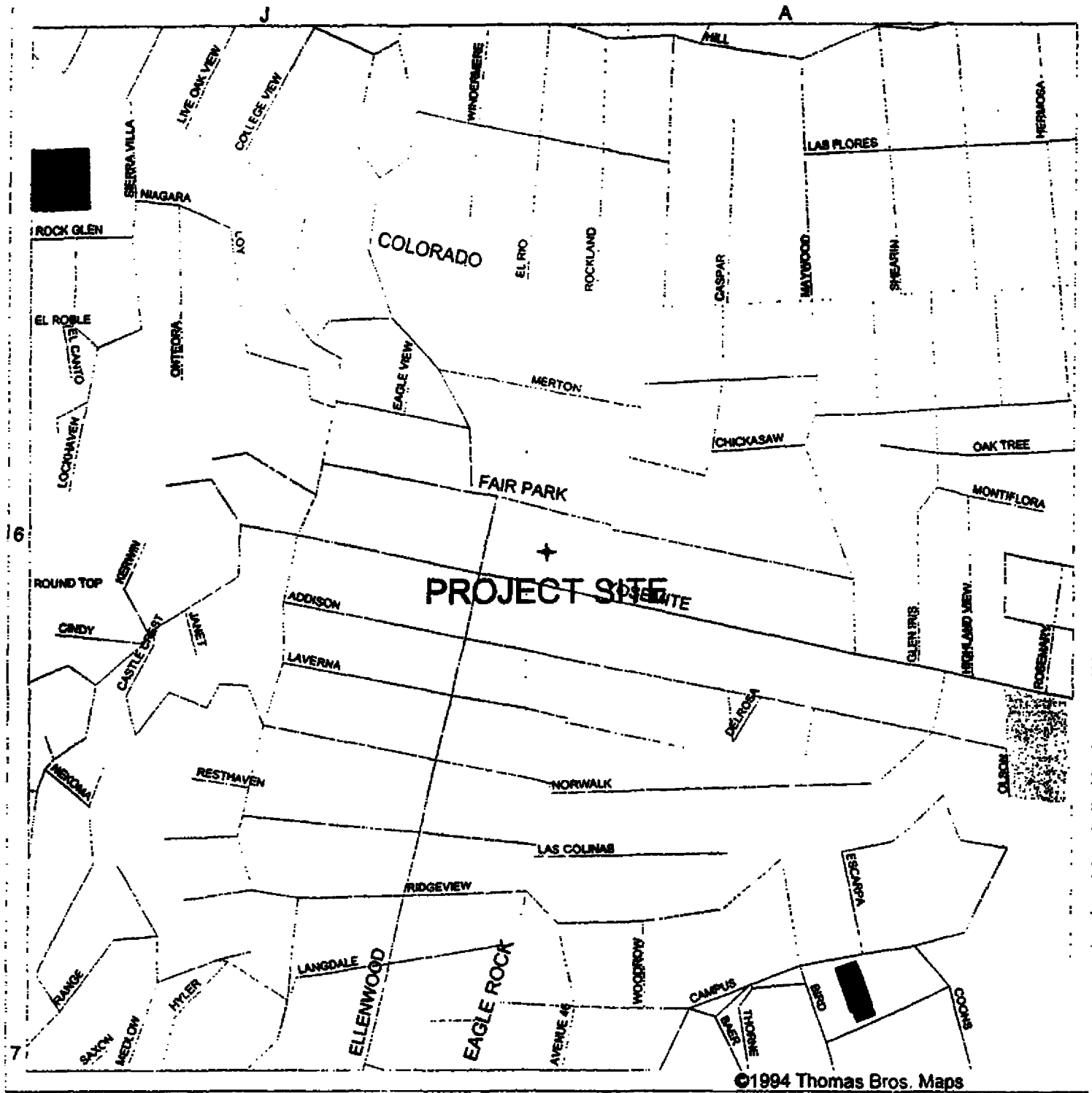
OWNER
CONTINENTAL EAGLE ROCK LLC
2009 PORTER FIELD WAY #P
UPLAND CA 91786

REPRESENTATIVE
CGR DEVELOPMENT
ATTN: TERRI DICKERHOFF
1120 MANZANITA ST
LOS ANGELES CA 90029

APPLICANT
SPROUTS FARMERS MARKET
5455 E HIGH ST SUITE 111
PHOENIX AZ 85054

GC MAPPING SERVICE INC PP
ATTN: GILBERT CASTRO
3055 W VALLEY BLVD
ALHAMBRA CA 91803

GC MAPPING SERVICE INC PP
ATTN: GILBERT CASTRO
5005 LA CALANDRIA WAY
LOS ANGELES CA 90032



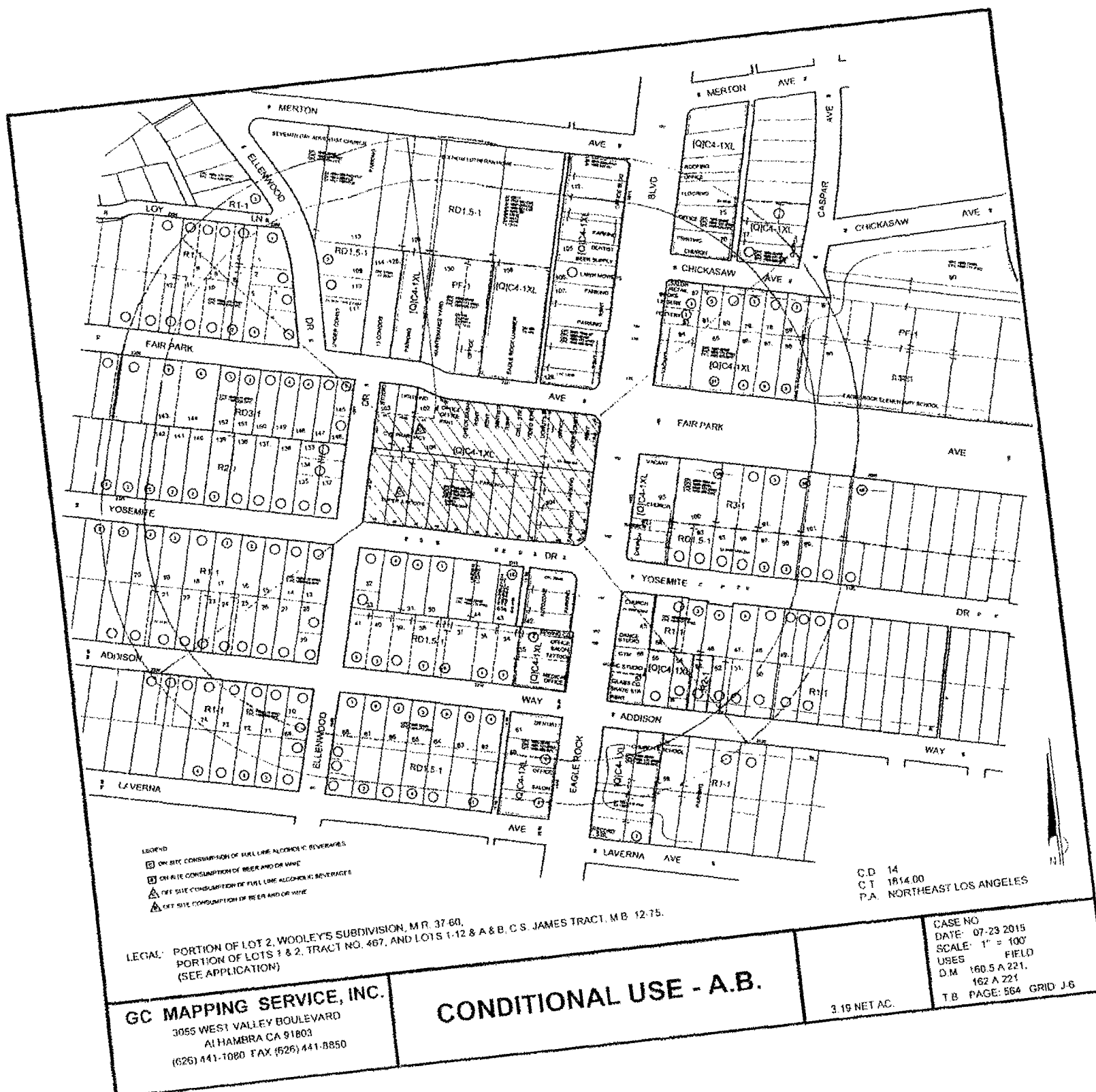
VICINITY MAP

SITE : 2245 YOSEMITE DRIVE

GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803

(626) 441-1080, FAX (626) 441-8850



LEGAL: PORTION OF LOT 2, WOOLEY'S SUBDIVISION, M.R. 37-60,
PORTION OF LOTS 1 & 2, TRACT NO. 467, AND LOTS 1-12 & A & B, C.S. JAMES TRACT, M.B. 12-75.
(SEE APPLICATION)

GC MAPPING SERVICE, INC.
3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080 FAX (626) 441-8850

CONDITIONAL USE - A.B.

C.D. 14
C.T. 1814.00
P.A. NORTHEAST LOS ANGELES

3.19 NET AC.

CASE NO.
DATE: 07-23 2015
SCALE: 1" = 100'
USES: FIELD
D.M. 160.5 A 221,
162 A 221
T.B. PAGE: 564 GRID J-6