

**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. 16-0254BACKGROUND 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	365 by Whole Foods-request to sell a full line of alcohol (type 21 ABC license) at a full-service supermarket
Address	2520 Glendale Boulevard, Los Angeles, CA 90039
Type of Business	Full-service supermarket with restaurant
Applicant	Mrs. Gooch's Natural Food Markets
	Name
	550 Bowie St, Austin, TX 78703
	Address
	512.542.0876
	Phone Number/Fax Number
Property Owner	The Robert H. Cowgill Family Trust, The Beresford Family Trust, Cowgill Ltd., Raven Enterprises, Lester C. Small, Trustee of the Small Family Trust
	Name
	17631 Fitch, Irvine, CA 92614
	Address
	949.474.8900 (phone) 949.474.8936 (fax)
	Phone Number/Fax Number
Representative	Valerie Sacks, Liquor License Specialists
	Name
	2222 Damon Street, Los Angeles, CA 90021
	Address
	310.500.6282 (phone) 310.943.3322 (fax)
	Phone Number/Fax Number

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 ☐ No ☒ If Yes, what is the City case number(s) _____
- Have you recently filed for a new conditional use permit? Yes ☒ No ☐ If Yes, provide the City case number(s) ZA-2015-499-CUB

3. Has a previous ABC license been issued? Yes X No : If Yes, when and what type of license
Original Issue Date: October 12, 1982 License Type: 21 - Off-sale General
4. Type of Alcohol Sales Requested (on- or off-site, beer and wine, full alcohol, etc.):
full alcohol off-site pursuant to a type 21, beer/wine on-site pursuant to a type 41, and full alcohol tastings pursuant to a type 86
5. Size of Business 27,626 s.f.
6. % of floor space devoted to alcoholic beverages approximately 4%
7. Hours of Operation:
- What are the proposed hours of operation and which days of the week will the establishment be open? 6:00 am- 12:00 am daily
 - What are the proposed hours of alcohol sales? 6:00 am - 12:00 am daily
8. Parking:
- Is parking available on the site? (If so, how many spaces?) yes, 192 spaces
 - 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? 75
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. See Attachment A.
 - Will security guards be provided and if so, when and how many?
No security guards are provided for the store. However, the Applicant will have 24-hour recorded surveillance cameras, employee supervision of dining areas, and extensive employee training.

15. Will there be minimum age requirements for patrons? If so, how will this be enforced?

A minimum age requirement will be necessary to participate in tastings but not to enter the market or restaurant. The age requirement will be enforced using barriers, signage, security cameras, and employee monitors.

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. See Attachment B.

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)

Yes. See Attachment B.

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
2. Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? Yes, since this is a full-service supermarket. These items, however, will not be permitted to be used for on-site consumption of alcohol.
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
4. Will "fortified" wine (greater than 16% alcohol) be sold? yes

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

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 See Attachment B.

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: See Attachment B.

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)

2. Possible Detrimental Impacts

Is the immediate area in which the license is sought subject to: (Check with your local Police Department area "Senior Lead Officer")

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

3. With regard to the operation of the proposed business explain:

- 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.

The City Council will evaluate these factors and make a decision on the overall merits of your request. Therefore, you should answer below as to why you believe any of these above listed beneficial or detrimental conditions apply to your project and provide any documented proof to support your belief:**

See Attachment B.

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 are no margins, text, 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.

February 24, 2016
Date

Applicant signature

Lester C. Smull, Trustee
Signature of property owner if tenant or lessee is filling application

Lester C. Smull, Trustee of the Smull Family Trust

See attached California All Purpose Acknowledgment
for Notary for Lester C. Smull

State of _____

County of _____

On _____ before me, _____
Date Name of Notary Public

personally appeared _____
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 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.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

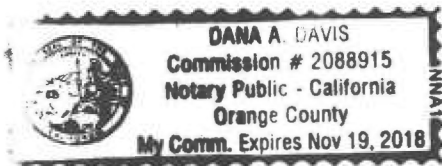
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Orange)
 On February 24, 2016 before me, Dana A. Davis, Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared **Lester C. Small**
 Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Application for Determination of Public Convenience or Necessary Alcohol Sales Document Date: 2.24.2016
 Number of Pages: 6 Signer(s) Other Than Named Above: 365 by Whole Foods

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

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.

Albert Percival
Applicant signature Albert Percival, Secretary

2/22/16
Date

Signature of property owner if tenant or lessee is filling application

State of Texas

County of Travis

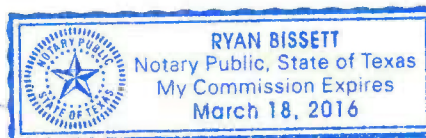
On 2/22/16 before me, Ryan Bissett
Date Name of Notary Public

personally appeared Albert Percival
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.

Ryan Bissett
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.

**IMPORTANT INFORMATION REGARDING
ALCOHOLIC BEVERAGE REQUESTS
MADE TO THE CITY OF LOS ANGELES**

State legislation (Caldera Bill, Business and Professions Code §§ 23958 and 23958.4) as amended January 1, 1997 may significantly impact your request to sell alcoholic beverages. If you plan to file an application for a site within the City for new on- or off-site alcoholic beverage sales authorization (except for a restaurant or hotel/motel use), you will also need a City Council determination that issuance of the license would serve the "public convenience or necessity" if your site is located in an area where:

- 1) there is "high" crime,
- 2) there is an over concentration of existing licenses, or
- 3) the use would tend to create a law enforcement problem.

If the Caldera legislation is applicable to you, the California Department of Alcoholic Beverage Control (ABC) may not legally issue a new alcoholic beverage license unless the City Council finds that the public convenience or necessity would be served by issuance of the license or the City Council fails to make a finding within 90 days of submittal of your application. A public hearing will be scheduled by the City Council within 45 days after you submit your application.

You may file for a "public convenience or necessity" (PCN) determination by the City Council at any time. If you are also filing for a conditional use (or other) application from the Planning Department for alcoholic beverage sales, you may:

- 1) File the "PCN" request before filing for the conditional use,
- 2) File the "PCN" request with the conditional use, or
- 3) File the "PCN" request after receiving an approved conditional use.

Before you file your new conditional use application with the City of Los Angeles, you should call one of the local California Department of Alcoholic Beverage Control (ABC) offices listed on the next page to determine if your location is in a census tract with high crime or an over concentration of licenses. If the answer is yes, you will need not only a City land use entitlement (typically conditional use), but a separate finding of "public convenience and necessity" from the City Council before the ABC may issue you a license.

It is strongly suggested that you contact your local Los Angeles City Council Office to determine if your Councilperson will or will not support your project. Without Council Office support you should evaluate if you want to file for a conditional use permit in light of the significant filing fees, which are not refundable.

You should also contact the local Los Angeles City Police Department Division and inquire as to whether or not it is believed that your request "would tend to create a law enforcement problem".

PROCEDURE FOR OBTAINING A PCN DETERMINATION

There is a separate City procedure and application form for requesting the "public convenience or necessity" finding which will be explained to you by the Planning Department staff at the Planning Department's public counter in Room 300 at 201 North Figueroa Street or at 6251 Van Nuys Boulevard, Van Nuys.

The actual application should be filed with the "Legislative Assistant" for the Planning and Land Use Management Committee of the City Council in the City Clerk's Office, Room 395, City Hall, 200 North Spring Street. You must first arrange to use the City's public hearing mailing firm, BTC, (213) 617-9600 or (818) 779-8866, to send the required notices to all adjacent property owners.

If one of the three criteria listed above applies to your proposed site, you should be prepared to provide a strong justification of why you believe issuance of the license would provide a "public convenience or necessity". If there are other similar alcoholic beverage selling/dispensing uses already existing nearby in the community, there would have to be a very special or unusual circumstance about your new request for it to be justified. If you do not believe a strong justification can be made, you should seriously consider finding another site in a different census tract which was not subject to this legislation.

ABC Offices Covering Los Angeles City

Downtown	(213) 736-2005	Central City
Van Nuys	(818) 901-5017	San Fernando Valley
Inglewood	(310) 412-6311	West Los Angeles
Lakewood	(562) 982-1337	Harbor

Attachments:

California Business and Professions Code Sections 23958 and 23958.4 - The Caldera and Hoge Bills.

Business and Professions Code

§. 23958. Upon receipt of an application for a license or for a transfer of a license and the applicable fee, the department shall make a thorough investigation to determine whether the applicant and the premises for which a license is applied qualify for a license and whether the provisions of this division have been complied with, and shall investigate all matters connected therewith which may affect the public welfare and morals. The department shall deny an application for a license or for a transfer of a license if either the applicant or the premises for which a license is applied do not qualify for a license under this division. The department further shall deny an application for a license if issuance of that license would tend to create a law enforcement problem, or if issuance would result in or add to an undue concentration of licenses, except as provided in Section 23958.4.

§ 23958.4 (a) For purposes of Section 23958, "undue concentration" means the case in which the applicant premises for an original or premises-to-premises transfer of any retail license are located in an area where any of the following conditions exist: (1) The applicant premises are located in a crime reporting district that has a 20 percent greater number of reported crimes, as defined in subdivision (c), than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency. (2) As to on-sale retail license applications, the ratio of on-sale retail licenses to population in the census tract or census division in which the applicant premises are located exceeds the ratio of on-sale retail licenses to population in the county in which the applicant premises are located. (3) As to off-sale retail license applications, the ratio of off-sale retail licenses to population in the census tract or census division in which the applicant premises are located exceeds the ratio of off-sale retail licenses to population in the county in which the applicant premises are located. (b) Notwithstanding Section 23958, the department may issue a license as follows: (1) With respect to a non-retail license, a retail on-sale bona fide eating place license, a retail license issued for a hotel, motel, or other lodging establishment, as defined in subdivision (b) of Section 25503.16, a retail license issued in conjunction with a beer manufacturer's license, or a wine grower's license, if the applicant shows that public convenience or necessity would be served by the issuance. (2) With respect to any other license, if the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within 90 days of notification of a completed application that public convenience or necessity would be served by the issuance. The 90-day period shall commence upon receipt by the local governing body of (A) notification by the department of an application for licensure, or (B) a completed application according to local requirements, if any, whichever is later. If the local governing body, or its designated subordinate officer or body, does not make a determination within the 90-day period, then the department may issue a license if the applicant shows the department that public convenience or necessity would be served by the issuance. In making its determination, the department shall not attribute any weight to the failure of the local governing body, or its designated subordinate officer or body, to make a determination regarding public convenience or necessity within the 90-day period. (c) For purposes of this section, the following definitions shall apply: (1) "Reporting districts" means geographical areas within the boundaries of a single governmental entity (city or the unincorporated area of a county) that are identified by the local law enforcement agency in the compilation and maintenance of statistical information on reported crimes and arrests. (2) "Reported crimes" means the most recent yearly compilation by the local law enforcement agency of reported offenses of criminal homicide, forcible rape, robbery, aggravated assault, burglary, larceny, theft, and motor vehicle theft, combined with all

arrests for other crimes, both felonies and misdemeanors, except traffic citations. (3) "Population within the census tract or census division" means the population as determined by the most recent United States decennial or special census. The population determination shall not operate to prevent an applicant from establishing that an increase of residential population has occurred within the census tract or census division. (4) "Population in the county" shall be determined by the annual population estimate for California counties published by the Population Research Unit of the Department of Finance. (5) "Retail Licenses" shall include the following: (A) Off-sale retail licenses: Type 20 (off-sale beer and wine) and Type 21 (off-sale general). (B) On-sale retail licenses: All retail on-sale licenses, except Type 43 (on-sale beer and wine for train), Type 44 (on-sale beer and wine for fishing party boat), Type 45 (on-sale beer and wine for boat), Type 46 (on-sale beer and wine for airplane), Type 53 (on-sale general for train and sleeping car), Type 54 (on-sale general for boat), Type 55 (on-sale general for airplane), Type 56 (on-sale general for vessels of more than 1,000 tons burden), and Type 62 (on-sale general bona fide public eating place intermittent dockside license for vessels of more than 15,000 tons displacement). (6) A "premised to premises transfer" refers to each license being separate and distinct, and transferable upon approval of the department. (d) For purposes of this section, the number of retail licenses in the county shall be determined by the most recent yearly retail license count published by the department in its Procedure Manual. (e) The enactment of this section shall not affect any existing rights of any holder of a retail license issued prior to April 29, 1992, whose premises were destroyed or rendered unusable as a result of the civil disturbances occurring in Los Angeles from April 29 to May 2, 1992, to reopen and operate those licensed premises. (f) This section shall not apply if the premises have been licensed and operated with the same type license within 90 days of the application.



LIQUORLICENSE.COM

2222 Damon St. • Los Angeles, CA 90021
Phone: 1-800-222-5777 • Fax: 1-800-771-0254

Attachment A

Project Description

365 by Whole Foods Market – Silver Lake
California B.P.C. §§ 23958 and 23858.4
2520 Glendale Blvd.

Summary of Request

Pursuant to **California Business and Professions Code Sections 23958 and 23858.4**, the Applicant, Mrs. Gooch's Natural Food Markets, dba 365 by Whole Foods Market, Inc. ("Whole Foods" or "the Applicant"), is seeking a finding of Public Convenience or Necessity (PCN) from the Los Angeles City Council to allow the sale of a full line of alcoholic beverages for off-site consumption at a full-service supermarket (ABC license type 21) on the subject premises at 2520 Glendale Boulevard in the Silver Lake neighborhood in the City of Los Angeles("Site").

The requested use, if approved, is to take place within a 27,626 s.f. supermarket. The supermarket will be open from 6:00 a.m. – 12:00 a.m. daily, with coterminous hours of alcohol sales. Whole Foods will be taking over the space most recently occupied by a Ralph's Supermarket in a 51,282 s.f. shopping center ("Center") on a 137,979 lot in the C2-1L zone.

On February 3, 2015, the Applicant submitted a CUB application (case no. ZA-2015-499-CUB) to the City Planning Department to allow the requested use and two other alcohol-related uses. Specifically, the Applicant requested approval of the following 3 uses:

- 1) The sale of a full line of alcoholic beverages for off-site consumption at a full-service supermarket (ABC license type 21); and
- 2) An instructional tasting license for a full line of alcoholic beverages within a full-service supermarket (ABC license type 86); and
- 3) The sale of beer and wine for on-site consumption at a restaurant located within a full-service supermarket (ABC license type 41).

A new CUB rather than a Plan Approval was requested because Whole Foods will be adding 5,500 s.f. to the 22,126 s.f. supermarket portion of the 51,282 s.f. commercial building, an expansion of approximately 25%--greater than the 20% threshold for Plan Approvals. However, this additional square footage is space that will be taken in part from an adjacent space within the shopping center which was most recently used as a Baskin Robbins. Moreover, most of the additional square footage will be used for storage, offices, kitchen/food preparation, employee breaks, and other purposes. Therefore, the uses and the overall size of the improvements on the Site will not specifically change.

In addition to the CUB application, the Applicant is requesting a PCN finding from the City Council due to the Applicant's requested uses contributing to an over-concentration of off-site alcohol uses when the Applicant anticipates opening its market to the public in May 2016. Ralph's Market, the prior tenant, closed in early 2015 and operated with a type 21 (off-site general) ABC license that expires in June 2015. It had

grandfathered land use rights to alcohol sales stretching back several decades. At the time that Ralph's type 21 license expires, the census tract in which it operated will have been already over-concentrated with 2 off-sale licenses allocated and 4 off-sale licenses operable in census tract 1873. If Whole Foods' forthcoming type 21 license were to be replaced within 90 days of the lapse of Ralph's license, the two uses would be considered like for like, and no PCN would be required. However, since the location where Whole Foods will operate will not have an active ABC license for more than three months, the existing alcohol rights will lapse and Whole Foods' type 21 license cannot count as a replacement of the license used by the former Ralph's market. Therefore, Whole Foods' requested off-sale alcohol use will technically contribute to an over-concentration, so a PCN finding by the City Council is required.

The Applicant believes that its supermarket with the sale of a full line of alcoholic beverages for off-site consumption will serve a public convenience or necessity and will be a welcome contribution to the mix of uses already in the shopping center and along Glendale Boulevard. The alcoholic beverage products will not comprise a significant percentage of floor area or gross receipts. Moreover, the sale of these items in a professionally managed, full-service supermarket is not the type of off-site use typically associated with "problem" consumption of alcoholic beverage products. Finally, the Applicant believes that its request for a PCN finding for the off-sale alcohol use is warranted based upon the company's excellent record of compliance with the California Department of Alcoholic Beverages ("ABC"), the appropriateness of the location for the requested use, and its overall reputation as a well-established, responsible company which can be trusted to manage the requested ABC license appropriately.

The Applicant

Whole Foods opened its first store in 1980 in Austin, Texas, and now, several decades later, is the leader in natural and organic foods, with more than 360 stores in North America and the United Kingdom. Whole Foods actively seeks out the finest natural and organic foods available, and maintains the strictest quality standards in the industry. Whole Foods' customers rely on the company to provide a generous selection of fresh, organic, minimally processed foods devoid of the types of artificial additives, sweeteners, colorings and preservatives found so frequently in foods sold at other supermarkets.

The Applicant's corporate philosophy is one of the most important factors in its exponential growth in the number of locations since its first location opened only a few decades ago. Its physical expansion has been accompanied by an expansion in the range of products and services that are offered within its locations. Thus, some of the larger and newer Whole Foods Supermarkets have expanded to include a curated selection of natural and organic products for face and body, coffee, tea, and juice cafés, connoisseurs' cheese counters and olive bars, sushi bars, aisles of prepared food which can be consumed in seating areas within the supermarket, dedicated areas where one can order a variety of hot entrees to be consumed on-site or "to go," and even wine bars within the supermarket offering periodic "wine tasting" events.

The Applicant's vision for its Silver Lake location is to include many of these types of products and services, including a selection of beer, wine, and spirits that patrons may purchase for off-site consumption, periodic instructional tastings of wine, beer and spirits, and dedicated areas where patrons can either select food from aisles of pre-made items or order them to be prepared hot at a counter, and sit down with a glass of beer or wine. The Silver Lake location will be the company's first location featuring the 365 by Whole Foods concept. 365 by Whole Foods takes its name from the natural grocer's "365 Everyday Value" store brand. It will feature a streamlined store concept, an environment that is hip, cool, and tech-oriented, and lower prices, which will make its products accessible to a broader customer base.

The Site

The supermarket Site is a level, irregular-shaped parcel of land located on the East side of Glendale Boulevard near the corner of Glendale Boulevard and Fletcher Drive in Silver Lake. The Site is zoned C2-1VL, and is designated Neighborhood Commercial per the Silver Lake-Echo Park-Elysian Valley Community Plan ("Plan"), which corresponds to C1, C1.5, C2, C4, and RAS3 Zones. There is no Specific Plan associated with the Site. This stretch of Glendale Boulevard, just south of the 5 Freeway exit at Fletcher Drive, serves as a commercial corridor for nearby residential uses, and is developed with a number of small to medium-sized shopping centers and stand-alone buildings with a variety of retail, restaurant, and other neighborhood-serving commercial uses.

The commercial center itself is approximately 137,979 s.f. in size and offers a variety of shops and restaurants including a Starbucks, Winchell's Donut House, a Chinese restaurant, and various neighborhood-serving retail uses. The Center is currently anchored by a CVS pharmacy and previously by a Ralph's Market, which is where the 365 by Whole Foods Market will be located. Adjacent properties to the south along Glendale Boulevard are within the C2-1VL zone and are developed with a branch of East West Bank, a barber shop, a liquor store, and a laundry facility. The area across Glendale Boulevard to the southwest is an automotive electrical repair shop in the [Q]C2-1VL Zone. The area to the north of the Site is zoned [Q]C2-1VL and is developed with a number of small buildings clustered around the intersection of Fletcher Drive and Glendale Boulevard with commercial uses including Astro Restaurant, a drycleaner, and a car wash.

Surrounding residential uses are located to the east and west of the Site. The area to the east of the Site is zoned R2-1VL and designated Residential Multiple Family per the Plan. This area is developed with single and multi-story residential condominiums and garden-style apartments. The area immediately to the west of the Site across Glendale Boulevard is undeveloped open space as there is a large hill with a steep grade. Residential properties on top of the bluff overlooking Glendale Boulevard are zoned R2-1VL and R1-1VL, designated Residential Single Family and Residential Multiple Family per the Plan and developed with a variety of single to multi-story houses and apartment buildings. All of the residential properties surrounding the Center are well buffered from the project Site due to their orientation toward small side streets, away from commercial activity along Glendale Boulevard and due to the significant difference in elevation between Glendale Boulevard and surrounding residential streets.

Sale of Alcohol for Off-Site Consumption (Type 21)

The requested PCN finding to allow the sale of a full line of alcoholic beverages for off-site consumption is an essential component of the Applicant's vision for its Silver Lake location. Alcoholic beverage items typically only comprise a small percentage of the total gross receipts in each supermarket, but their availability is important to stores' financial viability because customers expect to be able to purchase these items when they do their grocery shopping. The intended customers for the liquor sales are people who are primarily at the store for typical grocery-type products and who appreciate the convenience of being able to purchase these items while they do the rest of their shopping. It is customary and expected that full-service supermarkets such as Whole Foods will carry these items, and the requested PCN finding is needed in order for the Applicant to be able to meet its customers' expectations in this regard. Again, a Ralph's Supermarket held a type 21 license for many years at this location--the only reason a PCN is required for the replacement of Ralph's type 21 with Whole Foods' type 21 is that the Ralph's will be dark for more than 90 days.

For all of the above reasons, the Applicant respectfully submits that a finding of Public Convenience or Necessity can be made in the affirmative.



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Attachment B

PCN Justification

365 by Whole Foods Market – Silver Lake
California B.P.C. § 23958 and 23858.4
2520 Glendale Blvd.

Project Details

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.

Within 600 feet of the site there are a total of 5 licenses, including Ralph's, which will be replaced by Whole Foods. Those licenses are as follows:

Name of Establishment	Address	License Type
RALPHS	2520 GLENDALE BLVD	21 (Off Sale General)
SILVER GLEN LIQUOR STORE	2474 GLENDALE BLVD	21 (Off Sale General)
ASTRO FAMILY RESTAURANT	2300 FLETCHER DR	41 (On Sale Beer/Wine)
CVS PHARMACY 9669	2530 GLENDALE BLVD	21 (Off Sale General)
MODERN EATS	2590 NORTH GLENDALE BLVD, UNIT D	41 (On Sale Beer/Wine)

17. Are there any schools (public or private and including nursery schools) churches or parks within 1,000 feet of your proposed business? Where?

In terms of sensitive uses, there is one sensitive use located within a 600 foot radius of the Site, as follows:

Name of Establishment	Address
APOSTOLIC FAITH CHURCH	2333 FLETCHER DR

Between 600-1000 feet of the Site, there are 2 sensitive uses, as follows:

Name of Establishment	Address
SILVER LAKE PUBLIC LIBRARY	2411 GLENDALE BLVD
SILVER LAKE MEADOW	1850 W SILVER LAKE DR

This part of the City is developed with a variety of commercial uses. In that context, the number of sensitive uses in the area is not very high. Additionally, Whole Foods is a reputable, full service market that is not normally associated with problem uses. Whole Foods has a business model that depends on ensuring that the quality of its services benefits the surrounding community, and this is not expected to change at the Applicant's Silver Lake location.

PUBLIC CONVENIENCE AND NECESSITY EVALUATION

1. The proposed site is in an area with a long-term level of undue concentration of alcoholic beverage outlets.

The Application is to replace one license type and add two additional license types in a full service supermarket that is replacing Ralph's, another full-service supermarket, which already had been selling a full line of alcoholic beverages for off-site consumption pursuant to a type 21 ABC license. Additionally, the type 86 license is an adjunct to the type 21 license, and is only available in that context. While the addition of these requested license types will lead to a net increase in the number of off-site and on-site licenses by the time 365 by Whole Foods opens, the total number of licensees will not increase.

According to the State Department of Alcoholic Beverage Control, 3 on-site and 2 off-site licenses are allocated to Census Tract No. 1873 while 4 off-site and 5 on-site licenses exist at the time of this filing. The off-site licenses are as follows:

Name of Establishment	Address	License Type	Issue Date	Expiration Date
RALPHS	2520 GLENDALE BLVD	21 (Off Sale General)	10/12/1982	6/30/2016
SILVER GLEN LIQUOR STORE	2474 GLENDALE BLVD	21 (Off Sale General)	8/26/2004	7/31/2016
ARCO AM PM 0045	2466 RIVERSIDE DR	20 (Off Sale Beer/Wine)	2/5/2008	10/31/2016
CVS PHARMACY 9669	2530 GLENDALE BLVD	21 (Off Sale General)	9/2/2009	8/31/2016

The on-site licenses are as follows:

Name of Establishment	Address	License Type	Issue Date	Expiration Date
RED LION TAVERN	2366 GLENDALE BLVD	47 (On Sale General)	5/11/2004	4/30/2016
ASTRO FAMILY RESTAURANT	2300 FLETCHER DR	41 (On Sale Beer/Wine)	10/29/1974	4/30/2016
GINGERGRASS	2396 GLENDALE BLVD	41 (On Sale Beer/Wine)	8/15/2005	7/31/2016
HOME	2500 RIVERSIDE DR	47 (On Sale General)	4/9/2008	3/31/2016
MODERN EATS	2590 NORTH GLENDALE BLVD, UNIT D	41 (On Sale Beer/Wine)	3/30/2012	2/29/2016

When 365 by Whole Foods opens, the Applicant anticipates that only 3 off-sale licenses will be operating due to the fact that Ralph's license will not renew. Currently the ABC has allocated 2 off-site licenses to this census tract. The Applicant's proposed type 21 license would increase the existing number of off-sale licenses from three to four; two over the allocation. However, the Applicant's license will be replacing the license held by Ralph's – it is a like for like use in terms of the category. As noted above, the PCN is only required because of the amount of time that Ralph's will be "dark" before 365 by Whole Foods will open. In any case, of the three licenses that are anticipated to continue through the opening date of the forthcoming 365 by Whole Foods, the most recent one was issued on September 2, 2009. The other two were issued in 2004 and 2008. Despite contributing to an over-concentration of off-sale licenses, the ABC nonetheless granted those applicants' license requests. The census tract in which the Applicant's business will operate will have been over-concentrated for at least eight years. However, this length of over-concentration is common. The ABC recognizes that in many areas where the demand for licenses exceeds the allocation, it is still appropriate to grant additional licenses because the large numbers of visitors and workers who frequent the vicinity push the effective population count significantly above Census numbers. This is certainly the case with regard to commercially developed nodes such as this area of Silver Lake around the convergence of Glendale Boulevard, Silver Ridge Avenue, and Fletcher Drive. While there are other alcohol-serving establishments in the vicinity, the heavily populated, commercially dense nature of the area supports the current number of licenses.

Furthermore, Whole Foods is a reputable, full service market that is not normally associated with problem uses. Whole Foods has a business model that depends on ensuring that the quality of its services benefits the surrounding community, and this is not expected to change at the Applicant's Silver Lake store. The Silver Lake location will be the company's first location featuring the 365 by Whole Foods concept, and will feature a streamlined store concept, an environment that is hip, cool, and tech-oriented, and lower prices, which will make its products accessible to a broader customer base. 365 will be a welcome addition wherein customers can now access the high quality and organic items that Whole Foods is known for at an affordable lower price point. However, the management practices that have made Whole Foods an exemplary operator will certainly also apply to 365.

For all of the reasons above, the Site is not in an area with a long-term level of undue concentration.

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.

The geographic area in which the proposed project is located is not the target of special law enforcement activity. Nor is the area a part of an active gang injunction. In fact, the area is one with a low crime rate compared to the City as a whole. This is confirmed by the ABC, which indicates that no disciplinary action has been taken against any of the other businesses (CVS Pharmacy, Silver Glen Liquor Store, Arco AM PM, and Silverlake Wine Company) in the area that hold a type 21 ABC license. The Ralph's that is being replaced by 365 did have three disciplinary actions taken against it, but the Applicant believes that its exemplary operational and management practices, which have given it an outstanding record with the ABC at its stores throughout California, will help ensure that the problems sometimes associated with this type of use will not be a problem at the forthcoming store. As stated on the PCN Application and the CUP Application, the Applicant will limit the hours of

operation and alcohol sale relative to the prior Ralph's. Whereas Ralph's operated 24 hours daily, Whole Foods is requesting more limited hours from 6:00 AM to 12:00 AM daily.

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.

The proposed site is within 1000 feet of the Apostolic Faith Church, the Silver Lake Public Library, and the Silver Lake Meadow. No known homeless shelters, mental health or alcohol or drug treatment centers are within 1000 feet of the proposed site. This part of the City is developed with a variety of commercial uses. In that context, the number of sensitive uses in the area is not very high. In addition, the ABC recognizes that in many areas where the demand for licenses exceeds the allocation, it is still appropriate to grant additional licenses because the large numbers of visitors and workers who frequent the vicinity push the effective population count significantly above Census numbers. This is certainly the case with regard to commercially developed nodes such as this area of Silver Lake around the convergence of Glendale Boulevard, Silver Ridge Avenue, and Fletcher Drive. Finally, the sensitive uses identified are well-buffered from the forthcoming supermarket by the surrounding commercial uses, the public rights-of-way, and the parking lots on-site. See question 17 in "Project Details" above for additional information.

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.

The geographic area does not have elevated levels of alcohol-related crimes, including but not limited to public intoxication, DUIs, assault, vandalism, prostitution, drug violations, loitering. Specifically, approximately 4 crimes have been reported within a half mile of the Site, but none of them are DUIs or drug/alcohol violations, according to crime statistics made available by the LAPD. In fact, the area is one with a low crime rate compared to the City as a whole. This is confirmed both by discussions with Sergeant Carrasco of the Northeast -LAPD Vice Unit.

In addition, Sergeant Carrasco already indicated that they have no particular concerns or opposition regarding the proposed use at this location, provided that the standard conditions of approval are incorporated into any grant. As stated on the PCN Application and the CUP Application, the Applicant will limit the hours of operation and alcohol sale relative to the prior Ralph's. Whereas Ralph's operated 24 hours daily, Whole Foods is requesting more limited hours from 6:00 AM to 12:00 AM daily. The Applicant is amenable to other conditions of approval to ensure appropriate use of the grant.

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.

The Site is not located in a Specific Plan or Community Redevelopment Agency project area which specifically includes a policy to control future alcoholic beverage sales.

E. Possible Benefits and Detriments of the Proposed Use.

1. Possible Benefits

Would the business:

a. Employ local residents (how many)

365 by Whole Foods is in a populated area and plans to staff its store with local area residents. Whole Foods will have approximately 75 employees on site at any given time. Because the store hours are from 6:00 a.m. – 12:00 a.m., the exact number of employees hired will depend upon the number of full-time versus part-time employees. The labor force in the area near the project has a wide variety of skill levels, and the Applicant will seek to draw from this labor pool to satisfy its staffing needs.

b. Generate taxes

The Applicant's forthcoming supermarket with the sale of a full line of alcoholic beverages for off-sale use will generate new tax revenue for the City. Currently, the space that 365 by Whole Foods will occupy is vacant and is generating no sales tax. Obviously, once the forthcoming full-service supermarket begins operating in 2016, the sales tax increase will represent a 100% growth rate. Moreover, the Applicant believes that taxes generated by the sale of products and services it will offer will be higher than the sales tax generated by the former tenants.

c. Provide unique goods and services (which ones)

Whole Foods actively seeks out the finest natural and organic foods and products available, and maintains some of the strictest quality standards in the industry. Whole Foods' customers rely on the company to provide a generous selection of fresh, organic, minimally processed foods devoid of the types of artificial additives, sweeteners, colorings and preservatives found so frequently in foods sold at other supermarkets. Whole Foods has created a new concept that will offer its products at a more affordable price point by means of its new stores. The new line is 365 by Whole Foods and takes its name from the natural grocer's "365 Everyday Value" store brand. It will feature a streamlined store concept, an environment that is hip, cool, and tech-oriented, and lower prices, which will make its products accessible to a broader customer base. The 365 offshoot of Whole Foods will still provide the organic and high quality food and specialty items that Whole Foods is known for but now at a more affordable price point.

The Applicant's corporate philosophy is one of the most important factors in its exponential growth in the number of locations since its first location opened only a few decades ago. Its physical expansion has been accompanied by an expansion in the range of products and services that are offered within its locations. Thus, some of the larger and newer Whole Foods Supermarkets have expanded to include a curated selection of natural and organic products for face and body, coffee, tea, and juice cafés, connoisseurs' cheese counters and olive bars, sushi bars, aisles of prepared food which can be consumed in seating areas within the supermarket, dedicated areas where one can order a variety of hot entrees to be consumed on-site or "to go," and even wine bars within the supermarket offering periodic "wine tasting" events.

The Applicant's vision for its Silver Lake location is to include many of these types of products and services, including periodic instructional tastings of wine, beer and spirits and dedicated areas where patrons can either select food from aisles of pre-made items or order them to be prepared hot at a counter, and sit down with a glass of beer or wine. Whole Foods offers a wide array of food and

beverage products that have been researched and specially curated by expert merchandisers for discerning customers. Many of the beers, wines, and spirits at Whole Foods are selected from boutique wineries and local craft breweries, giving Whole Foods customers an opportunity to learn about and sample fine products that they may not be able to elsewhere.

In addition, as part of the overall project, Whole Foods is making significant and costly, but long overdue, improvements to the overall site. This will have a positive impact not only for 365 and its customers, but the patrons of the other uses in the shopping center, as well as the adjacent residential and commercial neighbors.

d. Result in an aesthetic upgrade to the neighborhood (in what exact way)

The forthcoming 365 by Whole Foods, of which the proposed alcohol uses are a part, will substantially upgrade the aesthetic appeal of the Site. The Applicant's supermarket will be located within a neighborhood with a reputation for a wide variety of upscale neighborhood commercial uses, including boutiques, restaurants, gastropubs, coffee shops and other neighborhood-serving retail. The supermarket is being designed to be attractive and inviting by re-purposing a prominent part of an existing commercial structure in an established commercial area for a supermarket with a range of uses that will widely benefit the community, and to fit in with its surroundings. When 365 by Whole Foods takes over the supermarket space, it will do some remodeling to improve the appearance and function of the store, which will include an expansion on its north side to accommodate the Applicant's new administrative, personnel, and food and beverage storage spaces to provide the optimum amount of space for patrons' shopping experience. While the proposed new alcohol uses will not themselves have a direct impact on the built environment, the addition of these items will promote Whole Foods' ongoing success at this location well into the future. A long-term, stable, successful business at this location will in turn have a positive impact on its surroundings, as does any successful, appropriately sited, business.

e. Contribute to the long term economic development (how)

The addition of the proposed alcohol uses will promote Whole Foods' ongoing success at this location well into the future. A long-term, stable, successful business at this location will in turn have a positive impact on its surroundings, as does any successful, appropriately sited, business. Additionally, the applicant will be hiring locally, and re-purposing a prominent, vacant part of an existing commercial structure for a supermarket and restaurant in an established commercial center.

The establishment of the forthcoming 365 by Whole Foods with the proposed alcohol uses will also promote an economically vital and vibrant commercial node for an area that currently does not have a supermarket. This is particularly the case because the Site is prominently located near the intersection of major streets. If the Site were to become vacant again, or if a less responsible operator moved in to that location, it could cast an unattractive pall over the surrounding area. Having a stable business operator on the premises that keeps its space well-maintained over the long run will contribute to the long-term economic development of the immediate area.

Insofar as approval of the request will help ensure that the Applicant is able to remain economically viable well into the future, approval will also help ensure that a responsible business operator who

cares about the appearance of its facility and has the financial stability to take care of the site will remain on the Site.

Moreover, Whole Foods offers a unique grocery shopping experience that is not found in typical supermarkets. The ability of Whole Foods to operate with the proposed alcohol uses is a part of this experience and an important factor in the overall success of Whole Foods. The Applicant believes that its unique corporate philosophy, its commitment to high quality standards, the attractive physical design of their stores, and its physical orientation toward the other commercial uses in the area will contribute positively to the long term economic development.

f. Provide a beneficial cultural/entertainment outlet (specify)

The Applicant's forthcoming full-service supermarket with the sale of a full line of alcoholic beverages for off-site use, occasional instructional tastings, and an on-site restaurant with beer and wine service provides a beneficial cultural/entertainment outlet. In addition to providing a much needed grocery shopping outlet currently unavailable in the neighborhood, the Applicant's store also offers a unique grocery shopping experience that is not found in typical supermarkets. The Applicant's stores are much more than a supermarket. In addition to the high-quality grocery items that will be offered, the forthcoming store will include a curated selection of natural and organic products for face and body, coffee, tea, and juice cafés, connoisseurs' cheese counters and olive bars, sushi bars, aisles of prepared food which can be consumed in seating areas within the supermarket, dedicated areas where one can order a variety of hot entrees to be consumed on-site or "to go," and even wine bars within the supermarket offering periodic "wine tasting" events.

In terms of the occasional instructional tastings, the Applicant envisions these events as opportunities to further enhance its customers' shopping experience by providing an appropriate mechanism for its customers to evaluate and understand the fine wines and other alcoholic beverage products that the Applicant seeks to sell. The Applicant believes that the opportunity for customers to learn about and sample these products will be a pleasant and inviting amenity for Whole Foods customers. Whole Foods offers a wide array of food and beverage products that have been researched and specially curated by expert merchandisers to appeal to the discerning consumer. Many of the beers, wines, and spirits at Whole Foods are selected from boutique wineries and craft breweries, giving Whole Foods customers an opportunity to learn about and sample fine products that may not be available elsewhere.

In terms of the restaurant component of 365 by Whole Foods, while there are other alcohol-serving restaurants in the vicinity, having a concentration of on-sale uses can actually be a benefit to surrounding property owners, as it, along with all the other offerings at the market, may be conducive to the economic and cultural vitality of the area and the synergy of uses within it, given the heavily populated, commercially dense nature of the area.

For all the reasons stated above, the forthcoming 365 by Whole Foods market with the sale of a full line of beer, wine and spirits, occasional instructional tastings, and an on-site restaurant with beer and wine service provides a beneficial cultural/entertainment outlet.

2. Possible Detrimental Impacts

Is the immediate area in which the license is sought subject to:

a. Excessive calls to the Police Department

The area in which the license is sought is not subject to excessive calls to the LAPD. Rather, the location of the proposed use is in an area with low crime—especially as it pertains to alcohol-related uses. Specifically, approximately 56 crimes have been reported within a half mile of the Site as of January 1st, 2016, but none of them are DUIs or drug/alcohol violations, according to crime statistics made available by the LAPD.

It should be noted that, according to the LAPD COMPSAT statistics, crime rates rose in the Northeast area year to date as compared to the same time period in 2015. Overall Los Angeles has experienced an increase in crime over the past year. Property crime saw a 9.9% increase and a very small (.9%) drop in violent crime rates. However, these changes are obviously not attributable to the Applicant's forthcoming market, nor are the changes in the reporting area as a whole necessarily representative of the specific neighborhood in which the supermarket will operate.

It is important to note that the vast majority of sales in the supermarket will not involve the sale of alcoholic beverages. The Applicant anticipates that most of the products and services sold will be unrelated to alcohol. Nonetheless, the sale of alcoholic beverages is important to Applicant's business model and to complement the synergy of uses in the area. The ABC recognizes that in many areas where the demand for licenses exceeds the allocation, it is still appropriate to grant additional licenses because the large numbers of visitors and workers who frequent the vicinity push the effective population count significantly above Census numbers. This is certainly the case with regard to commercially developed nodes such as this area of Silver Lake around the convergence of Glendale Boulevard, Silver Ridge Avenue, and Fletcher Drive. While there are other alcohol-serving establishments in the vicinity, the heavily populated, commercially dense nature of the area supports the current number of licenses.

Moreover, Whole Foods has a very extensive employee training program with respect to the sale of alcoholic beverage items and has an outstanding record of compliance with the California ABC and parallel agencies wherever its markets are located. Thus, the Applicant can be relied upon to ensure that none of the negative impacts sometimes associated with the irresponsible sale of alcoholic beverage products take place here. The Applicant welcomes input from the community, the Neighborhood Council, the ABC, the Police Department, and Planning Staff, pertaining to operational conditions on the grant which will ensure that none of the negative impacts sometimes associated with alcohol sales occur at this location.

b. Police resources being already strained

The area in which the license is sought is not one in which police resources are particularly strained. Rather, the location of the proposed use is in an area with low crime. Moreover, the supermarket is geared to the food shopper with alcoholic beverages being a secondary convenience item that would not likely cause additional strain on Police resources. See the response to prompt "a" above for additional details.

c. High rates of alcoholism, homelessness, etc.

The area in which the license is sought is not subject to high rates of alcoholism, homelessness, and so forth. The project site is in the commercial part of an upscale neighborhood with a low rate of alcohol-related crimes and homelessness relative to Citywide averages. While 56 crimes have been reported within a half mile of the Site, none of them are DUIs or drug/alcohol violations, according to crime statistics made available by the LAPD. In terms of the rate of homelessness in the area, according to the Los Angeles Homeless Services Authority through the Greater Los Angeles Homeless Count, approximately 2,270 homeless were counted in Council District 13. In any case, this type of business is not typically considered to be the kind of use likely to lead to the problems sometimes associated with the irresponsible use of alcoholic beverage products, particularly where the licensee is such a well-established, reputable company with a long history of successful and responsible management of these products.

d. Large "youth" (under 21) population

The area surrounding the site is heavily residential and commercial and has a youth population consistent with the residential uses in the vicinity. According to the 2010 Census, the total population in census tract 1873 is 3,216 with approximately 510 people (approximately 16 percent) under the age of 21. Given the heavy residential nature of the surrounding area, this rate not large.

As stated above, the Site is not located in an area where any of these concerns are particularly at issue. No primary schools, secondary schools, or youth-focused education or recreation areas are located in the immediate vicinity. As stated on the PCN Application and the CUP Application, the Applicant's hours will be more limited than the hours the prior tenant kept, and the Applicant has appropriate training for its employees who handle alcohol, takes appropriate security measures to ensure the safe, responsible, and legal handling and sale of alcoholic beverages, and is amenable to conditions of approval to ensure appropriate use of the grant.

3. With regard to the operation of the proposed business explain:

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.)

In terms of the volume of alcohol in relation to food sales, the Applicant anticipates that the sale of alcoholic beverages will comprise approximately 4 percent of gross receipts. 365 by Whole Foods market is a full-service supermarket with high-quality grocery items as well as a curated selection of natural and organic products for face and body, coffee, tea, and juice cafés, connoisseurs' cheese counters and olive bars, sushi bars, aisles of prepared food which can be consumed in seating areas within the supermarket, dedicated areas where one can order a variety of hot entrees to be consumed on-site or "to go," and even wine bars within the supermarket offering periodic "wine tasting" events.

In terms of the hours of operation, the Applicant proposes hours of operation from 6:00 AM to 12:00 AM daily with coterminous hours of alcohol sales for off-site use. These hours do not extend beyond midnight and are more limited than the hours kept by the prior tenant, which were 24 hours daily.

Additionally, these hours are consistent with, but more limited than, the hours of operation elsewhere in the shopping center. Starbucks, for example, opens at 4:30 a.m. and CVS is open 24 hours. Therefore, 365 by Whole Foods' proposed hours of operation and alcohol sales will be less extensive than the hours at the shopping center overall.

In terms of the percentage of unskilled labor (no ABC training class), the Applicant can be relied upon to provide training to its employees to ensure that none of the negative impacts sometimes associated with the irresponsible sale of alcoholic beverage products take place here. Whole Foods has a very extensive employee training program with respect to the sale of alcoholic beverage items and has an outstanding record of compliance with the California ABC and parallel agencies wherever its markets are located. Additionally, Whole Foods has a zero tolerance policy regarding sales of alcohol to minors. Any employee who sells alcohol to a minor, even once, will be terminated. In addition to Whole Foods' internal training policy, Staff and Management will complete STAR training, sponsored by the LAPD, and/or any other training as is approved by either the LAPD or the California Department of Alcoholic Beverage Control to monitor and identify potentially intoxicated patrons and/or minors in order to prevent the sale of alcohol to such persons. Therefore, the percentage of labor that has not undergone ABC training will be very small, and comprised only of those new or temporary employees who have not yet undergone the training.

In terms of the percentage of staff under the age of 21, the Applicant anticipates this percentage to be very small. Additionally, based on its experience at its other stores, staff will virtually always be supervised by a team member who is over the age of 21.

b. Would the business duplicate a nearby business already in existence?

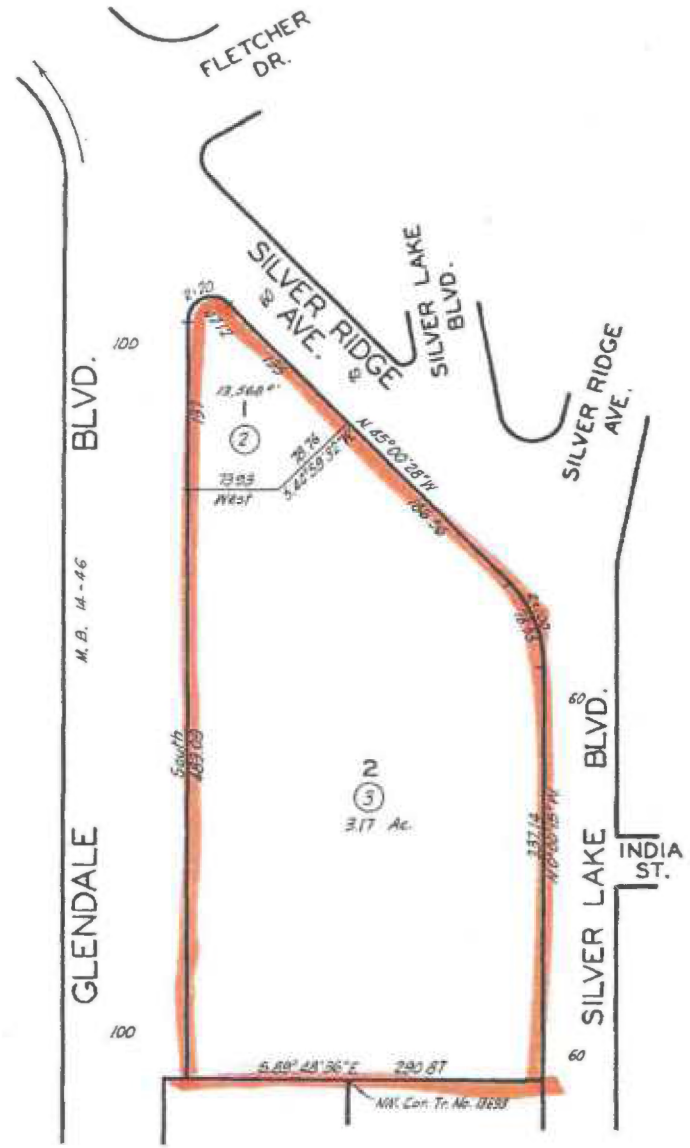
There are no full-service supermarkets in the immediate vicinity. The closest ones are Gelson's and Trader Joe's on Hyperion Avenue approximately 1 mile away and Vons market on Alvarado approximately 1.7 miles away. Whole Foods offers a unique grocery shopping experience that is not found in typical supermarkets. The ability of 365 by Whole Foods to operate with the proposed alcohol uses is a part of this experience and an important factor in the overall success of Whole Foods. The Applicant believes that its unique corporate philosophy, its commitment to high quality standards, the attractive physical design of their stores, and its physical orientation toward the other commercial uses in the area will contribute positively to the area and will not be duplicative.

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.

As stated above, 365 by Whole Foods market is a full-service supermarket with high-quality grocery items as well as a curated selection of natural and organic products for face and body, coffee, tea, and juice cafés, connoisseurs' cheese counters and olive bars, sushi bars, aisles of prepared food which can be consumed in seating areas within the supermarket, dedicated areas where one can order a variety of hot entrees to be consumed on-site or "to go." The Applicant's experience with its other locations is that while the alcoholic beverage sales only a small fraction of total revenues. Therefore, the Applicant believes that a PCN finding along with the separate Conditional Use Permit request will enable the Applicant to attract and retain customers and contribute to synergy of uses in the area.



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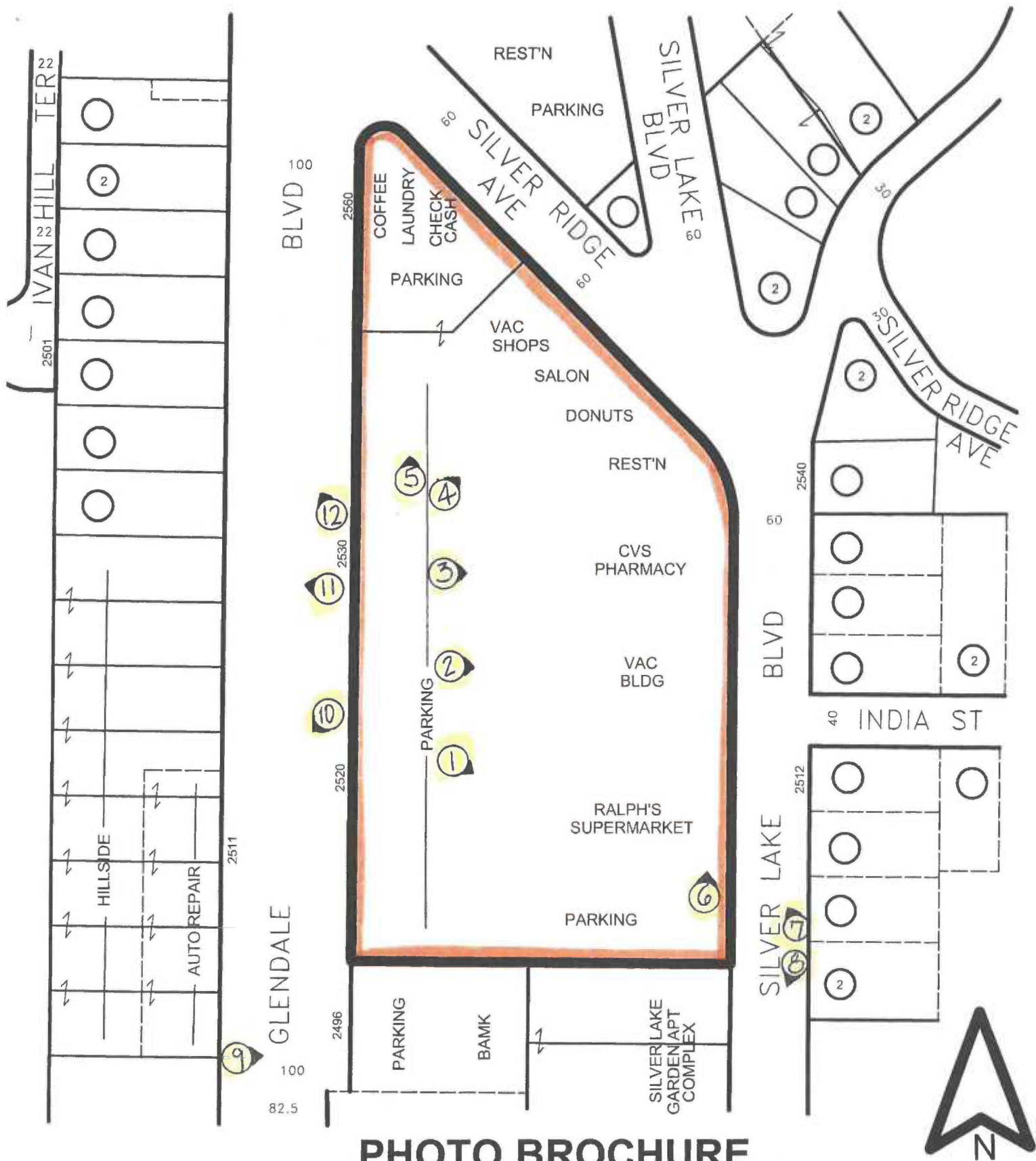


PHOTO BROCHURE

RADIUS MAPS ETC

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CASE NO.:

DATE: 08 - 25 - 2014
SCALE: 1" = 100'
D.M.: 148.5 A 209, 150 A 209
T.B. PAGE: 594 GRID: C-4
APN: 5440-001-002,003

1.



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3.



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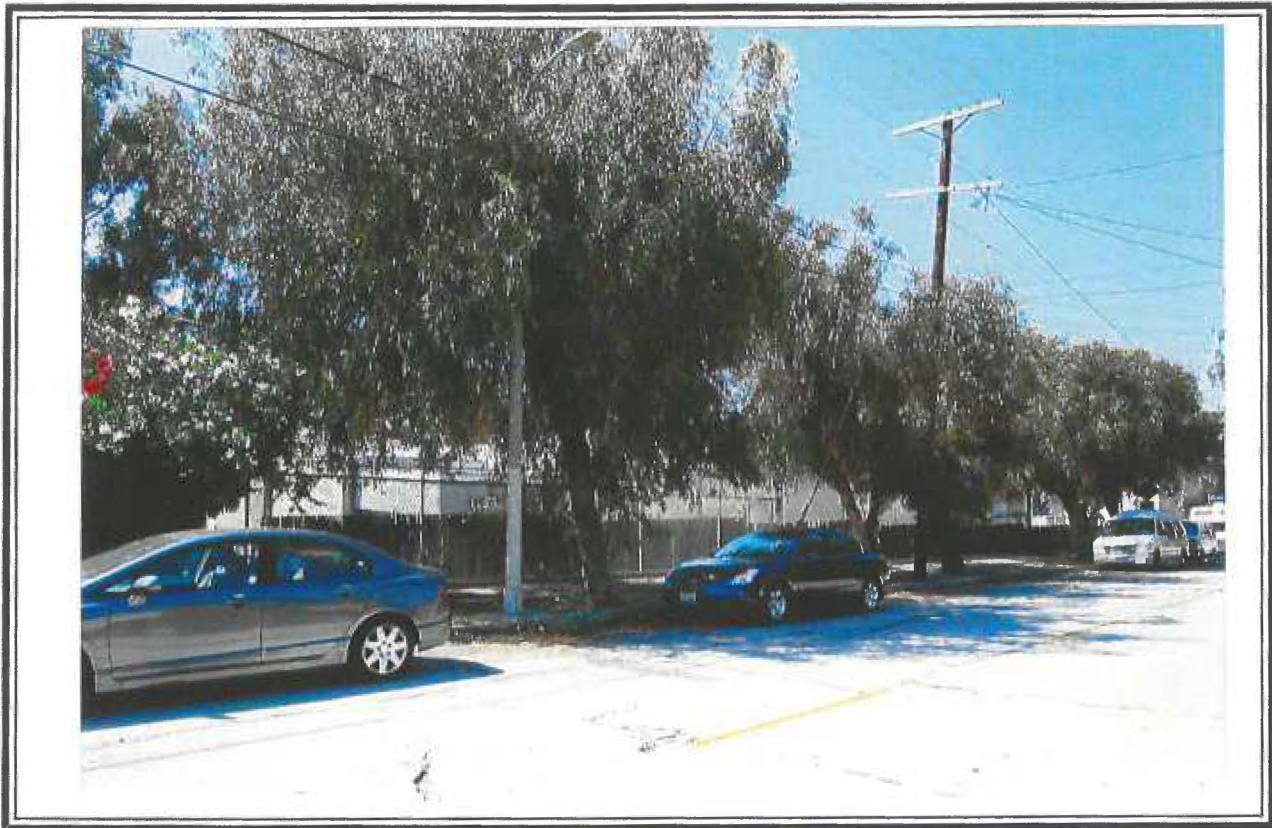
5.



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9.



10.



11.



12.



600 FT. ALCOHOL BEVERAGE LIST

SITE ADDRESS: 2520 N. GLENDALE BOULEVARD
LOS ANGELES, CA 90039



SILVER GLEN LIQUOR

2474 GLENDALE BL

TYPE 21 OFF-SALE GENERAL



RALPH'S SUPERMARKET

2520 GLENDALE BL

TYPE 21 OFF-SALE GENERAL



CVS PHARMACY

2530 GLENDALE BL

TYPE 21 OFF-SALE GENERAL



MODERN EATS

2590 GLENDALE BL #D

TYPE 41 ON-SALE BEER/WINE EATING PLACE



ASTRO FAMILY RESTAURANT

2300 FLETCHER DR

TYPE 41 ON-SALE BEER/WINE EATING PLACE

600 FT. TO 1,000 FT. ALCOHOL BEVERAGE LIST

SITE ADDRESS: 2520 N. GLENDALE BOULEVARD
LOS ANGELES, CA 90039



SILVERLAKE WINE CO

2395 GLENDALE BL #A



TYPE 42 ON-SALE BEER/WINE PUBLIC PREMISES

TYPE 21 OFF-SALE GENERAL

TYPE 58 CATERER PERMIT



GINGERGRASS

2396 GLENDALE BL

TYPE 41 ON-SALE BEER/WINE EATING PLACE



ARCO AM/PM

2466 RIVERSIDE DR

TYPE 20 OFF-SALE GENERAL



HOME RESTAURANT

2500 RIVERSIDE DR

TYPE 41 ON-SALE BEER/WINE EATING PLACE

**600 FT. RADIUS CHURCHES, SCHOOLS, NURSERY
SCHOOLS, CHILD-CARE FACILITIES, PARKS, PUBLIC
PLAYGROUNDS, RECREATIONAL AREAS AND HOSPITALS
LIST**

SITE ADDRESS: 2520 N. GLENDALE BOULEVARD
LOS ANGELES, CA 90039

APOSTOLIC FAITH CHURCH

2333 FLETCHER DR

**600 FT. TO 1,000 FT. RADIUS CHURCHES, SCHOOLS,
NURSERY SCHOOLS, CHILD-CARE FACILITIES, PARKS,
PUBLIC PLAYGROUNDS, RECREATIONAL AREAS AND
HOSPITALS LIST**

SITE ADDRESS: 2520 N. GLENDALE BOULEVARD
LOS ANGELES, CA 90039

SILVERLAKE PUBLIC LIBRARY

2411 GLENDALE BL

SILVER LAKE MEADOW

SILVERLAKE BL SO.
OF ARMSTRONG AVE

Address of Building 2520-2534 Glendale Boulevard

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 9-13-67

Permit No. and Year LA 35216/66

1 story, type V, 143' X 494' irregular shaped, Shopping Center. Grocery, drug, dry cleaning, laundromat, barber shop, and chicken fry shop. 112 required parking spaces, 192 parking spaces provided. G-1 & G-2 Occupancy.

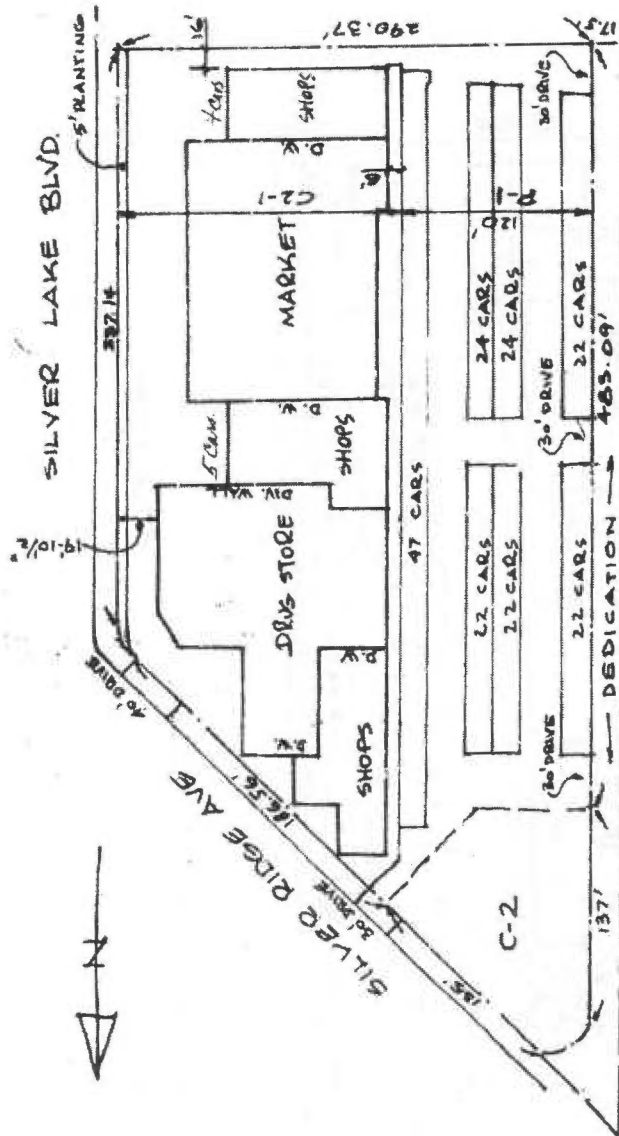
Owner Lands & Buildings Inc.
Owner's Address 811 West 7th Street
Los Angeles, California

1		APPLICATION FOR INSPECTION OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY		BAS B-1—Rev. 3-64	
CITY OF LOS ANGELES		DEPT. OF BUILDING AND SAFETY		4596	
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.				CENSUS TRACT	
1. LEGAL DESC.	LOT (See over)	BLK.	TRACT (T) 26348	DIST. MAP 200 150-200	
2. PURPOSE OF BUILDING	(16) shopping center			ZONE RA 62/P-1	
3. JOB ADDRESS	2520 & 2534 Glendale Blvd.			ELEV. DIST. 1183.5/60/60	
4. BETWEEN CROSS STREETS	Glendale Silver Ridge			INSIDE COR. LOT	
5. OWNER'S NAME	Lands & Buildings Inc.			REV. COR.	
6. OWNER'S ADDRESS	811 West Seventh St. Los Angeles			LOT SIZE 1R PFC	
7. ARCHITECT OR DESIGNER	Herbert W. Angel A. I. A. C. 5274			SEFOUFD	
8. ENGINEER	MACKEL John Mackell Assoc. SE 435			REAR ALLEY	
9. CONTRACTOR	not selected			SIDE ALLEY	
10. SIZE OF NEW BLDG.	STORIES 2	HEIGHT 20'	NO. OF EXISTING BUILDINGS ON LOT AND USE None	BLDG. LINE HILL	
11. MATERIAL OF CONSTRUCTION	conc. wood, compo conc.			SILVER LAKE	
12. JOB ADDRESS	2520 & 2534 Glendale Blvd.			AFFIDAVITS	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	539,000			ZA. 1481	
				YC. 7950	
				ZA. 8156	
				ZA. 18443	
1				DISTRICT OFFICE	
PURPOSE OF BUILDING Shopping Center (retail) stand				VALUATION APPROVED	
TYPE G-1/G-2				STORIES 2	
BLDG. AREA 56,000				PLANS CHECKED	
DWELL UNITS -				TOTAL 2	
SPRINKLERS REQ'D SPECIFIED YES				PLANS APPROVED	
P.C. No. T8638				APPLICANT APPROVED	
P.C. 414.05				INSPECTOR	
AUG 25-66				D -- 2 CK	
OCT 25-66				Z -- 2 CK	
OCT 25-66				Z -- 7 CK	
OCT 25-66				Z -- 1 CK	

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	Name
Owner or Agent	Date
Bureau of Engineering	ADDRESS APPROVED
Conservation	DRIVEWAY APPROVED
Plumbing	HIGHWAY DEDICATION REQUIRED
Planning	FLOOD CLEARANCE
Fire	APPROVED FOR ISSUANCE
Traffic	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED
	APPROVED UNDER CASE #
	APPROVED (TITLE 19) (L.A.M.C.-5700)
	APPROVED FOR DRIVEWAY LOCATIONS

ADDITIONAL DRIVEWAY INFORMATION REQUIRED
 SHOW SIZE AND LOCATION OF DRIVEWAYS ON
 APPLICATION PLOT PLAN.

That Portion of Mrs. George's Tract lying
 northerly of the North line of lot 11, Tract No.
 13693 and the prolongation of said north line
 westerly to the east line of Glendale Boulevard and
 C-1 PRIOR 7/27/62 City Clerk & CARL P. HAN



GLENDALF BLVD.

ALL BLDGS TYPE V 1 STORY

D.W. = DIVISION WALL

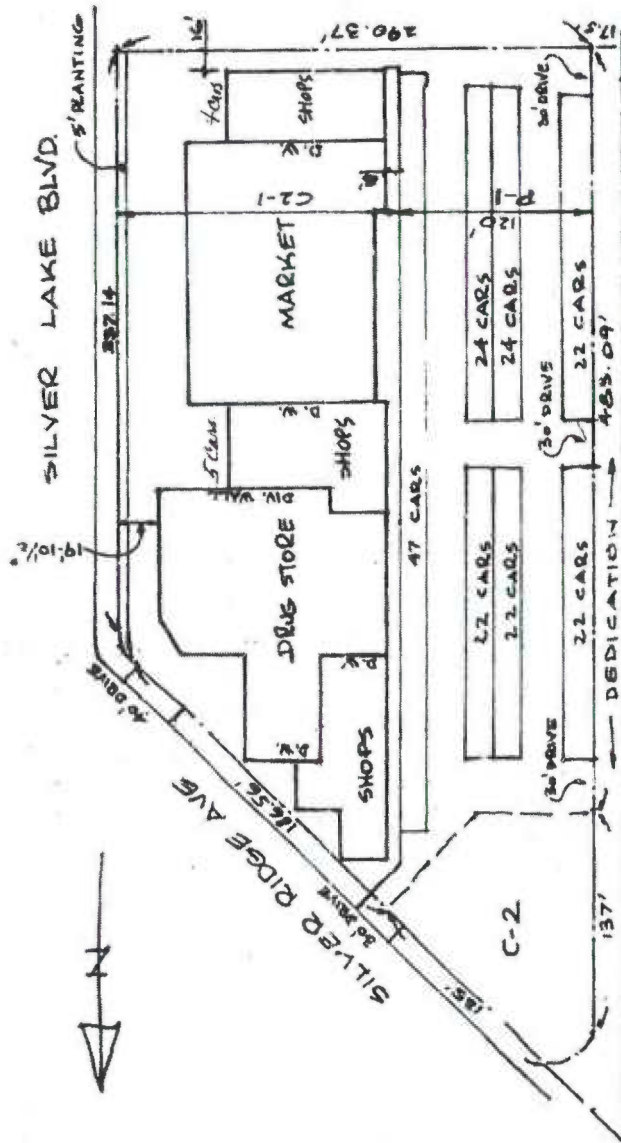
SCALE 1"=100'

2A as required by 18443
CASE No. 18443
HUBER E. SUTZ
ZONING ADMINISTRATOR
CITY OF LOS ANGELES
Date 10-25-66 By [Signature]

ZONING ADMINISTRATOR

CITY OF LOS ANGELES

Date. 10-25-66 By



GLENDALF BLVD.

ALL BLOGS TYPE ✓ 1 story

$\vec{r}_1 \cdot \vec{w} = m^2 \vec{r}_2$

304. E 1" = 100'



CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY



ADDRESS OF BUILDING: 2520 GLENDALE BLVD.

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

[X] This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)

[] This certifies that, so far as ascertained by or made known to the undersigned, the building or portion of building described below and located 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 Law-for following occupancies:* (Residential uses)

Permit NO. and Year: 92LA93855

ADD 12' X 25' STORAGE AREA TO EXISTING, 174' X 125' RETAIL MARKET.
DELETE A 15' X 100' PORTION OF STORAGE AREA; CREATING A ONE STORY,
TYPE V-N, 159' X 125' IRREGULAR SHAPED BUILDING.

B-2 OCCUPANCY

*ZI 1461, 8156/AFF. 131740, 165167, YC7950

Total Parking Required:105 [] No Change in Parking Requirement.

Total Parking Provided:203 = Standard: + Compact: + Disabled:

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE
MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By/Office:

Bureau:

Division:

(LA)-VN-WLA-SP-C.D. #:

(BLDG)-BCS:

(GI)-MS-MSS-EQ-BMI-COMM:

OWNER: HUGHES MARKET

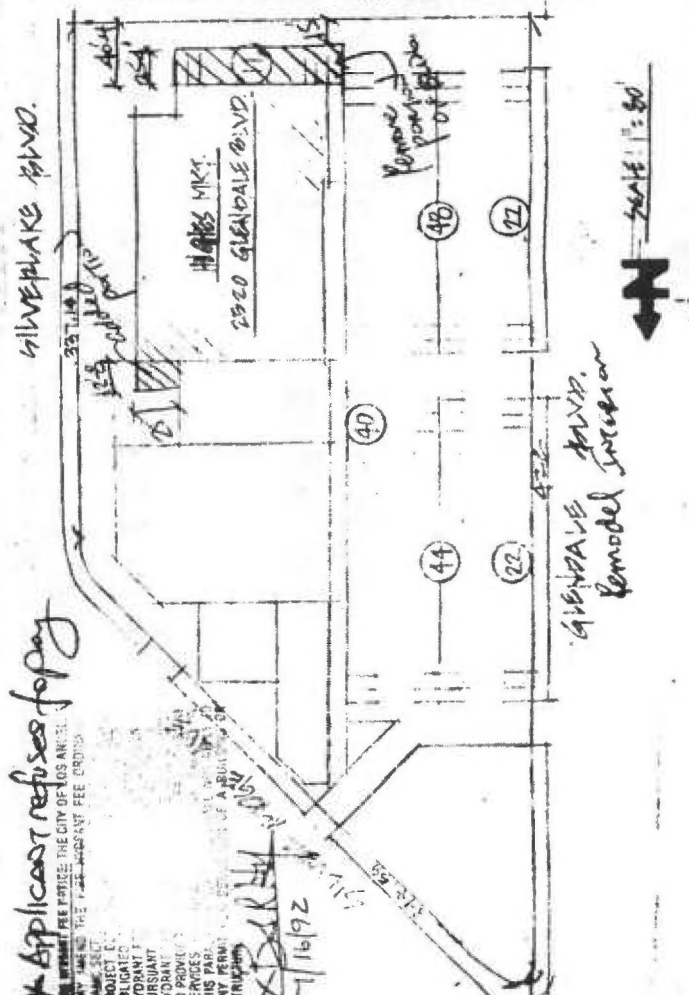
OWNER'S ADDRESS: 2716 SAN FERNANDO ROAD
LOS ANGELES, CA 90065

Issued: 02-28-95

BY: R. SKARIN/J.K./M.K.

[illegible]

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



Address of
Building

2522 Glendale Blvd.

CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY



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

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Issued **3-23-72** Permit No. and Year **LA 40210/71**

One story type V, 20' X 70' change of
occupancy from restaurant G-2 occupancy
to office G-1 occupancy.

Owner **Western Shopping Center Inc.**
Owner's Address **533 Fremont Avenue**
Los Angeles, California 90017

3

APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH

RECEIVED

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR	pt of 2	BLK.	TRACT	26348	CENSUS TRACT	1873
2. PRESENT USE OF BUILDING	17 Food Take Out	NEW USE OF BUILDING	18	office	DIST. MAP	147-200
3. JOB ADDRESS	2522 Glencafe Blvd.				ZONE	R1/C2-1
4. BETWEEN CROSS STREETS	Silver Lake Blvd.	AND	Fletcher Dr.		FIRE DIST.	II
5. OWNER'S NAME	Western Shopping Center Inc.				LOT (TYPE)	or thru
6. OWNER'S ADDRESS	133 Fremont Ave.	CITY	LA	90017	LOT SIZE	1 acre
7. ARCHITECT OR DESIGNER					STATE LICENSE No.	
8. ENGINEER					STATE LICENSE No.	
9. CONTRACTOR	Illig Const. Co.				STATE LICENSE No.	2002-1011
10. LENDER					ADDRESS	
11. SIZE OF EXISTING BLDG.	LENGTH	WIDTH	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG	EXT. WALLS	ROOF	FLOOR			
13. JOB ADDRESS	2522 Glencafe Blvd.				DISTRICT OFFICE	LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 5000.				GRADING	yes
15. NEW WORK (Describe)	int & exterior remodeling/no structural change of occupancy occupancy G-2 to G-1				CRIT. SOIL	/
NEW USE OF BUILDING	18 Office				HIGHWAY DED.	yes
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	INSPECTION ACTIVITY	COMB	MAJ S	CONS
BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED			yes
DWELL. UNITS	GUEST ROOMS	PARKING SPACES	REQ'D PROVIDED			ZONED BY
P.C. No.	CONT. INSP.		APPROVAL APPROVED			FILE WITH
P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
2047			31.50	/		TYPIST
						KG

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

NOV-17-71	641055	•40210	V-6CK	20.47
NOV-17-71	641065	•40210	V-1CK	31.50

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	Name	Date
(Owner or Agent)		
Bureau of Engineering	ADDRESS APPROVED	11-17-71
Int approval	SEWERS AVAILABLE	
JM 11-17-71	NOT AVAILABLE	
	DRIVEWAY APPROVED	
	HIGHWAY DEDICATION REQUIRED	
	COMPLETED	
	FLOOD CLEARANCE APPROVED	
Conservation	APPROVED FOR ISSUE	
	FILE #	11-17-71
Plumbing	PRIVATE SEWAGE DISPOSAL	
	SYSTEM APPROVED	
Planning	APPROVED UNDER	
	CASE #	
Fire	APPROVED (TITLE 24)	
	(L.A.M.C.-5700)	
Traffic	APPROVED FOR	

-NO PLOT PLAN-

Address of Building 2544 Glendale Blvd.



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 or made known to the undersigned, the vacant land, building or portion of a building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.

Issued 8/15/86 Permit No. and Year LA38230-86

One story, type-V, 30'x50', portion of existing Shopping Center converted to Restaurant.

No change in parking. AFF: ORD 1315740;
ZI 1257 subject to any other affidavits or building and zoning code modifications.

~~B2 occupancy.~~
~~1 3 0 0 0 0 0 4~~

Owner Mr. Shield
Owner's Address 2544 Glendale Blvd.
L.A. Ca.

B & S 95a (R. 1.77)

58887862885888888868

R. Lane
BY R. Lane/bm/hc

APPLICATION FOR INSPECTION		CITY OF LOS ANGELES DEPT OF BUILDING AND SAFETY		TO ADD-ALTER-REPAIR-DEMOLISH FOR CERTIFICATE OF OCCUPANCY	
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.					
1. LEGAL DESCR.	LOT 2	BLOCK 26348	TRACT 13	COUNCIL DISTRICT NO. 13	DIST MAP 150-209 1B 73
2. PRESENT USE OF BUILDING Donut	NEW USE OF BUILDING Restaurant			ZONE C-2-1	
3. JOB ADDRESS 2544 Glendale Blvd				FIRE DIST. 1A	
4. STREET FRONT FEET Glendale Bridge Ave	AND			LST TYPE COR	
5. OWNER'S NAME Shled	PHONE			UP MR Irreg	
6. OWNER'S ADDRESS Same	CITY			ZIP	
7. ENGINEER N/A	BUS LIC NO	ACTIVE STATE LIC NO	PHONE	ALTY NO	
8. ARCHITECT OR DESIGNER N/A	BUS LIC NO	ACTIVE STATE LIC NO	PHONE	BLDG LNK ---	
9. ARCHITECT ON ENGINEER'S ADDRESS N/A	CITY	ZIP	AFFIDAVITS ORD		
10. CONTRACTOR MR Construction B 378520	BUS LIC NO	ACTIVE STATE LIC NO	PHONE	315740	
11. SIZE OF EXISTING BLDG WIDTH 30 LENGTH 50 1 STORIES HEIGHT 15	SQ FT OF EXISTING BUILDINGS ON LOT AND USE			ONE 11757	
12. CONCR MATERIAL OF EXISTING BLDG CONC	DRY WALL CONC	FLOOR comp	CEILING conc	NO (P) DISTRICT OFFICE LA	
13. JOB ADDRESS 2544 Glendale Blvd	VALUATION TO INCLUDE ALL FREE EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING			\$ 3,000	
14. NEW WORK (Describe)	Build Partition wall in restaurant				
NEW USE OF BUILDING Restaurant					
SIZE OF ADDITION None		STORIES HEIGHT		TIMES BY Sam	
TYPE B-2		FLOOR AREA 1600		PLAN CHECKED Sam	
ENROLL UNITS N/A		MAX OCC 490		TOTAL 490	
GUEST ROOMS N/A		PARKING REQ'D NIL		PARKING PROVIDED NIL	
CUST ROOMS N/A		INSPECTION ACTIVITY		CHECKED OK	
PC NO 5270		SPC 6200		DS 2-30	
DIST OFFICE		PC NO		E-C	
PLAS CHECK EXPENSE ONE YEAR AFTER FEE IS PAID PERMIT EXPENSE TWO YEARS AFTER FEE IS PAID IN THE CITY AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED					
DECLARATIONS AND CERTIFICATIONS					
LICENSED CONTRACTORS DECLARATION					
I hereby affirm that I am licensed under the provisions of Chapter 1 commencing with Section 7000 of Division 3 of the Business and Professions Code, and I intend to fully comply with said law.					
Date	2-2-78	City	Los Angeles	Contractor's License No.	378520
OWNER'S DECLARATION					
I hereby affirm that I am exempt from the Contractor's License Law for the following reason after 7001.5, Business and Professions Code, any city or county which requires a permit to construct, reconstruct, or repair any structure, prior to its issuance, does require the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 1 commencing with Section 7000) of Division 3 of the Business and Professions Code; or that he is a minor; therefore, and the basis for the alleged exemption. An violation of Section 7001.5 by any applicant is a per se violation subjecting the applicant to a civil penalty of not more than two hundred dollars (\$200).					
I am owner of the property, or the sole proprietor thereof, at their sole compensation, will do the work and the structure is not intended or offered for sale (Sec 7004, Business and Professions Code). The Contractor's license law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner/builder must have the burden of proving that he did not build or improve for the purpose of sale.					
I am owner of the property, and exclusively contracting with licensed contractors to construct the project (Sec 7004, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who contracts for such projects with a contractor licensed pursuant to the Contractor's License Law.					
I am exempt under Sec. _____ of the City of Los Angeles Ordinance.					
Date		Owner's Signature			
WORKERS' COMPENSATION DECLARATION					
I hereby affirm that I have a contract of consent to sell bonds of a Certificate of Workers' Compensation Insurance, in a certified copy thereof (Sec 7001.5, Labor Code).					
Policy No.	WJWS 11445	Insurance Company			
Certified copy is hereby furnished					
Certified copy is filed with the Los Angeles City Dept of Bldg.					
Date	2-2-78	Applicant's Signature			
Applicant's Mailing Address					
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE					
I hereby certify that the performance of the work for which the permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.					
Date		Applicant's Signature			
NOTICE TO APPLICANT: If, after making the Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such procedure on this permit shall be deemed revoked.					
CONSTRUCTION LEASING AGENCY					
I hereby affirm that there is a construction leasing agency for the performance of the work for which this permit is issued (Sec 7001.5, Lab C).					
Lender's Name	Lender's Address				
I hereby certify that I have read this application and that the above information 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 described property for inspection purposes.					
I realize that this permit is an application for inspection, that it does not authorize or authorize the agent specifying herein, that it does not authorize or permit any relation or failure to comply with any applicable law, nor neither the city of Los Angeles nor any board, department, officer or employee thereof make any liability for shall be responsible for the performance, price or quality of any work described hereon or the condition of the property or land upon which work is performed. (See Sec 11.0002 LAMC)					
Signed	HAK	Cofee			
(Indicate if local having proper owner's consent)					

Address of Building 2544 & 2548 Glendale



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: 6/26/68 Permit No. and Year LA 63921/68
LA 59440/68

One story, Type V, 21' x 40', G-2 occupancy,
Change of occupancy of portion of 64' x 40'.
Retail stores to Do-Nut shop.

Owner: Sav-On Drug Stores
Owner's Address 2534 Glendale
Los Angeles, California

-NO PLOT PLAN-

3 APPLICATION TO ALTER-REPAIR-DEMOLISH FOR CERTIFICATE OF OCCUPANCY						CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY	
INSTRUCTIONS: 1. Application to Complete Numbers - Items Only 2. Plot Plan Required on Back of Original.						CENSUS TRACT	
1. LOT	2. BLK.	TRACT				DIST. MAP	
16	2	26348				150 209	
3. PREVIOUS USE OF BUILDING		NEW USE OF BUILDING				7. FIRE DIST.	
16 Stores		16 same DONUT SHOP				C-2/P-1	
3. JOB ADDRESS						FIRE DIST.	
2544 Glendale Blvd.						11	
4. BETWEEN CROSS STREETS						INSIDE COR. LOT	
Silver Ridge Ave. AND Silver Lake Blvd.						KEY REV. COR.	
5. OWNER'S NAME						LOT SIZE	
Savon						1rr. over	
6. OWNER'S ADDRESS						P.O. BOX ZIP	
2534 Glendale							
7. ARCHITECT OR DESIGNER						STATE LICENSE NO. PHONE	
8. ENGINEER						STATE LICENSE NO. PHONE	
9. CONTRACTOR						STATE LICENSE NO. PHONE	
Jackson Bros.						AFFIDAVITS	
10. SIZE OF EXISTING BLDG.		STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE			
		1					
11. MATERIAL OF CONSTRUCTION		EXT. WALLS	ROOF	FLOOR			
		CONC.	WOOD				
12. JOB ADDRESS						DISTRICT OFFICE	
3 2544 Glendale Blvd.						GRADING	
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING						CRY. SOIL	
\$1800.00						HIGHWAY DEPT.	
14. NEW WORK: (Describe)						yes	
change of occ. from G-1 to G-2							
NEW USE OF BUILDING				SIZE OF ADDITION	STORIES	HEIGHT	FLOOD
DONUT SHOP							
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED		VALUATION APPROVED		CONS.	
NC	G-2						
BLDG. AREA	MAX OCC.	TOTAL		PLANS CHECKED		ZONED BY	
DWELL. UNITS	GUEST ROOMS	SPACES PARKING	REQ'D PROVIDED	PLANS APPROVED		L.A. 59440/68	
P.C. No.	CONT. INSP.			APPLICATION APPROVED		INSPECTOR	
P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	TYPIST
5AB			9.20	1			D1
<p>Plan check expires six months after fee is paid. Permit expires one year after fee is paid or six months after fee is paid if construction is not commenced.</p> <p>APR-11-68 16399 5 •63921 2-2 CK 5.98</p> <p>APR-11-68 16400 5 •63921 2-1 CK 9.20</p>							
STATEMENT OF RESPONSIBILITY							
<p>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.</p> <p>"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.)</p>							
Signed		Name		Date			
John E. Mackel							
(Owner or Agent)							
Bureau of Engineering	ADDRESS APPROVED						
	SEWER'S AVAILABLE						
	NOT AVAILABLE						
	DRIVEWAY APPROVED						
	HIGHWAY PAVEMENT REQUIRED						
	COMPLETED						
	FLOOD CLEARANCE APPROVED						
Conservation	APPROVED FOR ISSUE						
	FILE #						
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED						
Planning	APPROVED UNDER						
	CASE #						
Fire	APPROVED (TITLE 39)						
	L.A.M.C.-8700						
	APPROVED FOR						

968

CITY OF LOS ANGELES DEPT. OF BUILDINGS AND SAFETY				FORM FOR CERTIFICATE OF OCCUPANCY	
INSTRUCTIONS: 1. Application to Complete Numbered Items Only 2. Plot Plan Required on Back of Original.					
1. LOT	2. LOT	3. BLK.	4. TRACT	5. DIST. MAP	
	2		26348	150-809	
6. PRESENT USE & BUILDING			7. NEW USE OF BUILDING		8. ZONE
16 Retail Stores			16 Same		C-2-P-1
9. ADDRESS			10. ADDRESS		11. FIRE DIST.
2544 Glendale 2544-48					II
12. INTERSECTION OF STREETS			13. AND		14. COR. LOT
Silver Ridge Ave.			Silver Lake Blvd.		KEY REV. COR.
15. OWNER'S NAME			16. PHONE		17. LOT SIZE
Savon					Irr. over
18. OWNER'S ADDRESS			19. P.O. BOX		20. ZIP
2544 Glendale					
21. ARCHITECT OR DESIGNER			22. STATE LICENSE NO.		23. PHONE
					24. REAR ALLEY
25. ENGINEER			26. STATE LICENSE NO.		27. PHONE
					28. SIDE ALLEY
29. CONTRACTOR			30. STATE LICENSE NO.		31. PHONE
Jackson Brothers					32. BLDG. LINE
33. SIZE OF EXISTING BLDG.			34. HEIGHT		35. NO. OF EXISTING BUILDINGS ON LOT AND USE
36. MATERIAL OF CONSTRUCTION			37. EXT. WALLS		38. ROOF
					39. FLOOR
40. JOB ADDRESS			41. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING		42. DISTRICT OFFICE
2544 Glendale 2544-48			\$4,500		LA
43. NEW WORK: (Describe)			44. INTERIOR PARTITIONS, CONC. FLOOR.		45. CRACKING
SUSPENDED CEILING, STORE FRONT,					46. CRT. SOIL
SAME					47. HIGHWAY DEED.
48. TYPE			49. G-1		50. FLOOD
51. DC			52. VALUATION APPROVED		53. CONS.
54. DATE			55. PLANS CHECKED		56. SIGNED BY
57. DATE			58. PLANS APPROVED		59. ALL WORK
60. DATE			61. APPROVED		62. LA 0568/57
63. 13-	64. 13-	65. 13-	66. 13-	67. 13-	68. 13-
<p>Plan check expires six months after fee is paid. Permit expires one year after fee is paid or six months if fee is paid if construction is not commenced.</p> <p>024265 099440 2-2CK 13.00</p> <p>024265 099440 2-1CK 20.00</p>					
STATEMENT OF RESPONSIBILITY					
<p>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.</p> <p>"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.)</p>					
Signed: <u>William Thacker</u>		Name		Date	
Bureau of Engineering		RJH		2-2-6	
Conservation					
Planning					
Hazardous					
ADDRESS APPROVED					
SEWER AVAILABLE					
NOT AVAILABLE					
DEWATERING APPROVED					
HIGHWAY DEDICATION REQUIRED					
COMPLETED					
FLOOD C.E. ENCASE APPROVED					
APPROVED FOR SEWER FILE #					
PRIVATE SEWER DISPOSAL SYSTEM APPROVED					
APPROVED OTHER					

N/A - NO PLOT PLAN

Address of Building 2522 Glendale Boulevard



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 Licensing Act—for following occupancies:

Issued: 2/27/70

Permit No. and Year LA 82277/69

Change of occupancy of a 21' x 100' portion of an existing 1 story, type V, 513' x 124' store G-1 occupancy to food establishment G-2 occupancy.

Owner Yankee Fish & Chips

Owner's 811 W. 7th St.

Address Los Angeles, Calif. 90017

By W. C. LAU SS

1. TYPE OF SIGN (19) pole sign - L/A STD #109		RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/>		2. SIGN NO. 02-1
3. JOB ADDRESS 2560 GLENDALE BOULEVARD				3.1. SIGN TYPE STD
4. BETWEEN CASES STREET FLETCHER DRIVE Silverlake Blvd.				3.2. SIGN TYPE STD
5. OWNER'S NAME ALFRED DATARSE				3.3. SIGN TYPE STD
6. OWNER'S ADDRESS 2560 GLENDALE BOULEVARD 90039				3.4. SIGN TYPE irreg.
7. ARCHITECT OR ENGINEER C. A. VAN DAM BUS. LIC. NO. 14955 ACTIVE STATE LIC. NO. 851-8200				3.5. SIGN TYPE irreg.
8. QUALIFIED INSTALLER INDEPENDENT OUTDOOR BUS. LIC. NO. 373125 ACTIVE STATE LIC. NO. 851-8200				3.6. SIGN TYPE irreg.
9. INSTALLER'S ADDRESS 979 N. LABREA AVENUE CITY 90038				3.7. SIGN TYPE irreg.
10. SIZE OF EXISTING BUILDING		TYPE		STORIES
WIDTH		LENGTH		EXT. WALL CONGT.
11. SIZE OF SIGN		TOTAL COPY AREA		OVERALL HEIGHT
6' x 12'		144 sq ft		16'
12. MATERIAL OF SIGN		SUPPORTING FRAME		FRAME OF COPY
stl		stl		stl
13. JOB ADDRESS 2560 GLENDALE BOULEVARD				13.1. SIGN TYPE irreg.
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN \$ 1000.00				13.2. SIGN TYPE irreg.
15. TYPE OF SIGN OR NEW WORK pole sign #109 <input type="checkbox"/> SINGLE FACE <input checked="" type="checkbox"/> DOUBLE FACE				13.3. SIGN TYPE irreg.
16. ILLUMINATION <input checked="" type="checkbox"/> NONE <input type="checkbox"/> INTERNAL <input type="checkbox"/> EXTERNAL <input type="checkbox"/> FLASHING <input type="checkbox"/> REVOLVING <input type="checkbox"/> OTHER				13.4. SIGN TYPE irreg.
17. NO. OF SIGNS OR GAS TUBE SYSTEMS				13.5. SIGN TYPE irreg.
18. CLEARANCES AND/OR APPROVALS REQUIRED				13.6. SIGN TYPE irreg.
19. PERMIT FEES				13.7. SIGN TYPE irreg.
20. SIGN/G. T. SYSTEMS				13.8. SIGN TYPE irreg.
21. ADDITIONAL CIRCUITS				13.9. SIGN TYPE irreg.
22. ELECTRICAL SERVICE				14.0. SIGN TYPE irreg.
23. CONTROL DEVICES				14.1. SIGN TYPE irreg.
24. BLDG. PERMIT				14.2. SIGN TYPE irreg.
25. ISSUING FEE				14.3. SIGN TYPE irreg.
26. TOTAL				14.4. SIGN TYPE irreg.
27. P.C. NO. 11.05				14.5. SIGN TYPE irreg.
28. P.C. NO. 11.05				14.6. SIGN TYPE irreg.
29. P.C. NO. 11.05				14.7. SIGN TYPE irreg.
30. P.C. NO. 11.05				14.8. SIGN TYPE irreg.
31. P.C. NO. 11.05				14.9. SIGN TYPE irreg.
32. P.C. NO. 11.05				15.0. SIGN TYPE irreg.
33. P.C. NO. 11.05				15.1. SIGN TYPE irreg.
34. P.C. NO. 11.05				15.2. SIGN TYPE irreg.
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36. P.C. NO. 11.05				15.4. SIGN TYPE irreg.
37. P.C. NO. 11.05				15.5. SIGN TYPE irreg.
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41. P.C. NO. 11.05				15.9. SIGN TYPE irreg.
42. P.C. NO. 11.05				16.0. SIGN TYPE irreg.
43. P.C. NO. 11.05				16.1. SIGN TYPE irreg.
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45. P.C. NO. 11.05				16.3. SIGN TYPE irreg.
46. P.C. NO. 11.05				16.4. SIGN TYPE irreg.
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52. P.C. NO. 11.05				17.0. SIGN TYPE irreg.
53. P.C. NO. 11.05				17.1. SIGN TYPE irreg.
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56. P.C. NO. 11.05				17.4. SIGN TYPE irreg.
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61. P.C. NO. 11.05				17.9. SIGN TYPE irreg.
62. P.C. NO. 11.05				18.0. SIGN TYPE irreg.
63. P.C. NO. 11.05				18.1. SIGN TYPE irreg.
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66. P.C. NO. 11.05				18.4. SIGN TYPE irreg.
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71. P.C. NO. 11.05				18.9. SIGN TYPE irreg.
72. P.C. NO. 11.05				19.0. SIGN TYPE irreg.
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82. P.C. NO. 11.05				20.0. SIGN TYPE irreg.
83. P.C. NO. 11.05				20.1. SIGN TYPE irreg.
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86. P.C. NO. 11.05				20.4. SIGN TYPE irreg.
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91. P.C. NO. 11.05				20.9. SIGN TYPE irreg.
92. P.C. NO. 11.05				21.0. SIGN TYPE irreg.
93. P.C. NO. 11.05				21.1. SIGN TYPE irreg.
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95. P.C. NO. 11.05				21.3. SIGN TYPE irreg.
96. P.C. NO. 11.05				21.4. SIGN TYPE irreg.
97. P.C. NO. 11.05				21.5. SIGN TYPE irreg.
98. P.C. NO. 11.05				21.6. SIGN TYPE irreg.
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101. P.C. NO. 11.05				21.9. SIGN TYPE irreg.
102. P.C. NO. 11.05				22.0. SIGN TYPE irreg.
103. P.C. NO. 11.05				22.1. SIGN TYPE irreg.
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106. P.C. NO. 11.05				22.4. SIGN TYPE irreg.
107. P.C. NO. 11.05				22.5. SIGN TYPE irreg.
108. P.C. NO. 11.05				22.6. SIGN TYPE irreg.
109. P.C. NO. 11.05				22.7. SIGN TYPE irreg.
110. P.C. NO. 11.05				22.8. SIGN TYPE irreg.
111. P.C. NO. 11.05				22.9. SIGN TYPE irreg.
112. P.C. NO. 11.05				23.0. SIGN TYPE irreg.
113. P.C. NO. 11.05				23.1. SIGN TYPE irreg.
114. P.C. NO. 11.05				23.2. SIGN TYPE irreg.
115. P.C. NO. 11.05				23.3. SIGN TYPE irreg.
116. P.C. NO. 11.05				23.4. SIGN TYPE irreg.
117. P.C. NO. 11.05				23.5. SIGN TYPE irreg.
118. P.C. NO. 11.05				23.6. SIGN TYPE irreg.
119. P.C. NO. 11.05				23.7. SIGN TYPE irreg.
120. P.C. NO. 11.05				23.8. SIGN TYPE irreg.
121. P.C. NO. 11.05				23.9. SIGN TYPE irreg.
122. P.C. NO. 11.05				24.0. SIGN TYPE irreg.
123. P.C. NO. 11.05				24.1. SIGN TYPE irreg.
124. P.C. NO. 11.05				24.2. SIGN TYPE irreg.
125. P.C. NO. 11.05				24.3. SIGN TYPE irreg.
126. P.C. NO. 11.05				24.4. SIGN TYPE irreg.
127. P.C. NO. 11.05				24.5. SIGN TYPE irreg.
128. P.C. NO. 11.05				24.6. SIGN TYPE irreg.
129. P.C. NO. 11.05				24.7. SIGN TYPE irreg.
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131. P.C. NO. 11.05				24.9. SIGN TYPE irreg.
132. P.C. NO. 11.05				25.0. SIGN TYPE irreg.
133. P.C. NO. 11.05				25.1. SIGN TYPE irreg.
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142. P.C. NO. 11.05				26.0. SIGN TYPE irreg.
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162. P.C. NO. 11.05				28.0. SIGN TYPE irreg.
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181. P.C. NO. 11.05				29.9. SIGN TYPE irreg.
182. P.C. NO. 11.05				30.0. SIGN TYPE irreg.
183. P.C. NO. 11.05				30.1. SIGN TYPE irreg.
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186. P.C. NO. 11.05				30.4. SIGN TYPE irreg.
187. P.C. NO. 11.05				30.5. SIGN TYPE irreg.
188. P.C. NO. 11.05				30.6. SIGN TYPE irreg.
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191. P.C. NO. 11.05				30.9. SIGN TYPE irreg.
192. P.C. NO. 11.05				31.0. SIGN TYPE irreg.
193. P.C. NO. 11.05				31.1. SIGN TYPE irreg.
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200. P.C. NO. 11.05				31.8. SIGN TYPE irreg.
201. P.C. NO. 11.05				31.9. SIGN TYPE irreg.
202. P.C. NO. 11.05				32.0. SIGN TYPE irreg.
203. P.C. NO. 11.05				32.1. SIGN TYPE irreg.
204. P.C. NO. 11.05				32.2. SIGN TYPE irreg.
205. P.C. NO. 11.05				32.3. SIGN TYPE irreg.
206. P.C. NO. 11.05				32.4. SIGN TYPE irreg.
207. P.C. NO. 11.05				32.5. SIGN TYPE irreg.
208. P.C. NO. 11.05				32.6. SIGN TYPE irreg.
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210. P.C. NO. 11.05				32.8. SIGN TYPE irreg.
211. P.C. NO. 11.05				32.9. SIGN TYPE irreg.
212. P.C. NO. 11.05				33.0. SIGN TYPE irreg.
213. P.C. NO. 11.05				33.1. SIGN TYPE irreg.
214. P.C. NO. 11.05				33.2. SIGN TYPE irreg.
215. P.C. NO. 11.05				33.3. SIGN TYPE irreg.
216. P.C. NO. 11.05				33.4. SIGN TYPE irreg.
217. P.C. NO. 11.05				33.5. SIGN TYPE irreg.
218. P.C. NO. 11.05				33.6. SIGN TYPE irreg.
219. P.C. NO. 11.05				33.7. SIGN TYPE irreg.
220.				

WORKER'S COMPENSATION CERTIFICATION

I certify that is the performance of the work for which this permit is issued - when not employed by a State or any political subdivision of the State subject to the Worker's Compensation Laws of California.

Applicant's Signature

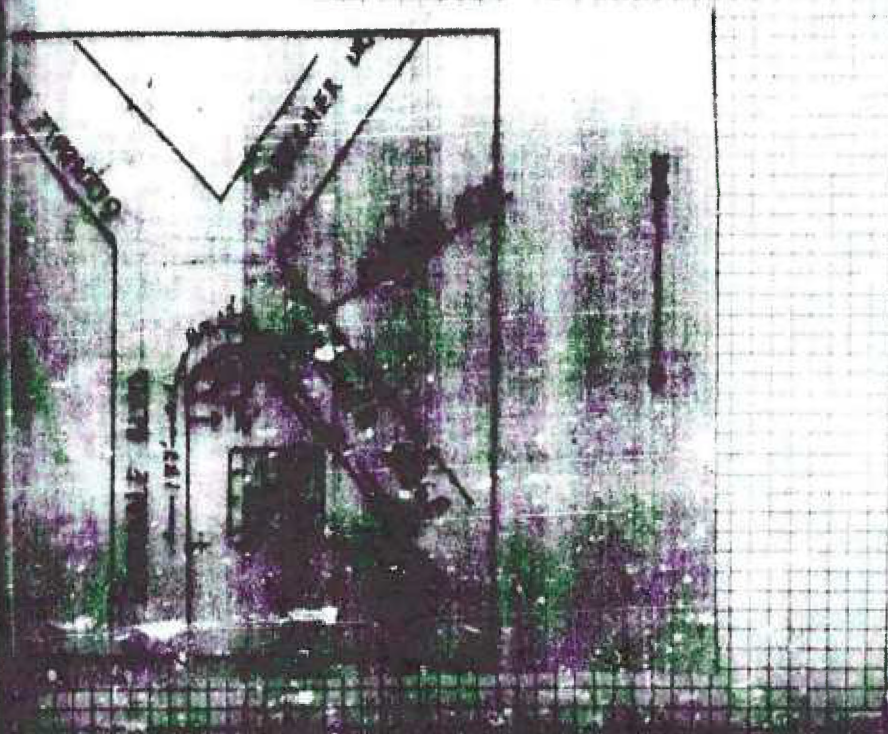
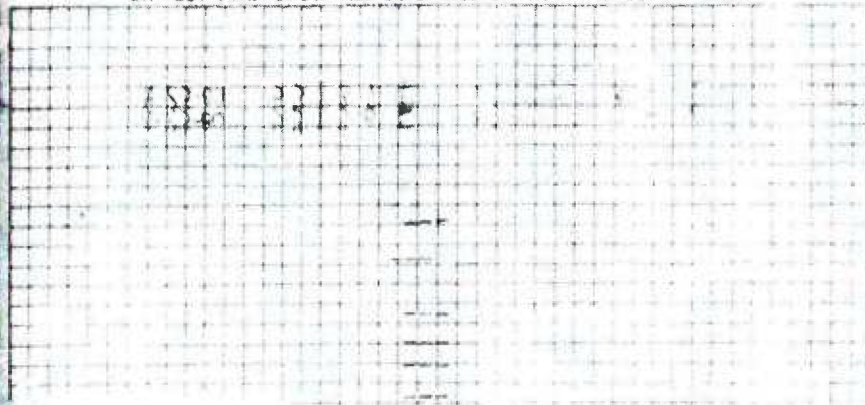
Print Name

Date

Applicant's Name Printed

If, after signing this certification, the Applicant desires to employ any person for work covered by this permit, the Applicant shall first comply with the provisions of Section 3700 of the State Labor Code as the permit shall be issued.

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



**APPLICATION FOR INSPECTION OF NEW BUILDINGS
AND FOR CERTIFICATE OF OCCUPANCY**

C-4
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 DESC.	LOT 1	BLK.	TRACT 26348	DIST. MAP 150 200	
2. PURPOSE OF BUILDING	Serv. Sta. & canopy (REPAIR)				ZONE C-2-1
3. ADDRESS	2560 Glendale Blvd.				FIRE DIST. 1162.5x60
4. BETWEEN CROSS STREETS	Silver Ridge Ave. AND Silverlake Blvd.				INSIDE COR. LOT KEY REV. COR. LOT SIZE
5. OWNER'S NAME	Gulf Oil Corp.				irr. see o
6. OWNER'S ADDRESS	1801 Ave. of the Stars				REAR ALLEY SIDE ALLEY BLOC. LINE
7. ARCHITECT OR DESIGNER	N. Evans 13866				STATE LICENSE NO. 964 2327 PS. LE
8. ENGINEER					STATE LICENSE NO. PHONE
9. CONTRACTOR	Besteel				STATE LICENSE NO. PHONE
10. SIZE OF NEW BLDG.	STORIES 1	HEIGHT 18	NO. OF EXISTING BUILDINGS ON LOT AND USE		AFFIDAVITS
11. MATERIAL OF CONSTRUCTION	EXT. WALLS	met.	ROOF	metl.	FLOOR
12. JOB ADDRESS	2560 Glendale Blvd.				DISTRICT OFFICE LA
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 20,600				GRADING CRIT. SOIL
PURPOSE OF BUILDING				VALUATION APPROVED	
Serv. Sta. & canopy / minor repair				Raymond	
TYPE IV	GROUP F-1	STORIES 1	PLANS CHECKED Raymond		HIGHWAY DED. yes
BLDG. AREA 2600	MAX. OCC. 10	TOTAL	PLANS APPROVED		FLOOD
DRILL UNITS	GUEST ROOMS	SPACES PARKING	REQ'D 0	PROVIDED	CONS.
SPRINKLERS REQ'D SPECIFIED	CONT. INSP WELDING		APPLICATION APPROVED		ZONED BY City
P.C. No. 11877					FILE WITH INSPECTOR
P.C. 35.10	S.P.C. 83	G.P.I.	B.P. 50	I.F. /	O.S. C/O TYPIST pm

MAR-20-67	13675 E	• •	X-2 CK	35.10
APR-17-67	17551 E	• 44372	Z-2 CK	19.83
APR-17-67	17552 E	• 44372	Z-1 CK	84.50

STATEMENT OF RESPONSIBILITY

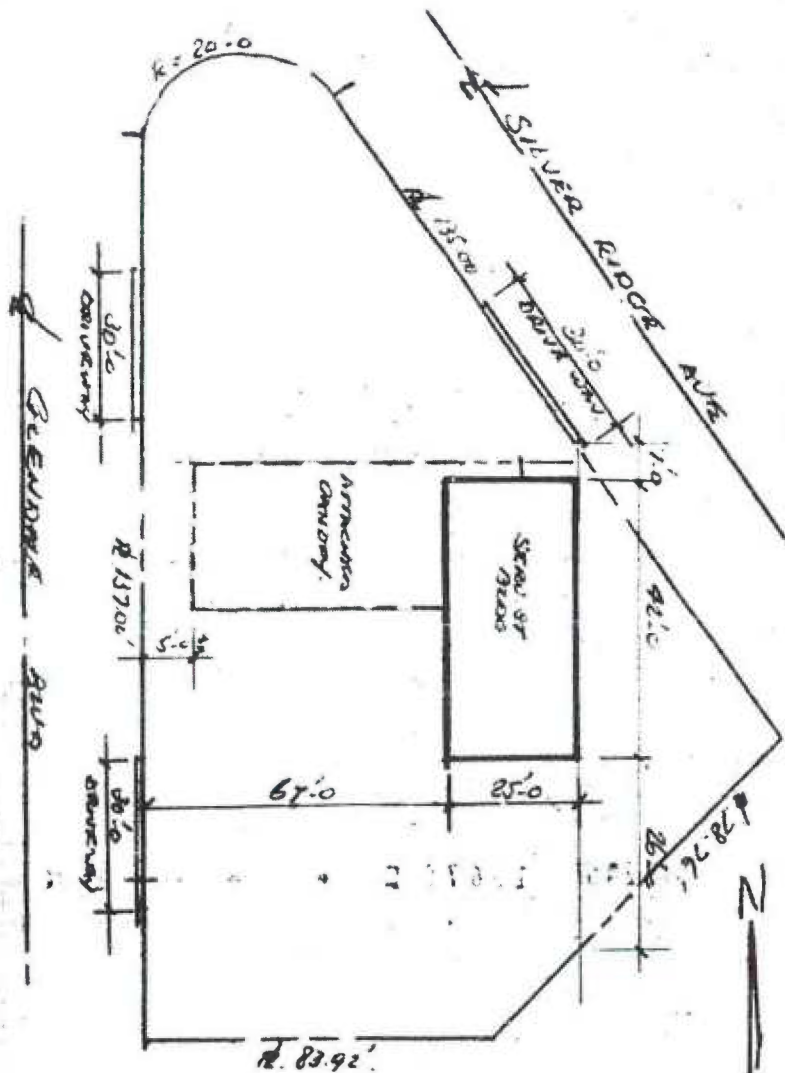
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"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 *Max Smith*
(Owner or Agent)

	Name	Date
Bureau of Engineering	1. Dalton	3/27/67
SEWERS AVAILABLE	<i>Sanitary Ranges Sinks</i>	
DRIVEWAY APPROVED	<i>W. Longford 3-21-67</i>	
HIGHWAY DEDICATION REQUIRED COMPLETED	<i>McConnell 3-27-67</i>	
FLOOD CLEARANCE APPROVED		
APPROVED FOR ISSUE FILE #		
Conservation		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
Planning	APPROVED UNDER CASE #	
Fire	APPROVED (TITLE 39) (L.A.M.C.-8700) <i>W.K. Plevin</i>	
Traffic	APPROVED FOR	

1967



DRIVEWAY APPROVED UNDER PROVISIONS OF ORD. NO. 115,816

BY W. Langford 5-27-67

NOTE PERMIT REQUIRED FOR ALL WORK WITHIN STREET DEDICATION

3

CITY OF LOS ANGELES

APPLICATION TO ALTER-REPAIR-DEMOLISH

AND FOR CERTIFICATE OF OCCUPANCY

DEPT. OF BUILDING AND SAFETY

AC-1 84583-2144

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

1. LEGAL DESCR.	LOT 2	BLK.	TRACT 26348	CHURCH TRACT 1873
2. PRESENT USE OF BUILDING	16 Ret. shops	NEW USE OF BUILDING	16 same & Fwd ESTAB.	DIST. MAP 147-209
3. JOB ADDRESS	2522 Glendale Blvd.	ZONE	R-1/C-2	
4. BETWEEN CROSS STREETS	Silver Lake Blvd. AND Silver Ridge Ave.	FIRE DIST.	II	
5. OWNER'S NAME	Yankee Fish & Chips	PHONE	627-4038	LOT (TYPE) Cor thru
6. OWNER'S ADDRESS	811 W. 7th St.	CITY	LA	LOT SIZE Irreg.
7. ARCHITECT OR DESIGNER		STATE LICENSE NO.	90017	
8. ENGINEER	James F. Rubroff	PHONE	927 483-0530	ALLEY /
9. CONTRACTOR	C. K. S. Const.	STATE LICENSE NO.	24627	BLDG. LINE /
10. LENDER		BRANCH OFFICE	627-4088	AFFIDAVITS /
11. SIZE OF EXISTING BLDG.	STORIES HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	6	LA 8156
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.	EXT. WALLS conc	ROOF blk.	FLOOR compo	
13. JOB ADDRESS	2522 Glendale Blvd.	DISTRICT OFFICE	LA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 9,000	GRADING	Yes	
15. NEW WORK: (Describe)	Store interior partitions and store front.	CRIT. SOIL /	HIGHWAY DED. /	
NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT	FLOOD
SAME & Fwd ESTAB.	NC	NC	NC	/
TYPE IV	GROUP G-2	SPRINKLERS REQ'D SPECIFIED	VALUATION APPROVED	Yes
BLDG. AREA NC	MAX. OCC.	TOTAL	PLANS CHECKED	220ED BY C. Fry
DWELL. UNITS	GUEST ROOMS	PARKING REQ'D PROVIDED	PLANS APPROVED	FILE WITH
P.C. No. 00-9829	CONT. INSP.	APPLICATION APPROVED	INSPECTOR	I
P.C. 2712	S.P.C.	G.P.I.	B.P. 4180	I.F. O.S. C/O TYPST

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

FEB-7-69 860585 •82277 Z-6 CK 27.17

FEB-7-69 860595 •82277 Z-1 CK 41.80

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 <i>William Chaehe</i>	Owner or Agent	Name	Date
Bureau of Engineering	ADDRESS APPROVED	RJA	1-30
	SEWERS AVAILABLE		
	NOT AVAILABLE		
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE		
	FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) H.A.P.C.-57001		
Traffic	APPROVED FOR		

Wm Chaehe 2-7-69

-NO PLOT PLAN-

3

APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

B & S 8-3 — PB 26
DEPT OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only

1. LEGAL DESCR	LOT	BLK	TRAC	26348	DIET MAP 44-388 CENSUS TRAIL 1973.00
2. PRESENT USE OF BUILDING	16	retail	NEW USE OF BUILDING	cream parlor	ZONE P1/C2-1 FIRE DIST. 2
3. JOB ADDRESS	2528 Glendale Pl				LOT (TYPE) cor/thru
4. BETWEEN CROSS STREETS	Silverlake		AND Silverridge Way		LOT SIZE irreg
5. OWNER'S NAME	Baskin Robbins				PHONE
6. OWNER'S ADDRESS	1201 S. Victory				CITY Burbank ZIP
7. ENGINEER	B.S. LIC NO	ACTIVE STATE LIC NO	PHONE	ALLEN	
8. ARCHITECT OR DESIGNER	B.S. LIC NO	ACTIVE STATE LIC NO	PHONE	BLOG LINE	
9. CONTRACTOR	B.S. LIC NO	ACTIVE STATE LIC NO	PHONE	hills/Silver AFFIDAVITS	
10. BRANCH LENDER	ADDRESS				CITY ZA 5156
11. SIZE OF EXISTING BLDG	WIDTH 100	LENGTH 100	STORIES 1	HEIGHT 15	NO OF EXISTING BUILDINGS ON LOT AND USE
12. CONST. MATERIAL OF EXISTING BLDG	EXT WALLS	stucco	ROOF comp	FLOOR conc	SEISMIC STUDY ZONE
13. JOB ADDRESS	2528 Glendale Bl.				DIST OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 10,000				CRIT. SOIL
15. NEW WORK (Describe)	Change of use/remodel to ice cream store				GRADING yes
NEW USE OF BUILDING	ice cream parlor		SIZE OF ADDITION	STORIES	HEIGHT
TYPE V	GROUP OCC	G-2	BLDG AREA	14/c	PLANS CHECKED
DWELL UNITS 0	MAX OCC.	14	TOTAL		PLANS APPROVED
GUEST ROOMS 0	PARKING REQ'D	N/C	PARKING PROVIDED	STD	APPLICATION APPROVED
SPRINKLERS REQ'D SPECIFIED	CONT INSP.		COMB	GEN	MAJ S
PC 56.95	SPC	67.00	TI	PM	IF
PC No	PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED				SYST

CASHIER'S USE ONLY

APR-17 78742 E :42874 I-18K 56.95

STATEMENT OF RESPONSIBILITY

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

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Signed

Owner or Agent having Property Owner's Permit

Signature/Date

Bureau of Engineering

ADDRESS APPROVE

ARMendariz 4-7-77

DRIVEWAY

HIGHWAY NOTIFICATION

REQUIRED

COMPLETED

FLOOD CLEARANCE

SEWERS

X

SEWERS AVAILABLE

Dona 4-7-77

NOT AVAILABLE

NO SEWER/PLUMBING REQ'D

SFC PAID

SFC NOT APPLICABLE

SFC DUE

CONSTRUCTION

APPROVED FOR ISSUE

NO FILE X

Lee 4-7-77

USE

APPROVED (TITLE 19) (L.A.M.C. 5700)

HOUSING

HOUSING AUTHORITY APPROVAL

PLANNING

APPROVED UNDER CASE #

TRAFFIC

APPROVED FOR

CONSTRUCTION TAX

RECEIPT NO.

DWELLING UNITS

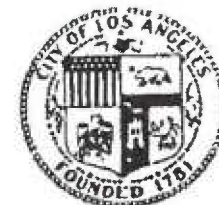
DATE 11/27/77
FILED 11/27/77
11/27/77

Address of
Building

2540 Glendale

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 Law—for following occupancies.

Issued 8-6-80

Permit No and Year

LA 96200/80

1 story, type IV, 9'x9'x10', misc sign structure.
G-1 occupancy

0 0 7 0 1 1 0 0 3 6 8

-Owner Union Federal Savings & Loan Assoc
Owner's 523 W. 6th Street, Suite 345
Address Los Angeles, CA 90014

588941225588991758

Address of
Building

2528 Glendale Blvd.



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 or made known to the undersigned, the vacant land, building or portion of a building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.

Issued

10/4/77

Permit No. and Year

LA 42674/77

Change of occupancy of a 14' x 50' portion of an existing 1 story, type V, 100' x 400' retail sales building G-1 to ice cream parlor G-2.
No change in parking.

Owner

Baskin Robbins

Owner's
Address

1201 So. Victory
Burbank, California



COMPSTAT

Northeast Area Profile

01/24/16 - 02/20/16



AREA
COMMANDING OFFICER: Arturo Sandoval
Rank: CAPT-III
Date of Rank: August 9, 2015
Date Assigned Area: August 9, 2015
LAPD Appointment Date: December 4, 1989

Photo
Unavailable

PATROL DIVISION
COMMANDING OFFICER: Richard P. Stabile
Rank: CAPT-I
Date of Rank: January 24, 2016
Date Assigned Area: January 24, 2016
LAPD Appointment Date: September 12, 1988

CRIME STATISTICS for week ending 02/20/16

VIOLENT CRIMES	01/24/16 TO 02/20/16	12/27/15 TO 01/23/16	% Change	12/27/15 TO 01/23/16	11/29/15 TO 12/26/15	% Change	YTD 2016	YTD 2015	% Change	YTD 2016	YTD 2014	% Change
HOMICIDE	1	1	0.0%	1	2	-50.0%	2	0	N.C.*	2	0	N.C.*
RAPE (121,122)	0	2	-100.0%	2	0	N.C.*	2	5	-60.0%	2	5	-60.0%
RAPE (815,820,821)	3	3	0.0%	3	0	N.C.*	6	3	100.0%	6	1	500.0%
TOTAL RAPE	3	5	-40.0%	5	0	N.C.*	8	8	0.0%	8	6	33.3%
ROBBERY	19	24	-20.8%	24	19	26.3%	42	44	-4.5%	42	39	7.7%
AGGRAVATED ASSAULTS	34	37	-8.1%	37	46	-19.6%	60	61	-1.6%	60	58	3.4%
TOTAL VIOLENT	57	67	-14.9%	67	67	0.0%	112	113	-0.9%	112	103	8.7%

PROPERTY CRIMES	01/24/16 TO 02/20/16	12/27/15 TO 01/23/16	% Change	12/27/15 TO 01/23/16	11/29/15 TO 12/26/15	% Change	YTD 2016	YTD 2015	% Change	YTD 2016	YTD 2014	% Change
BURGLARY	43	60	-28.3%	60	57	5.3%	89	133	-33.1%	89	90	-1.1%
MOTOR VEHICLE THEFT	94	85	10.6%	85	74	14.9%	168	115	46.1%	168	110	52.7%
BTFV	132	184	-28.3%	184	149	23.5%	288	243	18.5%	288	204	41.2%
PERSONAL /OTHER THEFT	96	107	-10.3%	107	102	4.9%	186	165	12.7%	186	177	5.1%
TOTAL PROPERTY	365	436	-16.3%	436	382	14.1%	731	656	11.4%	731	581	25.8%
TOTAL PART I	422	503	-16.1%	503	449	12.0%	843	769	9.6%	843	684	23.2%

Child/Spousal Abuse (Part I & II)*	47	33	42.4%	33	42	-21.4%	72	55	30.9%	72	68	5.9%
SHOTS FIRED	5	8	-37.5%	8	9	-11.1%	9	10	-10.0%	9	9	0.0%
SHOOTING VICTIMS	1	6	-83.3%	6	6	0.0%	3	5	-40.0%	3	3	0.0%

ARREST STATISTICS for week ending 02/20/16

ARRESTS	01/24/16 TO 02/20/16	12/27/15 TO 01/23/16	% Change	12/27/15 TO 01/23/16	11/29/15 TO 12/26/15	% Change	YTD 2016	YTD 2015	% Change	YTD 2016	YTD 2014	% Change
HOMICIDE	0	1	-100.0%	1	0	N.C.*	1	1	0.0%	1	3	-66.7%
RAPE	0	1	-100.0%	1	0	N.C.*	1	2	-50.0%	1	2	-50.0%
ROBBERY	2	2	0.0%	2	2	0.0%	4	10	-60.0%	4	13	-69.2%
AGGRAVATED ASSAULT**	23	31	-25.8%	31	26	19.2%	48	32	50.0%	48	39	23.1%
BURGLARY	8	7	14.3%	7	5	40.0%	14	7	100.0%	14	15	-6.7%
LARCENY	26	27	-3.7%	27	12	125.0%	49	25	96.0%	49	52	-5.8%
MOTOR VEHICLE THEFT	14	9	55.6%	9	8	12.5%	22	22	0.0%	22	13	69.2%
TOTAL VIOLENT	25	35	-28.6%	35	28	25.0%	54	45	20.0%	54	57	-5.3%
TOTAL PART I	73	78	-6.4%	78	53	47.2%	139	99	40.4%	139	137	1.5%
TOTAL ALL ARRESTS	279	276	1.1%	276	251	10.0%	503	698	-27.9%	503	783	-35.8%

*Part II Child/Spousal Abuse Simple Assaults not included in Part I Aggravated Assaults above to comply with the FBI's Uniform Crime Reporting guidelines

**Statistics include domestic violence.

N.C. - Not Calculable

Statistics are based on the date the crime or arrest occurred.



COMPSTAT

Citywide Profile

01/24/16 - 02/20/16



Population: 3,792,621
Area: 472.93 sq. miles
Total Number of Sworn as of 2/06/16: 9,921

CHIEF OF POLICE



Charlie Beck

Office of Operations:
Office of Special Operations:
Office of Administrative Services:
Professional Standards Bureau:
Chief of Staff:
Constitutional Policing:

Asst. Chief Jorge Villegas
Asst. Chief Earl Paysinger
Asst. Chief Michel Moore
Deputy Chief Debra McCarthy
Commander Sean Malinowski
Police Admin III Arif Alikhan

CRIME STATISTICS for week ending 02/20/16

VIOLENT CRIMES	01/24/16 TO 02/20/16	12/27/15 TO 01/23/16	% Change	12/27/15 TO 01/23/16	11/29/15 TO 12/26/15	% Change	YTD 2016	YTD 2015	% Change	YTD 2016	YTD 2014	% Change
HOMICIDE	20	22	-9.1%	22	17	29.4%	39	36	8.3%	39	25	56.0%
RAPE (121, 122)	54	67	-19.4%	67	63	6.3%	110	165	-33.3%	110	124	-11.3%
RAPE(815,820,821)	32	37	-13.5%	37	29	27.6%	63	72	-12.5%	63	56	12.5%
TOTAL RAPE	86	104	-17.3%	104	92	13.0%	173	237	-27.0%	173	180	-3.9%
ROBBERY	706	740	-4.6%	740	627	18.0%	1328	1193	11.3%	1328	978	35.8%
AGGRAVATED ASSAULTS	1048	1011	3.7%	1011	1046	-3.3%	1871	1644	13.8%	1871	1160	61.3%
TOTAL VIOLENT	1860	1877	-0.9%	1877	1782	5.3%	3411	3110	9.7%	3411	2343	45.6%

PROPERTY CRIMES	01/24/16 TO 02/20/16	12/27/15 TO 01/23/16	% Change	12/27/15 TO 01/23/16	11/29/15 TO 12/26/15	% Change	YTD 2016	YTD 2015	% Change	YTD 2016	YTD 2014	% Change
BURGLARY	1057	1190	-11.2%	1190	1322	-10.0%	2022	2543	-20.5%	2022	1850	9.3%
MOTOR VEHICLE THEFT	1330	1529	-13.0%	1529	1422	7.5%	2582	2184	18.2%	2582	1858	39.0%
BTFV	2160	2404	-10.1%	2404	2429	-1.0%	4160	4026	3.3%	4160	3387	22.8%
PERSONAL/OTHER THEFT	2084	2136	-2.4%	2136	2440	-12.5%	3855	4343	-11.2%	3855	4094	-5.8%
TOTAL PROPERTY	6631	7259	-8.7%	7259	7613	-4.6%	12619	13096	-3.6%	12619	11189	12.8%
TOTAL PART I	8491	9136	-7.1%	9136	9395	-2.8%	16030	16206	-1.1%	16030	13532	18.5%

Child/Spousal Abuse (Part I & II)*	1070	1105	-3.2%	1105	1175	-6.0%	1964	1962	0.1%	1964	1527	28.6%
SHOTS FIRED	200	207	-3.4%	207	163	27.0%	373	324	15.1%	373	234	59.4%
SHOOTING VICTIMS	83	78	6.4%	78	71	9.9%	146	138	5.8%	146	109	33.9%

ARREST STATISTICS for week ending 02/20/16

ARRESTS	01/24/16 TO 02/20/16	12/27/15 TO 01/23/16	% Change	12/27/15 TO 01/23/16	11/29/15 TO 12/26/15	% Change	YTD 2016	YTD 2015	% Change	YTD 2016	YTD 2014	% Change
HOMICIDE	23	22	4.5%	22	16	37.5%	44	52	-15.4%	44	37	18.9%
RAPE	30	15	100.0%	15	17	-11.8%	44	47	-6.4%	44	42	4.8%
ROBBERY	217	222	-2.3%	222	157	41.4%	396	378	4.8%	396	307	29.0%
AGGRAVATED ASSAULT**	726	669	8.5%	669	633	5.7%	1272	1195	6.4%	1272	1034	23.0%
BURGLARY	181	178	1.7%	178	154	15.6%	329	353	-6.8%	329	407	-19.2%
LARCENY	459	430	6.7%	430	401	7.2%	825	794	3.9%	825	1015	-18.7%
MOTOR VEHICLE THEFT	229	258	-11.2%	258	196	31.6%	438	366	19.7%	438	328	33.5%
TOTAL VIOLENT	996	928	7.3%	928	823	12.8%	1756	1672	5.0%	1756	1420	23.7%
TOTAL PART I	1865	1794	4.0%	1794	1574	14.0%	3348	3185	5.1%	3348	3170	5.6%
TOTAL ALL ARRESTS	9311	9439	-1.4%	9439	7913	19.3%	17269	19782	-12.7%	17269	20570	-16.0%

*Part II Child/Spousal Abuse Simple Assaults not included in Part I Aggravated Assaults above to comply with the FBI's Uniform Crime Reporting guidelines.

**Statistics include domestic violence.

Population and square miles from 2010 Statistical Digest

N.C. - Not Calculable

Statistics are based on the date the crime or arrest occurred.

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING

To Owners: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
☐ Abutting a Proposed Development Site

And Occupants: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
And: ☐ Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

Hearing: Office of Zoning Administration

Date: Tuesday, March 1, 2016

Time: 9:00 a.m.

Place: Los Angeles City Hall
200 North Spring Street, Room 1020
(Enter from Main Street)
Los Angeles, CA 90012

Case No.: ZA 2015-0499(CUB)
CEQA No.: ENV 2015-500-CE
Council No.: 13
Plan Area: Silver Lake-Echo Park-Elysian Valley
Zone: [Q]C2-1VL

Applicant: Mrs. Gooch's Natural Foods
Market, Inc.

Representative: Valerie Sacks

Staff Contact: Luciralia Ibarra
Phone No.: (213) 978-1378
Luciralia.Ibarra@lacity.org

PROJECT LOCATION: 2520 North Glendale Boulevard

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to the provisions of Section 12.24-W.1 of the Los Angeles Municipal Code, a Conditional Use to permit the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a proposed 27,626 square-foot Commercial Corner Development (Whole Foods Market) operating between 6 a.m. and 12 midnight daily, with on-site instructional tasting of alcoholic beverages to occur 10 a.m. to 9 p.m. daily, and on-site consumption of beer and wine only within a 883 square-foot dining area with 36 seats and hours of operation from 6 a.m. to 12 midnight daily.
2. Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and which shall therefore be exempt from the provisions of CEQA.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

Exhaustion Of Administrative Remedies: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

Advice To Public: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Office of Zoning Administration, 200 N. Spring Street, Room 750, Los Angeles, CA 90012 (attention: Luciralia Ibarra).

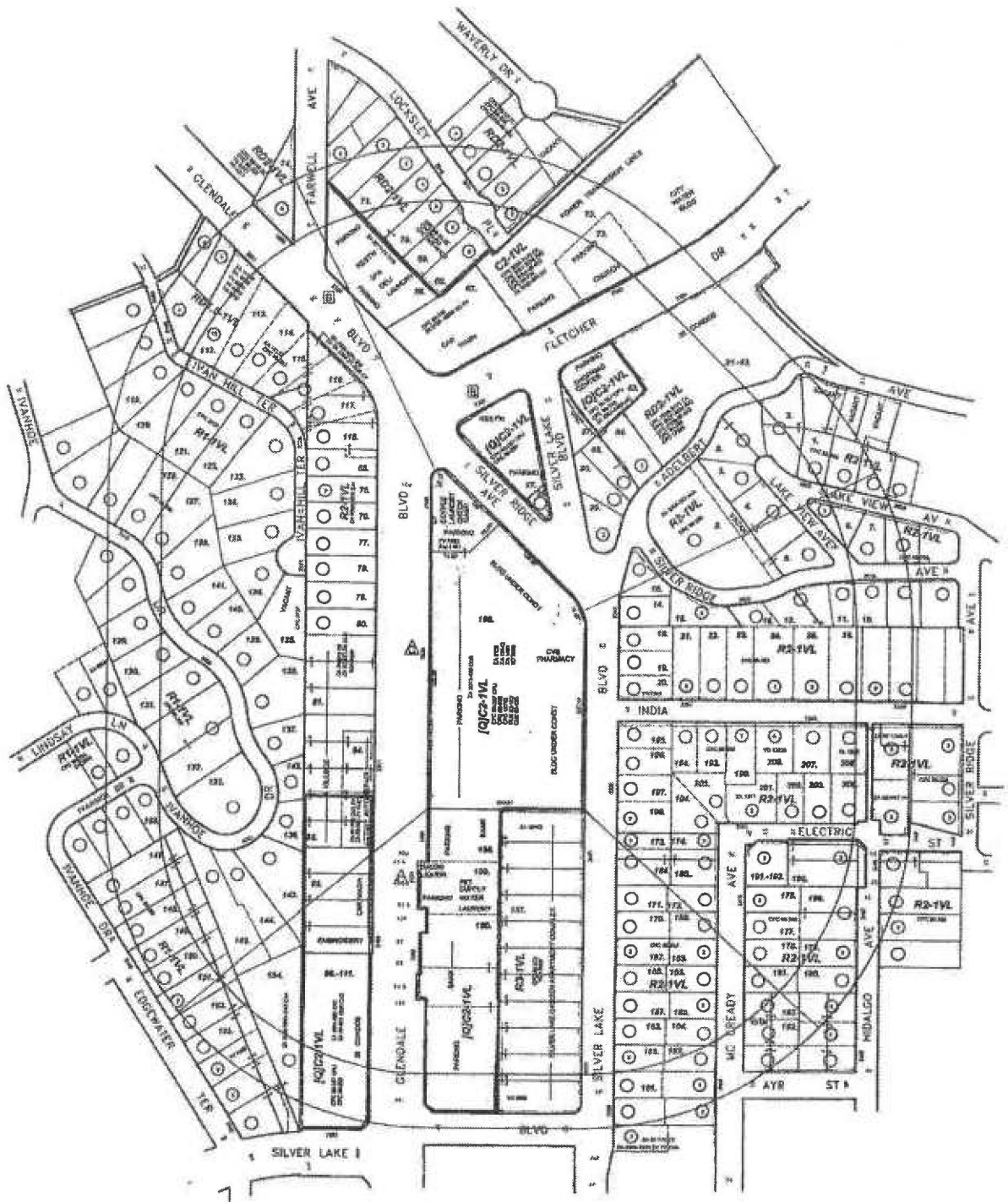
Review Of File: The file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1378 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

Accommodations: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request.

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice.

Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance. Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.

Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.



CONDITIONAL USE - ALCOHOL BEVERAGES

C.D. 13
C.T. 1873
P.A. SILVER LAKE-ECHO PARK
ELYSIAN VALLEY
NC. SILVER LAKE



3.47 NET AC.

RADIUS MAPS ETC

3544 PORTOLA AVENUE
LOS ANGELES CA 90032
OFF/FAX (323) 221-4555
RADIUSMAPSETC@SBCGLOBAL.NET

LEGEND

- ON-SITE CONSUMPTION OF FULL LINE ALCOHOL BEVERAGES.
- ON-SITE CONSUMPTION OF BEER AND/OR WINE
- OFF-SITE CONSUMPTION OF FULL LINE ALCOHOL BEVERAGES
- OFF-SITE CONSUMPTION OF BEER AND/OR WINE

SITE LOCATION:

WHOLE FOODS MARKET
2520 N. GLENDALE BOULEVARD
LOS ANGELES CA 90039

LEGAL DESCRIPTION:

LOTS 1 AND 2, TRACT NO. 28348, M.B.
761-19/20.

CASE NO.:

REV: 11 - 16 - 2015
DATE: 08-25-2014
SCALE: 1" = 100'
USES: FIELD
D.M.: 148.5 A 209, 150 A 209
T.B. PAGE: 594 GRID: E-3,4
APN: 5440-001-002,003

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.	Existing Zone	District Map
APC	Community Plan	Council District
Census Tract	APN	Case Filed With [DSC Staff]
		Date

CASE No. _____

APPLICATION TYPE CUB to permit the sale of a full-line of alcoholic beverages for on & off-site consumption at a market.
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 2520 Glendale Boulevard Zip Code 90039
Legal Description: Lot 2 Block none Tract TR 26348
Lot Dimensions irregular Lot Area (sq. ft.) 137,979 Total Project Size (sq. ft.) 27,626

2. PROJECT DESCRIPTION

Describe what is to be done: CUB per L.A.M.C. Sec. 12.24W1 to permit the sale of a full-line of alcoholic beverages for off-site consumption, instructional tastings, & beer & wine service in a 1356 s.f. restaurant, all within a 27,626 s.f. market
market hours to be 6am-12am daily, restaurant hours to be 6am-12am daily, on a 137,979 s.f. C2-1VL zoned Site.

Present Use: 22,126 s.f. market w/alc sales+ former restaurant Proposed Use: market w/on&off-site sale of b&w/liquor

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
-------------------------------	--------------------------------	---------------------------------	------------------------------------

No. of residential units: Existing 0 To be demolished 0 Adding 0 Total 0

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions **OR** grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.24 W 1
Conditional use to permit the sale of a full line of alcohol for off-site consumption at a 27,626 s.f. full-service market,
with instructional tastings of a full line and a 49-seat, 1356 s.f. restaurant w/beer & wine service,
market hours from 6am-12am, tasting hours from 10am-9pm, restaurant hours from 6am-12am.

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site: _____

4. OWNER/APPLICANT INFORMATION

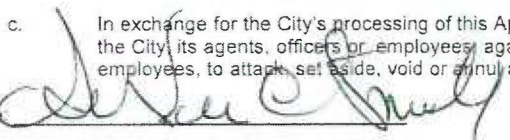
Applicant's name DBA Whole Foods Market Company Mrs. Gooch's Natural Foods Market, Inc.
 Address: 15315 Magnolia Blvd # 320 Telephone: (818) 501-8484 Fax: (818) 501-6908
Sherman Oaks, CA Zip: 91403 E-mail: _____
The Robert H. Cowgill Family Trust, The Beresford Family Trust, Cowgill, Ltd.
Raven Enterprises and Lester C. Smull, Trustee of The Smull Family Trust
 Property owner's name (if different from applicant) _____
 Address: 17631 Fitch Telephone: (949) 474-8900 Fax: (949) 474-8936
Irvine, CA Zip: 92614 E-mail: _____
 Contact person for project information Valerie Sacks Company Liquor License Specialists
 Address: 2222 Damon Street Telephone: (310) 500-6282 Fax: (310) 943-3322
Los Angeles, CA Zip: 90021 E-mail: valeria@liquorlicense.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- 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). (NOTE: for zone changes lessee may not sign).
- The information presented is true and correct to the best of my knowledge.
- In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature


Print: Lester C. Smull**ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Orange

On September 16, 2014 before me, Dana A. Davis, Notary Public
 (Insert Name of Notary Public and Title)

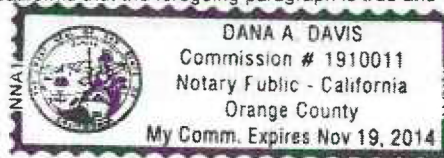
personally appeared Lester C. Smull, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

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

WITNESS my hand and official seal.

Signature

(Seal)

**6. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee	Reviewed and Accepted by [Project Planner]	Date
Receipt No.	Deemed Complete by [Project Planner]	Date

SCHEDULE I

A copy of the deed granting title to the property is attached. The owners' names and signatures appear below:

BRUCE A. COWGILL AND ROSE BLACKHAM, AS
CO-TRUSTEES OF THE ROBERT H. COWGILL
FAMILY TRUST UNDER DECLARATION OF
TRUST DATED MARCH 15, 1984

By: Bruce A. Cowgill
Bruce A. Cowgill, Co-Trustee

By: Rose Blackham
Name: ROSE BLACKHAM
Title: CO-TRUSTEE

LESTER C. SMULL, AS TRUSTEE OF THE SMULL
FAMILY TRUST DATED DECEMBER 7, 1984

By: Lester C. Smull
Lester C. Smull, Trustee

THE COWGILL FAMILY LIMITED PARTNERSHIP, a
California limited partnership

By: Bruce A. Cowgill
Bruce A. Cowgill, General Partner

RAVEN ENTERPRISES, LP, a California limited
partnership

By: Lauren Adams
Name: Lauren Adams
Title: Manager

MARILYN BERESFORD, TRUSTEE OF THE
BERESFORD FAMILY TRUST DATED OCTOBER
27, 2004

By: Marilyn Beresford
Marilyn Beresford, Trustee

Owner's Contact Information:

Name: Lester C. Smull
Company: Business Properties Development Company
Address: 17631 Fitch
Irvine, CA 92614
Telephone: (714) 432-0990 (Extension 204)
Fax: (714) 432-0352
E-mail: Lcs@bpdevco.com



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Attachment A

365 by Whole Foods— Silver Lake
Proposed Findings
L.A.M.C. §12.24 W 1
2520 Glendale Blvd.

Summary of Request

Pursuant to **L.A.M.C. Section 12.24 W 1**, the Applicant, Mrs. Gooch's Natural Food Markets, dba 365 by Whole Foods Market, Inc. ("Whole Foods" or "the Applicant"), is seeking discretionary approval of a Conditional Use Permit to allow the following 3 uses on the subject premises at 2520 Glendale Boulevard in Silver Lake ("Site"):

- 1) The sale of a full line of alcoholic beverages for off-site consumption at a full-service supermarket (ABC license type 21); and
- 2) An instructional tasting license for a full line of alcoholic beverages within a full-service supermarket (ABC license type 86); and
- 3) The sale of beer and wine for on-site consumption at a restaurant located within a full-service supermarket (ABC license type 41).

All the requested uses, if approved, are to take place within a 27,626 s.f. supermarket. The supermarket itself will be open from 6 a.m. – 12 a.m. daily, with coterminous hours of alcohol sales. The restaurant's hours of operation will be coterminous with operating hours, and would like to be open from 6 a.m. to serve coffee and breakfast to patrons. Beer and wine service is being requested from 9 a.m. – 12 a.m. daily, and the instructional tastings will take place on an occasional basis between the hours of 10 a.m. – 9 p.m. Whole Foods will be taking over the space most recently occupied by a Ralph's Supermarket in a 51,282 s.f. shopping center ("Center") on a 137,979 lot in the C2-1L zone.

The Ralph's has occupied a 22,126 s.f. portion of the 51,282 s.f. building on site. Whole Foods will be adding 5,500 s.f. to the supermarket, an expansion of approximately 25%. Because the expansion is greater than 20%, a new CUP rather than a Plan Approval will be required rather. However, this additional square footage is space that will be taken in part from an adjacent space within the Center and which was previously used as a Baskin Robbins. Moreover, most of the additional square footage will be used for storage, offices, kitchen/food preparation, employee breaks, and other purposes. Additionally, parking demand generated by the expanded Whole Foods will replace the parking demand from the former uses, so the Applicant anticipate no net gain in parking demand for this use. Therefore, the uses and the overall size of the improvements on the site will not change the existing parking demand. The expanded supermarket and restaurant use on site will not generate any additional parking requirements.

The Applicant believes that its supermarket with the sale of a full line of alcoholic beverages for off-site consumption and on-site consumption at instructional tasting events, as well as beer and wine within the restaurant area, will be a welcome addition to the mix of uses already in the Center and along Glendale Boulevard. Furthermore, the Applicant believes that its request for a Conditional Use Permit for the above uses is warranted based upon the company's excellent record of compliance with the California Department of Alcoholic Beverages ("ABC"), the appropriateness of the location for the requested use, and its overall reputation as a well-established, responsible company which can be trusted to manage the requested ABC license appropriately.

The Applicant

Whole Foods opened its first store in 1980 in Austin, Texas, and now, several decades later, is the leader in natural and organic foods, with more than 360 stores in North America and the United Kingdom. Whole Foods actively seeks out the finest natural and organic foods available, and maintains the most strict quality standards in the industry. Whole Foods' customers rely on the company to provide a generous selection of fresh, organic, minimally processed foods devoid of the types of artificial additives, sweeteners, colorings and preservatives found so frequently in foods sold at other supermarkets.

The Applicant's corporate philosophy is one of the most important factors in its exponential growth in the number of locations since its first location opened only a few decades ago. Its physical expansion has been accompanied by an expansion in the range of products and services that are offered within its locations. Thus, some of the larger and newer Whole Foods Supermarkets have expanded to include a curated selection of natural and organic products for face and body, coffee, tea, and juice cafés, connoisseurs' cheese counters and olive bars, sushi bars, aisles of prepared food which can be consumed in seating areas within the supermarket, dedicated areas where one can order a variety of hot entrees to be consumed on-site or "to go," and even wine bars within the supermarket offering periodic "wine tasting" events.

The Applicant's vision for its Silver Lake location is to include many of these types of products and services, including periodic instructional tastings of wine, beer and spirits and dedicated areas where patrons can either select food from aisles of pre-made items or order them to be prepared hot at a counter, and sit down with a glass of beer or wine. Specifically, this location will feature a 1356 s.f., 49 seat restaurant area in the southwest corner of the supermarket which will serve beer and wine along with food service. The 1356 s.f. restaurant area includes a 1,136 s.f. dining room and a 220 s.f. service area.

The Site

The supermarket site is a level, irregular-shaped parcel of land located on the East side of Glendale Boulevard near the corner of Glendale Boulevard and Fletcher Drive in Silver Lake. The Site is zoned C2-1VL, and is designated Neighborhood Commercial per the Silver Lake-Echo Park-Elysian Valley Community Plan ("Plan"), which corresponds to C1, C1.5, C2, C4, and RAS3 Zones. There is no Specific Plan associated with the Site. This stretch of Glendale Boulevard, just south of the 5 Freeway exit at Fletcher Drive, serves as a commercial corridor for nearby residential uses, and is developed with a number of small to medium-sized shopping centers and stand-alone buildings with a variety of retail, restaurant, and other neighborhood-serving commercial uses.

The Center itself is approximately 137,979 s.f. in size and offers a variety of shops and restaurants including a Starbucks, Winchell's Donut House, a Chinese restaurant, a and various neighborhood-serving retail uses. The Center is currently anchored by Ralph's Market, which will be where the Whole Foods Market will be located. Adjacent properties to the south along Glendale Boulevard are within the C2-1VL zone and are developed with a branch of East West Bank, a barber shop, a liquor store, and a laundry facility. The area across Glendale Boulevard to the southwest is an automotive electrical repair shop in the [Q]C2-1VL Zone. The area to the north of the Site is zoned [Q]C2-1VL and is developed with a number of small buildings clustered around the intersection of Fletcher Drive and Glendale Boulevard with commercial uses including Astro Restaurant, a cleaners, and a car wash.

Surrounding residential uses are located to the east and west of the Site. The area to the east of the Site is zoned R2-1VL and designated Residential Multiple Family per the Plan. This area is developed with single- and multi-story residential condominiums and garden-style apartments. The area immediately to the west of the Site across Glendale Boulevard is undeveloped open space as there is a large hill with a steep grade. Residential properties on top of the bluff overlooking Glendale Boulevard are zoned R2-1VL and R1-1VL, designated Residential Single Family and Residential Multiple Family per the Plan and developed with a variety of single- to multi-story houses and apartment buildings. All of the residential properties surrounding the Center are well buffered from the project Site due to their orientation toward small side streets, away from commercial activity along Glendale Boulevard and due to the significant difference in elevation between Glendale Boulevard and surrounding residential streets.

Sale of Alcohol for Off-Site Consumption (Type 21)

The requested Conditional Use Permit to sell a full line of alcoholic beverages for off-site consumption is an essential component of the Applicant's vision for its Silver Lake location. Alcoholic beverage items typically only comprise a small percentage of the total gross receipts in each supermarket, but their availability is important to stores' financial viability because customers expect to be able to purchase these items when they do their grocery shopping. The intended customers for the liquor sales are people who are primarily at the store for typical grocery-type products—as expansively construed by Whole Foods-- and who appreciate the convenience of being able to purchase these items while they do the rest of their shopping. It is customary and expected that full-service supermarkets such as Whole Foods will carry these items, and the requested Conditional Use Permit is needed in order for the Applicant to be able to meet its customers' expectations in this regard.

Instructional Tasting (Type 86)

As noted above, in addition to the food and grocery items the Applicant intends to offer within this location, Whole Foods seeks a Conditional Use Permit to enable it to sell an extensive selection of wine, beer, and spirits. The Applicant's request for a Conditional Use Permit for an instructional tasting license as an adjunct to its type 21 license is in order to be able to further enhance its customers' shopping experience by providing an appropriate mechanism for its customers to evaluate and understand the fine wines and other alcoholic beverage products that the Applicant seeks to sell. The instructional tasting license, a "Type 86," is a relatively new license type that was created pursuant to Business and Professions Code §§23396.6 and 25503.56 in January of 2011. This license is available to holders of qualified off-sale retail licensed businesses. The Applicant would like the City's permission to invite its vendors in from time to time to present its products to interested adults and educate them on the nuances of fine wines, craft beers, and spirits. Therefore, the Applicant is requesting a Conditional Use Permit to enable instructional tasting at this location.

In-Store Restaurant (Type 41)

Another of the features that Whole Foods has planned for its Silver Lake location is a restaurant/dining area where food can either be obtained by self-serve or by ordering it, and where beer and wine can be ordered from staff.

The Applicant has a restaurant area planned for the southwest corner of the store in a dedicated total area of 1356 s.f. in size. Seating for 49 patrons will be provided. In this area, beer and wine will be available, along with a limited menu of items, both of which patrons can order at the "bar" area and take to their seats within that portion of the store. Sample menus from Whole Foods' Huntington Beach location have been included with the application materials to illustrate the types of items envisioned for this location. Patrons may also select from any of the many prepared food options that will be available along the southerly part of the store, such as pizza, sushi, sandwiches, salads, soups, and other deli and hot food items, and then take those items to the restaurant/bar area and order beer and wine.

Other restaurant/seating areas will be provided elsewhere in the store, including on the patio areas, but an on-sale ABC license is only being requested for this area. Customers will not be permitted to take any beer and wine outside of the designated interior area, which will be monitored and supervised by a team member. The restaurant area will have employees at the registers and taking orders, as well as cameras that will be monitored at all times. Both the restaurant area and the supermarket as a whole will be open from 6 a.m. to 12 a.m. daily, although beer and wine service at the restaurant will only take place after 9 a.m.



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Attachment B

365 by Whole Foods Market – Silver Lake
Proposed Findings
L.A.M.C. §12.24 W 1
2520 Glendale Boulevard

A. General Conditional Use

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

The Applicant, 365 by Whole Foods Market, Inc. ("Whole Foods" or "the Applicant"), is requesting a Conditional Use Permit for its forthcoming full-service supermarket at 2520 Glendale Boulevard, in the Silver Lake neighborhood of Los Angeles. The CUP is needed for three purposes: 1) to enable it to serve beer and wine for on-site consumption in an on-site 49-seat restaurant seating area (type 41 ABC license), 2) to enable it to offer instructional tastings of a full line of fine wines, beers, and spirits (type 86 ABC license), and 3) to enable it to sell a full-line of alcoholic beverages for off-site consumption (type 21 ABC license) in a space 25% larger than that of its predecessor, also a full service supermarket that has sold a full line of alcoholic beverages for off-site consumption pursuant to a type 21 ABC license (Ralph's Supermarket). The requested uses, if approved, are to take place within a 27,626 s.f. supermarket located in a 137,979 s.f. shopping center ("Center") in the [Q]C2-1VL Zone. Market hours of operation will be from 6 a.m. – 12 a.m. daily, with restaurant hours from 6 a.m. – 12 a.m. daily, and instructional tasting hours from 10 a.m. – 9 p.m. daily. Although the Applicant would like to open the restaurant at 6 a.m. in order to serve coffee and breakfast, beer and wine service is only being requested after 9 a.m.

At virtually all of its 360 stores in North America and the United Kingdom, the Applicant sells a full line of alcoholic beverages for off-site consumption pursuant to a type 21 ABC license, along with a full line of supermarket items. Ralph's Market, the full-service supermarket that currently occupies the site, holds a permit enabling it to sell a full line of alcoholic beverages for off-site consumption. The within application does not seek to change any aspect related to the existing type 21 ABC license. However, the Applicant is making changes to the interior layout and adding a 5,500 s.f. area on the north side of the building, which will be used for employee-only areas, office, and storage. This portion of the shopping center was formerly occupied by a Baskin Robbins and a video rental store. This expansion adds more than 20 percent to the total floor area, triggering the need for a Conditional Use Permit rather than a Plan Approval. In addition to the expansion of the store for purposes of the type 21 license, the Applicant seeks to serve a full line of alcoholic beverages for on-site consumption at instructional tasting events, and to serve beer and wine for on site consumption within a new dedicated restaurant area at the southwesterly corner of the market. There will be no changes to the existing footprint of the building and only minor improvements to the interior and exterior of the supermarket.

The Applicant believes its request will perform a function or provide a service that is essential and beneficial to the community, city and region. In fact, the Applicant believes that all of its supermarkets provide a beneficial service. Whole Foods opened its first store in 1980 in Austin, Texas, and now, several decades later, is the leader in natural and organic foods, with more than 360 stores in North America and the United Kingdom. Whole Foods actively seeks out the finest natural and organic foods available, and maintains the most strict quality standards in the industry. Whole Foods' customers rely on the company to provide a generous selection of fresh, organic, minimally processed foods devoid of the types of artificial additives, sweeteners, colorings and preservatives found so frequently in foods sold at other supermarkets. Whole Foods has long been recognized for the outstanding quality of its products and its exceptional customer service. Whole Foods' customers rely on the company to provide the highest quality produce, meat, seafood, deli, and general grocery items, along with an unmatched selection of wine and liquor. The Applicant's Silver Lake location will certainly be no exception to this tradition. In addition, when Whole Foods takes over the supermarket space, it will do some remodeling to improve the appearance and function of the store, which will include an expansion on its north side to accommodate the Applicant's new administrative, personnel, and food and beverage storage spaces to provide the optimum amount of space for patrons' shopping experience.

In addition to the more traditional supermarket functions, the Applicant's vision for its Silver Lake location is to offer periodic instructional tastings of wine, beer and spirits and dedicated areas where patrons can either select food from aisles of pre-made items or order them to be prepared hot at a counter, and sit down with a glass of beer or wine at a restaurant area.

In terms of the instructional tasting events, the Applicant believes that the opportunity for customers to learn about and sample these products will be a pleasant and inviting amenity for Whole Foods customers. At the same time, the Applicant hopes that these occasional tastings will draw interest to this new location and help attract new customers to the store. Once these customers have come to the store to experience highlights from the expansive selection of wines, beers, and liquors, they may find themselves returning on a regular basis not only for these items but for the wide variety of high quality grocery and other offerings at the store.

The proposed new uses are part of an overall project to establish the Whole Foods at this location, and to provide certain amenities that have become increasingly expected in upscale full-service supermarkets such as Whole Foods. The ability to host instructional tastings and offer restaurant service will be pleasant and inviting amenities to help ensure the long-term economic success of the store in a responsibly managed and appropriate location.

The Applicant believes that these operational enhancements will support its success at this location. The requested Conditional Use Permit will enable Whole Foods to update its operations in order to continue to compete successfully with other upscale supermarkets throughout Southern California by enhancing its store offerings to include instructional tastings and a restaurant with beer and wine service.

For all the above reasons, the requested Conditional Use Permit to allow sale of a full line of alcoholic beverages for off-site consumption, the occasional, supervised instructional tastings of beer, wine and spirits, and a separate restaurant area where beer and wine will be served will perform a function or provide a service that is essential or beneficial to the community, city or region.

- ii. **That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The 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.

In terms of the location, size and height of the use, the requested Conditional Use Permit is an operational permit only. The Applicant's proposed full-service supermarket with off-site sales of a full line of alcoholic beverages, on-site sales of beer and wine at the within-store restaurant, and on-site consumption of these items at occasional instructional tasting events will be operated or conducted in a manner which will be fully compatible with adjacent properties, the surrounding neighborhood, and the public health, welfare, and safety. The Applicant's supermarket will be located within a neighborhood with a reputation for a wide variety of upscale neighborhood commercial uses, including boutiques, restaurants, gastropubs, coffee shops and other neighborhood-serving retail. Many of the businesses in Silver Lake cater to a discerning customer base that appreciates quality and is willing to pay a premium for a higher standard of products and services. Thus, Whole Foods, which is well-known for the very high grade of natural and organic food, beverage, grocery, and related products that it sells, will fit in very well with the other uses in the neighborhood and the existing customer base. Whole Foods' request for a Conditional Use Permit to enable it to incorporate a restaurant and instructional tasting events within the supermarket, along with the customary sale of a full line of alcoholic beverages for off-site consumption in an expanded full service supermarket, is fully consistent with the other commercial uses in the area.

Regarding hours of operation, the store will be open between 6 a.m. to 12 a.m. daily. The hours of sale of alcoholic beverages for off-site consumption will be coterminous with store hours. However, beer and wine will only be served at the on-site restaurant between the hours of 9 a.m. to 12 a.m. daily. These hours are consistent with, but more limited than, the hours of operation elsewhere in the shopping center. Starbucks, for example, opens at 4:30 a.m. and CVS is open 24 hours. Therefore, Whole Foods' proposed hours of operation and alcohol service are less extensive than the hours at the shopping center overall, and its operating characteristics are consistent with the surrounding uses in this regard as well.

In terms of the instructional tasting license, the Applicant will provide a safe, convenient location where responsible consumers of alcoholic beverages can learn about and sample them before purchasing, or purchase outright. The instructional tastings will take place at the indoor seating area toward the southwest part of the store in conformance with California State Business and Professions Code regulations pertinent to this type of alcohol license. While tastings are being conducted by authorized licensees, the area will be partitioned off, and signs that identify the area for tastings and clarify age limitations will be prominently displayed. Additionally, tasting hours will only take place between the hours of 10:00 a.m. to 9:00 p.m., which is a requirement the ABC places on this license type.

With respect to all of the alcohol-related uses covered by the requested Conditional Use Permit, the Applicant's supermarket is to be located within a large neighborhood shopping center, and will be very well buffered from any sensitive uses by the other uses in the center, the parking areas, and the wide streets surrounding the center. The Applicant believes that its customer base will draw heavily from those who live or work in the area or pass by this area on the way to or from other locations. The Applicant believes that the requested Conditional Use Permit at a location which is thoroughly buffered by surrounding uses 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 request for permission to sell a full line of alcoholic beverages for off-site consumption is in order for the Applicant to be able to sell items which its customers, like all customers of full-service supermarkets, expect to be able to purchase while they do the rest of their grocery shopping. The ability to purchase these items while doing their other shopping is beneficial not only to the Applicant's customers; it is also beneficial to the adjacent properties and the community as a whole. There is a demand for such uses, this is an appropriate location and Whole Foods is an appropriate operator to provide them. The ability to purchase a full line of alcoholic beverages at a full-service supermarket is rarely associated with the kinds of negative impacts sometimes associated with the purchase of alcohol, and this is particularly the case when a large company with an excellent reputation both overall and in terms of its management of these items is involved. In any case, this location would have grandfathered rights with respect to the type 21 license if it were not expanding the store square footage by 25%.

With respect to the restaurant uses, the Applicant's concept for the in-store restaurant area is to provide a quality selection of freshly prepared food items available to be consumed on-site, and to create a more vibrant atmosphere by having beer and wine available to accompany patrons' meals. This is consistent with the Applicant's overall concept for its Silver Lake location, which is to make visiting its store about much more than just getting one's grocery shopping done. The Applicant will be cordoning off the restaurant seating area at the southwest corner of the store and anticipates that the instructional tastings will take place in the same general part of the store. The Applicant's plans for the in-store restaurant will include a variety of security measures, including monitored security cameras, employee supervision of adjacent areas, and extensive employee training, as is the practice at all Whole Foods locations.

Indeed, Whole Foods has a very extensive employee training program with respect to the sale of alcoholic beverage items and has an outstanding record of compliance with the California ABC and parallel agencies wherever its markets are located. Thus, the Applicant can be relied upon to ensure that none of the negative impacts sometimes associated with the irresponsible sale of alcoholic beverage products take place here, and to ensure that its operations are compatible with the adjacent properties and surrounding neighborhood. The Applicant welcomes input from the community, the Neighborhood Council, the ABC, the Police Department, and Planning Staff, pertaining to operational conditions on the grant which will ensure that none of the negative impacts sometimes associated with alcohol sales occur at this location.

The supermarket is being designed to be attractive and inviting, and to fit in with its surroundings. While the proposed new uses will not have a direct impact on the built environment, the addition of these items will promote Whole Foods' ongoing success at this location well into the future. A long-term, stable, successful business at this location will in turn have a positive impact on its surroundings, as does any successful, appropriately sited, business.

For all of the above reasons, 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.

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

The requested Conditional Use Permit to allow the sale, dispensing, and instructional tasting of alcoholic beverages pursuant to three different ABC license types: type 21 – full line, off site consumption; type 86 – full line, instructional tasting; and type 41 – beer and wine, on-site consumption at a restaurant—substantially conforms with the purpose, intent and provisions of the portion of the General Plan applicable to the Site, the Silver Lake – Echo Park – Elysian Valley Community Plan. The grocery site is designated

Neighborhood Commercial per the Plan and corresponds to the C1, C1.5, C2, C4, and RAS3 Zones. There is no Specific Plan applicable to the subject Site.

The Plan promotes commercial corridors with quality uses and aesthetics that contribute to the vitality of the area. The Plan also encourages uses concentrated along transportation corridors that accommodate the needs of the community. At all of its locations in the Los Angeles area, the Applicant has operated in a manner which has been compatible with surrounding uses, and the Applicant's Silver Lake store will be no different in its thoughtful approach to its relationship with the surrounding neighborhood. The request for permission for a type 21, sale of a full line of alcoholic beverages for off-site consumption, is in order for the Applicant to be able to sell items which its customers, like most customers of full-service supermarkets, expect to be able to purchase while they do the rest of their grocery shopping. In addition, occasional instructional tastings and an on-site restaurant with alcohol service will be additional amenities that Whole Foods would like to be able to offer to its customers. If anything, the Applicant's plans for this location will promote the synergy of adjacent uses, enhance community identity, and serve community needs.

The following goal, objectives, and policies of the Plan are relevant to the Site and the proposed use.

Goal 2:

An economically vital commercial sector and strong viable commercial areas that offer a diversity of goods and services to meet the needs of the community in the plan area. Commercial areas should satisfy market demand, maximize convenience and accessibility while preserving and enhancing the unique historic and cultural identities of the district.

Objective 2-1:

Conserve and strengthen viable commercial development and encourage the reuse of obsolete commercial development.

Policy 2-1.1:

New commercial uses shall be located in established commercial areas, emphasizing more intense and efficient use of existing commercial land, ultimately contributing to and enhancing the existing urban form and village atmosphere.

By re-purposing a prominent part of an existing commercial structure in an established commercial area for a supermarket with a range of uses that will widely benefit the community, the Applicant's supermarket not only conforms to these Plan policies and objectives, but promotes them as well. For the above stated reasons, the requested Conditional Use Permit substantially conforms with the purpose, intent, and provisions of the Plan.

Additional Findings

- iv. **Explain how the proposed use will not adversely affect the welfare of the pertinent community.**

The requested Conditional Use Permit will not adversely affect the welfare of the pertinent community. The application is a request for a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption, on-site sale of beer and wine at the in-store restaurant, and on-site consumption of these items at occasional instructional tasting events. The proposed uses will take place within a 27,626 s.f. supermarket located in a 137,979 s.f. shopping center ("Center"). Permitting the sale of alcoholic beverages

will not negatively impact the welfare of the area given the focus of the store on the sale of grocery and general merchandise with the sale of beer, wine, and spirits playing a secondary and occasional role. In fact, the forthcoming Whole Foods with the proposed uses will provide a neighborhood-oriented complement to the other neighborhood-oriented commerce along Glendale Boulevard near Fletcher Drive. Whole Foods will meet a broader range of the community's needs and create a stronger, stable, and more competitive commercial environment in the area. Additionally, the Applicant is planning to maintain modest store hours of operation from 6 a.m. – 12 a.m. daily with the same daily restaurant hours. The Applicant would like the restaurant to be open from 6 a.m. to serve coffee and breakfast to patrons; beer and wine service is being requested from 9 a.m. – 12 a.m. daily. Tasting hours will be from 10 a.m. to 9 p.m. daily. The Applicant will have 24-hour recorded surveillance cameras, ensuring appropriate security for the store. The Applicant's supermarket with the proposed uses therefore will have a positive impact on the welfare of the pertinent community.

Moreover, Whole Foods does not see itself as a typical supermarket, but seeks to provide an exceptionally satisfying shopping experience by offering a variety of curated supermarket items. The Applicant believes that the shopping experience and products it provides enhances the welfare of the pertinent community. It achieves this goal not only because of the very high quality of goods and services that it provides, but also because of the ambiance it seeks to create within its stores. The Applicant believes that its supermarket with the sale of a full line of alcoholic beverages for off-site consumption and on-site consumption at instructional tasting events, as well as beer and wine within the restaurant areas, will be a welcome addition to the mix of uses already in the Center and along Glendale Boulevard. Furthermore, the Applicant believes that its request for a Conditional Use Permit for the above uses is warranted based upon the company's excellent record of compliance with the California Department of Alcoholic Beverages ("ABC"), the appropriateness of the location for the requested use, and its overall reputation as a well-established, responsible company which can be trusted to manage the requested ABC license appropriately.

For the above reasons, the sale and dispensing of alcoholic beverages within the supermarket will not adversely affect the welfare of the pertinent community.

v. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.

Granting of the requested Conditional Use Permit application will not result in an undue concentration of alcohol-serving establishments because the Application is to replace one license type and add two additional license types in a full service supermarket that is replacing another existing full-service supermarket, which already sells a full line of alcoholic beverages for off-site consumption pursuant to a type 21 ABC license. Moreover, the type 86 license is an adjunct to the type 21 license, and is only available in that context. Therefore, the addition of these requested license types will not lead to any net increase in the number of off-site licenses or the total number of licensees.

According to the State Department of Alcoholic Beverage Control, 3 on-site and 2 off-site licenses are allocated to Census Tract No. 1873 while 4 off-site and 5 on-site licenses currently exist including Ralph's, which will be replaced by Whole Foods. Those licenses are as follows:

Name of Establishment	Address	License Type
RALPHS	2520 GLENDALE BLVD	21 (Off Sale General)

RED LION TAVERN	2366 GLENDALE BLVD	47 (On Sale General)
SILVER GLEN LIQUOR STORE	2474 GLENDALE BLVD	21 (Off Sale General)
ASTRO FAMILY RESTAURANT	2300 FLETCHER DR	41 (On Sale Beer/Wine)
GINGERGRASS	2396 GLENDALE BLVD	41 (On Sale Beer/Wine)
ARCO AM PM 0045	2466 RIVERSIDE DR	20 (Off Sale Beer/Wine)
HOME	2500 RIVERSIDE DR	47 (On Sale General)
CVS PHARMACY 9669	2530 GLENDALE BLVD	21 (Off Sale General)
MODERN EATS	2590 NORTH GLENDALE BLVD, UNIT D	41 (On Sale Beer/Wine)

Within 600 feet of the site there are a total of 5 licenses, including Ralph's, which will be replaced by Whole Foods. Those licenses are as follows:

Name of Establishment	Address	License Type
RALPHS	2520 GLENDALE BLVD	21 (Off Sale General)
SILVER GLEN LIQUOR STORE	2474 GLENDALE BLVD	21 (Off Sale General)
ASTRO FAMILY RESTAURANT	2300 FLETCHER DR	41 (On Sale Beer/Wine)
CVS PHARMACY 9669	2530 GLENDALE BLVD	21 (Off Sale General)
MODERN EATS	2590 NORTH GLENDALE BLVD, UNIT D	41 (On Sale Beer/Wine)

Between 600-1000 feet of the site, there are 4 licensees, as follows:

Name of Establishment	Address	License Type
SILVERLAKE WINE CO	2395 GLENDALE BLVD	21 (Off Sale General), 42 (On Sale Beer/Wine) 58 (Caterer)
GINGERGRASS	2396 GLENDALE BLVD	41 (On Sale Beer/Wine)
ARCO AM PM 0045	2466 RIVERSIDE DR	20 (Off Sale Beer/Wine)
HOME	2500 RIVERSIDE DR	47 (On Sale General)

In terms of sensitive uses, there is one sensitive use located within a 600 foot radius of the Site, as follows:

Name of Establishment	Address
APOSTOLIC FAITH CHURCH	2333 LETCHER DR

Between 600-1000 feet of the Site, there are 2 sensitive uses, as follows:

Name of Establishment	Address
SILVER LAKE PUBLIC LIBRARY	2411 GLENDALE BLVD
SILVER LAKE MEADOW	SILVERLAKE BLVD SOUTH OF ARMSTRONG AVE

This part of the City is developed with a variety of commercial uses. In that context, the number of sensitive uses in the area is not very high. In addition, the ABC recognizes that in many areas where the demand for licenses exceeds the allocation, it is still appropriate to grant additional licenses because the large numbers of

visitors and workers who frequent the vicinity push the effective population count significantly above Census numbers. This is certainly the case with regard to commercially developed nodes such as this area of Silver Lake around the convergence of Glendale Boulevard, Silver Ridge Avenue, and Fletcher Drive. While there are other alcohol-serving establishments in the vicinity, the heavily populated, commercially dense nature of the area supports the current number of licenses. Furthermore, having a concentration of on-sale uses can actually be a benefit to a community, as it may be conducive to the liveliness and vitality of an area. Often, restaurant and retail patrons appreciate having a variety of options in an area when going out for a meal. Additionally, Whole Foods is a reputable, full service market that is not normally associated with problem uses. Whole Foods has a business model that depends on ensuring that the quality of its services benefits the surrounding community, and this is not expected to change at the Applicant's Silver Lake store.

For the reasons stated above, the granting of the requested Conditional Use Permit will not result in an undue concentration of alcohol-serving establishments.

vi. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

The Applicant does not anticipate that the proposed uses will detrimentally affect the nearby residential zones in any way, among other reasons because it is a responsibly managed supermarket chain with an excellent record of compliance with the ABC. The sale of a full line of alcohol is incidental to the Applicant's primary business as a grocer, and alcohol sales are a customary component of a grocery store and expected by its customers. Moreover, the proposed incidental tastings and restaurant with beer and wine service will take place within a well-supervised portion of the store, and the store itself is well-buffered from any residential uses. In any case, this type of business is not typically considered to be the kind of use likely to lead to the problems sometimes associated with the irresponsible use of alcoholic beverage products, particularly where the licensee is such a well-established company with a long history of successful and responsible management of these products.

Whole Foods is primarily a food sales establishment that offers alcohol as a portion of its overall retail sales, and the requested Conditional Use Permit is in order to enable the Applicant to serve beer and wine in a restaurant seating area and to offer the occasional, supervised instructional tasting of some of the fine wines, craft beers, and distilled spirits that it sells. The request is intended as an amenity to its customers, many of whom will come from the surrounding residential area and would appreciate the ability to learn about and sample some of these items before purchasing them. In addition, the requested alcoholic beverage service at a restaurant will enable patrons to enjoy a relaxing meal at the same time that they do their grocery shopping or run other errands. Moreover, the site is located in a prime commercial center where diversity amongst uses is not uncommon and is expected. While there are residential areas near the site, the supermarket is buffered from them by surrounding streets and uses. In any case, the building that Whole Foods will occupy is oriented toward Glendale Boulevard, which is a major thoroughfare in this part of the City and is improved with a variety of commercial uses. The Applicant's request for the ability to sell a full line of alcoholic beverage for off-site consumption as well as to offer occasional instructional tasting events and restaurant service is consistent with the expansive range of goods and services that will be offered at this location. Because the existing neighborhood along Glendale Boulevard is very commercial in character and because the Applicant's specialty grocery is oriented toward Glendale Boulevard and buffered from residential dwellings, the requested Conditional Use Permit will not detrimentally affect nearby residential areas.

Finally, as noted above, the proposed uses will take place within well-supervised portions of a large grocery

store, which is on a large site which is itself well-buffered from any surrounding uses by the parking area, loading area and other uses on the Site itself as well as adjacent commercial uses. In terms of parking, this site contains approximately 192 shared parking spaces, more than enough to accommodate the on-site uses. Whole Foods will be adding 5,500 s.f. to the supermarket, an expansion of approximately 25%. However, this additional square footage is space that will be taken from an adjacent part of the Center, part of which was previously a Baskin Robbins. Moreover, most of the additional square footage will be used for storage, offices, kitchen/food preparation, employee breaks, and other purposes. Overall, parking demand generated by the expanded Whole Foods will replace the parking demand from the prior uses, so the Applicant anticipates no net gain in parking demand for this use. Therefore, the uses and the overall size of the improvements on the site will not change the existing parking demand on site nor impact parking in the surrounding residential neighborhoods.

For all of these reasons, the Applicant believes request for a Conditional Use Permit to allow sale of alcoholic beverages for off-site consumption as well as instructional tasting of a full line of alcoholic beverages and a restaurant with beer and wine service will not detrimentally affect nearby residentially zoned properties.

SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ADULT ENTERTAINMENT ESTABLISHMENTS (CUX) – LAMC 12.24 W.1 & 12.24 W.18

City of Los Angeles – Department of City Planning

The Special Instructions for Alcohol (CUB) & Adult Entertainment Establishments is a required attachment to the *MASTER LAND USE APPLICATION INSTRUCTIONS* (CP-7810). Only utilize this form when filing for a conditional use permit pursuant to LAMC Section 12.24 W.1 for alcohol establishments or pursuant to 12.24 W.18 for adult entertainment establishments.

ADDITIONAL REQUIREMENTS/FINDINGS FOR APPROVAL OF A CUB or CUX:

For a CUB or CUX request to be considered, the following additional information and findings must be provided.

1. RADIUS MAP REQUIREMENTS. In addition to the Public Noticing requirements detailed in the Master Land Use Application Instructions (CP-7810):

- Radius Maps for alcohol uses must show land use to a 600-foot radius.
- A **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site is required. Include in the list the type of license and address.
- A **LIST OF THE FOLLOWING USES** within 600 feet is also required:
 - (1) residential uses and type (single-family, apartment, hotel, etc.);
 - (2) churches;
 - (3) schools, including nursery schools and child-care facilities;
 - (4) hospitals;
 - (5) parks, public playgrounds and recreational areas; and
 - (6) establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.

2. FINDINGS (on a separate sheet)

a. General Conditional Use

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

b. Additional Findings

- i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.
- ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.
- iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

3. QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE

- a. What is the total square footage of the building or center the establishment is located in? 51,282
- b. What is the total square footage of the space the establishment will occupy? 27,626
- c. What is the total occupancy load of the space as determined by the Fire Department? 606
- d. What is the total number of seats that will be provided indoors? 33 Outdoors? 18
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? yes
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? private
- i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? n/a
- g. Are you adding floor area? no If yes, how much is enclosed? n/a Outdoors? n/a

h. Parking

- i. How many parking spaces are available on the site? 192
- ii. Are they shared or designated for the subject use? shared
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? n/a
- iv. Have any arrangements been made to provide parking off-site? no
1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? n/a

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

2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.
3. Will valet service be available? no Will the service be for a charge? n/a
- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? yes
- j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17? n/a

4. QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT

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

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	6am-12am	6am-12am	6am-12am	6am-12am	6am-12am	6am-12am	6am-12am
Proposed Hours of Alcohol Sale	6am-12am	6am-12am	6am-12am	6am-12am	6am-12am	6am-12am	6am-12am

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: no

Note: An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.

- c. Will there be minimum age requirements for entry? at tastings If yes, what is the minimum age requirement and how will it be enforced? barriers, signage, employee monitor, security camera
- d. Will there be any accessory retail uses on the site? yes What will be sold? various supermarket items

e. **Security**

- i. How many employees will you have on the site at any given time? 75
- ii. Will security guards be provided on-site? no
1. If yes, how many and when? n/a
- iii. Has LAPD issued any citations or violations? n/a If yes, please provide copies.

f. **Alcohol**

- i. Will there be beer & wine only, or a full-line of alcoholic beverages available? full-line
- ii. Will "fortified" wine (greater than 16% alcohol) be sold? yes
- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? no
- iv. Will there be signs visible from the exterior that advertise the availability of alcohol? no

v. **Food**

1. Will there be a kitchen on the site? yes
2. Will alcohol be sold without a food order? yes
3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? no
4. Provide a copy of the menu if food is to be served.

vi. **On-Site**

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? _____
- a. If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.
2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? _____
- a. If yes, a request for off-site sales of alcohol is required as well.
3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? _____

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? Yes, since this is a full-service supermarket. These items, however, are not intended for on-site consumption of alcohol.
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? yes

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- <http://www.abc.ca.gov/>.

5. **CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)**

- a. Is this application a request for on-site or off-site sales of alcoholic beverages? yes
- i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? no
 1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:
 - a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
 - b. if issuance would result in, or add to an undue concentration of licenses.
- b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience or necessity**.

6. **ADDITIONAL REQUIREMENTS FOR MASTER CUBs/CUXs.** In addition to all requirements detailed in the Master Land Use Application Instructions (CP-7810), applications for Master CUBs/CUXs shall include:

- A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating: the type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; the identifying address or suite/unit number corresponding to each CUB/CUX request; and (if known) the tenant-operator of each alcohol or adult entertainment establishment.
- All CUB or CUX requests on the subject site clearly identified and labeled on the plot plan and applicable floor plans, indicating: each type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; and the identifying address or suite/unit number corresponding to each CUB/CUX request.

NOTE: *Please consider submitting documents beyond the requirements outlined in this form. If there are other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute the **primary opportunity** to clarify and define the project.*

CITY OF LOS ANGELES
CALIFORNIA

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**SILVER LAKE
NEIGHBORHOOD COUNCIL**

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July 6, 2015

Lynda Smith
Office of Zoning Administration
Department of City Planning
City of Los Angeles
lynda.smith@lacity.org

VIA EMAIL

Re: Case Number ZA-2015-499-CUB
2520 N. Glendale Blvd.
Whole Foods

Dear Lynda:

The Silver Lake Neighborhood Council recommends approval of the CUB application for the new Whole Foods grocery store, to be located at 2520 N. Glendale Blvd. The proposal was reviewed at the Neighborhood Council's regular monthly meeting held on July 1, 2015.

Whole Foods will sell and dispense a full line of alcoholic beverages for off-site consumption. In addition, the grocery store will offer instructional tastings of alcoholic beverages at a 51-seat restaurant with full beer and wine service. Store hours of operation will be from 6 am to 12 am daily. Restaurant hours will be from 9 am to 12 am daily, with tasting hours from 10 am to 9 pm.

Silver Lake has need for an additional grocery store, and Whole Foods will replace a former Ralph's location. The new store will anchor the rehabilitation of an older, declining retail strip shopping center.

The project complies with the intent of the Silver Lake-Echo Park-Elysian Valley General Plan.

We appreciate your consideration of our project review.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Scott D. Plante".

Scott D. Plante, AIA
SLNC Urban Design and Preservation Committee Co-Chair
Scott.Plante@silverlakenc.org

cc: Amy Ablakat Planning Deputy, CD13
Gary Benjamin Planning Deputy, CD13
Joe Ferrell Co-Chair, SLNC UDP Committee
Valerie Sacks Liquor License Specialists

LOS ANGELES POLICE DEPARTMENT

CHARLIE BECK
Chief of Police



ERIC GARCETTI
Mayor

P. O. Box 30158
Los Angeles, Calif. 90030
Telephone: (323) 344-5739
TDD: (877) 275-5273
Ref#: 4.4

February 27, 2016

Office of Zoning Administration
200 North Spring Street, 7th floor
Los Angeles, California 90012

The Northeast Area Vice Unit received a **Master Land Use Permit Application**, File Number ZA 2015-0499, for the establishment located at 2520 N. Glendale Boulevard, Los Angeles, California 90039. The applicant, Whole Foods Market Corporation, (DBA: Whole Foods Market) are requesting a full line alcohol ABC Type 21 license (Off-Sale general), a Type 41 license (On-Sale Beer and Wine for a Bona Fide public eating place) and a Type 86 License (Instructional tasting license) to accommodate 36 interior seats for an on-sale General Eating Place (restaurant), with a proposed square footage of 883 sq. ft. The establishment has a total of 27,627 sq. ft. The Applicants proposed hours of operation for the restaurant and market are from 6:00 a.m. to Midnight, daily.

The business is located in Reporting District 1145. This investigation determined that there were minimal calls for service or crimes reported for the past year.

On February 19, 2016, a site tour of the location was conducted, by Vice Sergeant Fernando Carrasco of the Northeast Area Vice Unit.

Council District 13 (Mitch O'Farrell's office) and the Silver Lake Neighborhood Council are in support of the business.

It was determined with the approval of Captain Arturo Sandoval, Commanding Officer of Northeast Area, that the Los Angeles Police Department will be unopposed to this project.

However, acting in the best interest of the public, the Department recommends the following operating conditions be imposed, which should diminish vice-related problems that may develop at the proposed business.

1. The operating hours of the market shall be from 6:00 a.m. to Midnight, daily;
2. The market sales of alcoholic beverages shall be from 6:00 a.m. to Midnight, daily;
3. Sales, services and consumption of alcoholic beverages for the restaurant area shall be from 9:00 a.m. to Midnight, daily;
4. There shall be no live entertainment;

5. There shall be no karaoke;
6. Any music, sound or noise emitted that is under the control of the petitioner(s) shall not exceed decibel levels that are stated in Noise Abatement Laws and Zoning Administrative Authority Section, 12.24 x 2 (b) (LAMC);
7. Food service shall be available at all times during operating hours;
8. There shall be no bottle service;
9. No after-hours use of the premises is permitted;
10. The premises shall not be used exclusively for private parties where the general public is excluded;
11. No person under 21 years of age shall sell or serve alcoholic beverages;
12. The petitioner(s) shall be responsible for maintaining the immediate area adjacent to the premises over which they have control litter free;
13. No alcoholic beverage shall be consumed on any property adjacent to the licensed premises under the control of the licensees;
14. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Petitioner(s) shall be removed or painted over within 24 hours of being applied;
15. Sales and delivery of alcoholic beverages to customers shall be made from behind a counter where an employee will obtain the product. No self-service of alcoholic beverages by patrons will be permitted. A waitress or waiter shall conduct all alcoholic beverage service;
16. Petitioners shall regularly police the area under their control in an effort to prevent the loitering of persons about the premises;
17. Within six-months of the effective date of this determination, all personnel acting in the capacity of a manager and employees shall attend a Standardized Training for Alcohol Retailers (**STAR**) session sponsored by the Los Angeles Police Department. Upon completion of the training, the applicant shall provide evidence to the Zoning Administrator that such training was provided. Training shall be repeated every 24 months;
18. The conditions of this grant shall be retained on the premises at all times and be immediately produced upon request of any LAPD officer or ABC investigator. The restaurant manager and all employees of the restaurant shall be knowledgeable of the conditions herein;

19. Any future operator or owner for this site must file a new Plan Approval Application to allow the City of Los Angeles to review the "mode and character" of the usage;
20. The property owner/operator shall keep a log of complaints received, the date and time received and the disposition of the response;
21. Further, if documented evidence is submitted showing continued violation(s) of any of the following: Conditional Use Business (CUB) Condition(s) of Approval, undue disruption of or interference with the peaceful enjoyment of adjacent neighboring properties, and/or alcohol-related enforcement actions from other public jurisdictions, the Zoning Administrator reserves the discretion to hold a public hearing. Such public hearings, held in conjunction with the Plan Approval and payment of associated fees, shall be publicly noticed for the purpose of conducting a public review of the Petitioner's compliance with and the effectiveness of the CUB Conditions for Approval and related enforcement actions. The Petitioner shall, prior to the public hearing, submit detailed documentation as to how compliance with each condition of the grant and related enforcement action has or will be attained.

If you have any further questions regarding this matter, please contact Sergeant Fernando Carrasco, Officer-in-Charge, Northeast Area Vice, at (323) 561-3299.

Very truly yours,

CHARLIE BECK
Chief of Police

ARTURO SANDOVAL, Captain
Commanding Officer
Northeast Area

RADIUS MAPS, ETC.

3544 Portola Avenue
Los Angeles, CA. 90032
Tel/Fax: (323) 221-4555

radiusmapsetc@sbcglobal.net

CITY OF LOS ANGELES CONDITIONAL USE PERMIT ALCOHOL BEVERAGES

**** ABUTTING OWNERSHIP LIST **
MAILING LABELS**

RADIUS MAPS, ETC.

3544 Portola Avenue
Los Angeles, CA. 90032
Tel/Fax: (323) 221-4555

radiusmapsetc@sbcglobal.net

CITY OF LOS ANGELES CONDITIONAL USE PERMIT ALCOHOL BEVERAGES

**** ABUTTING OWNERSHIP LIST ****

PENALTY OF PERJURY STATEMENT

I hereby certify that to the best of my knowledge the attached radius map correctly depicts the required data obtained from the records of the City Engineer, City Clerk, and/or the Los Angeles Department of City Planning and where appropriate, the State Division Highways.

I further hereby certify that to the best of my knowledge, and under the penalty of perjury, the attached ownership list correctly shows the latest names and addresses on the City Engineer's land records as of the following date: 11 - 16 - 2015. In certain circumstances, such as in annexation proceedings, where there may be not City Engineer records, the records of the County Assessor's Office may be accepted by the City Planning Commission.

YVETTE CUELLAR
(Print of type)


(Signature)

I hereby certify that to the best of my knowledge and under penalty of perjury, the attached occupants list correctly indicates address of the required occupants that fall within the radius of the following date: 11 - 16 - 2015.

YVETTE CUELLAR
(Print of type)


(Signature)

In certain instances I may have been unable to verify all occupants, therefore the following indicates which occupants I was not able to identify. I understand that the Department of City Planning will determine if reasonable attempts were made to secure these addresses from the information provided below.

Ownership #	Reason unable to verify *	Attempts made to verify **	Additional Information

- * (1) Secured Building
- (2) Gated Yard
- (3) Refused Access
- (4) Other: Specify

- ** (1) Returned to building on three separate occasions
- (2) Efforts to contact owner or manager without success
- (3) Contact made with owner or manager, who refused to Provide the information
- (4) Other: Specify

REMINDER TO APPLICANT AND PROJECT TEAM: The Department of City Planning will not accept the application maps and ownership list which bear a date of more that 90 days prior to the date of the application is accepted for process. Furthermore, the applicant may be required to update the radius map and/or ownership list before the Department will schedule the public hearing for any discretionary application.

14. 5438 014 007
JAVIER CATHLEEN S
2540 SILVER LAKE BLVD
LOS ANGELES CA 90039

15. 5438 014 008
SNEDEKER THOMAS B
8080 CAMINO PREDERA
RANCHO CUCAMONGA CA 91730

18. 5438 014 011
HERNANDEZ HELEN
2536 SILVER LAKE BLVD
LOS ANGELES CA 90039

19. 5438 014 012
BARBER JAMES
2530 SILVER LAKE BLVD
LOS ANGELES CA 90039

20. 5438 014 013
ABERCROMBIE JENNIFER B
2287 INDIA ST
LOS ANGELES CA 90039

27. 5438 015 001,002
DONNELLY MARGUERITE A
24055 PASEO DEL LAGO #708
LAGUNA WOODS CA 92637

28. 5438 015 010
AUTIERO VINCENT E
2601 SILVER LAKE BLVD
LOS ANGELES CA 90039

29. 5438 015 011
SHIGAKI ALFRED M & DORIS
1657 SHORELAND DR
LOS ANGELES CA 90012

67. 5438 016 002
PASSEL INVESTMENTS LLC
3600 WILSHIRE BLVD #100A
LOS ANGELES CA 90010

75. 5439 007 002
HUBER GENE J
2517 IVAN HILL TER
LOS ANGELES CA 90039

76. 5439 007 003
GREGORY S JONES
2515 IVAN HILL TER
LOS ANGELES CA 90039

77. 5439 007 004
SCHWARTZ ANDREW
2509 IVAN HILL TER
LOS ANGELES CA 90039

78. 5439 007 005
PARDO MARY A
2501 IVAN HILL TER
LOS ANGELES CA 90039

79. 5439 007 006
HOOKER ROBERT & FRANCES
2495 IVAN HILL TER
LOS ANGELES CA 90039

80. 5439 007 007
HOOKER ROBERT V
2491 IVAN HILL TER
LOS ANGELES CA 90039

81. 5439 007 008 TO 010
IBRAHIM MUKDAD & LALA YOUNUS
5703 OCEAN VIEW BLVD
LA CANADA CA 91011

83. 5439 007 024
IBRAHIM MUKDAD
513 SONORA AVE
GLENDALE CA 91201

84. 5439 007 025
DRAGICEVIC VINKO & VALENTINA
2511 GLENDALE BLVD
LOS ANGELES CA 90039

85. 5439 007 028
CORNEJO ANTONIO & HILDA
2523 IVAN HILL TER
LOS ANGELES CA 90039

118. 5439 008 028
IVAN HILL TERRACE LLC
714 N MARIA AVE
REDONDO BEACH CA 90277

156. 5440 001 002,003
ROBERT COWGILL & LESTER SMULL
RAVEN ENTERPRISES LP
2760 E. SPRING ST #200
LONG BEACH, CA 90806

157. 5440 002 001
MORGAN LEO & S
5832 IRIS CIR
LA PALMA CA 90623

158. 5440 002 002
EAST-WEST FEDERAL BANK
135 N LOS ROBLES AVE #335
PASADENA CA 91101

159. 5440 002 003
IWAI PROPERTIES
1733 BALDWIN PL
MONTEBELLO CA 90640

195. 5440 012 011
RIOS ROMELIA R
3251 PERLITA AVE
LOS ANGELES CA 90039

196. 5440 012 012
SONSINI CECELIA
2506 SILVER LAKE BLVD
LOS ANGELES CA 90039

197. 5440 012 013
WHITEHEAD VIRGINIA
2500 SILVER LAKE BLVD
LOS ANGELES CA 90039

198. 5440 012 014
FURUKAWA TOYOKO
2484 SILVER LAKE BLVD
LOS ANGELES CA 90039

CITY OF LOS ANGELES
DEPT OF BUILDING & SAFETY
MAIL STOP 115
201 N. FIGUEROA ST 10TH FL
LOS ANGELES, CA 90012

DEPARTMENT OF NEIGHBORHOOD
EMPOWERMENT
200 N. SPRING STREET #2005
LOS ANGELES CA 90012

CITY ADMINISTRATIVE OFFICER
200 N. MAIN STREET, 15TH FL
MAIL STOP 130
LOS ANGELES CA 90012

LA UNIFIED SCHOOL DISTRICT
355 S GRAND AVE #500
LOS ANGELES, CA 90071

MITCH O'FARRELLI, C.D. 13
CITY HALL
200 N. SPRING ST. #450
LOS ANGELES, CA 90012

**SILVERLAKE NEIGHBORHOOD
COUNCIL**
ATTN: ANTHONY CRUMP
P.O. BOX 26385
LOS ANGELES, CA 90026

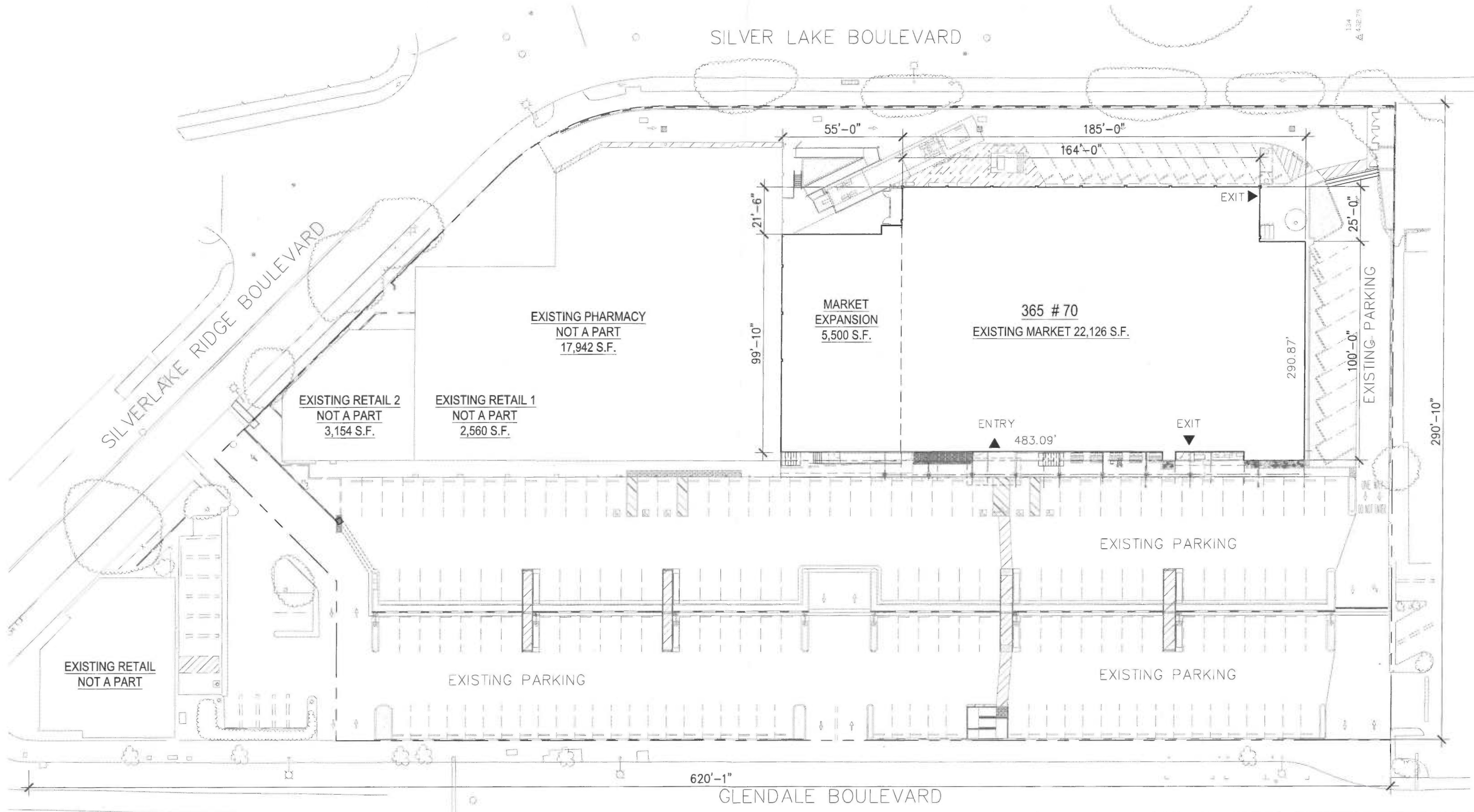
**SILVERLAKE NEIGHBORHOOD
COUNCIL**
ATTN: JOE FERRELL
P.O. BOX 26385
LOS ANGELES, CA 90026

PROPERTY OWNER
ROBERT COWGILL & LESTER SMULL
RAVEN ENTERPRISES LP
2760 E. SPRING ST #200
LONG BEACH, CA 90806

APPLICANT
WHOLE FOODS MARKETS
ATTN: RUYAN BISSETT
550 BOWIE STREET
AUSTIN, TX 78703

REPRESENTATIVE
CINDY BLOCK
LIQUOR LICENSE SPECIALISTS
2222 DAMON STREET
LOS ANGELES, CA 90021

RADIUS MAP PREPARER
RADIUS MAPS ETC.
3544 PORTOLA AVENUE
LOS ANGELES, CA 90032



RMCA ARCHITECTURE DESIGN PLANNING INC.

1541 WILSHIRE BLVD. SUITE 110
LOS ANGELES, CA 90017
WWW.RMCAARCHITECTS.COM

T.213.483.0530
F.213.483.0533

SITE PLAN

SCALE: 1" = 40'
DATE: 12-23-15



365 BY WHOLE FOODS MARKET

2520 N. GLENDALE BLVD.
LOS ANGELES, CA 90039