

July 6, 2016

Project Narrative for CUP application;

Re; 1919 West Main Street, Mesa, Arizona

Application for Council Use Permit for Large format retail use in the LI-Light Industrial zoning district

The property;

The Subject Property consists of an irregular-shaped parcel of land, approximately 5.65 acres in size located at 1919 West Main Street in a commercial area of Mesa, Arizona (the 'Property'). The existing improvements consist of one single-story retail building constructed in 1989. The building contains one commercial tenant space. The Property also contains parking for 327 automobiles including 8 ADA accessible spaces. Total building area is 68,066 sf (62,867 sf of Ground floor area and 5,199 sf of mezzanine containing office, storage and mechanical rooms).

The building was built for a grocery market and used until its closure in 2007 and reopened as a Retail store. Retail store is closed year 2014. The property is located in LI (Light Industrial) zone which requires CUP for retail. The CUP requirement for a retail use in industrial districts was adopted after the original commercial center. The site was considered 'grandfathered' or legal but non-conforming, but the grandfathered right has lapsed because the retail use of the building has been vacant for over one-year.

Introduction of new tenant;

The proposed Hmart a Grocery market is Asian-American supermarket chain that has been in business for over 30 years, specializing in Asian and Western Groceries, fresh/frozen meats, seafood and produce. Since the first Hmart was opened in Woodside, NY in 1982, Hmart has expanded its market continuously. As a result, Hmart has opened 53 stores across the nation.

All Hmart stores are operated by five modern warehouse/distribution centers, one primary food processing facility, and over 3,500 passionate employees that have supported each store every day. Hmart hires and trains competent employees, providing them with opportunities to be more proficient. In addition, Hmart tries to conduct business in an open and above-board manner to pursue transparent, fair, and reasonable operations. Hmart has been praised by numerous U.S. media for its high quality products and customer-driven environment with annual sales exceeding \$1 billion. In addition to a wide variety of Asian, Hispanic and American foods and related items, Hmart typically offers a number of retail concessionaires for a one-stop shopping environment including a pharmacy, video/DVD shops, cosmetics stores, gift shops, a Korean-style food court and cafe/bakery.

Project Description:

1. Proposed Tenant Improvement work for the grocery market will be limited to interior improvement only. Improvement will include, but not limited to, new nonstructural partitions, new walk in coolers, new produce, meat and seafood preparation area, deli kitchens, sales area, restrooms, mechanical rooms, storage area, loading area, employee rooms, office and dining area. The grocery market will contain small retail booths and gourmet kitchens providing international food. There will be a dining area for market customers. Each gourmet kitchen and retail booths will be built and operated by Hmart but it could be operated by individual owners in the future.
2. MZO Section 11-70-2 requires the applicant to provide the burden of proof that the application meets the Ordinance requirements for granting of any use permit. There will be no exterior alteration or improvement other than new paint, cleaning, new signage and roof top mechanical units with screening panel. Exterior signage shall be submitted for separate permit.

Review Criteria:

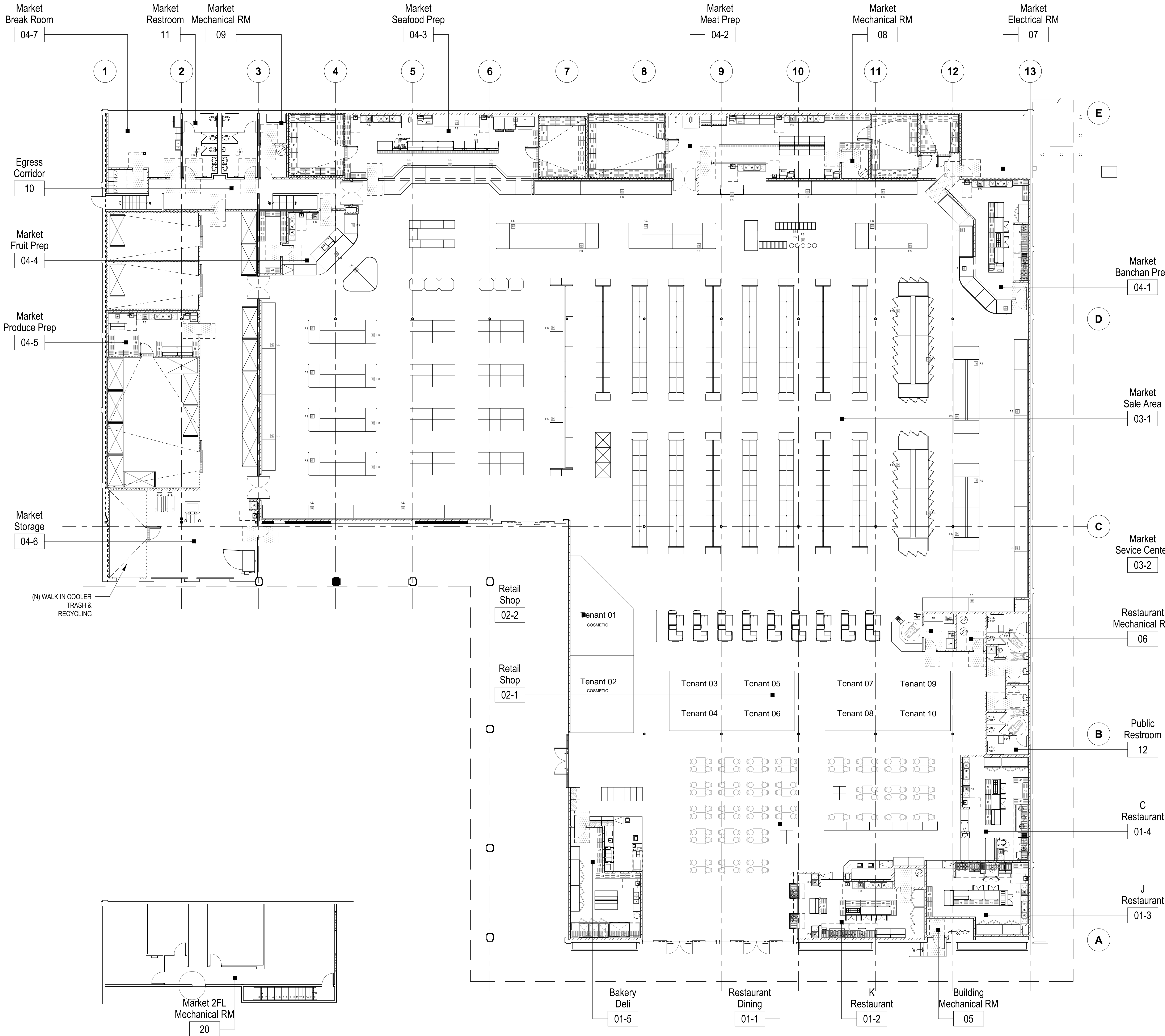
This project meets Review Criteria for approval of City Council with a recommendation from P & Z as follow:

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies:
 - a. This project site located within Mixed Use Activity District character area with a transit corridor of Mesa General Plan 2040. The General Plan describes; The Mixed Use Activity Districts are largescale community and regional activity areas that usually have a significant retail commercial component including shopping areas such as malls, power centers, or lifestyle centers that are designed and developed to attract customers from a large radius. This project meets the criteria of Mixed Use Activity District.
 - b. This project site is further identified in the Economic Activity Area of West Mesa and the Economic Activity District of Broadway Corridor. General Plan 2040 demands this area to be the Creation of Place / Quality Employment Centers. Proposed Grocery market will provide and maintain job base and busy, vibrant places which draw people and business together.
2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
 - a. Existing 1 story 68,066 sf building was built for Albertson's and situated in a large scale shopping center. The location fits well into Mixed Use Activity District, but the size, and design is already fixed. Exterior will be enhanced with new paint and lighting to meet design criteria.
2. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City;

- a. The shopping center has been in this location since 1989 and serve the community with all necessary grocery, retail and services. There will be no injurious or detrimental element to surrounding properties but encourage harmonic growth.
3. Adequate public services, public facilities and public infrastructure are available to serve the proposed project;
 - a. As this project had been in adequate element of the district, reuse of vacant store will vitalize the community in many positive ways.

Operation Plan & Good Neighbor Policy

1. H Mart operates from 8 am to 10 pm
2. Garbage will be contained in designated area and odor shall be kept from neighboring properties. It will be maintained in city standard.
3. Noise from roof equipment shall be blocked by sound attenuation wall around roof equipment. Noise level shall be lower than 40db at the property line.
4. All operational plan and floor plan shall meet building, and fire safety regulations
5. At the front of the store, contact information of store manager will be posted for any complaint or suggestion from neighbors.
6. Any complaint shall be followed up with responsible correspondence in timely manner.



LEGEND	
SYMBOL	DESCRIPTION
(E)	EXISTING
(N)	NEW
[Line]	EXISTING WALL
[Line]	(N) BEARING PARTITION WALL
[Line]	(N) NON-BEARING PARTITION WALL
[Line]	(N) NON-BEARING PARTITION WALL
[Line]	(N) PREFABRICATED WALK-IN COOLER WALL UNDER SEPARATE SUBMITTAL BY REFRIGERATION CONSULTANT
[Line]	LOCATION OF MILLWORK
[Line]	LOCATION OF NOT T.I. PROJECT AREA
[Symbol]	REFERENCE TO WALL PARTITION. PARTITION TYPES & DETAIL SEE A6.0
[Symbol]	REFERENCE TO NUMBERED NOTES FOR THIS SHEET.
[Symbol]	REFERENCE TO DOOR NUMBERS. REFER TO DOOR SCHEDULE (E: EXISTING DOOR TO REMAIN)
[Symbol]	REFERENCE TO WINDOW NUMBERS. REFER TO WINDOW SCHEDULE (E: EXISTING WINDOW TO REMAIN)
[Symbol]	REFERENCE TO EQUIPMENT NUMBERS. REFER TO KITCHEN EQUIPMENT SCHEDULE

GENERAL NOTES FOR THIS SHEET:

- SEE ENLARGED PLANS SHEET AXXXX AND AXXXX FOR NEW DINING AREA SEAFOOD DISPLAY AREA AND RESTROOM.
- CASEWORK BY H-MART, COORDINATE WITH H-MART PROJECT MANAGER.
- UNLESS NOTED OTHERWISE ALL FIXTURES AND EQUIPMENT ARE TO BE FURNISHED BY H-MART AND INSTALLED BY G.C.
- SEPARATE PERMIT IS REQUIRED FOR ALL FIXTURE ANCHORAGE.
- REFER TO REFRIGERATION DWGS FOR ADDITIONAL INFORMATION.
- PROVIDE FIRE SPRINKLERS IN ALL VOID SPACES PROVIDE TWO 24" SQUARE ACCESS DOOR TO ALL VOID SPACES COORDINATE LOCATION OF ACCESS DOORS WITH H-MART PROJECT MANAGER.
- FLOOR SINKS THAT ARE SERVING LOW SETTING EQUIPMENT SHALL BE HALF EXPOSED.
- PRIME AND PAINT WASTE AND CONDENSATE.
- H-MART TO PROVIDE AND INSTALL CASE BUMPER GUARD G.C. TO COORDINATE WITH H MART.
- ALL DIMENSIONS TO FACE OF STUD OR SMU(UNO)
- REFER TO INTERIOR DECOR DWGS, FOR FLOOR AND WALL FINISHES.
- REFER TO ENLARGED FIXTURE PLAN ON SHEET A7.K1 FOR EQUIPMENT SCHEDULE AND NOTED.
- WHERE FIXED OR BUILT-IN TABLES AND COUNTERS OR SEATS ARE PROVIDE FOR THE PUBLIC AND IN GENERAL EMPLOYEE AREA 5%(BUT NEVER LESS THAN ONE) MUST BE ACCESSIBLE PER SECTION 112B.1
- THE TOP OF TABLES AND COUNTERS SHALL BE 28" TO 34" FROM THE FLOOR WHERE A SINGLE COUNTER CONTAINS MORE THAN ONE TRANSACTION STATION SUCH AS A BANK COUNTER WITH MULTIPLE TELLER WINDOWS OR A RETAIL SALES COUNTER WITH MULTIPLE CASH REGISTER STATION AT LEAST 5%(BUT NEVER LESS THAN ONE OF EACH TYPE OF STATION) SHALL BE LOCATED AT A SECTION OF COUNTER THAT IS AT LEAST 36" LONG AND NO MORE THAN 28" TO 34" HIGH PER SECTION 112B.4
- SHOW OR NOTED THAT THE PROPOSED GENERAL SALES, DISPLAY AND OFFICE AREA ARE ACCESSIBLE PER SECTION 110B.1 AS FOLLOWING
 - WORK STATIONS ARE LOCATED ON ACCESSIBLE LEVELS
 - THE CUSTOMER SIDE OF SALES OR CHECKOUT STATIONS ARE ACCESSIBLE
 - EMPLOYEE WORK AREAS ARE FIXED AND ARRANGED TO PROVIDE ACCESS TO EMPLOYEES IN WHEELCHAIRS
 - CHECKSTANDS SHALL PROVIDE
 - A 36" ASLE ON THE CUSTOMER SIDE OF THE CHECKSTAND
 - WHERE QUICK CHECKSTANDS ARE PROVIDED MORE THAN OR EQUAL TO 1 SHALL BE ACCESSIBLE
 - WHERE REGULAR CHECKSTANDS ARE PROVIDED MORE THAN OR ACCESSIBLE CHECKSTANDS SHALL BE AS FOLLOWS PER TABLE 111B.2
 - MORE THAN OR EQUAL TO 1 BUT LESS THAN OR EQUAL TO 4 REGULAR
 - MORE THAN OR EQUAL TO 5 BUT LESS THAN OR EQUAL TO 8 REGULAR TOTAL= 2 ACCESSIBLE
 - MORE THAN OR EQUAL TO 9 BUT LESS THAN OR EQUAL TO 15 REGULAR TOTAL= 3 ACCESSIBLE
 - MORE THAN OR EQUAL TO 15 REGULAR TOTAL -3 +AND ADDITIONAL 20% ACCESSIBLE
 - ACCESSIBLE CHECKSTANDS SHALL PROVIDE A CLEAR CHECK-OUT ASLE WIDTH OF 36" WITH AN ADJOINING COUNTER LESS THAN OR EQUAL TO 38" ABOVE FINISHED FLOOR NOTE THAT THEY WILL ALWAYS OPEN AND BE IDENTIFIED BY SIGN CLEARLY VISIBLE TO THOSE IN WHEELCHIRS
 - UNREINFORCED CONCRETE SLABS MAY NOT BE USED TO RESIST SESMIC UPLIFT LOADS (HOWEVER, A MAXIMUM UPLIFT OF 1000# IS ALLOWED ON 5"+ THICK SLABS WITHOUT STEEL REINFORCEMENT) COMPLETE DESIGN FOR ANY RACKS OVER 8' HIGH TO BE PROVIDE
 - ALL STORAGE RACKS AND SHELVINGS ARE 5'-9" MAX HT FROM FINISHED FLOOR.
 - ALL STAINLESS STEEL CORNER BEAD AND GUARDRAIL PROVIDE BY H-MART INSTALL BY GC.
 - AN PROVIDED SEISMIC GAS SHUTOFF VALE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING * (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.
 - FLOOR FINISHES SHALL BE SLIP RESISTANT

(E) MEZZANINE FLOOR PLAN 02
Scale: 3/32" = 1'-0"

FLOOR PLAN 01
Scale: 3/32" = 1'-0"

CORBeL
architects

WWW.CORBELARCHITECTS.COM

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Los Angeles, California 90010
T: 1 213 739-9902
F: 1 213 739-9906

Project:

H MART
Torrance, LLC

@VISTA PLAZA SHOPPING CENTER
4340 Pacific Coast Highway,
Torrance, California 90505

Project Owner:



300 Chubb Ave
Lyndhurst, NJ 07071

T: 1 201 507 9900
F: 1 201 507 9600

Engineer:

Architect / Engineer Seal:

THE DRAWINGS AND SPECIFICATIONS, SEALS, RECORDS AND ARRANGEMENTS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND PART THEREOF SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

NO	ISSUED	DATE
1	DESIGN REVIEW	8/28/2014
2	DESIGN REVISE	10/8/2014
3	DESIGN REVISE	12/9/2014
4	CUP PERMIT	12/15/2014
5	HEALTH PERMIT	5/1/2015

Project No:

14012

Drawn By:

Checked By:

Sheet Name:

OVERALL FLOOR PLAN

Sheet No:

A2.01

CUP PERMIT SET



*The Number One Asian-American
Supermarket in America!*



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About Hmart

Hmart is a Asian-American supermarket chain that has been in business for over 30 years, specializing in Asian and Western groceries, fresh/frozen meats, seafood and produce.

The “H” in Hmart stands for a Happy, Healthy, Humane and Heartful Place. In order to maximize consumer satisfaction, Hmart strives to provide the highest level of service for every customer.

Since the first Hmart was opened in Woodside, NY in 1982, Hmart has expanded its market continuously. As a result, Hmart has opened 50 stores across the nation.

All Hmart stores are operated by five modern warehouse/distribution centers, one primary food processing facility, and over 3,500 passionate employees that have supported each store every day.

Hmart hires and trains competent employees, providing them with opportunities to develop themselves to be more proficient. In addition, Hmart tries to conduct business in an open and above-board manner to pursue transparent, fair, and reasonable operations.

Hmart has been praised by numerous U.S. media for its high quality products and customer-driven environment with annual sales exceeding \$1 billion.

In addition to a wide variety of Asian, Hispanic and American foods and related items, Hmart typically offers a number of retail concessionaires for a one-stop shopping environment including a pharmacy, video/DVD shops, cosmetics stores, gift shops, a Korean-style food court and café/bakery.



Differentiation Strategy

1. LOWER PRICE ACHIEVED BY CENTRALIZED AND EFFICIENT PROCUREMENT SYSTEM

Hmart has the cost-efficient procurement system that enables the company to provide all the fresh and frozen meats and groceries for retail sale. The high level of purchasing power allows Hmart to offer various items to customers at substantially lower prices.

2. HIGH QUALITY PRODUCTS FOR DIVERSE ETHNIC GROUPS

Hmart offers a full line of Asian groceries as well as a broad range of Western groceries. While many other Asian supermarkets are designed to target only Asian communities, Hmart has enlarged its operation to target all ethnic groups in America. Moreover, Hmart provides customers with competitive prices for high quality products, and we continuously upgrade our operations to attract more diverse ethnic groups.

3. COMMUNITY INVOLVEMENT

Since 2003, "Asian Food Festival" hosted by Hmart has been taking place in "Super H Mart" in Georgia, New Jersey, Illinois and Virginia annually. In the festival, more than 40 food vendors from Korea, Japan and China offer their traditional foods and various discount coupons. Moreover, many Asian artists present performance events, such as playing folk music and dancing with visitors, to create a cultural, celebratory atmosphere. Hmart also sponsors "All Asian Food Expo," "Full Moon Festival," and "Chicago Korean Festival" to further engage in community activities.



4. SELF-SUPPLY OF ESSENTIAL ITEMS AND BRAND OWNERSHIP

Hmart has achieved low cost policy by directly manufacturing and supplying essential food items. For example, Hmart created the “Haioreum” and “Organic Farm” brand in order to offer high quality beverages, and various organic grains at lower prices. These brands have been highly recognized and trusted by the local community for many years.



In 2003, Hmart introduced a brand name of “Haioreum” for grains, dried agricultural products, frozen foods and beverages.

“Organic farm” certified by U.S. Department of Agriculture, is Hmart’s first organic brand, which provides a variety of organic grain at lower price.

In 2002, Hmart introduced a prepared food brand named “Jinga”. Fifty varieties of prepared foods are sold under the name of it. Jinga is well known for its fresh and delicious Korean side dishes (“Banchan”).

“Tobagi” is well-recognized brand name of Kimchi sold in the U.S. Introduced 2002, twenty varieties of Kimchi are loved by the customers of various ethnics.

5. MEDIA RECOGNITION / MULTI-CHANNEL ADVERTISEMENT

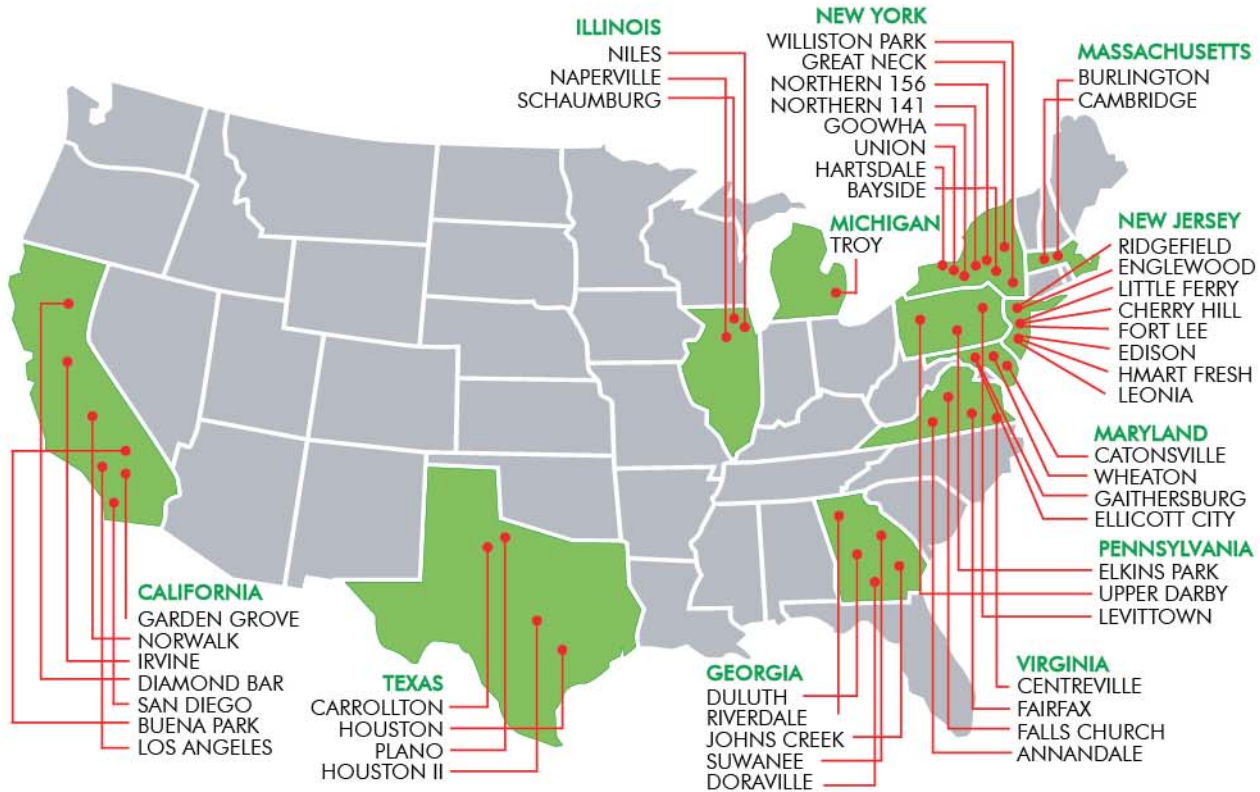
Hmart has established its strong brand power by using various media channels. To attract more customers, Hmart has advertised in various local newspapers and TV/Radio commercials. As a result, Hmart has been praised for its success by numerous American media outlets including ABC News, Washington Post, Chicago Tribune, New York Daily News, etc. All in all, Hmart believes that the wide recognition coupled with an excellent reputation with various media sources is the most valuable advertisement tool to both customers and neighborhood communities. In 2014, Hmart was mentioned as one of the fastest growing retailers in the National Retail Federation’s HOT 100 RETAILERS (#13 Hmart). Supermarket News has listed Hmart as one of the Top 70 Food Retailers & Wholesalers in the United State & Canada (2015 Top 75 List).



Hmart History

ORIGIN	Woodside, New York, 1982
SCOPE OF BUSINESS	Retail supermarket, Food wholesale, Food processing, Online sales
HEADQUARTERS	300 Chubb Avenue, Lyndhurst, NJ 07071
GROSS ANNUAL SALES	Over \$1 billion (2014)
EMPLOYEES	Over 3,500
STORE LOCATIONS	New York(8), New Jersey(8), Maryland(4), Massachusetts(2), Pennsylvania(3), Virginia(4), Georgia(5), Illinois(3), Michigan(1), California(7) and Texas(4)
WAREHOUSE / DISTRIBUTION CENTER	New Jersey, Maryland, Illinois, Georgia and California
FOOD PROCESSING FACILITY	New York

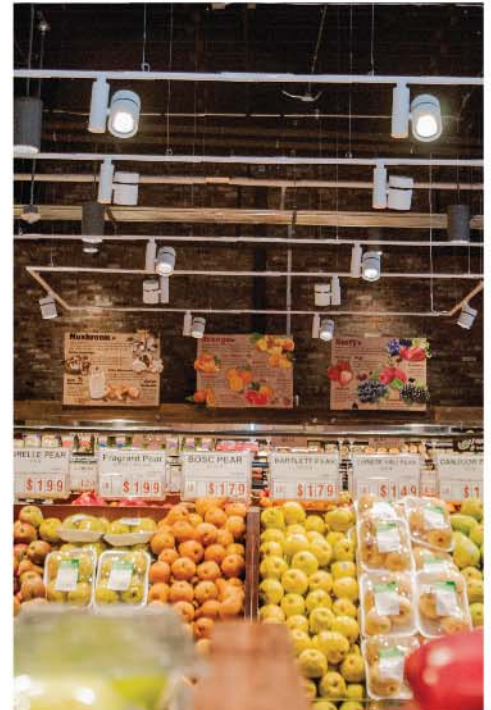
Hmart Stores



*The Number One Asian-American
Supermarket in America!*



Hmart Plano, TX



Hmart Cambridge, MA



Hmart Cambridge, MA



Hmart Cambridge, MA



Hmart Los Angeles, CA



Hmart Plano, TX

A Korean tradition made in America. Since 1982.

Hmart Los Angeles, CA



Hmart Los Angeles, CA



Hmart Plano, TX



Hmart Ellicott City, MD



Hmart Cambridge, MA



Hmart Los Angeles, CA



A Korean tradition made in America. Since 1982.

DIAMOND JAMBOREE, Ltd.

900 SOUTH SAN GABRIEL BOULEVARD, SUITE 200, SAN GABRIEL, CA 91776
PHONE: 626.285.5550 FAX: 626.285.0003 email: diamond-co@sbcglobal.net

December 17, 2009

To Whom It May Concern,

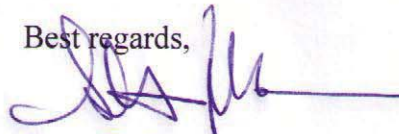
I understand that HMart is considering expanding its supermarket operations in Northern California; and I have been asked to share my experience of HMart as a tenant, which I am happy to do.

We entered into a lease with HMart to be the supermarket tenant at our Diamond Jamboree project in Irvine, CA in 2006; and our shopping center, along with the HMart store, opened in the fall of 2008. Although we had considerable interest in our project prior to HMart's having signed its lease, we experienced a marked increase in tenant interest after we announced that HMart would be our supermarket anchor. Upon opening, both the project and our in-line tenants have experienced a very high level of customer traffic, for which I believe HMart has played a large role. Certainly, we are very pleased to have chosen HMart as our supermarket anchor.

The Diamond Jamboree Shopping Center is a new 115,000 square foot development that we delivered during a very difficult economic period. Nonetheless, we are proud to share that we are essentially fully leased with a number of excellent tenants in addition to HMart. The synergies among these high quality tenants has helped make the project an extremely popular destination for shoppers from a very wide trade area in a very short amount of time, and we welcome you to view our website at www.diamond-jamboree.com.

HMart was very easy to work with during the design and completion of its tenant improvements; and we are very pleased with their clean, well organized management practices. They have been timely in meeting all of their leasehold obligations, and we will consider them a prime candidate for any of our future projects.

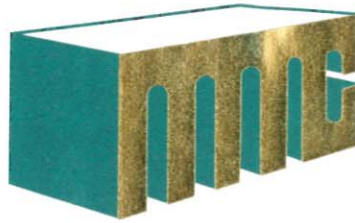
Best regards,



Steve Zuckerman
Development Director

METROPOLITAN
MANAGEMENT
COMPANY

An Affiliate of
Klein Enterprises



December 1, 2009

Re: H Mart

To a prospective H Mart landlord:

I have learned that H Mart is looking for locations for a new store in Northern California. I was asked to compose a letter of recommendation for H Mart as a tenant, which I would be glad to do.

I can provide some background on our firm's experience with H Mart. Metropolitan Management owns and manages over 2 million square feet of retail strip centers in Maryland. H Mart subleased a space from Superfresh Food Markets, a division of A & P, at our 40 West Shopping Center, in Catonsville, Maryland. This particular center is one of the busiest in the Baltimore area.

The H Mart opened in the summer of 2001. We have worked with a number of western markets over the years. This was our first experience working with an Asian supermarket. We have been pleased to have H Mart as the anchor supermarket at 40 West Shopping Center. They do a really nice business and have helped us bring in several tenants to fill other space in the project. We were also pleased to lease additional space to H Mart several years ago in the project. Feel free to review our portfolio online at Baltimoreshoppingcenters.com. If you have any questions, please feel free to call me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Berman', with a long horizontal flourish extending to the right.

William Berman

WRIT

WASHINGTON

REAL ESTATE

INVESTMENT

TRUST

6110 Executive Boulevard, Suite 800
Rockville, Maryland 20852

Phone 301 984 9400

Fax 301 984 9610

Steve Krupinski
Director, Retail Leasing And Investment

Writer's Direct Dial: 301-255-0846

Writer's Direct FAX: 301-984-9612

December 17, 2009

To Whom It May Concern
Shainis & Peltman, Chartered
1850 M Street, NW
Suite 240
Washington, DC 20036

**RE: HAR Wheaton, Inc. ("H Mart")
12105 Georgia Avenue
Wheaton, MD 20902**

To Whom It May Concern:

I understand that H Mart is considering expanding its supermarket operations in your area. I am happy to share my experience with H Mart as a Tenant.

H Mart subleased from the Superfresh Food Markets, Inc. a subsidiary of the Great Atlantic & Pacific Tea Company, Inc. ("A&P"), a space formerly operated as a traditional "Superfresh" supermarket at the "Wheaton Park Shopping Center" in Wheaton, MD, a D.C. suburb. Our firm, which is one of the largest commercial landlords in the Washington, D.C. SMSA, owns the center. Subsequently H Mart leased directly from our firm, the Washington Real Estate Investment Trust.

The H Mart store opened for business in 2001. The move to a H Mart, with its Asian international focus, as the supermarket for the project, entailed some risk, but we found that the demographics fully supported this move.

H Mart offers a wide variety of Asian and non-Asian goods commonly associated with supermarkets at very competitive prices. H Mart has been favorably written up in the local press. As a result of this, a reasonable portion of Hart's customer traffic also is non-Asian.

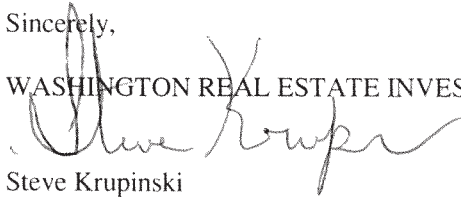
We have found that H Mart operates a well organized business and meets its obligations in a responsible manner. I would be very happy to have an H Mart supermarket at another of our projects.

The benefits to our project of increased traffic and higher rent for the side shops further support our decision. After H Mart began its occupancy, we experienced a considerable increase in other lease signings at the project. The side shops also have attained a very nice level of business, which I believe is certainly partly due to the attraction of H Mart.

If you have any questions, please do not hesitate to contact me.

Sincerely,

WASHINGTON REAL ESTATE INVESTMENT TRUST

A handwritten signature in black ink, appearing to read "Steve Krupinski". The signature is fluid and cursive, with the first name "Steve" written in a larger, more prominent script than the last name "Krupinski".

Steve Krupinski
Director, Retail Leasing and Investment

SK/sw
Enclosure

Citizen Participation Plan for CUP Z16-031

Date: June 29, 2016

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an application for the Council Use Permit for Large format retail use in the LI-Light Industrial zoning district. This site is located at 1919 West Main Street and is an application for the retail grocery market use of existing building originally built for Albertsons market. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

David Kim

3450 Wilshire Blvd

Los Angeles, Ca 90010

Tel 213 739 9902 Fax 213 739 9906

email: dkim@corbelarchitects.com

Action Plan: In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list will be develop for citizens and agencies in this area including:
 - Interested neighbors – focused on 500 feet from site
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan.

Schedule:

Mailing of the letter – July 5, 2016

Submittal of Citizen Participation Report and Notification materials – July 5, 2016

Planning and Zoning Board Hearing – July 20, 2016