

ATTACHMENT F

CONDITIONAL USE (CUB) FOR ALCOHOL

ADDITIONAL INFORMATION/FINDINGS

VENTURA/TYRONE REDEVELOPMENT PROJECT

14311 Ventura Boulevard
Sherman Oaks, CA 91423

PROJECT OVERVIEW/REQUEST

The Applicant, 14311 Ventura Development, LLC, proposes the construction, use, and maintenance of an approximately 52,433-square foot specialty grocery store over two levels of parking (ground level and one subterranean level) containing 240 parking spaces (the “proposed Project”), within the C2-1VL Zone and the Ventura/Cahuenga Boulevard Corridor Specific Plan (the “Specific Plan”) area, on the property located at 14311 Ventura Boulevard on the northeast corner of Ventura Boulevard and Tyrone Avenue (the “Subject Property”).

With respect to the instant request, the Applicant is seeking a **CONDITIONAL USE**, pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.24 W.1, for the sale of a full line of alcoholic beverages for on-site instructional tastings and off-site consumption in conjunction with the operation of a specialty grocery store, and for the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of an ancillary restaurant.

ADDITIONAL INFORMATION/FINDINGS

The following information has been developed pursuant to the City of Los Angeles’ *Special Instructions for Alcohol (CUB)* (City Planning Form No. CP-7773, dated April 24, 2012) and LAMC Section 12.24 W.1:

GENERAL CONDITIONAL USE FINDINGS

- 1. 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 proposed Project includes the construction, use and maintenance of an approximately 52,433-square foot specialty grocery store over two levels (one ground level and one subterranean level) of parking, located within the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community of the City of Los Angeles (“the Community Plan”). A restaurant will be located within the grocery store, which will be ancillary to the primary grocery store operations. The Applicant is seeking a Conditional Use for the sale of a full line of alcoholic beverages for on-site instructional tastings and off-site consumption in conjunction with a specialty grocery store and for on-site consumption in conjunction with the operation of the ancillary restaurant.

The Subject Property is currently improved with vacated structures formerly occupied with automotive (collision/auto body and car wash) uses, a fast-food restaurant and specialty retail, and associated surface parking. The proposed Project will replace these previously existing uses with a new neighborhood-serving use that will benefit the community and immediate vicinity by revitalizing this corner of Ventura Boulevard and Tyrone Avenue, offering a variety of organic produce and health and household products and a restaurant to users of the area, as well as additional employment opportunities.

As further detailed in Finding 2 below, the proposed Project will enhance the built environment in the surrounding neighborhood with an attractive, podium-style building design and associated landscaping that is sensitive to surrounding properties. As for the function it will perform and service it will provide to the community and city, the proposed specialty grocery store will fulfill a substantial demand for organic, natural, and health food products in which the grocery store operator specializes, and will feature meat and deli departments, an in-store bakery and kitchen, and an ancillary bona fide restaurant. The specialty grocery store will also help boost the local economy with greater job opportunities (both during building construction and operation) and increased tax revenues. A wide range of employment positions, from entry level to managerial, will be necessary to staff the grocery store. The grocery store expects to employ approximately 200 people to staff the numerous departments and restaurant and provide customer service to patrons, with no more than approximately 35-45 employees per shift. As such, the new grocery store will add viable employment opportunities to the Community.

New development of the Subject Property to provide a high-end, full service specialty grocery store will be a benefit to the community and will revitalize the northeast corner of Ventura Boulevard and Tyrone Avenue by providing uses that are beneficial to the neighborhood. The overall product offering, which includes alcohol sales for off-site consumption in conjunction with the grocery store operations and alcohol sales for on-site consumption in conjunction with the restaurant, will provide a range of goods and services to the local community.

2. 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 proposed Project location, height, operations and other significant features will be compatible with and will not adversely affect the surrounding neighborhood or the public health, welfare, and safety. The proposed Project is located along a major commercial corridor, Ventura Boulevard, which is zoned and designated for uses such as the proposed grocery store. The Subject Property located at the northeast corner of Ventura Boulevard and Tyrone Avenue is designated for Neighborhood and General commercial uses under the Specific Plan to service the commercial needs of the surrounding communities. The proposed Project will be consistent with the Neighborhood and General commercial designation and provides a high-end specialty grocery store unlike any other in the immediate vicinity and incorporates the needs of the surrounding community.

Surrounding properties are improved with uses compatible with the proposed Project, including commercial, retail and multifamily residential uses. The property opposite the Subject Property to the west on Tyrone Avenue is located within the C2-1L Zone, and is designated as

Community Commercial by the Specific Plan. It is currently improved with a one to two-story building occupied by a car sales and service center, known as Casa de Cadillac, and an associated surface parking lot. The properties opposite the Subject Property to the south on Ventura Boulevard are located within the C2-1VL Zone, and are designated as Neighborhood and General Commercial by the Specific Plan. The properties are currently improved with a two-story commercial shopping center occupied by restaurant, professional services, and general retail uses, a two-story office building, and a one-story commercial space occupied by commercial service uses. The properties adjoining the Subject Property on the east and across the public alley to the south are located within the C2-1VL and [Q]P-1VL Zones, and are designated Neighborhood and General Commercial by the Specific Plan. They are currently improved with one to two-story commercial structures, occupied by specialty retail and service uses, and surface parking. The properties opposite the Subject Property to the north on Moorpark Street are located within the RD1.5-1-RIO Zone, and are not located within the Specific Plan area. Across the street to the north is a one to two-story building occupied by the Los Angeles Public Library, Sherman Oaks Branch, and an associated surface parking lot. Across the street to the northwest (caddy corner to the Subject Property) is a 3-story multifamily residential building.

The proposed Project is a podium-style building that will reach a maximum height of approximately 38 feet-10 inches. The primary entrance to the grocery store building will be situated facing Ventura Boulevard and will provide convenient pedestrian access from the street, surface parking and below grade lot. Through this main entrance, patrons will be able to utilize escalators and shopping cart conveyors to access the grocery store on the second floor above. The main entrance will be distinguished by the glass facade along its entire length, and will be easily accessible to pedestrians from Ventura Boulevard and patrons that have parked within both levels of the connected parking structure. In addition, there will be a secondary pedestrian access point to the east of the main entrance area, along Ventura Boulevard.

The proposed Project is designed to meet the guidelines described in the Specific Plan (see *Attachment H – Project Permit Compliance Review Findings*). The proposed Project will include various design elements that would promote pedestrian circulation and connectivity to the surrounding area, including the street entrances located along Ventura Boulevard and an open restaurant deck on the second story, consistent with the design elements addressed in the Community Plan, Walkability Checklist, and the Citywide Commercial Design Guidelines.

The proposed Project will provide 240 automobile parking spaces and 26 long-term bicycle spaces and 26 short-term bicycle spaces. Vehicular ingress and egress to the Subject Property is provided by a 30-foot wide driveway along Ventura Boulevard frontage, and by a 30-foot wide driveway along Moorpark Street. As the proposed Project request the merger of portions of an existing public alley that bisects the Subject Property, secondary access will be provided via an on-site private alley/easement for public access that provides continued connection between the portion of the existing alley to remain and Moorpark Street to the north. The new private alley with will continue to provide the same ingress and egress functions as the portion of the public alley that will be merged with the Subject Property. On-site circulation will be continuous, with all access drives on the ground floor connected throughout, as well as connected to the circular subterranean ramp that provides access to subterranean level parking. Additionally, there will be a 30-foot wide driveway that provides access for trucks to the loading

dock, which is fully enclosed within the ground floor of the northernmost portion of the building. As shown on the enclosed Ground Floor Plan (Sheet A1.2), all truck maneuvers will occur within the Subject Property boundaries, and will not disrupt the flow of circulation since there is a separate driveway for loading, unloading, and delivery activities.

The operational characteristics will be compatible with the surrounding neighborhood. The Grocery Store will operate 24 hours daily while the ancillary restaurant will operate from 7 AM to 11 PM daily, with alcohol sales only between the hours of 6 AM and 2 AM daily. Delivery activities will only occur between the hours of 7:00 AM and 8:00 PM, Monday through Friday, and between 10:00 AM and 4:00 PM on Saturday and Sundays. There will be one security guard on-site during the store business hours.

The subject request is for the sale of a full line of alcohol for on-site instructional tastings and off-site consumption in conjunction with the operation of a specialty grocery store, and for the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the restaurant. Shelves containing the alcohol for off-site sales will be located in the middle and westerly portions of the sales floor, and all alcohol products that are not on display will be kept in backroom storage areas and will not be accessible to customers, in the form of sample tastings. At times, promotional and instructional alcohol tastings will be offered on-site on the grocery store sales floor. The alcohol products for on-site consumption will be housed within the restaurant, stored out of customer reach, and will be handled only by restaurant employees while serving alcohol.

As detailed above, the proposed building and its activities will be compatible with the surrounding properties and uses. The proposed Project is consistent with the pattern of commercial uses in the immediate vicinity. The operational characteristics of the grocery store and ancillary restaurant featuring the sale of alcohol will not be detrimental to the properties in the immediate vicinity and the store will operate with due regard for the adjacent uses. As such, the proposed Project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties and the surrounding neighborhood.

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

The Subject Property is located within the adopted Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan (the "Community Plan"), which designates the Subject Property for General Commercial land uses corresponding to the C1.5, C2, C4, CR, RAS3, RAS4 and P Zones. The proposed Project is located within the Ventura/Cahuenga Boulevard Corridor Specific Plan, which designated the Subject Property for Neighborhood and General Commercial land uses. The proposed Project is consistent with the Community Plan and Specific Plan land use designation.

The General Plan promotes the provision of services throughout the City in locations that are convenient to the public, but that do not negatively impact neighboring properties. Community Plans "...are intended to promote an arrangement of land uses, streets, and services which will encourage and contribute to health, safety, welfare and convenience of the people who live and work in the community. Generally, the Community Plan is also intended to guide

development in order to create a healthful and pleasant environment. Further, the Community Plan is intended to coordinate development among the various parts of the City of Los Angeles and adjacent municipalities in a fashion both beneficial and desirable to the residents of the community.”

According to the Community Plan, Sherman Oaks is characterized by “a mix of low level and high rise commercial and office developments along Ventura Boulevard” (Page I-2), and the goals of the Ventura/Cahuenga Boulevard Corridor Specific Plan are “to assure an equilibrium between the transportation infrastructure and land use development...provide for an effective local circulation system; promote attractive and harmonious site design for multifamily and commercial development... promote and encourage the development of pedestrian activity, while reducing traffic congestion; and maintain the distinct character of each of the five Specific Plan communities located within its boundaries” (Page I-2). The proposed Project will meet several tenets of the Community Plan and Specific Plan, in support of these overarching goals and visions for commercial development in the Sherman Oaks community.

The requested specialty grocery use is in conformance with the objectives of the Community Plan for Commercial Land Uses. Specifically, Goal 2 is “a strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district”. The establishment of a full service grocery store will serve the needs of the community and will overall provide products in conformance with the Community Plan Goal to provide a strong and competitive commercial sector. The establishment of a full service grocery store will serve the needs of the community. The sale of alcohol for off-site consumption and on-site consumption represents a small portion of the overall sales of the grocery store; however, it is a necessary component of the overall product offering and in conformance with the Community Plan Goal to provide a strong and competitive commercial sector.

With respect to the Ventura/Cahuenga Boulevard Corridor Specific Plan, while the proposed Project is seeking some deviations from the Specific Plan (as further detailed in *Attachment G – Specific Plan Exception Findings*), the proposed Project is substantially consistent with the Specific Plan. The Specific Plan was most recently adopted in 2001 to identify and regulate development within the boundaries of the Specific Plan area. The purposes identified in Section 2 of the Specific Plan pertinent to the proposed Project include Purpose D, which is “To assure a balance of commercial land uses in the Specific area that will address the needs of the surrounding communities and greater regional area.” Further consistent with the Specific Plan, the grocery store will activate the street frontage on Ventura Boulevard and enhance the area with its designation as a Pedestrian Development District by creating pedestrian access along Ventura Boulevard. The proposed grocery store is a neighborhood-serving use and will provide customers additional amenities as compared to a standard grocery store with its variety of organic produce and health foods and products in addition to a bona-fide restaurant. The proposed Project includes an attractive development and landscaping, ultimately creating an aesthetically pleasing development that will revitalize this commercial area.

As demonstrated by the references above, the proposed grocery store will be in conformance with the purpose, intent, and provisions of the General Plan, Community Plan and Specific Plan (Please refer to *Attachment C – Vesting Tentative Tract Map Findings*, for a discussion of General Plan consistency in greater detail). Establishment of a full service

specialty grocery store and ancillary restaurant at this location will benefit the surrounding residents and nearby business owners, offering products unlike products offered by other grocery stores in the immediate vicinity, and attracting customers to the area for both the proposed grocery store and adjacent commercial businesses.

ADDITIONAL FINDINGS

1. Explain how the proposed use will not adversely affect the welfare of the pertinent community.

The approval of the requested Conditional Use for the sale of a full line of alcoholic beverages for off-site consumption in conjunction with the specialty grocery store and for on-site alcohol consumption in conjunction with the operations of the ancillary restaurant will not adversely affect the welfare of the surrounding community. The proposed Project will provide a neighborhood serving use accessible to the entire community and will incorporate attractive commercial development design features.

As described in the findings above, the specialty grocery store will offer a wide range of goods and services, including specialized produce, meat and deli departments. There will be an in-store bakery and kitchen selling prepared meal items for take out. The grocery store will also offer a sit-down bona fide restaurant for patrons. These various departments will require numerous employment positions and present an opportunity for new jobs in the community.

The proposed Project provides an opportunity to revitalize the Subject Property as it is currently improved with vacated commercial structures, formerly occupied with automotive care, car wash, fast-food and retail uses, and associated surface parking. The proposed grocery store will provide customers with a high-end retail service unlike any other retail grocery stores within the immediate vicinity, and will feature a bona fide ancillary restaurant. Surrounding commercial retail uses are independently operated and comprise a variety of services including restaurants, commercial and professional uses. The addition of these neighborhood serving uses will attract local residents to the area and revive a designated Neighborhood and General Commercial property with a new, attractive development that community resident's desire.

The success of the proposed specialty grocery store depends on its ability to provide a wide range of goods and services. Consumers at large grocery retailers expect that alcohol will be available along with everyday household food and supplies. The off-site sale of alcohol for the grocery store and the on-site sale of alcohol for the restaurant represent a small portion of the overall store sales, but is a critical component of the overall product offering. The overall product offering will ensure return customers and the viability of the grocery store into the future. Additionally, the addition of the restaurant within the grocery store will provide local customers an amenity that is not available in most retail grocery stores. As such, the granting of the subject request will not adversely affect welfare of the community and, as outlined above, will benefit the economic vitality of the Sherman Oaks community.

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

The approval of the application will not result in or contribute to an undue concentration of such establishment. Generally, overconcentration is considered undue when the addition of a license will have adverse impacts to the surrounding neighborhood. In the case of the proposed Project, the use and operations will not have an adverse impact on the surrounding community as the proposed specialty retail grocery store will operate with due regard to the neighborhood, as specified in more detail in Finding 1 above and Finding 3 below.

The Subject Property is located within the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan area of the City of Los Angeles, on land designated for Neighborhood and General Commercial uses under the Specific Plan. Consistent with this designation, the proposed Project is a neighborhood-serving specialty grocery store and ancillary restaurant, which are uses that customarily include the sale of alcohol as an amenity to customers and which customers will expect. The off-site alcohol sales will be incidental to the operation of the retail grocery store, which primarily offers a full line of groceries, health foods and products, and the on-site sales will be incidental to the operations of the restaurant, allowing customers to enjoy beverages while they dine. The on-site instructional tastings of a full line of alcohol will allow vendors to promote their products while customers shop.

As the proposed Project is located in an urbanized area and on a major commercial corridor – Ventura Boulevard – which features other neighborhood-serving, commercial uses, including grocery stores, restaurants, and bars which typically include alcohol sales, the requested Conditional Use is appropriate and compatible with such existing uses and will not have an adverse impact on these uses or nearby residential uses. It is not uncommon to find alcohol-serving establishments in an urban, Neighborhood and General Commercial designated area. The Subject Property is located within Census Tract 1412.01. The California Department of Alcoholic Beverage Control (“ABC”) indicates, on its License Query System (<http://www.abc.ca.gov/datport/AHCountyCT.asp>), that there is an overconcentration of on-sale and off-sale licenses in Census Tract 1412.01, with 10 on-sale licenses (where 3 on-sale licenses are allowed in the census tract) and 3 off-sale licenses (where 2 off-sale licenses are allowed). However, as stated previously, such overconcentration is not uncommon and is expected and typical in an urban, developed commercial area such as the one the Subject Property is located in. Nonetheless, a letter of public convenience or necessity will be requested for the proposed Project in response to the overconcentration.

Additionally, the ABC has confirmed that the Subject Property is not located within a high crime reporting district. Statistics from the Los Angeles Police Department reveal that in Crime Reporting District No. 985, which has jurisdiction over the Subject Property, a total of 201 offenses were committed in 2014 in comparison to the citywide average of 179 crimes and the high crime-reporting district with an average of 215 crimes for the same period. The Subject Property not being located in a high crime district further supports that there will not be an undue concentration of alcohol-serving establishments and that the requested Condition Use action will not have adverse impacts to the surrounding neighborhood.

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

Approval of the subject request will not detrimentally affect the nearby residential uses. As the Subject Property is predominantly surrounded by commercial, retail and restaurant uses

along Ventura Boulevard, the only immediate residential zones are located across Moorpark Street to the north, with the only residential use being a 3-story, multifamily residential building caddy corner to the Subject Property to the northwest. As shown on the proposed Site Plan, the proposed Project will be oriented towards Ventura Boulevard. As situated, the customer activities associated with the grocery store will occur along the street frontage of Ventura Boulevard and coincide with the Neighborhood and General commercial land use designation, consistent with the commercial uses that characterize Ventura Boulevard.

The operations of the grocery store will ensure that the sale of alcohol for off-site consumption, the on-site instructional tastings, and the sale of alcohol for on-site consumption with the operation of the restaurant will not adversely affect the residential uses in the near vicinity. The hours of operation proposed are 24 hours a day daily for the grocery store and 7 AM to 11 PM daily for the restaurant. However, alcohol sale hours will adhere to state law, occurring between the hours of 6 AM and 2 AM daily, and will be secondary to the operations of the specialty grocery store and restaurant. One security guard will be on-site during store business hours.

The granting of the subject request will not be detrimental to the nearby residential uses. Development of the Subject Property with a specialty grocery store is consistent with the pattern and proximity of commercial development along Ventura Boulevard and to the residential uses in the immediate vicinity to the north and south of the boulevard, and will provide the surrounding residents with a neighborhood amenity. The operational characteristics and provision for on-site security will ensure that the Project operates in due regard for the adjacent uses.

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?**

The total square footage (floor area) for the proposed Project is approximately 52,433 square feet, including 5,328 square feet of restaurant area. The total 5,328 square feet of restaurant area includes approximately 3,491 square feet of indoor area and approximately 1,837 square feet of covered, outdoor area.

- b. What is the total square footage of the space the establishment will occupy?**

Same as above.

- c. What is the total occupancy load of the space as determined by the Fire Department?**

The occupancy load permitted, based on a 15 net load factor, is 355 seats, including 233 indoor seats and 122 outdoor seats. The proposed restaurant will provide a total of 355 seats.

- d. What is the total number of seats that will be provided indoors? Outdoors?**

The Project will provide 233 seats indoors and 122 seats outdoors, for a total of 355 seats.

- 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 property.

- i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained?**

Not applicable.

- g. Are you adding floor area? If yes, how much is enclosed? Outdoors?**

Structures with a total of approximately 23,680 square feet of floor area currently exist, or most recently existed, on the Subject Property and are in the process of being demolished. The Project includes the new construction of a 52,433-square foot specialty grocery store, including approximately 5,328 square feet of restaurant area of which approximately 1,837 square feet will be provided as a covered outdoor patio. As such, the proposed Project results in a net increase of only approximately 28,753 square feet of floor area.

- h. Parking**

- i. How many parking spaces are available on the site?**

240 parking spaces will be provided on site, exceeding the minimum number of parking spaces required for the grocery and restaurant uses.

- ii. Are they shared or designated for the subject use?**

The 240 parking spaces will be designated for the subject use.

- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety?**

The Ventura/Cahuenga Boulevard Corridor Specific Plan determines the parking requirements for the proposed Project, at a rate of 1 parking space per 250 square feet of floor area for commercial (grocery) uses and 1 parking space per 100 square feet for restaurant uses.

- iv. Have any arrangements been made to provide parking off-site?**

Not applicable.

- 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety?**

Not applicable.

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.

Not applicable.

3. Will valet service be available? Will the service be for a charge?

No.

i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks?

The site is within 1,000 feet of the following sensitive uses:

- i. Sherman Oaks Methodist Church, 14401 Dickens Street Sherman Oaks, 91423
- ii. Sherman Oaks Library, 14245 Moorpark Street, Sherman Oaks, 91423

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 B.17?

Not applicable.

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?

The grocery store will operate 24 hours a day, 7 days a week. The restaurant will operate from 7 AM to 11 PM, daily.

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? If yes, what is the minimum age requirement and how will it be enforced?

There will not be a minimum age requirement for entry to the grocery store or restaurant. However, state law governing minimum age requirements for the service of alcohol will be fully complied with.

d. Will there be any accessory retail uses on the site? What will be sold?

Yes, the subject request is conjunction with the operation of a specialty retail grocery store.

e. Security

i. How many employees will you have on the site at any given time?

There will be approximately 35-45 employees on-site at any given time

(per shift).

ii. Will security guards be provided on-site?

There will be one security guard on-site during store business hours.

1. If yes, how many and when?

One security guard will be on-site during store business hours.

iii. Has LAPD issued any citations or violations? If yes, please provide copies.

No.

f. Alcohol

i. Will there be beer & wine only, or a full-line of alcoholic beverages available?

A full-line of alcoholic beverages will be available for off-site consumption and on-site instructional tastings in conjunction with the grocery store operations and for on-site consumption with the operation of the restaurant.

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?

For the restaurant operations, alcohol will only be consumed within the restaurant or in the outdoor patio seating area connected to the restaurant.

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, in conjunction with the both the grocery store and the restaurant.

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.

Please see sample restaurant menu, attached.

vi. **On-Site**

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

Not Applicable.

- a. **If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.**

Not Applicable.

2. **Will off-site sales of alcohol be provided accessory to on-site sales (“Take Out”)?**

No off-site sales will occur for the restaurant. Off-site sales will occur for the grocery store only.

- a. **If yes, a request for off-site sales of alcohol is required as well.**

The subject request includes a request for off-site sales of a full line of alcohol in conjunction with the operation of the grocery store.

3. **Will discounted alcoholic drinks (“Happy Hour”) be offered at any time?**

Yes, the restaurant will offer a Happy Hour in conjunction with its normal operations.

In addition, the grocery store will offer on-site instructional tastings for a full line of alcoholic beverages. This function is typical to a grocery store, and will allow customers to sample tastings provided by alcoholic beverage vendors.

vii. **Off-Site**

1. **Will cups, glasses or other containers be sold which might be used for the consumption of alcohol off the premises?**

Yes, the grocery store will sell packages of cups and glasses in the housewares section; however, staff will ensure those containers are not used 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/>.**

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?**

This is a request for off-site sales of alcohol in conjunction with a grocery store and on-site sales of alcohol in conjunction with an ancillary restaurant located within the grocery store.

- i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel?**

The proposed restaurant is a bona-fide eating place.

- 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.**

Not applicable.

- 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.**

The Applicant will seek this approval.

###

Whole Foods Restaurant Menu

Vegan (v)

Vegetarian (vg)

Bruschetta

Choose 2 for \$7 or 4 for \$13

Whipped Goat Cheese, Roasted Beets, Pistachio (vg)	Blue Cheese, Cahill Date Butter, Marcona Almond (vg)	Hummus, Tomato, Radish, Pickled Red Onion (v)
Fresh Mozzarella, Tomato Jam(vg)	Avocado, Feta, Olive, Cherry Tomato (vg)	Salami, Olive, Roasted Pepper, Remoulade

Cheese and Charcuterie

Cheese Board \$10

Supreme Brie, Maytag Blue, Drunken Goat and Fordham Seaside Cheddar, Olives, Baguette

Antipasto Board \$11

St. Andrew, Maytag Blue, Truffle Mouse, Applegate Genoa Salami, Olives, Baguette

Nosh

Mary's Chicken Wings or Crispy Tofu \$9

Choose From Spicy Peanut "Satay" (v), Barbecue (v) or Buffalo (vg)

Tepary Bean Hummus \$7

Roasted Garlic, Pine Nuts, Flatbread, Assorted Crudite (v)

Blackened Green Beans \$7

Remoulade (v)

Green Chili Beer Cheese Dip \$8

Local Brew, Sriracha, Scallion, Pretzel Bread (vg)

"Tots" \$8

Cheese and Scallion Potato Croquettes, Smoked Paprika Aioli (vg)

Edamame \$3

Soy Dipping Sauce (v)

Greens

Add Chicken \$6 or Salmon \$8

Chopped Salad	\$8
Arugula, Kale, Cabbage, Beet, Avocado, Quinoa, Tepary Beans, Radish, Pickled Onion, Cranberry, Pepitas, Lemon Vinaigrette (v)	
Southwest Wedge	\$8
Iceberg, Bacon, Tomato, Red Onion, Chipotle Blue Cheese, Crispy Tortilla Strips	
Charred Cauliflower Salad	\$7
Feta, Arugula, Parsley, Olives, Pine Nuts, Tahini (vg)	
Kale Caesar	\$8
Parmesan, Croutons (vg)	

Sandwiches

Comes with Choice of Simple Greens or French Fries

Playa Vista Burger	\$11
Charred Beef Burger, Cheddar, Shredded Iceberg, Onion, Pickles, Smoked Paprika Aioli *Sub Green Chile Beer Cheese for Cheddar (\$1)	
Avocado & Beet Naan "Taco"	\$10
Feta, Tomato, Tepary Bean, Cabbage, Pickled Onion, Radish, Olive Crema, Pepitas (vg)	
Rotisserie Chicken Salad	\$11
Whipped Goat Cheese, Tomato, Onion, Pine Nuts, Arugula, Green Goddess	
Spiced Black Bean & Farro Burger	\$10
House Made Patty, Kale "Slaw", Tomato Jam, Remoulade (v)	