

MASTER APPEAL FORM

WITH ATTACHMENTS



APPLICATIONS:

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

Area Planning Commission City Planning Commission City Council Director of Planning

Regarding Case Number: ZA 2016-1745 (CUB) _____

Project Address: 5317 E. York Blvd. _____

Final Date to Appeal: 01/05/2017 _____

Type of Appeal: Appeal by Applicant/Owner
 Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved
 Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION

Appellant's name (print): Marcus Mcinerney _____

Company: Sheet Rock the Block _____

Mailing Address: 2216 Lemoyne Street _____

City: Los Angeles _____ State: CA _____ Zip: 90026 _____

Telephone: (323) 316-6226 _____ E-mail: marcus@sheetrockla.com _____

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?
 Self Other: _____
- Is the appeal being filed to support the original applicant's position? Yes No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): Veronica Becerra _____

Company: Rabuild Commercial Services _____

Mailing Address: 417 B. West Foothill Blvd., #157 _____

City: Glendora _____ State: CA _____ Zip: 91741 _____

Telephone: (213) 272-4784 _____ E-mail: vbcommercial@verizon.net _____

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed? Entire Part
 Are specific conditions of approval being appealed? Yes No

If Yes, list the condition number(s) here: #6 b, and c, #21, #29 e

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- Specifically the points at issue
- How you are aggrieved by the decision
- Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: Marcus McInerney Date: 12/23/2016

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
 - Appeal Application (form CP-7769)
 - Justification/Reason for Appeal
 - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
 - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

This Section for City Planning Staff Use Only		
Base Fee: <u>\$89.00</u>	Reviewed & Accepted by (DSC Planner): <u>Edna M... [Signature]</u>	Date: <u>1/4/17</u>
Receipt No: <u>0103 677831</u>	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

January 3, 2017

Appeal pursuant to Case Number ZA 2016-1745 (CUB) and corrections to Letter of Determination dated December 21, 2016

Justification and Reasons for Appeal related to Sec. 12.24 W of the Zoning Code

Corrections to following conditions are requested:

Conditions #6 (b), and (c), # 21, and #29 (e)

#6 Authorization herein is the sale and dispensing of a full line of alcoholic beverages for on-site consumption ~~within one proposed bar~~, and off-site consumption within one proposed market within a 6,875 square-foot restaurant/retail building subject to the following.

b. The on-site sale and dispensing of a full line of alcoholic beverages shall be limited to the 262 square foot *full service* bar in tenant space #10 with eight (8) bar seats.

Please add the following, *full service*

Justification: Vendor space #10 will also have a bona fide kitchen where food will be sold to consume in the shared dining area.

c. Seating for the restaurant/retail building is not part of the grant and shall be limited to a maximum of 148 indoor shared seats, provided that the number of seats does not exceed the maximum allowable occupancy as determined by Department of Building and Safety. The final number of seats and their location may be modified by said agency to meet accessibility requirements. ~~The on-site consumption of alcohol is prohibited within the shared seating areas.~~

Please add the following. *On site consumption of alcoholic beverages will be served by an employee of vendor #10 and consumed by patrons within the shared seating and dining areas.*

Justification: Patrons will purchase food from various vendors within the food court and patrons will purchase alcoholic beverages separately at vendor #10 to be delivered by a

server to the shared dining area. Allowing groups to select unique foods from different vendors and sit together in the community and shared seating area.

California Department of Alcoholic Beverage Control has been contacted regarding this type of dining and alcohol consumption and is allowed for food courts with conditions.

Conditions #21, requested to be deleted in its entirety.

~~The on-site consumption of alcohol is prohibited within the shared seating areas. "No Alcohol Beyond This Point" signs shall be posted at the bar located in tenant space number ten.~~

Justification: Intent for this business plan is to allow patrons to purchase food at various vendors, purchasing alcoholic beverages and/or food from vendor #10 to be delivered by a server to patrons within the shared seating area.

Condition 29. (e), requested to be deleted in its entirety.

~~A 6-foot high solid decorative masonry wall, measure from the lowest adjacent grade, adjacent to residential properties shall be constructed if no such wall currently exists.~~

Justification: The building was built circa 1926 and is built to the property lines on all sides.

**DETERMINATION
LETTER**

LYNN K. WYATT
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
HENRY CHU
LOURDES GREEN
THEODORE L. IRVING
ALETA D. JAMES
CHARLES J. RAUSCH, JR.
FERNANDO TOVAR
DAVID S. WEINTRAUB
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

**DEPARTMENT OF
CITY PLANNING**

VINCENT P. BERTONI, AICP

DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP

DEPUTY DIRECTOR
(213) 978-1272

LISA M. WEBBER, AICP

DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI

DEPUTY DIRECTOR
(213) 978-1273

<http://planning.lacity.org>

December 21, 2016

Amber Willat (A)
York Market
11124 Washington Boulevard
Culver City, CA 90232

Boyd Willat – Seven Fountains LLC (O)
11124 Washington Boulevard
Culver City, CA 90232

Veronica Becerra (R)
Rabuild Commercial Services LLC
417 West Foothill Boulevard, Suite #157
Glendora, CA 91741

CASE NO. ZA 2016-1745 (CUB)
CONDITIONAL USE
5317 East York Boulevard
Northeast Los Angeles Planning Area
Zone: [Q]C2-1XL
D. M.: 156A227
C. D.: 14
CEQA: ENV-2016-1746-MND
Legal Description: Lot 7, Block A, Tract
342

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

a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption within one proposed bar, and the off-site consumption within one proposed market within two tenant spaces of a restaurant/retail building,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A," except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to

impose additional corrective Conditions, if in the Zoning Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Authorized herein is the sale and dispensing of a full line of alcoholic beverages for on-site consumption within one proposed bar, and off-site consumption within one proposed market within a 6,875 square-foot restaurant/retail building subject to the following limitations:
 - a. The off-site sale of a full line of alcoholic beverages shall be limited to the 230 square-foot market in tenant space No. 3.
 - b. The on-site sale and dispensing of a full line of alcoholic beverages shall be limited to the 262 square-foot bar in tenant space No. 10 with eight bar seats.
 - c. Seating for the restaurant/retail building is not part of this grant and shall be limited to a maximum of 148 indoor shared seats, provided that the number of seats does not exceed the maximum allowable occupancy as determined by the Department of Building and Safety. The final number of seats and their location may be modified by said agency to meet accessibility requirements. The on-site consumption of alcohol is prohibited within the shared seating areas.
 - d. Hours of operation for the restaurant/retail building shall be limited to:
 - 6:00 a.m. to midnight Sunday through Wednesday
 - 6:00 a.m. to 3:00 a.m. Thursday through Saturday
 - e. Live entertainment shall be limited from 7:00 a.m. to 12:00 a.m. Sunday through Wednesday, and 7:00 a.m. to 1:00 a.m. Thursday through Saturday
 - f. Vendor deliveries shall be conducted between 8:00 a.m. to 9:00 p.m. There shall be no deliveries on Sundays.

7. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator, shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within **30-days of the beginning day of his/her new operation of the establishment** along with the dimensioned floor plan, seating arrangement and number of seats of the new operation.
8. The Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application, if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original grant, or if documented evidence is submitted showing a continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, and a 500-foot notification radius, shall be submitted to the Department of City Planning within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the Plan Approval will be to review the operation of the premises and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. The Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.
9. **Prior to the effectuation of this grant**, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (Standard Master Covenant and Agreement Form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the Conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for inclusion in case file.
10. **Prior to the beginning of operations**, the applicant shall notify the Department of City Planning via email or U.S. Mail when operations are scheduled to begin and shall submit a copy of the Certificate of Occupancy within 30 days from issuance for the Case File. The notification shall be submitted to planning.ccu@lacity.org, with the subject: **"ZA-2016-1745-CUB/Operation Notification"**. The applicant shall also submit (attached or mailed) evidence of

compliance with any conditions which require compliance "prior to the beginning of operations" as stated by these conditions.

11. **Prior to the beginning of operations**, a camera surveillance system shall be installed and maintained to monitor the interior, entrance, exits and exterior areas, such as the patio and the area in front of the premises. Recorded tapes/images shall be maintained for a minimum period of 30 days. The tapes shall be furnished to the Los Angeles Police Department upon request. The Applicant shall provide evidence of the surveillance system to the Department of City Planning by submitting an invoice/receipt from the installer, photographs of the cameras installed, the central monitoring screen and a schematic plan cross-referencing the camera locations. The plan will be maintained in the Department of City Planning and be made available to the Police Department and the Department of Building and Safety for the purpose of verification or inspections.
12. **Prior to the beginning of operations**, the applicant shall establish a "Designated Driver Program" which shall include, but not be limited to, signs/cards notifying patrons of the program. The signs/cards shall be visible to the customer and posted or printed in prominent locations or areas. These may include signs/cards at the entrance, at the host station, at the bar, or on the bathrooms, or a statement in the menus. A copy or sample of the signs/cards shall be submitted to the Department of City Planning to be maintained in the Case File.
13. **Prior to the beginning of operations**, the operator shall install security lighting around the building or ensure that existing lighting is in proper working condition. The lighting shall have sufficient power to illuminate and make easily discernible the appearance and conduct of all persons surrounding the property. Evidence of compliance can be shown on the construction plans approved by the Department of Building and Safety and/or by providing photographs of the said lighting to the Department of City Planning for inclusion in the case file.
14. **Prior to the beginning of operations**, an electronic age verification device shall be purchased and retained on the premises for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use. A copy of the purchase receipt and photographs of the device shall be provided to the Department of City Planning for inclusion in the case file.
15. **Prior to the beginning of operations**, 24-hour "hot line" shall be provided for complaints or concerns from the community regarding the operation. The 24-hour phone number shall be posted at the following locations:
 - Entry, visible to pedestrians
 - Customer service desk, front desk or near the hostess station

The applicant shall maintain a log of all calls, detailing: date complaint received, nature of complaint, and the manner in which the complaint was resolved. This log

shall be made available to law enforcement personnel upon request and presented as part of the application if and when a new application to continue the operation is submitted to the Department of City Planning. Complaints shall be responded to within twenty-four hours. The applicant shall provide photographs of the sign postings and a copy of the log to the Department of City Planning for inclusion in the Case File.

16. Within the **first six months of the beginning of operations** at this establishment, all employees involved with the sale of beer and wine shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. **The applicant shall transmit a copy of the letter referencing Case No. ZA-2016-1745 (CUB),** from the Police Department to the Department of City Planning as evidence of compliance. In the event there is a change in the licensee, within six months of such change, this training program shall be required for all new staff. The STAR training shall be conducted for all new hires within two months of their employment.
17. Live entertainment is limited to the use of a record player or acoustical performances by a maximum of three musicians. Any music shall not be audible beyond the restaurant premises. Any entertainment shall be subject to the issuance of a Café/Entertainment permit, as applicable and as required by the Police Commission.
18. 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).
19. At any time during the term of the grant a City inspector may visit the site during operating hours to measure the noise levels using a calibrated decibel/sound level meter. If, upon inspection, it is found that the noise level exceeds those allowed by the Citywide Noise Ordinance, the owner/operator will be notified and will be required to modify or, eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.
20. Dancing/nightclub is not permitted on any portion of the premises at any time.
21. The on-site consumption of alcohol is prohibited within the shared seating areas. "No Alcohol Beyond This Point" signs shall be posted at the bar located in tenant space number ten.
22. No after-hours use of the restaurant/retail market shall be permitted.

23. There shall be no Adult Entertainment on any type pursuant to Section 12.70 of the Los Angeles Municipal Code.
24. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility. Signs shall be in English and in the predominant language of the facility's clientele.
25. The applicant shall be responsible for maintaining the area adjacent to the premises, including any parking area dedicated to the premises free of litter.
26. The business operator shall comply with Section 6404.5(c) of the Labor Code which prohibits smoking within any place of employment. There shall be no ashtrays or other receptacles used for the purpose of collecting ash or cigarette/cigar butts inside the restaurant/retail market, bathrooms or patio.
27. Occupied tenant spaces shall maintain at least one vendor with authority over the activities within the tenant space at all times that the operation is open for business. The vendor's responsibilities shall include the monitoring of the operation to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (should it apply) and the conditional use herein. Every effort shall be undertaken in managing the operation to discourage illegal and criminal activity on the subject premises and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotic sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy will occur.
28. The applicant shall prepare and implement an incentive program to encourage employees to walk, bike, use public transit or carpool to work. Said program may include but not be limited to: subsidies for public transit and installation of bike racks. A copy of the program shall be submitted to the Zoning Administrator for inclusion in the file.
29. **The mitigation measures identified in Environmental Clearance Case No. ENV 2016-1746-MND are included below:**
 - a. On-site activities shall be conducted so as not to create noise, dust, odor, or other nuisances to surrounding properties.
 - b. Trash and garbage bins shall be maintained with a lid in working condition; such lid shall be kept closed at all times.
 - c. Trash and garbage collection bins shall be maintained in good condition and repair such that there are no holes or points of entry through which a rodent could enter.

- d. Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.
 - e. A 6-foot-high solid decorative masonry wall, measured from the lowest adjacent grade, adjacent to residential properties shall be constructed if no such wall currently exists.
 - f. The proposed facility shall incorporate noise-attenuating features (physical as well as operational) designed by a licensed acoustical sound engineer to assure that operational sounds shall be inaudible beyond the property line.
 - g. The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.
30. **MViP – Monitoring, Verification and Inspection Program.** Within 12 to 18 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file. The owner/operator shall be notified of any deficiency or violation and required to correct; or to eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
31. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**
- Applicant shall do all of the following:
- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not

limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgements or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

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

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

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

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

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

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

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

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after **JANUARY 5, 2017** unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>.**

Public offices are located at:

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

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

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

NOTICE

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

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the statements made at the public hearing on July 26, 2016, all of

which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-W have been established by the following facts:

BACKGROUND

The project site is an irregular-shaped lot which measures approximately 6,891 square feet in the [Q]C2-1XL Zone. The property has a General Commercial land use designation. The qualified conditions established through Ordinance No. 173,540 for Subarea 3227 changed the subject property's Height District from Very Limited (VL) to Extremely Limited (XL) and prohibited one hundred percent residential development to limit residential density to the RD1.5 Zone. The lot project site has an approximately 70-foot frontage along York Boulevard and is developed with a one-story 6,875 square-foot building within the East Los Angeles State Enterprise Zone (ZI 2129). The property is situated on York Boulevard between Avenue 53 and Avenue 54 within the Highland Park neighborhood and the Northeast Los Angeles Community Plan Area.

Properties located to the south, east and west of the subject property are zoned [Q]C2-1XL for commercial and are improved with single-story commercial, restaurant, and automobile uses. Properties located to the north of the subject site are zoned RD2-1 for residential uses and are improved with residential units.

The property was developed in 1926 and was issued a Certificate of Occupancy on June 25, 1985 for a change of use from print shop to auto repair/auto body repair. The proposed project is requesting a change of use of the subject property from auto repair/auto body repair warehouse to a retail artisan market with food vendors and a bar. The applicant requested a change of use with Building and Safety, per Building Permit No. 16016-10000-02308. Based on said application the applicant is not required to provide additional parking.

The applicant is requesting a Conditional Use Permit to allow on-site and off-site sales and consumption of a full line of alcoholic beverages. The proposed project consists of a 6,875 square-foot hall with live entertainment and a total of 10 interior tenant spaces comprised of eight food vendors, a 262 square-foot bar, and a 230 square-foot market. The approved entitlement shall allow for the sale and dispensing of a full line of alcoholic beverages for on-site consumption within one proposed bar, and off-site consumption within one proposed market within two tenant spaces. The proposed seating for the restaurant/retail building is a total of 156 interior seats comprised of 148 shared seats for food vendors and 8 bar seats. The onsite consumption of alcoholic beverages is prohibited within the shared seating areas. The hours of operation are from 6:00 a.m. to 12:00 a.m. Sunday through Wednesday, and 6:00 a.m. to 3:00 a.m. from Thursday through Sunday.

York Boulevard, designated as an Avenue II, dedicated to a width of 86 feet and fully improved with curb, gutter, and sidewalk.

Avenue 53, designated as a Local Street dedicated to a width of 60 feet and fully improved with curb, gutter, and sidewalk.

Avenue 54, designated as a Local Street, dedicated to a width of 60 feet and fully improved with curb, gutter, and sidewalk.

Previous cases, permits, orders on the subject site

Certificate of Occupancy 1984LA88665 – On June 26, 1985, a Certificate of Occupancy was issued for a one story type IIIA, print shop B-1 occupancy, change to auto repair and auto body repair. H-4 occupancy.

Cases on surrounding properties

Case No. ZA-2016-1254-CUB – On July 12, 2016, the Zoning Administrator approved a Conditional Use Permit to allow for the sale of beer and wine for on-site consumption in conjunction with an existing 1,640 square foot restaurant with a covered rear patio and a front exterior patio located at 5223 East York Blvd.

Case No. ZA-2013-1016-CUB – On October 17, 2013, the Zoning Administrator denied a Conditional Use Permit for the sale of beer and wine for off-site consumption in conjunction with a mini-mart and gas station. The case was appealed on February 12, 2014, and the City Planning Commission denied the appeal to sustain the actions of the Zoning Administrator.

PUBLIC CORRESPONDENCE

- Electronic correspondence dated July 6, 2016, from Joseph W. Naus stating concerns with parking, traffic, and describing the subject property as the previous art studio for Mike Kelley, a contemporary artist.
- Letter dated July 7, 2016, from the Historic Highland Park Neighborhood Council recommending support and conditions to require a hotline for complaints, and requesting for off-site privileges to allow beer and wine only in lieu of the applicant requested full line off-site sale privileges.
- Electronic correspondence dated July 7, 2016, from Mathew Sullivan stating support but concern over the proposed hours of operation and alcohol related nuisances.
- Electronic correspondence dated July 11, 2016, from Jaffar Mahmood. Mr. Mahmood resides adjacent from the proposed project and stated that his bedroom is 25 feet from the side of the wall of 5317 E. York Blvd. Mr. Mahmood stated concerns over the request for live entertainment and proposed hours of operation.

He suggested the following operating hours: 7:00 a.m. to 10:00 p.m. Sunday – Wednesday and 7:00 a.m. to midnight Thursday – Saturday.

- Electronic correspondence dated July 20, 2016, from resident Kieng Ung stating concerns over parking.
- Letter dated July 15, 2016, was received from Sergeant Fernando Carrasco stating non-opposition to the project and recommending operating conditions.
- Electronic correspondence dated July 22, 2016, from Representative Veronica Becerra which includes a letter of support for the project from the Historic Highland Park Neighborhood Council.
- Electronic correspondence dated July 23, 2016, from resident Joseph W. Naus stating concerns over parking and recommending a condition for valet parking at an affordable rate.
- Electronic correspondence dated July 26, 2016, from resident Matthew Sullivan stating concerns over the proposed hours of operation and reiterating other concerns that were voiced at the public hearing.
- Electronic correspondence dated July 27, 2016, from Antonio Castillo, Second Vice President and Land Use Committee Co-Chair of the Historic Highland Park Neighborhood Council. He emphasized the Historic Highland Park and stakeholders' concerns pertaining to parking, hours of operation, and type of alcohol license. He noted that the Neighborhood Council supported the project only with a Type 20 off-sale beer and wine license. Mr. Castillo also mentioned that the applicant stated that they were working with the management of Super A Market located at 5250 York Boulevard.
- Electronic correspondence dated July 27, 2016, from resident Matthew Sullivan which provides photographs taken the previous week night on July 26, 2016 at 11:30 p.m. depicting empty sidewalk and what is mentioned to be a quiet street. Mr. Sullivan stated that the neighborhood does not need an alcohol serving establishment open past midnight and referring to a nearby restaurant, Recess, which serves alcohol until 10:00 p.m. on weeknights.

PUBLIC HEARING

The public hearing was held on July 26, 2016 in City Hall, 200 North Spring Street, Room 1070, Los Angeles. The purpose of the hearing was to obtain public testimony from affected and/or interested persons regarding the application. Interested parties were also invited to submit written comments regarding the request prior to the public hearing. The applicant's representative, Veronica Becerra was present at the hearing.

Veronica Becerra, the applicant's representative presented the following testimony:

- The request is a Conditional Use of alcohol beverages full line for both off-site and on-site sales in conjunction with a change of use from warehouse/auto body repair to restaurant/retail.
- This will be a food court with up to 10 vendor spaces including 8 food vendors, a bar with on-site sales and a market with off-site sales. Food court will have live entertainment.
- Hours of operation will be 6:00 a.m. to midnight, Sunday through Wednesday and 6:00 a.m. to 3:00 a.m. Thursday through Saturday.
- There will be approximately 156 interior seats total. Vendors will share 148 seats and 8 seats will be located at the bar. No exterior seating.
- Space is unique. It will allow a small business operator to transition into the marketplace someplace else.
- Not all vendors will sell alcohol
- Off-site sales will include a small market which will sell organic produce and cheeses
- Requesting late hours for a bakery vendor
- Bar will be located to the rear of building. Only a small area of building will be accessible at 3:00 a.m.
- Request for live entertainment is not for bands it's strictly for ambience type entertainment to allow local artist to perform on the weekends. It's more community.
- Parking is an issue for neighborhood however, this is an Enterprise Zone. No additional parking is required. Applicant is talking with other property owners in area to possibly work out a lease agreement.
- Applicant needs parking to facilitate their business. Valet parking is being considered with another parcel owned by applicant.
- Reached out to Neighborhood Council and received unanimous support.
- Reached out to LAPD, Officer Carrasco, Northeast Area Vice. Discussed operational conditions. Department is okay with late hours and business will have a security guard.
- Project originally filed one year ago. Met with Council Office and the project was modified.
- Reached out to people who wrote emails with concerns for lack of parking.
- In response to noise complaint, the building is a change of use which will require compliance with current noise reduction standards.
- Change of use has been applied for. Not requesting a D.J. and no nightclub type entertainment.

Testimony from members of the public:

Matthew Sullivan:

- I'm a neighbor living adjacent to project at Avenue 53 which is adjacent to carwash
- Lived in neighborhood for 6-years
- Lots of trash generated from carwash parking lot
- No issues with alcohol service

- Problem with late hours. Thursday is too late, consider 1:00 a.m.; Friday and Saturday okay with 2:00 a.m. closing.
- Need a plan for trash

Mike Jones:

- I've owned the coin operated carwash since 1970
- Carwash operates 24-hours per day
- Parking spaces are available at carwash. No security is provided or needed.

Ani Papirian:

- I have a property rented out to a full service auto service repair business (5310-5312 York Blvd). We are across the street, south of the site
- Lots of single family residents are being refurbished. Hours of operation requested don't make sense.
- There are already two liquor stores in the area. We don't need this use
- Previous use was not an auto body use it was for an artist.
- No parking is being provided. Where will vendors, employees and deliveries park?
- There is a High school, local elementary school, school for delinquent boys and childcares in the area.

Argin Pegnsian:

- Don't see project as a negative. Lots of parking available up and down the street
- Project actually supports the community and allows dollars to circulate within the community.
- I own a few properties in the neighborhood and I support the project.

REBUTTAL:

Veronica Becerra, applicant's representative:

- Applicant is spending over 1 million dollars in renovation of building
- Outreach included neighbors around the block and we received signatures of support
- Trash is from the taco trucks. After project is up and running taco trucks will be asked to relocate.
- This is not a bar. Not serving to minors
- Zoning is C2 and use is good for this zone
- Food service at night includes coffee
- An increase in density in late evenings creates a sense of security so people will come out in the evenings.
- Applicant will work with neighbors and the carwash to put in signs and cameras to alert people on where to park or car will be towed
- Ms. Papirian has wrong idea about project as she was not present during the presentation.
- I have letters of support today to submit to case file. We have an ongoing outreach with community.

The Zoning Administrator in summary noted the concern for a lack of parking both on-site and off-site and the proposed hours of operation. No determination was made at the hearing. The public hearing was closed.

CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

Recommendations sent by Sergeant Fernando on behalf of the Los Angeles Police Department are listed as the following:

- The operating hours of the establishment shall be from 6:00 a.m. to Midnight, Sunday through Wednesday, and 6:00 a.m. to 3 a.m., Thursday, Friday and Saturday;
- Live entertainment is limited to the use of a record player or acoustical performances by a maximum of three musicians. Any music shall not be audible beyond the restaurant premises. Any entertainment shall be subject to the issuance of a Café/Entertainment permit, as applicable and as required by the Police Commission;
- There shall be no karaoke, adult entertainment uses shall be prohibited (topless dancing, nude dancing or male / female dancers and or performers);
- The establishment shall not be subleased to outside promoters for any type of events;
- 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);

- No after-hours use of the premises is permitted;
- No pool or billiard tables may be maintained on the premises;
- No coin-operated games or video machines permitted upon the premises at any time;
- No person under 21 years of age shall sell or serve alcoholic beverages;
- The petitioner(s) shall be responsible for maintaining the immediate area adjacent to the premises over which they have control litter free;
- No alcoholic beverage shall be consumed on any property adjacent to the licensed premises under the control of the licensees;
- 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;
- Petitioner(s) shall not have a cover charge for admission. There shall not be a requirement to purchase a minimum number of drinks;
- 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;
- Petitioners shall regularly police the area under their control in an effort to prevent the loitering of persons about the premises;
- Within six-months of the effective date of this determination, all personnel acting in the capacity of a manger 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;
- 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;
- 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;

- The property owner/operator shall keep a log of complaints received, the date and time received and the disposition of the response;
- 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.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-W of the Los Angeles Municipal Code. In order for the sale of a full line of alcoholic beverages for on-site and off-site consumption to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

FINDINGS

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

1. **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 subject site is in the [Q]C2-1XL zone with a General Commercial land use designation within the Northeast Los Angeles Community Plan Area. It is also located in a State Enterprise Zone (ZI 2129). The proposed project entails a conditional use permit to allow the sale and dispensing of a full line of alcoholic beverages for onsite consumption within one proposed bar, and offsite consumption within one proposed market within two tenant spaces of a 6,875 square-foot restaurant/retail building. The subject property will apply for a change of use from a warehouse building to an artisanal market and restaurant/food vending space accommodate 148 shared seats and 8 bar seats. The project will not expand beyond the existing footprint of the structures on the site and therefore, will not change the built environment, as the artisanal market

and restaurant/food vending spaces will be within the existing structure on the site. The applicant is requesting a change of use from auto body repair/auto repair to a retail artisan market with food vendors and bar under Building Permit No.16016-10000-02308. Parking was credited for in consideration of the property's building permit history dating from 1926.

As parking concerns were raised by several neighbors during the public hearing and written communication was received, the Zoning Administrator noted the change of use from a warehouse to a retail use with 10 tenant spaces and located within the East Los Angeles Enterprise Zone does not trigger additional on-site parking. The total number of future tenant spaces to occupy the building is not a part of this request as noted on EXHIBIT "A", page 2 of 2 Case No. ZA 2016-1745. This action addresses a 230 square-foot market in tenant space No. 3 and a 262 square-foot bar in tenant space No. 10. As the normal business operation of a 230 square-foot market or a 262 square-foot bar with 8 bar seats would not likely require a valet parking service no condition as such has been written. To lessen potential off-site parking impacts, the applicant is required to prepare and implement an incentive program to encourage employees to walk, bike, and use public transit or carpool to work. Additional conditions imposed on the proposed use will address operational issues which will assure that the service and sale of a full line of alcoholic beverages is not disruptive to the community.

York Boulevard is a commercial corridor that provides services to residents and workers in this part of Highland Park. The proposal is in keeping with the nature of the development on York Boulevard and will cater to a variety of needs by providing casual alternative dining and shopping options to the community. The operator will host local growers, art exhibits, local musicians, and book reviews for the community. The project will enhance the built environment in the neighborhood by providing a local market with restaurant food vending spaces, and a bar within close proximity to the surrounding residential area.

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 project site is an irregular-shaped lot which measures approximately 6,891 square feet in the [Q]C2-1XL Zone. The lot is subject to "Q" qualified conditions, pursuant to Ordinance Number 173540, for Subarea 3227, changing the Height District from Very Limited (VL) to Extremely Limited (XL). The qualified condition also restricts one-hundred percent residential development and limits residential density to the RD1.5 Zone and does not apply to the proposed project. The property has a General Commercial land use designation and is improved with a single story manufacturing building requesting a change of use from warehouse to restaurant/retail. The subject property is within a State Enterprise Zone (ZI 2129) which provides a lower parking ratio for restaurant, bars, retail, and such related

uses. The property is surrounded by residential uses to the north and east. The applicant is proposing sound attenuation improvements and will provide all seating to the south end of the property to mitigate sound. The location is in keeping with the adjacent uses and developments in the surrounding area. The hours and options on the menus for the restaurants will serve the community and will bring additional jobs to the area.

Properties located to the south, east and west of the subject property are zoned [Q]C2-1XL and are improved with single-story commercial, restaurant, and automobile uses. Properties located to the north of the subject site are zoned RD2-1 and are improved with primarily single family houses. The restaurant/retail market use is compatible with York Boulevard's commercial corridor. The restaurant/retail market will not have signs visible from the outside of the availability of alcohol which will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety of the Highland Park Community. The proposed project will utilize an existing underutilized building to provide an amenity for the Highland Park Community.

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

There are eleven elements that make up the General Plan. Each of these elements establishes policies that provide for the regulatory environment in managing the city and addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of Code Requirements of Los Angeles Municipal Code. The project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code.

The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The Northeast Los Angeles Community Plan Map designates the property for General Commercial land uses. The subject property is zoned [Q]C2-1XL, which permits the requested vendor restaurant/retail market and bar use. The Community Plan text is silent with regards to alcohol sales. In such cases, the Zoning Administrator must interpret the intent of the Plan. The vendor restaurant/retail market and bar will be in keeping to the character of development in the immediate neighborhood. It will be in keeping with the zoning and all existing uses adjacent to the development. The project will also be in harmony with the objective of the General Plan. This project will contribute to a commercial and residential neighborhood and will serve the neighboring resident and the local employees.

The project will align with the following objective and policy of the Northeast Los Angeles Community Plan:

Objective 2-1 To conserve and strengthen potentially viable commercial areas in order to stimulate and revitalize existing businesses and create opportunities for appropriate new commercial development.

Policy 2-1.1 Consolidate commercial areas through appropriate planning and zoning actions to strengthen the economic base and expand market opportunities.

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

The approval of the Conditional Use Permit will enhance the economic welfare of the community by generating sales tax, jobs for local residents and providing amenities for the business population, local residents and individuals accessing the amenities available along the revitalized York Blvd.

The success of the area depends on lively streets for the enjoyment of the residents, as well as the safety of the residents and patrons. The development of amenities for the residents and work force in the area is vital. As conditioned by this grant, the request for the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption will not adversely affect the welfare of the pertinent community. The grant imposes conditions which require that security measures be implemented to mitigate the negative impacts commonly associated with the sale and dispensing of alcoholic beverages. The sale of alcohol at this location does not represent the introduction of a new use or one that is uncommon to the area. The conditions require a surveillance system, deterrents to loitering, and adequate lighting. In addition, the grant requires that the applicant install an age verification device at all points-of-sale, to deter underage purchases and drinking. Employees will undergo training on the sale of alcoholic beverages including training provided by the Los Angeles Police Department STAR (Standardized Training for Alcohol Retailers) Program. Other conditions related to excessive noise, preventing litter and loitering will safeguard the residential community in and around the building and by providing a 24-hour hot line, the community will be able to communicate with the operator regarding any complaints or concerns due to the operation. Therefore, with the imposition of such conditions the sale of alcohol at this location will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

5. **The Proposed use will not adversely affect the welfare of the pertinent community and will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the**

radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs, or alcohol, disturbing the peace and disorderly conduct) and whether revocation or nuisance proceedings have been initiated for any use in the area.

According to the California State Department of Alcoholic Beverage Control licensing criteria, three on-site and two for off-site consumption licenses allocated to the subject Census Tract 1833.00 Currently there are seven total licenses in this census tract, with four on-site licenses and three off-site licenses. The applicant is proposing to add an on-site license to this census tract.

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

- (3) Type 21 Off-Sale General
- (1) Type 23 Small Beer Manufacturer
- (1) Type 41 On-Sale Beer and Wine for Bona Fide Public Eating Place
- (1) Type 42 On-Sale Beer and Wine for Public Premises
- (1) Type 47 On-Sale General for Bona Fide Public Eating Place

Alcohol establishments within 1,000 feet are noted as:

- Cal's Liquor & Jr Market, 5326 York Blvd, Type 21
- Mario's Liquor Store, 5421 York Blvd, Type 21
- El Huarache Azteca Restaurant, 5225 York Blvd, Type 41
- Super A Foods, 5222 York Blvd, Type 21
- Highland Park Brewery, 5127 York Blvd, Type 23
- Sonny's Hideaway, 5137 York Blvd, Type 47
- The Hermosillo, 5125 York Blvd, Type 42
- El Super, 5610 York Blvd, Type 21

According to statistics provided by the Los Angeles Police Department, which has jurisdiction over the subject property, within Crime Reporting District No. 1126, a total of 92 crimes were reported in 2015, compared to the citywide average of 181 crimes and the high crime reporting district average of 217 crimes for the same period.

In 2015, there were (17) Narcotics, (0) Liquor Law, and (8) Public Drunkenness, (0) Disturbing the Peace, (0) Disorderly Conduct, and (9) DWI related arrests. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years. Over concentration can be undue when the addition of a license will negatively impact a neighborhood. Over concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license benefits the public welfare and convenience. Although the census tract will be numerically over concentrated with the addition of a new license, the project

will not adversely affect community welfare because the subject vendor restaurant/retail market and bar is a desirable use in the community and it has been conditioned in a manner which will help control anti-social uses of such beverages in public. Furthermore, the Zoning Administrator is imposing conditions of approval in order to prevent public drinking, vandalism and loitering. As conditioned, allowing the sale of a full line of alcoholic beverages at the subject location will benefit the public welfare and convenience because it would add an amenity to nearby residences.

6. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration of the distance of the proposed use from residential buildings, churches, schools, hospitals, public playground and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

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

- Multifamily Residences
- Single Family Residences
- Korean Covenant Church, 5260 Lincoln Avenue
- Avenue 54 Bible Chapel, 1100 Avenue 54
- Iglesia Adventista de Highland Park Church, 1500 Avenue 53
- Carrillo Family Day Care, 1325 Avenue 55
- Padilla Family Day Care, 5427 York Blvd

The proposed sale of alcoholic beverages will not detrimentally affect the neighboring residential and commercial properties in the area because the sale of alcoholic beverages will be in a controlled environment within the restaurant by trained employees and subject to multiple security measures. The proposed use will not detrimentally affect these sensitive uses within proximity of the subject site because conditions that will reduce any potential impacts related to the sale of alcoholic beverages have been imposed by the Zoning Administrator.

The site is located along a commercial corridor where there is a diversity of uses including nearby residential. This grant has placed conditions upon the request which will prohibit an unauthorized use of the property which may create potential nuisances for the surrounding area which includes, each tenant space shall require an on-duty manager be present to control the business operation and monitor the facility over which the building owner exercises control. Such imposition of conditions, as well as requiring any prospective new property owner and the business owner/operator be provided a copy of the conditions of this action prior to the legal acquisition of the property and/.or business, will make the use more compatible and accountable neighbor to the surrounding uses than would otherwise be the case. Should there be any demonstrable nuisance impacts, the

Zoning Administrator is able to require that the applicant file for a plan approval review with a public hearing to address possible issues and impose corrective measures, and/or institute nuisance abatement procedures to mitigate any impacts/problems or to revoke the use if warranted. As conditioned, the use will not detrimentally affect nearby sensitive uses.

ADDITIONAL MANDATORY FINDINGS

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is outside of the flood zone.
8. On June 30, 2016 a Mitigated Negative Declaration (ENV-2016-1746-MND) was prepared for the proposed project. This Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis of the project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that with imposition of the mitigation measures described in the MND (and identified in this determination), there is no substantial evidence that the proposed project will have a significant effect on the environment. I hereby adopt that action.

Inquiries regarding this matter should be directed to Zuriel Espinosa, Planning Staff for the Development Services Center (213) 202-5474.



ALETA D. JAMES
Associate Zoning Administrator

ADJ:MV:ZE

cc: Councilmember Jose Huizar,
Fourteenth Council District
Adjoining Property Owners

MASTER LAND USE APPLICATION

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. <u>ENV 2016-1746-EMD</u>	Existing Zone <u>QIC2-1XL</u>	District Map <u>150A227</u>
APC <u>East LA</u>	Community Plan <u>Northeast Los Angeles</u>	Council District <u>14</u>
Census Tract <u>1833.00</u>	APN <u>5478003014</u>	Case Filed With [DSC Staff] <u>Lissette Covarrubias</u>
		Date <u>5/18/16</u>

CASE NO. ZA-2016-1745-CUB

APPLICATION TYPE Conditional Use Permit Alcohol
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 5317 E. York Zip Code 90042
 Legal Description: Lot 7 Block A Tract TR 342
 Lot Dimensions irregular Lot Area (sq. ft.) 6,875 Total Project Size (sq. ft.) 6,875

2. PROJECT DESCRIPTION

Describe what is to be done: Request is to permit the sale and dispensing of a full line of alcoholic beverages for on site consumption in conjunction with a 10 vendors, 8 with bona fide kitchens, one full bar, and one off-site sales vendor withi existing building requiring a change of use from auto body to retail artisan market and food vendors and bar.

Present Use: Used Furniture Store Proposed Use: Artisan market with food vendors and bar

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

Check all that apply: New Construction Change of Use Alterations Demolition
 Commercial Industrial Residential Tier 1 LA Green Code

Additions to the building: Rear Front Height 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
See Exhibit A attached

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 Amber Willat Company York Market
 Address: 11124 Washington Blvd., Telephone: (310) 288-0069 Fax: ()
Culver City Zip: 90232 E-mail: amber@willat.com

Property owner's name (if different from applicant) Boyd Willat - SEVEN FOUNTAINS LLC
 Address: 11124 Washington Blvd., Telephone: (310) 288-0069 Fax: ()
Culver City Zip: 90232 E-mail: _____

Contact person for project information Veronica Becerra Company Rabuild Commercial Services LLC
 Address: 417 B. West Foothill Blvd., #157 Telephone: (213) 272-4784 Fax: ()
Glendora, CA Zip: 91741 E-mail: vbcommercial@verizon.net

5. 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). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. 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: *Boyd Willat* Print: BOYD WILLAT

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS ANGELES

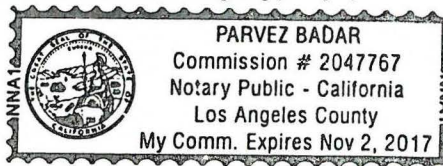
On JUNE 12, 2015 before me, PARVEZ BADAR, NOTARY PUBLIC
 (Insert Name of Notary Public and Title)

personally appeared BOYD WILLAT, 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 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 <u>6459.00</u>	Reviewed and Accepted by [Project Planner] <u>Lisette Covarrubias</u>	Date <u>5/18/16</u>
Receipt No. <u>29785</u>	Deemed Complete by [Project Planner]	Date

Attachment A revised 4/26/16

REQUEST

Applicant Amber Willat and York Market

5317 E. York Blvd., Los Angeles, 90042

Representative Veronica Becerra, and Rabuild Commercial Services LLC

417 B. West Foothill Blvd., #157, Glendora, CA 91741

213 272-4784

vbcommercial@verizon.net

The applicant is seeking the following discretionary approvals:

- A. Conditional Use for Beverage from Section 12.24-W-1 of the Municipal Code to allow the on site sale and dispensing of a and a full line of alcoholic beverages with the option to offer only beer and wine for on and off-site consumption in conjunction with ten (10) vendors including bona fide restaurants and one off site sales in conjunction with an artisan market place within one existing building known as the York Market in the (Q)C2-1XL zone. The establishment will have live and recorded entertainment, non amplified music, no dancing.

Applicant will be seeking a Type 47 On Sale General and Type 21 Off Sales General

Description:

Site is located in the Northeast Los Angeles Community Plan Area, a community known as Highland Park, designated General Plan Land Use is General Commercial and is located within the ZI-2129 East Los Angeles State Enterprise Zone.

Site location consists of 6,875 sq. ft., on one lot, a single story, Type A-2, M building and is a fully sprinkled building. The site is located mid block on York Blvd., set between Avenue 54 and Avenue 55.

No parking is provided on site. The building is located within the East Los Angeles State Enterprise Zone where parking requirements are reduced. The building was built property line to property line circa 1926.

Proposed:

A request to allow a Conditional Use Permit for Beverage to allow the sale and dispensing of a full line of alcoholic beverages for on and off-site consumption in conjunction with ten (10) vendors including restaurants vendors, bar and one type 21 off site retail sales within an existing building with 156 fixed interior seats,

**ENVIRONMENTAL
REPORT
ND, MND, CE**

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012
 CALIFORNIA ENVIRONMENTAL QUALITY ACT
PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT CD 14 - JOSE HUIZAR
PROJECT TITLE ENV-2016-1746-MND	CASE NO. ZA-2016-1745-CUB

PROJECT LOCATION
5317 East York Boulevard

PROJECT DESCRIPTION
 The proposed project request is for a conditional use permit to allow on-site and off-site sales and consumption of a full line of alcoholic beverages in conjunction with a proposed change of use from auto body repair/warehouse to restaurant/retail. The project consists of a 6,875 square-foot hall with live entertainment and a total of 10 interior units comprised of eight food vendors, a 262 square-foot bar, and a 230 square-foot market. The proposed seating is a total of 156 interior seats comprised of 148 shared seats for food vendors and 8 bar seats. The hours of operation are from 6:00 a.m. to 12:00 a.m. Sunday through Wednesday, and 6:00 a.m. to 3:00 a.m. from Thursday through Saturday.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
 Amber Willat
 5317 East York Boulevard

FINDING:
 The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance


(CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM ZUVIEL ESPINOSA-SALAS	TITLE Planning Assistant	TELEPHONE NUMBER (213) 202-5474
--	------------------------------------	---

ADDRESS 200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	SIGNATURE (Official) 	DATE
---	---	-------------

VIII-50. Human Health Hazard (Vector Control)

-
- On-site activities shall be conducted so as not to create noise, dust, odor, or other nuisances to surrounding properties.
- Trash and garbage bins shall be maintained with a lid in working condition; such lid shall be kept closed at all times.
- Trash and garbage collection bins shall be maintained in good condition and repair such that there are no holes or points of entry through which a rodent could enter.

VIII-70. Emergency Evacuation Plan

- Environmental impacts may result from project implementation due to possible interference with an emergency response plan. However, these potential impacts will be mitigated to a less than significant level by the following measure:
- Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.

XII-50. Increased Noise Levels (Retail Markets, Bars, Entertainment etc...)

- Environmental impacts to adjacent residential properties may result from project implementation due to noise from the proposed project's activities and parking on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- A 6-foot-high solid decorative masonry wall, measured from the lowest adjacent grade, adjacent to residential properties shall be constructed if no such wall currently exists.
- The proposed facility shall incorporate noise-attenuating features (physical as well as operational) designed by a licensed acoustical sound engineer to assure that operational sounds shall be inaudible beyond the property line.

XIV-30. Public Services (Police)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal police services. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
 (CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: CD 14 - JOSE HUIZAR	DATE: 07/21/2016
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2016-1746-MND	RELATED CASES: ZA-2016-1745-CUB	
PREVIOUS ACTIONS CASE NO.:	<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.	
PROJECT DESCRIPTION: REQUEST TO PERMIT THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH 10 VENDORS, 8 BONA FIDE KITCHENS, ONE FULL BAR AND ONE OFF-SITE SALES VENDOR		
ENV PROJECT DESCRIPTION: The proposed project request is for a conditional use permit to allow on-site and off-site sales and consumption of a full line of alcoholic beverages in conjunction with a proposed change of use from auto body repair/warehouse to restaurant/retail. The project consists of a 6,875 square-foot hall with live entertainment and a total of 10 interior units comprised of eight food vendors, a 262 square-foot bar, and a 230 square-foot market. The proposed seating is a total of 156 interior seats comprised of 148 shared seats for food vendors and 8 bar seats. The hours of operation are from 6:00 a.m. to 12:00 a.m. Sunday through Wednesday, and 6:00 a.m. to 3:00 a.m. from Thursday through Saturday.		
ENVIRONMENTAL SETTINGS: The project site is an irregular-shaped, level lot approximately 6,891 square-feet with a 70 foot frontage along York Boulevard with a depth of 128 feet. The site is improved with an existing one story 6,875 square-foot building constructed as a market in 1930. The market changed to an auto repair shop in 1985 and is presently used as a warehouse. Adjacent land uses consist of commercial uses to the east, west, and south in the [Q]C2-1XL Zone, and residential uses to the north in the RD2-1 Zone. York Boulevard is designated as an Avenue II with an 86-foot right-of-way width along the project site's frontage. The project site is located within the Raymond Fault designated in the Alquist-Priolo Fault Zone. The project site is also within a hillside grading area as identified by the Bureau of Engineering Basic Grid Map A-13372, per Section 91.7003 of the Building Code. Police protection services are provided by the City of Los Angeles' Central Bureau, Northeast Station, and the site is located within reporting district 1126. Fire protection services are provided by the City of Los Angeles' Central Bureau, Battalion 2, Fire Station 55.		
PROJECT LOCATION: 5317 East York Boulevard		
COMMUNITY PLAN AREA: NORTHEAST LOS ANGELES STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: EAST LOS ANGELES	CERTIFIED NEIGHBORHOOD COUNCIL: HISTORIC HIGHLAND PARK
EXISTING ZONING: [Q]CM-1VL	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: N/A	
GENERAL PLAN LAND USE: COMMERCIAL MANUFACTURING	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: N/A	LA River Adjacent:

	PROPOSED PROJECT DENSITY: N/A	
--	---	--

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

Planning Assistant

Title

(213) 202-5474

Phone

Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> AESTHETICS	<input type="checkbox"/> GREEN HOUSE GAS EMISSIONS	<input type="checkbox"/> POPULATION AND HOUSING
<input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES	<input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input checked="" type="checkbox"/> PUBLIC SERVICES
<input type="checkbox"/> AIR QUALITY	<input type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input type="checkbox"/> RECREATION
<input type="checkbox"/> BIOLOGICAL RESOURCES	<input type="checkbox"/> LAND USE AND PLANNING	<input type="checkbox"/> TRANSPORTATION/TRAFFIC
<input type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS
<input type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:

Amber Willat

PHONE NUMBER:

(310) 288-0069

APPLICANT ADDRESS:

5317 East York Boulevard

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

05/18/2016

PROPOSAL NAME (if Applicable):

York Market

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

I. AESTHETICS				
a.	Have a substantial adverse effect on a scenic vista?			✓
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?		✓	
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✓	
II. AGRICULTURE AND FOREST RESOURCES				
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?			✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?			✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?			✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			✓
III. AIR QUALITY				
a.	Conflict with or obstruct implementation of the applicable air quality plan?		✓	
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		✓	
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓
d.	Expose sensitive receptors to substantial pollutant concentrations?		✓	
e.	Create objectionable odors affecting a substantial number of people?		✓	
IV. BIOLOGICAL RESOURCES				
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			✓
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓
V. CULTURAL RESOURCES				

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				✓
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				✓
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d.	Disturb any human remains, including those interred outside of formal cemeteries?				✓
e.	Cause a substantial adverse change in the significance of a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe that is listed or determined eligible for listing on the California register of historical resources, listed on a local historical register, or otherwise determined by the lead agency to be a tribal cultural resource?				✓

VI. GEOLOGY AND SOILS

a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			✓	
b.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?			✓	
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?				✓
d.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?				✓
e.	Result in substantial soil erosion or the loss of topsoil?				✓
f.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				✓
g.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				✓
h.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓

VII. GREEN HOUSE GAS EMISSIONS

a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		✓		
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		✓		
h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
IX. HYDROLOGY AND WATER QUALITY					
a.	Violate any water quality standards or waste discharge requirements?			✓	
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				✓
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				✓
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				✓
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				✓
f.	Otherwise substantially degrade water quality?				✓
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j.	Inundation by seiche, tsunami, or mudflow?				✓
X. LAND USE AND PLANNING					
a.	Physically divide an established community?				✓
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				✓
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
XI. MINERAL RESOURCES					
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓
XII. NOISE					
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

XIII. POPULATION AND HOUSING

a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

XIV. PUBLIC SERVICES

a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?			✓	
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?		✓		
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?				✓
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?				✓
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?				✓

XV. RECREATION

a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓

XVI. TRANSPORTATION/TRAFFIC

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		✓	
b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?		✓	
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		✓	
e.	Result in inadequate emergency access?			✓
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓

XVII. UTILITIES AND SERVICE SYSTEMS

a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		✓	
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓	
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓	
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		✓	
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?		✓	
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?		✓	
g.	Comply with federal, state, and local statutes and regulations related to solid waste?		✓	

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		✓	
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		✓	

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **ENV-2016-1746-MND** and the associated case(s), **ZA-2016-1745-CUB**. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/> Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE: Planning Assistant	TELEPHONE NO.: (213) 202-5474	DATE: 06/24/2016
---------------------	-------------------------------------	---	----------------------------

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS		
a.	NO IMPACT	<p>A significant impact would occur if the proposed project would have a substantial adverse effect on a scenic vista. A scenic vista refers to views of focal points or panoramic views of broader geographic areas that have visual interest. A focal point view would consist of a notable object, building, or setting. A scenic vista would become diminished if the bulk or design of a building or a development contrasts enough with a visually interesting view, so that the quality of the view is permanently affected. The subject site is located on along York Boulevard between Avenue 53 and Avenue 54, none of these streets are identified as Scenic Highways in the Mobility Plan 2035. The project proposes the on-site and off-site sale and consumption of a full line of alcoholic beverages in conjunction with a change of use from warehouse/auto body repair to restaurant/retail. The project will not obstruct any views of unique scenic vistas or focal points. Therefore, the proposed project would result in no impact in regard to scenic vistas.</p>
b.	NO IMPACT	<p>A significant impact would occur if the proposed project would substantially damage scenic resources within a State Scenic Highway. The City of Los Angeles' General Plan Mobility Element (Citywide General Plan Circulation System Maps) indicates that no City-designated scenic highways are located near the project site. Therefore, no impacts related to scenic highways would occur.</p>
c.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would substantially degrade the existing visual character or quality of the project site and its surroundings. Significant impacts to the visual character of a site and its surroundings are generally based on the removal of features with aesthetic value, the introduction of contrasting urban features into a local area, and the degree to which the elements of the proposed project detract from the visual character of an area. The site is currently improved with a commercial building. The project</p>

Impact?	Explanation	Mitigation Measures
	<p>proposes the on-site and off-site sale and consumption of a full line of alcoholic beverages in conjunction with a change of use from warehouse/auto body repair to restaurant/retail. The proposed project includes tenant and building façade improvements. As such, the proposed project is not anticipated to degrade the visual character or quality of the site or its surroundings. In addition, the proposed project will be required to comply with LAMC Section 91.810, which regulates graffiti abatement. Therefore, the proposed project would result in a less than significant impact on visual quality.</p>	
<p>d. LESS THAN SIGNIFICANT IMPACT</p>	<p>A significant impact would occur if light substantially altered the character of off-site areas surrounding the site or interfered with the performance of an off-site activity. Light impacts are typically associated with the use of artificial light during the evening and night-time hours. Due to the urbanized nature of the area, a moderate level of ambient night-time light already exists. Night-time lighting sources include street lights, vehicle headlights, and interior and exterior building illumination. The project proposes the on-site and off-site sale and consumption of a full line of alcoholic beverages in conjunction with a change of use from warehouse/auto body repair to restaurant/retail. The proposed project would only include tenant and façade improvements. As such, the proposed project does not include any elements or features that would create substantial new sources of glare. Therefore, light and glare impacts would be less than significant.</p>	
<p>II. AGRICULTURE AND FOREST RESOURCES</p>		
<p>a. NO IMPACT</p>	<p>A significant impact would occur if the proposed project would convert valued farmland to non-agricultural uses. The project site is within a developed urban area located at 5317 East York Boulevard. The site is currently developed with a single story masonry structure and does not contain properties identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as identified by the California Resource Agency. Therefore no impact would occur.</p>	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

b.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing agricultural zoning or agricultural parcels enrolled under the Williamson Act. The proposed project site is currently zoned [Q]C2-1XL for commercial uses. The site is not zoned for agricultural uses and does not contain properties that have a Williamson Act Contract in effect. Therefore, no impacts would occur.	
c.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing zoning, or caused rezoning of forest land or timberland or result in the loss of forest land or the conversion of forest land to non-forest use. The proposed project site and surrounding area are not zoned for forest land or timberland. The project site is currently zoned [Q]C2-1XL and surrounding uses are zoned RD2-1 and [Q]C2-1XL. The project site is not anticipated to conflict with existing zoning for, or cause rezoning of forest land, timberland, or timberland zoned Timberland Production. Therefore, no impacts would occur.	
d.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing zoning for, or caused rezoning of forest land or timberland, or resulted in the loss of forest land or in the conversion of forestland to non-forest use. The project site and the surrounding area are not zoned for forestland or timberland. Accordingly, the proposed project would not conflict with forest land or timberland zoning, or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.	
e.	NO IMPACT	A significant impact would occur if the proposed project caused the conversion of farmland to non-agricultural use. The project site does not contain farmland, forestland, or timberland. Therefore, no impacts would occur.	

III. AIR QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	A significant air quality impact may occur if a project is inconsistent with the Air Quality Management Program (AQMP) or would in some way represent a substantial hindrance to employing the policies or achieving the goals of that plan. The project proposes the on-site and off-site sale and consumption of a full line of alcoholic beverages in conjunction	
----	------------------------------	--	--

Impact?	Explanation	Mitigation Measures
	<p>with a change of use from warehouse/auto body repair to restaurant/retail. As such, the project is not expected to conflict with or obstruct the implementation of the AQMP and Southern California Air Quality Management District (SCAQMD) rules. The proposed project is subject to the City's Green Building Program Ordinance (Ord. No. 179,890), which was adopted to reduce the use of natural resources, create healthier living environments, and minimize the negative impacts of development on local, regional and global ecosystems. Therefore, impacts would be less than significant.</p>	
<p>b. LESS THAN SIGNIFICANT IMPACT</p>	<p>A significant impact would occur if the proposed project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. The proposed project does not violate any air quality standard or contribute substantially to an existing or projected air quality violation. The project proposes the on-site and off-site sale and consumption of a full line of alcoholic beverages in conjunction with a change of use from warehouse/auto body repair to restaurant/retail. Motor vehicles that access the project site would be the predominant source of long-term project emissions. Additional emissions would be generated by area sources, such as energy use and landscape maintenance activities. Average daily traffic associated with the proposed project is estimated to be less than significant according to the LADOT, as no new floor area is proposed and it does not meet their threshold for traffic impact analysis. Therefore, the project would result in a less-than-significant impact related to regional operational emissions.</p>	
<p>c. NO IMPACT</p>	<p>The proposed project may produce fugitive dust and mobile source emissions as a result of proposed project implementation activities. The proposed project and the entire Los Angeles metropolitan area are located within the Basin, which is characterized by relatively poor air quality. The Basin is currently classified as a federal and State non-attainment area for Ozone (O3), Respirable Particulate Matter (PM10 and PM2.5), and lead (Pb), and is a federal attainment/maintenance area for Carbon</p>	

Impact?	Explanation	Mitigation Measures
	<p>Monoxide (CO). It is also classified as a State attainment area for The proposed project would not result in a cumulatively considerable net increase of any criteria pollutant. The project proposes the on-site and off-site sale and consumption of a full line of alcoholic beverages in conjunction with a change of use from warehouse/auto body repair to restaurant/retail. The proposed project also does not include site preparation or construction so it would not create those emissions or airborne particles, nor would it change the regional population forecast and distribution. The activities of the proposed project are not anticipated to create an objectionable odor or localized CO hot spot. Therefore, no impact would occur.</p>	
<p>d. LESS THAN SIGNIFICANT IMPACT</p>	<p>Based on the City of Los Angeles CEQA Threshold Guide, a significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project proposes the on-site and off-site sale and consumption of a full line of alcoholic beverages in conjunction with a change of use from warehouse/auto body repair to restaurant/retail. The project would include tenant and building façade improvements. The project site is generally surrounded by commercial and residential uses. However, construction-related maximum daily localized construction emissions would not exceed SCAQMD thresholds for Respirable Particulate Matter (PM10 and PM2.5), Carbon Monoxide (CO), and Nitrogen Oxides (NOx). The proposed project is not anticipated to expose sensitive receptors to substantial pollutant concentrations. In addition, the California Air Resources Board (CARB) has published guidance for locating new sensitive receptors (e.g., residences) away from nearby sources of air pollution. Relevant recommendations include avoiding siting new sensitive land uses within 500 feet of a freeway or 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons</p>	

Impact?	Explanation	Mitigation Measures
	<p>per year or greater). The project proposes the on-site and off-site sale and consumption of a full line of alcoholic beverages in conjunction with a change of use from warehouse/auto body repair to restaurant/retail. Therefore, the proposed project would result in a less-than significant impact.</p>	
<p>e. LESS THAN SIGNIFICANT IMPACT</p>	<p>Potential sources that may emit odors during tenant improvement activities include equipment exhaust and architectural coatings. Odors from these sources would be localized and generally confined to the immediate area surrounding the project site. The proposed project would utilize typical construction techniques, and the odors would be typical of most work sites temporary in nature. As such, implementation of the proposed project is not anticipated to cause an odor nuisance. According to the CEQA Air Quality Handbook, land uses and industrial operations that are associated with odor complaints include uses such as agricultural uses, wastewater treatment plant, food processing plants, chemical plants, composting, refineries, landfills, dairies and fiberglass molding. As the project site is zoned [Q]C2-1XL, the proposed land uses would not include these land uses or operations typically associated with odor complaints. Therefore, the proposed project would result in a less-than-significant impact related to objectionable odors.</p>	
<p>IV. BIOLOGICAL RESOURCES</p>		
<p>a. NO IMPACT</p>	<p>A project would have significant biological impact through the loss or destruction of individuals of a species or through the degradation of sensitive habitat. The project proposes the on-site and off-site sale and consumption of a full line of alcoholic beverages in conjunction with a change of use from warehouse/auto body repair to restaurant/retail. The proposed project site is in an urbanized geographical area with no natural open space, no adjacent natural habitats, and no known wildlife movement corridors within the vicinity. Therefore, the proposed project will not have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the</p>	

Impact?	Explanation	Mitigation Measures
	California Department of Fish and Game or U.S. Fish and Wildlife Service. Therefore no impact would occur.	
b. NO IMPACT	A significant impact would occur if any riparian habitat or natural community would be lost or destroyed as the result of urban development. The project site is located in a commercialize area that does not contain any riparian habitat or other sensitive natural community. The subject site has not been identified as being a Significant Ecological Area (City of Los Angeles, Environmental and Public Facilities Map 1996). The project would have no impact on sensitive biological species or habitat. Therefore no impact would occur.	
c. NO IMPACT	A significant impact would occur if federally protected wetlands would be modified or removed by a project. The project site does not contain any federally protected wetlands, wetland resources, or other waters of the United States as defined by Section 404 of the Clean Water Act. The project is located in an urbanized area with manufacturing uses. The project would have no impact on federally protected wetlands. Therefore no impact would occur.	
d. NO IMPACT	A significant impact would occur if the proposed project would interfere with, or remove access to, a migratory wildlife corridor or impede use of native wildlife nursery sites. The subject site is located in a developed and urbanized region that is mostly segmented and lacks the continuity that is consistent with those known to support any non-avian candidate, sensitive, or special-status species. There is no natural open space or native vegetation present at the site. Therefore, it is not anticipated to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore no impact would occur.	
e. NO IMPACT	A significant impact would occur if the proposed project would be inconsistent with local regulations pertaining to biological resources. The proposed project would not conflict with any policies or ordinances protecting biological resources, such as the City of Los Angeles Protected Tree Ordinance (No.	

Impact?	Explanation	Mitigation Measures	
		177,202). The project site does not contain any locally-protected biological resources, such as oak trees, Southern California black walnut, western sycamore, and California bay trees. Therefore, no significant impact would occur.	
f.	NO IMPACT	A significant impact would occur if the proposed project would conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. According to Biological Resource Areas Maps (Coastal and Southern Geographical Area) in the L.A. CEQA Thresholds Guide (2006), the project site is not designated as an Open Space/Habitat area, nor is it located in, or in the vicinity of a significant ecological area that may require protection. There are no relevant active ordinances protecting biological resource that may prevent this project from being approved at this time. Therefore no impact would occur.	
V. CULTURAL RESOURCES			
a.	NO IMPACT	A significant impact would occur if there are historical resources on the project site or in the vicinity, which would be adversely impacted by the project through demolition, construction, conversion, rehabilitation, relocation, or alteration. The project site is not designated as a historic resource or a historic cultural monument and was constructed in 1930. Therefore, no impacts would occur.	
b.	NO IMPACT	A significant impact would occur if the proposed project would involve the grading, excavation, accelerated erosion, or other activities that would interfere with archaeological resources, an archaeological study area, or a Native American sacred place. The subject site is not in the vicinity of an Archaeological Survey Area or an Archaeological Site (City of Los Angeles, Environmental and Public Facilities Maps 1996, Prehistoric & Historic Archaeological Sites and Survey Areas Map). The project does not involve any excavation, and only minimal ground disturbance associated with tenant improvements. Therefore, no impact is anticipated.	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

c.	NO IMPACT	A significant impact would occur if the proposed project would result in the disturbance of surface or subsurface fossils, either through site preparation, construction, operational activities, or through an increase in human activities at or near the fossil site. Because the proposed project is not identified as being located in a Paleontological Area or near any geologic features, and does not involve any construction, it is not anticipated that the proposed project will directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Therefore no impact is anticipated.	
----	-----------	--	--

d.	NO IMPACT	A significant impact would occur if the proposed project includes construction or operation activities that would disturb any human remains, including those interred outside of formal cemeteries. Because the proposed project is not near a cemetery and does not include any construction, grading, excavation, or erosion that would disturb human remains, no impact is anticipated.	
----	-----------	--	--

e.	NO IMPACT	A significant impact would occur if the project caused a substantial adverse change in the significance of a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe; or if the project was listed or determined eligible for listing on the California register of historical resources, listed on a local historical register, or otherwise determined by the lead agency to be a tribal cultural resource. The project site is not listed or designated as cultural resource, sacred place, and has not been determined eligible for listing on the California register of historic resources. The project site is not within the vicinity of a California Native American Tribe and is not a tribal cultural resource. Therefore no impact is anticipated.	
----	-----------	--	--

VI. GEOLOGY AND SOILS

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would cause personal injury or death or result in property damage as a result of a fault rupture occurring on the project site and if the project site is located within a State-designated Alquist- Priolo Zone or other designated fault zone. The project proposes the on-site and off-site sale and	
----	------------------------------	--	--

Impact?	Explanation	Mitigation Measures
	<p>consumption of a full line of alcoholic beverages in conjunction with a change of use from warehouse/auto body repair to restaurant/retail. According to the California Department of Conservation Special Studies Zone Map, the project site is located within the Alquist-Priolo Zone. Due to the intense seismic environment of Southern California, there is always a potential for blind thrust faults, or otherwise unmapped faults that do not have a surface trace, to be present. In as much as the proposed project may not trigger seismic upgrades to the building at this time, any major physical alteration or improvement, as defined in the Building Code, will require or trigger compliance with seismic regulations per Chapter 9, Article 1 of the Los Angeles Municipal Code. The Building Code requirements currently in effect will reduce the impacts of known earthquake faults and strong seismic ground shaking. Therefore impacts would be less than significant.</p>	
b.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>The site is located within the Raymond Fault Zone, Fault Type B. However, the proposed project including the sale of alcoholic beverages is not expected to cause or accelerate any geological hazards. The project is also subject to the seismic standards of the Department of Building and Safety's Uniform Building Code, thereby reducing possible seismic hazard impacts to a less than significant level.</p>	
c.	<p>NO IMPACT</p> <p>A significant impact would occur if a proposed project site is located within a liquefaction zone. Liquefaction is the loss of soil strength or stiffness due to a buildup of pore-water pressure during severe ground shaking. Liquefaction is associated primarily with loose (low density), saturated, fine- to medium-grained, cohesion-less soils. According to ZIMAS, the project site is not located within a liquefaction zone. Therefore, no impacts would occur.</p>	
d.	<p>NO IMPACT</p> <p>A significant impact would occur if the project were located in an area susceptible to unusual geologic hazards. The project site is not located on or near a landslide zone (ZIMAS), and is not located in or near a slope that may be prone to landslides, the proposed project would result in no impact.</p>	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

e.	NO IMPACT	A significant impact would occur if the proposed project accelerated the instability of topsoil or soil erosion. The project is located within an existing building with level grade. No construction is proposed and no dirt will be exported, therefore no impact would occur.	
f.	NO IMPACT	A significant impact would occur if any unstable geological conditions would result in any type of geological failure, including lateral spreading, off-site landslides, liquefaction, or collapse. The proposed project is in an existing building that will not require construction and is not located in a landslide zone. Therefore, no significant impact would occur.	
g.	NO IMPACT	A significant impact would occur if the proposed project would be built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thus, posing a hazard to life and property. The proposed project does not propose any new structures and involves only the sale of a full line of alcohol with tenant and façade improvements. Therefore, no impact would occur.	
h.	NO IMPACT	A project would cause a significant impact if adequate wastewater disposal is not available. The project site is located in a highly urbanized area, where wastewater infrastructure is currently in place. The proposed project would connect to existing sewer lines that serve the project site and would not use septic tanks or alternative wastewater disposal systems. Therefore, no impact would occur.	

VII. GREEN HOUSE GAS EMISSIONS

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project generated greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. The project proposes the on-site and off-site sale and consumption of a full line of alcoholic beverages in conjunction with a change of use from warehouse/auto body repair to restaurant/retail.. The generation of greenhouse gas emissions can be anticipated from the life cycle of activities directly and indirectly related to the sale of alcohol. The project is required to comply with the City of Los Angeles Building Code and State of California Title 24 requirements, both of which were	
----	------------------------------	---	--

Impact?	Explanation	Mitigation Measures
		amended to meet AB 32 goals for the reduction of greenhouse gases. Therefore, greenhouse gas emission impacts are less than significant.
b.	LESS THAN SIGNIFICANT IMPACT	The California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, the SCS is contained in the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2012-2035 RTP/SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, in downtowns, and commercial corridors, resulting in an improved jobs-housing balance and more opportunity for transit-oriented development. In addition, SB 743, adopted September 27, 2013, encourages land use and transportation planning decisions and investments that reduce vehicle miles traveled that contribute to GHG emissions, as required by AB32. The project proposes the on-site and off-site sale and consumption of a full line of alcoholic beverages in conjunction with a change of use from warehouse/auto body repair to restaurant/retail. As such, the proposed project would provide a new commercial use in an existing building located proximate to a major transportation corridor (i.e., York Boulevard) and would not interfere with SCAG's ability to implement the regional strategies outlined in the 2012-2035 RTP/SCS. Therefore, impacts would be less than significant.
VIII. HAZARDS AND HAZARDOUS MATERIALS		
a.	NO IMPACT	A significant impact would occur if the proposed project would use or manage hazardous or potentially hazardous, or explosive substances including, but not limited to, oil, pesticides, chemicals, or radiation. The project proposes the on-site and off-site sale and consumption of a full line of alcoholic beverages in conjunction with a change of use from warehouse/auto body repair to restaurant/retail. Because the proposed

Impact?	Explanation	Mitigation Measures
	project will not require the routine transport, use, or disposal of explosive, hazardous, or potentially hazardous materials, no significant impact is anticipated.	
b. LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	A significant impact would occur if hazardous materials characterized as being toxic, corrosive, flammable, reactive, or irritant, or strong sensitizers created a hazardous situation due to an accidental explosion or release of these substances. The project proposes the on-site and off-site sale and consumption of a full line of alcoholic beverages in conjunction with a change of use from warehouse/auto body repair to restaurant/retail. The project may potentially pose a significant hazard to the public or the environment due to vector management issues.	VIII-50 The Vector management issues may include conditions or activities that attract rodents, insects, or other vectors at the project site.
c. NO IMPACT	A significant impact would occur if the proposed project created hazardous emissions or handled hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The proposed project request is for a conditional use permit for alcohol and is not within a one-quarter mile radius of an existing or proposed school. The operations of the proposed project does not indicate activities for hazardous emissions or that hazardous materials, substances or waste would be handled. Therefore, there will be no impact.	
d. NO IMPACT	A significant impact would occur if the location of the proposed project is on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The proposed project site is an existing one-story structure and is not identified as a hazardous waste facility subject, or a site listed pursuant to Section 25356 of the Health and Safety Code, or a site included in the Abandoned Site Assessment Program, or a hazardous Waste/Border Zone property. Therefore, no significant impact would occur.	

Impact?	Explanation	Mitigation Measures	
e.	NO IMPACT	A significant impact would occur if the proposed project is located within an airport hazard zone, an airport land use plan, or within two miles of a public airport or public use airport. The proposed project is not located within an airport hazard zone (ZIMAS) or an airport land use plan. The project site is not located within an airport land use plan, nor is it within two miles of a private air strip. Therefore, no impact will result.	
f.	NO IMPACT	A significant impact would occur if the project were located within the vicinity of a private airstrip, or result in a safety hazard for people residing or working in the project area. The proposed project is not located within the vicinity of a private airstrip. Therefore, no impact will result.	
g.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	A significant impact would occur if the proposed project would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project proposes the on-site and off-site sale and consumption of a full line of alcoholic beverages in conjunction with a change of use from warehouse/auto body repair to restaurant/retail. It is unknown what the impact will be on adopted emergency response or evacuation plans. The project may require a new or revised risk management plan, emergency response, or emergency evacuation plan.	VIII-70 The project proposes the on-site and off-site sale and consumption of a full line of alcoholic beverages in conjunction with a change of use from warehouse/auto body repair to restaurant/retail. The change of use may require a new or revised emergency response plan because this use potentially introduces more people and traffic patterns to the site that are more intense than the existing use. The use of alcohol in itself will not require a building permit, but should one be required in conjunction with the alcohol use, an emergency response plan developed in consultation with the Fire Department will mitigate any hazards due to the proposed project.
h.	NO IMPACT	A significant impact would occur if the proposed project would expose people or structures to a significant risk of loss, injury or death involving wild land fires. The proposed project is not located in or adjacent to a wild land. Therefore, there is no impact involving wild land fires.	
IX. HYDROLOGY AND WATER QUALITY			
a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project discharges water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into storm water drainage systems, or does not comply with all applicable regulations as governed by the Los Angeles Regional Water Quality Control Board	

Impact?	Explanation	Mitigation Measures
	<p>(LARWQCB). The project proposes the on-site and off-site sale and consumption of a full line of alcoholic beverages in conjunction with a change of use from warehouse/auto body repair to restaurant/retail. As is typical of most non-industrial urban development, storm water runoff has the potential to introduce small amounts of pollutants into the storm water system. Pollutants would be associated with runoff from paved surfaces (ordinary household cleaners). The existing building would be required to comply with the National Pollutant Discharge Elimination System (NPDES) standards and the City's Storm water and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) to ensure pollutant loads from the project site are minimized for downstream receiving waters. The impact will be less than significant.</p>	
b. NO IMPACT	<p>A significant impact may occur if the proposed project includes: the installation of production water wells or a permanent groundwater extraction; a dewatering system in a groundwater basin used for potable water supply purposes; planned groundwater recharge through surface spreading or injection, cuts or excavation that would intercept an aquifer; or reduce permeable areas overlying a spreading ground used for groundwater recharge. The proposed project would not serve to recharge the groundwater and will continue to be supplied by the City's existing waterworks system. The proposed project will also not make substantial additional demands on public water supply and therefore will have no significant impact.</p>	
c. NO IMPACT	<p>A significant impact may occur if the project would alter the existing drainage pattern of the site or area through the result of a point source discharge to a receiving water body, or create conditions for soil erosion, sediment runoff, or nonpoint sources of contamination. The project proposes the on-site and off-site sale and consumption of a full line of alcoholic beverages in conjunction with a change of use from warehouse/auto body repair to restaurant/retail. The project site is in a developed urbanized area that does not contain any natural and/or significant drainage features, such as</p>	

Impact?	Explanation	Mitigation Measures	
		streams or rivers. The run-off from the project site would not drain onto an unimproved street or on to adjacent properties other than adjacent public right-of-ways. Furthermore, the project implementation would not affect a surface water body such that the amount of surface water, current, course or direction of flow would change. Therefore no significant impact is anticipated.	
d.	NO IMPACT	A significant impact would occur if the proposed project would affect existing drainage patterns through the alteration of the course of a stream or river, or increase the amount of surface run-off that would result in flooding on- or off-site. The proposed project is for a conditional use permit to allow alcohol in an existing one-story structure. This would not alter the existing drainage pattern of the site and therefore a less than significant impact should result.	
e.	NO IMPACT	A significant impact would occur if the proposed project created or contributed runoff water that would exceed the capacity of existing or planned stormwater drainage systems, or provide additional sources of polluted runoff. The project proposes the on-site and off-site sale and consumption of a full line of alcoholic beverages in conjunction with a change of use from warehouse/auto body repair to restaurant/retail. The proposed project will not exceed the capacity of stormwater drainage systems or provide substantial additional sources of polluted runoff because water runoff generated by the existing site will be carried into existing storm drains and discharged into the storm water runoff control. Therefore a less than significant impact will occur.	
f.	NO IMPACT	A significant impact would occur if the proposed project included the installation of production water wells or a permanent groundwater extraction; a dewatering system in a groundwater basin used for potable water supply purposes; planned groundwater recharge through surface spreading or injection, cuts or excavation that would intercept an aquifer; or reduce permeable areas overlying a spreading ground used for groundwater recharge; or the run-off factor for the developed project site exceeded the percentage of imperviousness for the existing land use category, as contained in Part G of the	

Impact?	Explanation	Mitigation Measures
	<p>Bureau of Engineering Manual, Storm Drain Design. The project proposes the on-site and off-site sale and consumption of a full line of alcoholic beverages in conjunction with a change of use from warehouse/auto body repair to restaurant/retail. The proposed project does not include any activity pertaining to groundwater extraction, water wells, cuts or excavation that would intercept an aquifer, dewatering systems, or planned groundwater recharge. There are no anticipated long-term activities which would affect surface water bodies and the project site has existing storm drains that are not anticipated to exceed the percentage of imperviousness contained in Part G of the Bureau of Engineering Manual. Therefore, the project's impact will be less than significant.</p>	
g. NO IMPACT	<p>A significant impact would occur if the proposed project would be located within a 100-year or 500-year floodplain or would impede or redirect flood flows. According to the Safety Element of the City of Los Angeles General Plan, 100-Year and 500-Year Flood Plains, Exhibit F, the project site is not located within a 100-Year or 500-Year floodplain. Therefore no impact related to flood zones would occur.</p>	
h. NO IMPACT	<p>A significant impact would occur if the proposed project included the placement of structures which would impede or redirect flood flows in a 100-year flood hazard area. The proposed project is not located in a 100-year flood plain (Environmental and Public Facilities Maps 1996 & Navigate LA) or in a Flood Zone (ZIMAS & Navigate LA). Therefore, no significant impact is anticipated.</p>	
i. NO IMPACT	<p>A significant impact would occur if: the project is located within a 100-year flood plain, an area designated as hillside (as identified in the Los Angeles Municipal Code (L.A.M.C.) Section 91.7001) or other flood-prone areas. The project site is not located within a 100-year flood plain, a hillside, a levee or a dam, and is not an inundation area or flood zone. Therefore, no significant impacts are anticipated.</p>	

Impact?	Explanation	Mitigation Measures	
j.	NO IMPACT	A significant impact would occur if the proposed project site was near a tsunami zone or a lake or hillside that would make the area prone to inundation by seiches, tsunami, or mudflow. The proposed project site is not located near a lake or a hillside, tsunami area, or a flood zone (ZIMAS), making it not susceptible to either a seiches or mudflow. The possibility of the site or surrounding properties being inundated and/or damaged as a direct result of a tsunami is unlikely. Therefore, no impact is anticipated.	
X. LAND USE AND PLANNING			
a.	NO IMPACT	A significant impact would occur if the proposed project would be sufficiently large or configured in such a way so as to create a physical barrier within an established community. A physical division of an established community is caused by an impediment to through travel or a physical barrier, such as a new freeway with limited access between neighborhoods on either side of the freeway, or major street closures. The proposed project is a conditional use permit for an existing building; that would not involve construction that would divide an established community. Therefore, no impact would occur.	
b.	NO IMPACT	A significant impact may occur if a project is inconsistent with the General Plan or zoning designations currently applicable to the project site, and would cause adverse environmental effects, which the General Plan and zoning ordinances are designed to avoid or mitigate. The site is zoned [Q]C2-1XL and is located within the Northeast Los Angeles Community Plan Area. The project proposes the on-site and off-site sale and consumption of a full line of alcoholic beverages in conjunction with a change of use from warehouse/auto body repair to restaurant/retail. The proposed project is consistent with the purpose of Northeast Los Angeles Community Plan because it enhances the positive characteristics of the project site and improves economic vitality of commercial corridors. Therefore, the proposed project would conform to the allowable land uses and no impact would occur.	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

c.	NO IMPACT	A significant impact would occur if the proposed project were located within an area governed by a habitat conservation plan or natural community conservation plan. The project site is not subject to any habitat conservation or natural community conservation plan. Therefore, no impact would occur.	
----	-----------	--	--

XI. MINERAL RESOURCES

a.	NO IMPACT	A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value, or a locally important mineral resource recovery site. The project is not classified by the City as containing significant mineral deposits. The project site is currently designated for Neighborhood Commercial and not for mineral extraction. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, the proposed project would not result in the loss of availability of any known, regionally or locally valuable mineral resource, and no impact would occur.	
----	-----------	---	--

b.	NO IMPACT	A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value, or a locally important mineral resource recovery site. The project site is not classified by the City as containing significant mineral deposits. The project site is currently designated for General Commercial and not for mineral extraction. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, the proposed project would not result in the loss of availability of any known, regionally - or locally-valuable mineral resource, and no impact would occur.	
----	-----------	---	--

XII. NOISE

a.	LESS THAN SIGNIFICANT IMPACT	The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. Noise levels in excess of standards in the General Plan or the Noise Ordinance are not anticipated. The project proposes the on-site and off-site sale and consumption of a full line of alcoholic beverages in conjunction with a change of use from	
----	------------------------------	---	--

Impact?	Explanation	Mitigation Measures
	<p>warehouse/auto body repair to restaurant/retail. Any excessive noise is anticipated to be created only during the temporary tenant and building façade improvements, and the use of equipment for these activities would be required to comply with the LAMC Sections 112.05 (Maximum Noise Level of Powered Equipment or Powered Hand Tools) and 41.40 (Noise Due to Construction, Excavation Work - When Prohibited) regarding construction hours and construction equipment noise thresholds. In addition, the proposed restaurant/retail store is permitted in the [Q]C2-1XL Zone and does not permit an activity with a significant increased noise level. As such, potential noise impacts would be less than significant.</p>	
<p>b. LESS THAN SIGNIFICANT IMPACT</p>	<p>A significant impact would occur if construction activities occur within 500 feet of a noise sensitive use, construction activities occur during hours restricted by the City's noise ordinance (Ordinance 144,331), the project resulted in a noise-sensitive land-use being located within 3,000 feet of a railroad line, the project resulted in an increase in the number or length of non-commuter trains operating within 3,000 feet of a noise-sensitive land use, or if the project includes construction or expansion of an airport or heliport and has the potential to expose noise-sensitive land uses to high noise levels. Construction activities can generate varying degrees of vibration, depending on the construction procedures and the type of construction equipment used. High levels of vibration may cause physical personal injury or damage buildings. However, vibrations rarely affect human health. The proposed improvement activities are anticipated to be typical and not result in excessive ground borne vibration or noise levels. In addition, no grading or excavation is proposed. Impacts will be less than significant.</p>	
<p>c. LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED</p>	<p>A significant impact would occur if the project caused a substantial permanent increase in ambient noise levels in the project vicinity above levels existing ambient levels. The use of the existing building is a warehouse/auto repair shop. The potential to introduce stationary noise</p>	<p>XII-50 The subject site is abutted by residential uses to the north. These mitigation measures will address some of the noise that could result from the project.</p>

Impact?	Explanation	Mitigation Measures
	<p>sources at the project site may include, but are not limited to, public assembly outside of the restaurant/retail building, powered equipment used for operations or activities, such as, but not limited to: air conditioning, electricity, trash compaction, and lifts for loading or unloading. These noises could impact neighboring residential uses by a substantial permanent increase in ambient noise levels. Mitigation measures will reduce the project's potential ambient noise impacts. Implementation of the proposed project includes the on-site and off-site sale and consumption of a full line of alcoholic beverages in conjunction with a change of use from warehouse/auto body repair to restaurant/retail. The design of the equipment will be required to comply with LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five dBA. With implementation of these regulatory compliance measures, potential impacts would be reduced to less than significant levels.</p>	
<p>d. LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED</p>	<p>A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project would occur if the proposed project introduced a stationary noise source likely to be audible beyond the property line of the project site, or if it would have the potential to generate 1,000 or more average daily vehicle trips, among other criteria. Stationary noise sources include, but are not limited to, public assembly and powered equipment used for operations or activities. The proposed project request is for a conditional use permit to allow on-site and off-site sales and consumption of a full line of alcoholic beverages in conjunction with a proposed change of use from auto body repair to restaurant/retail. The potential to introduce stationary noise sources at the project site exists as the potential sources of such noise may include, but are not limited to, live</p>	<p>XII-50 The subject site is abutted by residential uses to the north. These mitigation measures will address some of the noise that could result from the project.</p>

Impact?	Explanation	Mitigation Measures
	entertainment, public assembly outside the premises, powered equipment used for operations or activities, such as, but not limited to: air conditioning, electricity, trash compaction, and lifts for loading or unloading. These noises could impact the neighboring residential area by a substantial permanent increase in ambient noise levels. Mitigation measures will reduce the project's potential ambient noise impacts.	
e. NO IMPACT	A significant impact would occur if the proposed project includes the construction or expansion of an airport or heliport and has the potential to expose noise-sensitive land uses to high noise levels. The project is not located within the vicinity of a public airport or public use airport. No impact will result.	
f. NO IMPACT	A significant impact would occur if the proposed project includes the construction or expansion of an airport or heliport and has the potential to expose noise-sensitive land uses to high noise levels. The project is not located within the vicinity of a private airstrip. No impact will result.	
XIII. POPULATION AND HOUSING		
a. NO IMPACT	A significant impact would occur if the proposed project would induce substantial population growth. The proposed project request is for a conditional use permit to allow on-site and off-site sales and consumption of a full line of alcoholic beverages in conjunction with a proposed change of use from warehouse/auto repair to restaurant/retail. The project does not propose the addition of residential dwelling units and would not result in substantial population. Therefore, the impact would be less than significant.	
b. NO IMPACT	A significant impact would occur if the proposed project would displace a substantial quantity of existing residences or a substantial number of people. The proposed project does not require any construction that would result in the demolition or displacement of housing units. Therefore, no significant impact would occur.	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

c.	NO IMPACT	A significant impact would occur if the proposed project would displace a substantial quantity of existing residences or a substantial number of people. The proposed project does not require any construction that would result in the demolition or displacement of housing units. Therefore, no existing residents would be displaced and a significant impact would not occur.	
----	-----------	---	--

XIV. PUBLIC SERVICES

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the LAFD could not adequately serve the proposed project, necessitating a new or physically altered station. Fire prevention and safety services would continue to be provided by the LAFD, which includes the Central Bureau, Battalion 2, Fire Station 51, located within 1 mile to the west of the project site (5317 E. York Blvd). The proposed project request is for a conditional use permit to allow on-site and off-site sales and consumption of a full line of alcoholic beverages in conjunction with a proposed change of use from auto body repair to restaurant/retail. The project is not anticipated to result in a need to build a new or expand an existing fire station to serve the project, or to maintain acceptable ratios, response times, or other performance objectives for fire protection. The proposed project would neither create capacity or service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for fire protection. Therefore, the proposed project would result in a less than significant impact.	
----	------------------------------	--	--

b.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	A significant impact would occur if the Los Angeles Police Department (LAPD) could not adequately serve the proposed project, necessitating a new or physically altered station. The proposed project request is for a conditional use permit to allow on-site and off-site sales and consumption of a full line of alcoholic beverages in conjunction with a proposed change of use from warehouse/auto body repair to restaurant/retail. The project area is served by LAPD Northeast Station	<p>XIV-30</p> <p>The proposed project request is for a conditional use permit to allow on-site and off-site sales and consumption of a full line of alcoholic beverages in conjunction with a proposed change of use from auto body repair to restaurant/retail. Prior to the issuance of a building permit the LAPD would review the project plans to ensure that the design of the project follows the LAPD's Design Out Crime Program, an initiative that introduces the</p>
----	--	---	--

Impact?	Explanation	Mitigation Measures
	<p>located at 3353 N. San Fernando Road. Prior to the issuance of a building permit the LAPD would review the project plans to ensure that the design of the project follows the LAPD's Design Out Crime Program, an initiative that introduces the techniques of Crime Prevention Through Environmental Design (CPTED) to all City departments beyond the LAPD. Through the incorporation of these techniques into the project design, in combination with the proposed safety features (e.g., security cameras and staff training in the compliance with the California Department of Alcoholic Beverage Control), the proposed project would neither create capacity/service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for police protection. As such, and with incorporation of the mitigation measure, project impacts would be reduced to less than significant.</p>	<p>techniques of Crime Prevention Through Environmental Design (CPTED) to all City departments beyond the LAPD.</p>
<p>c. NO IMPACT</p>	<p>A significant impact would occur if the proposed project would include substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the school district. The proposed project request is for a conditional use permit to allow on-site and off-site sales and consumption of a full line of alcoholic beverages in conjunction with a proposed change of use from auto body repair to restaurant/retail. The proposed project does not result in additional residential units or floor area, therefore, it does not increase the population density of the Northeast Los Angeles Community Plan and would not place additional demands on Los Angeles Unified School District (LAUSD). No significant impact is anticipated.</p>	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

d.	NO IMPACT	A significant impact could occur on parks if the proposed project resulted in a net increase of at least 50 residential units. The proposed project request is for a conditional use permit to allow on-site and off-site sales and consumption of a full line of alcoholic beverages in conjunction with a proposed change of use from auto body repair to restaurant/retail. The project is located in a Commercial Zone and does not include residential units. Therefore, no significant impact would occur.	
----	-----------	--	--

e.	NO IMPACT	A significant impact would occur if the proposed project would result in substantial employment or population growth that could generate a demand for other public facilities, including libraries, which exceed the capacity available to serve the project site, necessitating new or physically altered public facilities. The proposed project request is for a conditional use permit to allow on-site and off-site sales and consumption of a full line of alcoholic beverages in conjunction with a proposed change of use from auto body repair to restaurant/retail. The project is located in a Commercial Zone and does not include residential units. Therefore, no significant impact would occur.	
----	-----------	---	--

XV. RECREATION

a.	NO IMPACT	A significant impact could occur on parks if the proposed project resulted in a net increase of at least 50 residential units. The proposed project request is for a conditional use permit to allow on-site and off-site sales and consumption of a full line of alcoholic beverages in conjunction with a proposed change of use from auto body repair to restaurant/retail. The project is located in a Commercial Zone and does not include residential units. Therefore, no significant impact would occur.	
----	-----------	--	--

b.	NO IMPACT	The project does not include any recreational facilities or require the construction or expansion of recreational facilities. Therefore, no impact will occur.	
----	-----------	--	--

XVI. TRANSPORTATION/TRAFFIC

Impact?	Explanation	Mitigation Measures
a.	LESS THAN SIGNIFICANT IMPACT	
b.	LESS THAN SIGNIFICANT IMPACT	

A significant impact would occur if the proposed project resulted in conflicts with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The proposed project request is for a conditional use permit to allow on-site and off-site sales and consumption of a full line of alcoholic beverages in conjunction with a proposed change of use from warehouse/auto body repair to restaurant/retail. The project site fronts York Boulevard designated as an Avenue II. The City of Los Angeles Department of Transportation has determined that this project is exempt from traffic study requirements. Consequently, it is not expected to have a significant impact on the existing load and capacity of the street system. Being exempt from the traffic study and meeting the parking requirements, the proposed project does not conflict with any other applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. Therefore, the proposed project will have a less than significant impact.

A significant impact would occur if the proposed project conflicts with an applicable congestion management program. The proposed project request is for a conditional use permit to allow on-site and off-site sales and consumption of a full line of alcoholic beverages in conjunction with a proposed change of use from warehouse/auto body repair to restaurant/retail. An increase in trips to the project site may occur in relation to the proposed project, but the City of Los Angeles Department of Transportation has determined that this project is exempt from traffic study requirements. As such, the proposed project is not expected to have a significant impact on the existing load and capacity of the street system. Being exempt from a traffic study, the proposed project does not conflict with an applicable congestion management program established by the county congestion management agency for designated roads or highways. Therefore, impacts would be less than significant.

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

c.	NO IMPACT	<p>The proposed project request is for a conditional use permit to allow on-site and off-site sales and consumption of a full line of alcoholic beverages in conjunction with a proposed change of use from auto body repair to restaurant/retail. The site is not located near any airport and is not within in an Airport Hazard area. Consequently, it is not expected to have a significant impact on air traffic patterns that create significant safety risks. Therefore, no impact would occur.</p>	
d.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would generate 500 or more daily trips or 43 or more vehicle trips during either the a.m. or p.m. peak hours. The proposed project request is for a conditional use permit to allow on-site and off-site sales and consumption of a full line of alcoholic beverages in conjunction with a proposed change of use from auto body repair to restaurant/retail. The project site fronts York Boulevard designated as an Avenue II. An increase in trips to the project site may occur in relation to the proposed project, but the City of Los Angeles Department of Transportation has determined that this project is exempt from traffic study requirements. Therefore, impacts would be less than significant.</p>	
e.	NO IMPACT	<p>A significant impact would occur if the proposed project would generate 500 or more daily trips or 43 or more vehicle trips during either the a.m. or p.m. peak hours; or if construction activities were required to take place within certain ROWs necessitating temporary lane, alley, or street closures for more than one day, or resulted in the loss of regular vehicular or pedestrian access to an existing land use for more than one day, or resulted in the disruption of more than one day of operating an existing bus stop that serves the project site. The proposed project request is for a conditional use permit to allow on-site and off-site sales and consumption of a full line of alcoholic beverages in conjunction with a proposed change of use from auto body repair to restaurant/retail. The proposed project does not entail construction, and, while an increase in trips to the project site may occur in relation to the proposed project,</p>	

Impact?	Explanation	Mitigation Measures
	the City of Los Angeles Department of Transportation has determined that this project is exempt from traffic study requirements. Therefore, the proposed project will result in less than significant impacts.	
f. NO IMPACT	A significant impact may occur if the proposed project would conflict with adopted policies or involve modification of existing alternative transportation facilities located on or offsite. The proposed project request is for a conditional use permit to allow on-site and off-site sales and consumption of a full line of alcoholic beverages in conjunction with a proposed change of use from auto body repair to restaurant/retail. The proposed project would not require the disruption of public transportation services or the alteration of public transportation routes. Furthermore, the proposed project would not interfere with any Class I or Class II bikeway systems. Since the proposed project would not modify or conflict with any alternative transportation policies, plans or programs, it would have no impact on such programs. Therefore no impact would occur.	

XVII. UTILITIES AND SERVICE SYSTEMS

a. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board. A significant impact would also occur if the proposed project would increase consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The proposed project request is for a conditional use permit to allow on-site and off-site sales and consumption of a full line of alcoholic beverages in conjunction with a proposed change of use from warehouse/auto body repair to restaurant/retail. The wastewater generated from the site would be typical of commercial uses and would enter into and be treated at the Hyperion Treatment Plant (HTP). As the HTP is in compliance with the State's wastewater treatment requirements, the project would not exceed the wastewater requirements of the Los Angeles Regional Water Quality Control Board (LARWQC). The wastewater generation of the proposed	
---------------------------------	--	--

Impact?	Explanation	Mitigation Measures
	<p>project would account for a small percentage of average daily wastewater flow. This wastewater flow would not jeopardize the HTP's ability to operate within its established wastewater treatment requirements. Furthermore, all wastewater from the project would be treated according to requirements of the NPDES permit authorized by LARWQBC. Therefore the proposed project would result in a less than significant impact related to wastewater treatment requirements.</p>	
<p>b. LESS THAN SIGNIFICANT IMPACT</p>	<p>A significant impact would occur if the proposed project caused the Community Plan Area to exceed the projected growth in population, housing, or employment for the year of project occupancy/build out; or if the proposed project's water consumption required the construction of additional off-site water infrastructure. The proposed project request is for a conditional use permit to allow on-site and off-site sales and consumption of a full line of alcoholic beverages in conjunction with a proposed change of use from warehouse/auto body repair to restaurant/retail. The proposed project alone is not expected to cause the Community Plan Area to exceed the projected growth in population, housing, or employment for the year of project occupancy. If any construction activities occurred in relation to the alcohol request, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, impacts related to new water or wastewater treatment facilities would be less than significant.</p>	
<p>c. LESS THAN SIGNIFICANT IMPACT</p>	<p>A significant impact would occur if the proposed project would increase surface water runoff, resulting in the need for expanded off-site storm water drainage facilities. No change to the existing building footprint is proposed, and the project would maintain existing drainage patterns; site-generated surface water runoff would continue to flow to the City's</p>	

Impact?	Explanation	Mitigation Measures
	<p>storm drain system. The project would not create or contribute runoff water that would exacerbate any existing deficiencies in the storm drain system or provide substantial additional sources of polluted runoff. Therefore, the proposed project would result in a less-than-significant impact related to existing storm drain capacities.</p>	
<p>d. LESS THAN SIGNIFICANT IMPACT</p>	<p>A significant impact would occur if the proposed project caused the Community Plan Area to exceed the projected growth in population, housing, or employment for the year of project occupancy/buildout; or if the proposed project's water consumption required the construction of additional off-site water infrastructure. The proposed project request is for a conditional use permit to allow on-site and off-site sales and consumption of a full line of alcoholic beverages in conjunction with a proposed change of use from warehouse/auto body repair to restaurant/retail. The proposed project alone is not expected to cause the Community Plan Area to exceed the projected growth in population, housing, or employment for the year of project occupancy. If any construction activities occurred in relation to the alcohol request, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, impacts related to new water or wastewater treatment facilities would be less than significant.</p>	
<p>e. LESS THAN SIGNIFICANT IMPACT</p>	<p>A significant impact would occur if the project produced wastewater flows greater than existing flows in Sewer Capacity Threshold Areas identified by the Bureau of Engineering, produced a new or increased average daily wastewater flow of at least 4,000 gallons per day (Gpd), or included a change in land use limitations which would allow greater than average daily flows than could be produced following the current land use limitations. The proposed project request is for a conditional use permit to</p>	

Impact?	Explanation	Mitigation Measures
	<p>allow on-site and off-site sales and consumption of a full line of alcoholic beverages in conjunction with a proposed change of use from warehouse/auto body repair to restaurant/retail. The project site is not located in a Sewer Capacity Threshold Area. There are no sewage generation factors to determine the average daily wastewater flow just for a non-specific alcohol use. However, the project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance. Therefore, impacts are anticipated to be less than significant.</p>	
<p>f. LESS THAN SIGNIFICANT IMPACT</p>	<p>A significant impact would occur if the proposed project resulted in solid waste generation of five tons or more per week. The proposed project request is for a conditional use permit to allow on-site and off-site sales and consumption of a full line of alcoholic beverages in conjunction with a proposed change of use from warehouse/auto body repair to restaurant/retail. The solid waste generation factor for a commercial use is 10.53 pounds per employee per day (LA CEQA Thresholds Guide) and it is anticipated that less than five tons per week will result from this project. The project will be required to comply with current regulations required by the Department of Building and Safety (LAMC Section 99.04.408.1) and the Bureau of Sanitation (LAMC Section 66.32) which requires the recycling and proper disposal of solid waste. Impacts will be less than significant.</p>	
<p>g. LESS THAN SIGNIFICANT IMPACT</p>	<p>A significant impact would occur if the proposed project resulted in solid waste generation of five tons or more per week. The proposed project request is for a conditional use permit to allow on-site and off-site sales and consumption of a full line of alcoholic beverages in conjunction with a proposed change of use from warehouse/auto body repair to restaurant/retail. The project will be required to comply with current regulations required by the Department of Building and Safety (LAMC Section 99.04.408.1) and the Bureau of Sanitation (LAMC Section 66.32) which requires the recycling and proper disposal of solid</p>	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

waste. Impacts will be less than significant.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	NO IMPACT	Based on the analysis in this Initial Study, the proposed project would not substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. The proposed project will not disturb the existing physical conditions on the site in this urban environment. Therefore, no impact would result.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the proposed project, in conjunction with the related projects, would result in impacts that are less than significant when viewed separately but significant when viewed together. Although projects may be constructed in the project vicinity, the cumulative impacts to which the proposed project would contribute would be less than significant. In addition, all potential impacts of the proposed project would be reduced to less than significant levels with the implementation of the mitigation measure provided in the previous sections. None of these potential impacts are considered cumulatively considerable, and implementation of the mitigation measures identified will ensure that no cumulative impacts will occur as a result of the proposed project.	
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the proposed project has the potential to result in significant impacts, as discussed in the preceding sections. The proposed project request is for a conditional use permit to allow on-site and off-site sales and consumption of a full line of alcoholic beverages in conjunction with a proposed change of use from warehouse/auto body repair to restaurant/retail. All potential impacts of the proposed project have been identified, and mitigation measures have been prescribed, where applicable, to reduce all potential impacts to less-than-significant levels. Upon implementation of mitigation measures identified, the proposed project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly.	

**MISCELLANEOUS
REPORTS**

LOS ANGELES POLICE DEPARTMENT

CHARLIE BECK
Chief of Police

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

ERIC GARCETTI
Mayor

July 15, 2016

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



JUL 20 2016

CITY PLANNING DEPT
CONDITION COMPLIANCE UNIT

The Northeast Area Vice Unit received a **Master Land Use Permit Application**, File Number ZA 2016-1745 (C.U.B.), for the future establishment located at 5317 York Boulevard, Los Angeles, California 90042. The applicant, Amber Willet, (DBA: Billie Bird Market), is requesting a full line of alcohol license (Type 47 License) and an Off Sale License (Type 21) to accommodate 156 interior seats with a proposed square footage of 6891 sq. ft. The proposed hours of operation for the restaurant/market/bar are from 6:00 a.m. to Midnight, Sunday through Wednesday, and 6:00 a.m. to 3 a.m., Thursday, Friday and Saturday.

The establishment is located in Reporting District 1126. This investigation determined that there were no calls for service in the past year.

On June 2, 2016, a site tour of the location was conducted, by Vice Sergeant Fernando Carrasco of the Northeast Area Vice Unit.

The Historic Highland Park Neighborhood Council and Council District 14 (Huizar's office) are in support and concurs with the recommended operating hours listed below.

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 establishment shall be from 6:00 a.m. to Midnight, Sunday through Wednesday, and 6:00 a.m. to 3 a.m., Thursday, Friday and Saturday;
2. Live entertainment is limited to the use of a record player or acoustical performances by a maximum of three musicians. Any music shall not be audible beyond the restaurant premises. Any entertainment shall be subject to the issuance of a Café/Entertainment permit, as applicable and as required by the Police Commission;
3. There shall be no karaoke, adult entertainment uses shall be prohibited (topless dancing, nude dancing or male / female dancers and or performers);
4. The establishment shall not be subleased to outside promoters for any type of events;
5. 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);

6. No after-hours use of the premises is permitted;
7. No pool or billiard tables may be maintained on the premises;
8. No coin-operated games or video machines permitted upon the premises at any time;
9. No person under 21 years of age shall sell or serve alcoholic beverages;
10. The petitioner(s) shall be responsible for maintaining the immediate area adjacent to the premises over which they have control litter free;
11. No alcoholic beverage shall be consumed on any property adjacent to the licensed premises under the control of the licensees;
12. 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;
13. Petitioner(s) shall not have a cover charge for admission. There shall not be a requirement to purchase a minimum number of drinks;
14. 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;
15. Petitioners shall regularly police the area under their control in an effort to prevent the loitering of persons about the premises;
16. 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;
17. 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;
18. 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;

19. The property owner/operator shall keep a log of complaints received, the date and time received and the disposition of the response;
20. 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.

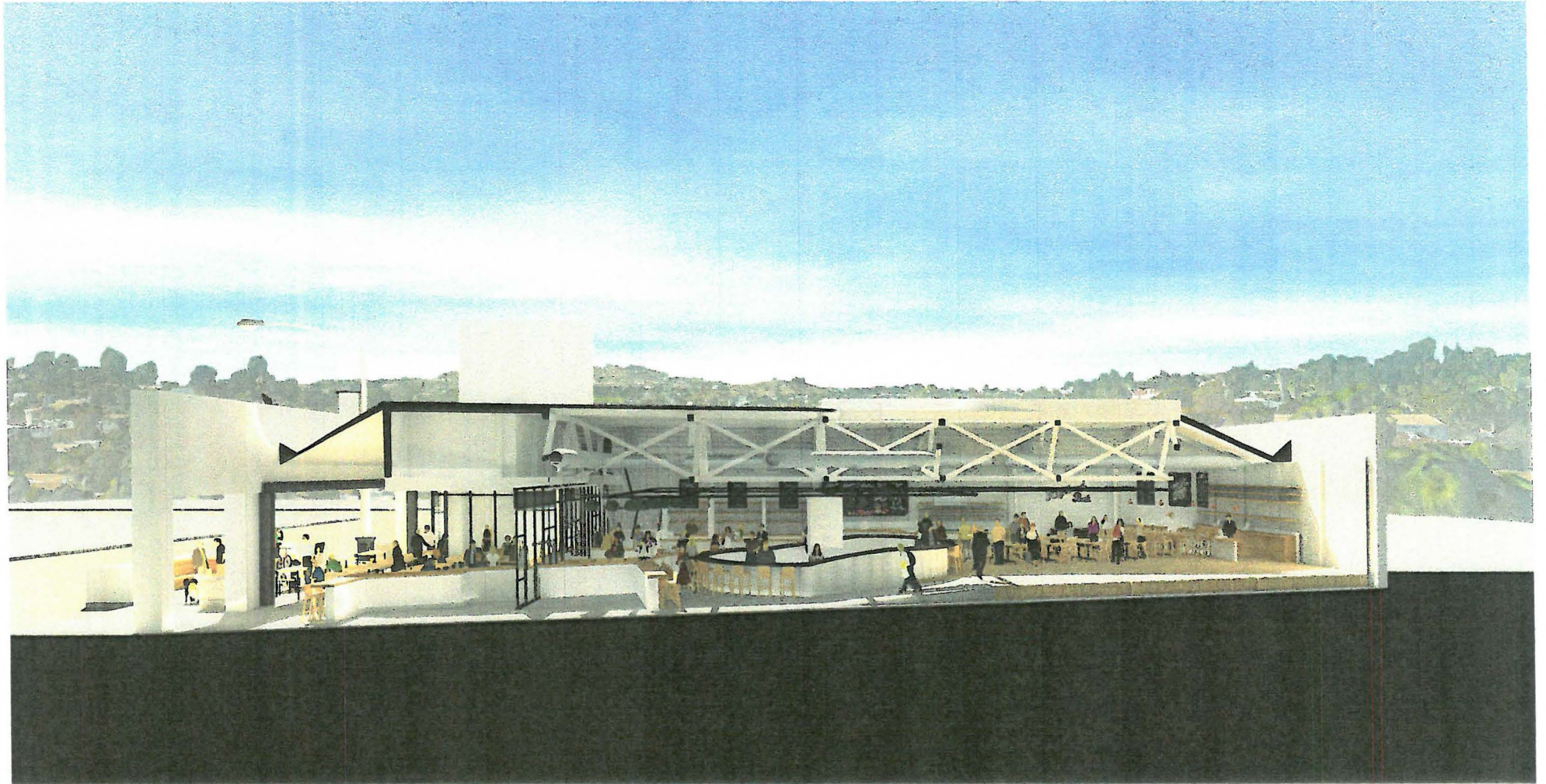
Very truly yours,

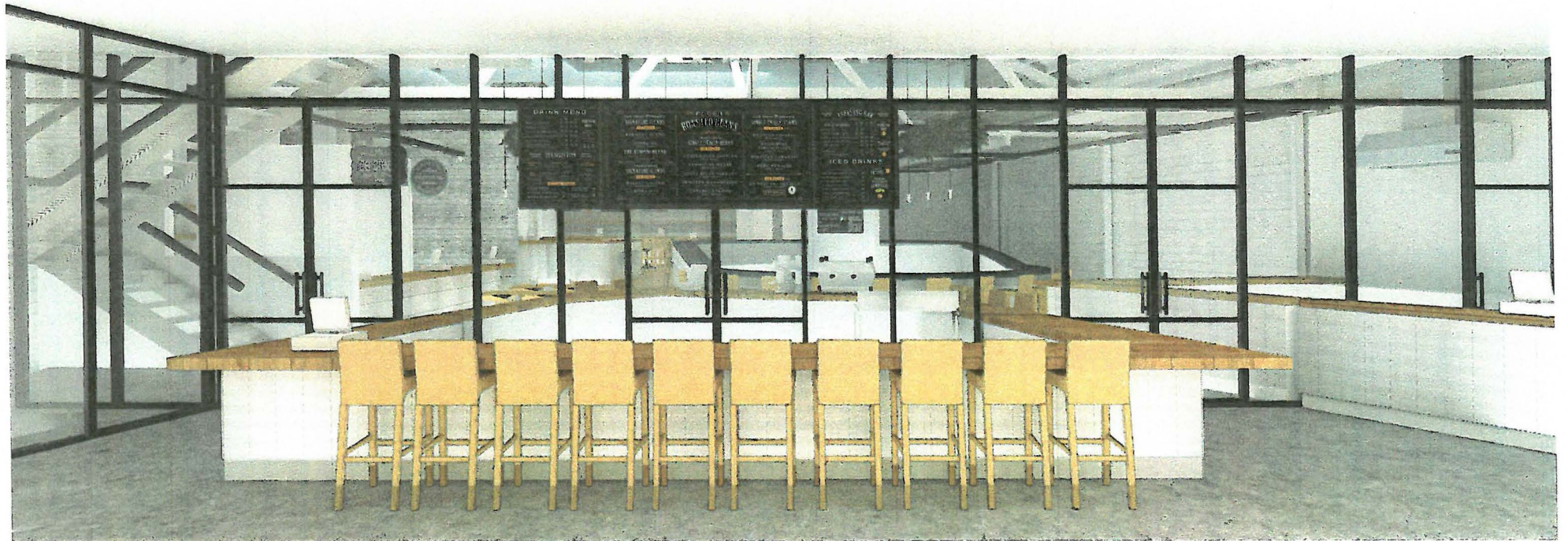
CHARLIE BECK
Chief of Police

ARTURO SANDOVAL, Captain
Commanding Officer
Northeast Area

PLOT PLANS

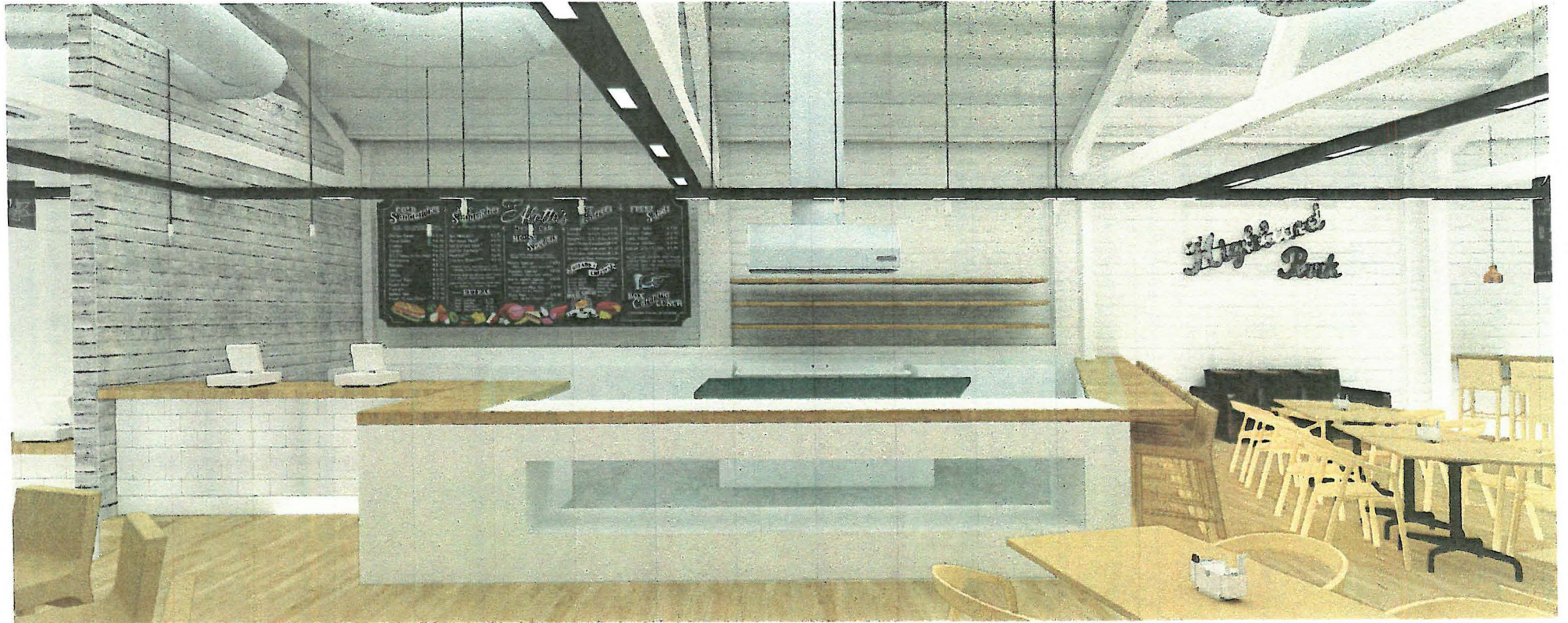


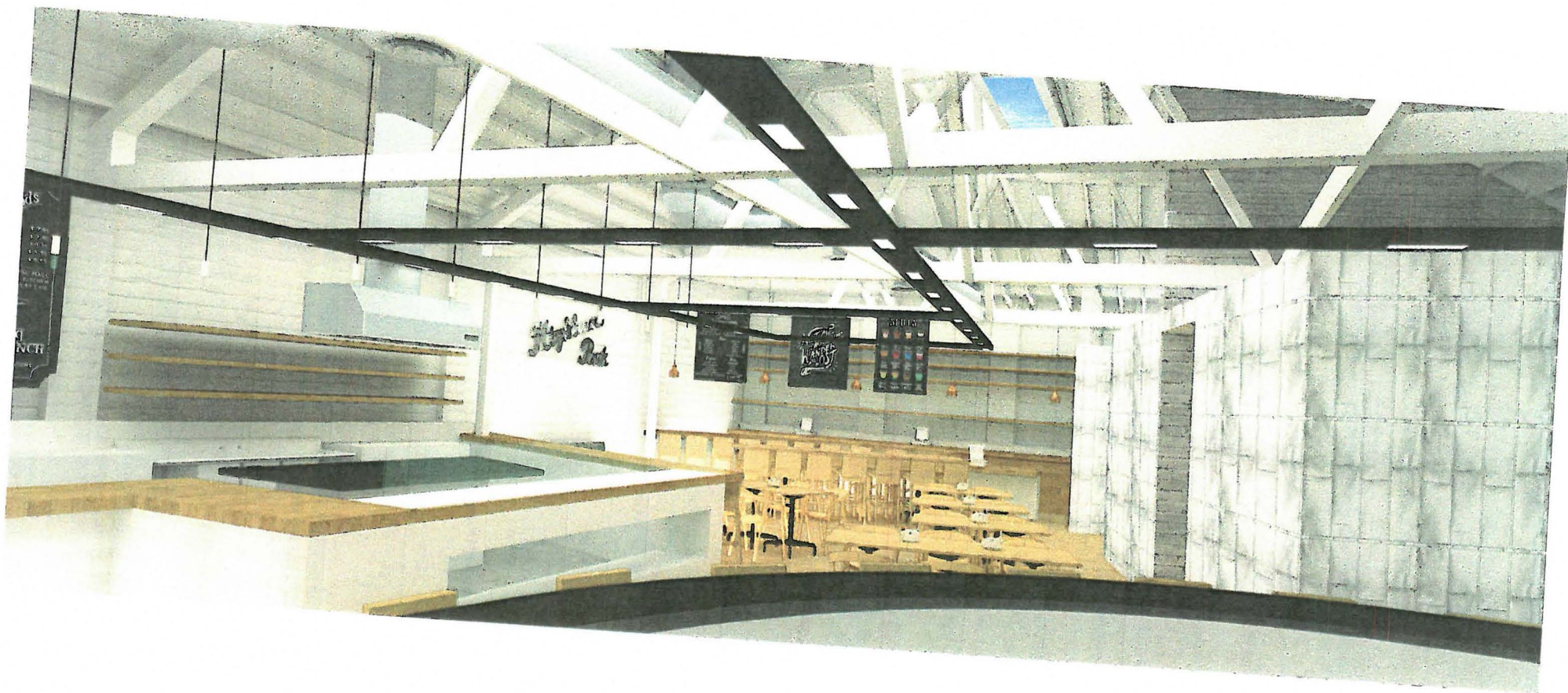












5478 | 3
 SCALE 1" = 60'

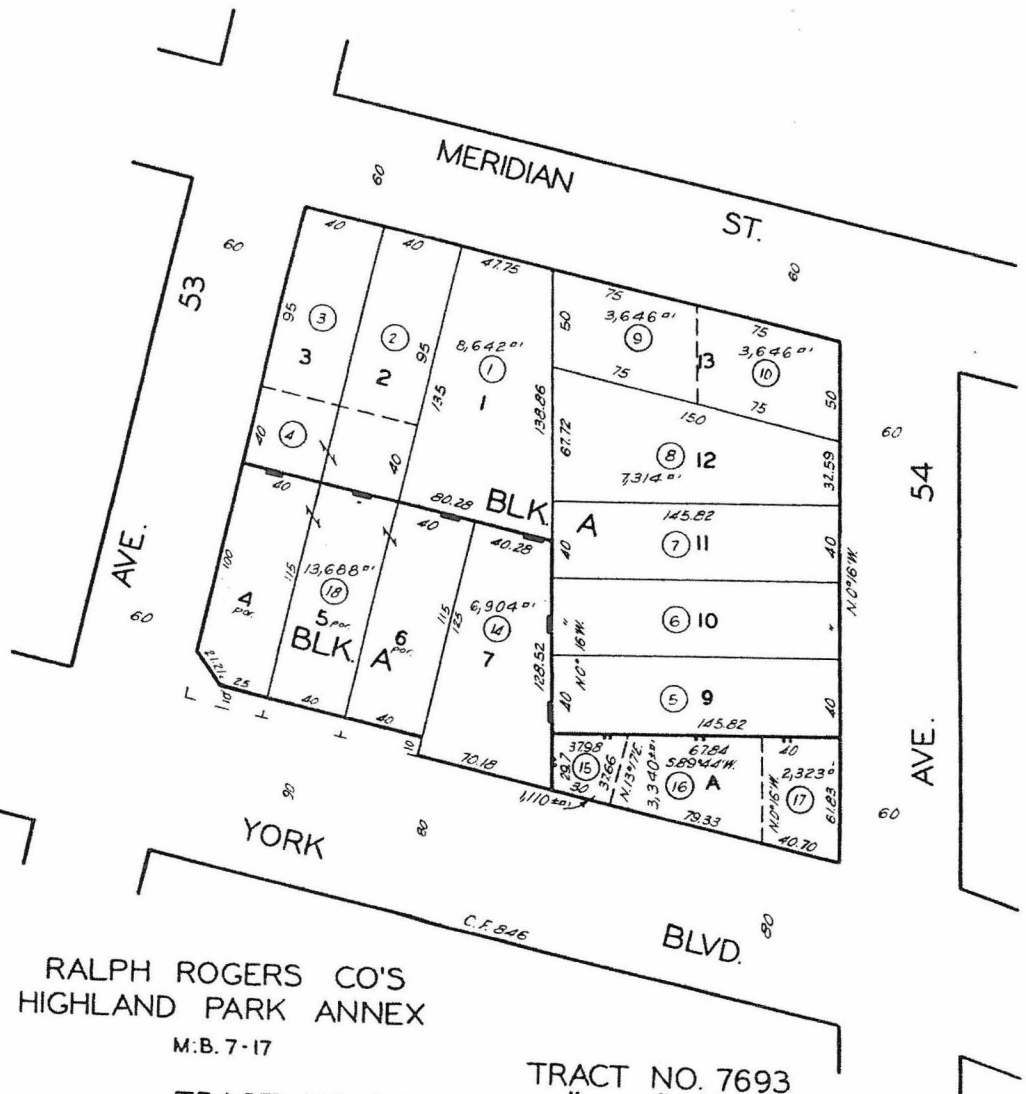
REVISED
 70042742L
 70061530S

ZA-2016-1745



CODE
 4

FOR PREV. ASSMT. SEE: 225-10,15 & 34



RALPH ROGERS CO'S
 HIGHLAND PARK ANNEX
 M.B. 7-17
 TRACT NO. 342
 M.B. 14-130-131

TRACT NO. 7693
 M.B. 86-2

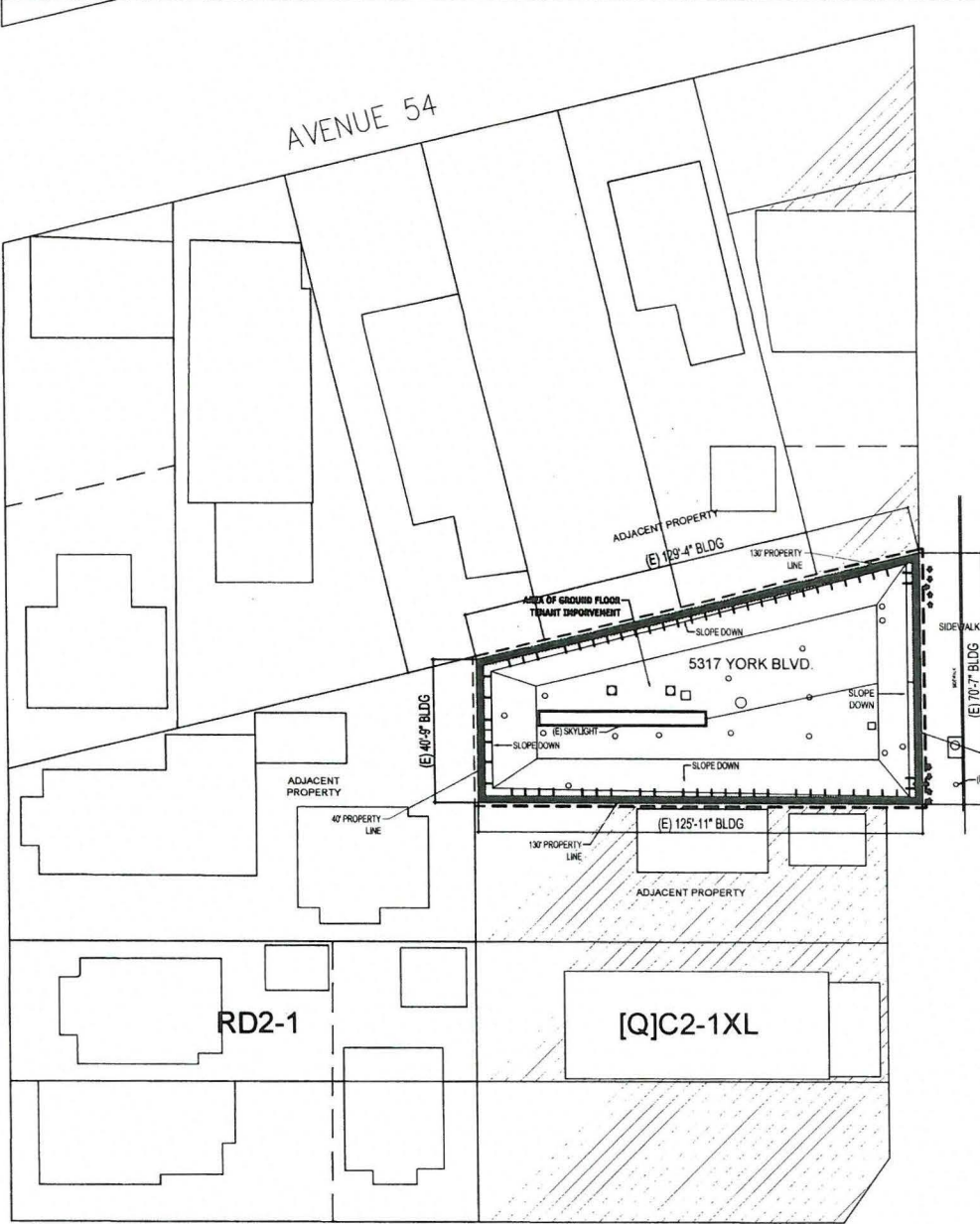
SITE PLAN NOTES:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE 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 BUILDING PERMIT IS REQUIRED.
3. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
5. A SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL NOT BE LESS THAN 17 INCHES BY 22 INCHES IN SIZE WITH LETTERING NOT LESS THAN ONE OUNCE IN HEIGHT, WITH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED BY TELEPHONING 626-744-6440".
6. DOUBLE STRIPING OF STALLS SHALL BE PER FIG. 7 OF THE CITY OF LA BLDG. DEPT. STANDARDS.
7. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS & DOORS.

FIRE NOTES:

1. CONSTRUCTION & DEMOLITION: STRUCTURES IN THE COURSE OF CONSTRUCTION, ALTERATION OR DEMOLITION SHALL COMPLY WITH CHAPTER 14 OF THE 2010 CALIFORNIA FIRE CODE & NFPA 241.
2. GROUP A FIRE & SAFETY EVACUATION PLANS (CFC 404.2), AN APPROVED FIRE & SAFETY EVACUATION PLAN SHALL BE PREPARED & MAINTAINED FOR GROUP A OCCUPANCIES AND BUILDINGS.
3. LIST MAJOR FIRE HAZARDS ASSOCIATED WITH THE NORMAL USE AND OCCUPANCY OF THE PREMISES, INCLUDING MAINTENANCE & HOUSE KEEPING PROCEDURES.
4. IDENTIFY & ASSIGN PERSONNEL RESPONSIBLE FOR MAINTENANCE OF SYSTEMS & EQUIPMENT INSTALLED TO PREVENT OR CONTROL FIRES.
5. IDENTIFY & ASSIGN PERSONNEL RESPONSIBLE FOR MAINTENANCE HOUSEKEEPING AND CONTROLLING FUEL HAZARD SOURCES.
6. MAINTENANCE (CFC 404.4) FIRE SAFETY AND EVACUATION PLANS SHALL BE REVIEWED OR UPDATING ANNUALLY OR AS NECESSITATED BY CHANGES IN STAFF ASSIGNMENTS, OCCUPANCY OR PHYSICAL ARRANGEMENT OF THE BUILDING.
7. AVAILABILITY (CFC 404.5) FIRE SAFETY & EVACUATION PLANS SHALL BE AVAILABLE IN THE WORKPLACE FOR REFERENCE AND REVIEW BY EMPLOYEES AND SHALL BE FURNISHED TO THE FIRE CODE OFFICIAL, FOR REVIEW UPON REQUEST.
8. GENERAL (CFC 406.1) EMERGENCY EVACUATION DRILLS COMPLYING WITH THE PROVISIONS OF THIS SECTION SHALL BE CONDUCTED AT LEAST ANNUALLY IN THE OCCUPANCIES LISTED IN SECTION 404.2 OR WHEN REQUIRED BY THE FIRE CODE OFFICIAL. DRILLS SHALL BE DESIGNED IN COOPERATION WITH THE LOCAL AUTHORITIES.
9. FREQUENCY (CFC 405.2) REQUIRED EMERGENCY EVACUATION DRILLS SHALL BE HELD AT THE INTERVALS SPECIFIED IN TABLE 405.2 OR MORE FREQUENTLY WHERE NECESSARY TO FAMILIARIZE ALL OCCUPANTS WITH DRILL PROCEDURES.
10. LEADERSHIP (CFC 405.3) RESPONSIBILITY FOR THE PLANNING & CONDUCT OF DRILLS SHALL BE ASSIGNED TO COMPETENT PERSONS DESIGNATED TO EXERCISE LEADERSHIP.
11. TIME (CFC 405.4) DRILLS SHALL BE HELD AT UNEXPECTED TIMES & UNDER VARYING CONDITIONS TO SIMULATE THE UNUSUAL THAT OCCUR IN CASE OF FIRE.
12. GENERAL (CFC 406.1) EMPLOYEES IN THE OCCUPANCIES LISTED IN SECTION 404.2 SHALL BE TRAINED IN FIRE EMERGENCY PROCEDURES DESCRIBED IN THEIR FIRE EVACUATION & FIRE SAFETY PLANS. TRAINING SHALL BE BASED ON THESE PLANS & AS DESCRIBED IN SECTION 404.3.
13. FREQUENCY (CFC 406.2) EMPLOYEES SHALL RECEIVE TRAINING IN THE CONTENTS OF FIRE SAFETY & EVACUATION PLANS & THEIR DUTIES AS PART OF NEW EMPLOYEE ORIENTATION & AT LEAST ANNUALLY THEREAFTER. RECORDS SHALL BE KEPT & MADE AVAILABLE TO THE FIRE CODE OFFICIAL UPON REQUEST.
14. EMPLOYEE TRAINING PROGRAM (CFC 406.3) EMPLOYEES SHALL BE TRAINED IN FIRE PREVENTION, EVACUATION, & FIRE SAFETY IN ACCORDANCE WITH SECTIONS 406.3.1 - 406.3.4.
15. GROUP A SEATING PLAN (CFC 408.2.1) THE FIRE SAFETY & PREVENTION PLANS FOR ASSEMBLY OCCUPANCIES SHALL INCLUDE THE INFORMATION REQUIRED BY SECTION 404.3 & DETAILED SEATING PLAN. OCCUPANT LOAD & OCCUPANT LOAD LIMIT. DEVIATION FROM THE APPROVED PLANS SHALL BE ALLOWED PROVIDED THE OCCUPANT LOAD LIMIT FOR THE OCCUPANCY IS NOT EXCEEDED & THE AISLES AND EXIT ACCESSWAYS REMAIN UNOBSTRUCTED.
16. PENETRATIONS IN WALLS REQUIRING PROTECTED OPENINGS MUST BE FIRESTOPPED WITH APPROVED MATERIAL IN ACCORDANCE WITH SECTION 714.3.1. SPACE BETWEEN PENETRATING MATERIALS (DESCRIBED BELOW) MUST BE DESIGNED TO PREVENT THE MOVEMENT OF HOT FLAME OR GASES.
 - A. STEEL, COPPER OR FERROUS PIPES OR CONDUITS MAY PENETRATE CONCRETE OR MASONRY WALLS WHERE THE PENETRATING ITEM IS A MAXIMUM 6-INCH DIAMETER AND THE AREA OF THE OPENING THROUGH THE WALL DOES NOT EXCEED 144 SQUARE INCHES. (714.3.1)
 - B. MEMBRANE PENETRATIONS OF MAXIMUM 2-HR FIRE-RESISTANCE RATED WALL AND PARTITIONS BY STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 18 SQUARE INCHES ARE PERMITTED PROVIDED OPENINGS DO NOT EXCEED 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL AREA. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES. (714.3.2)
 - C. WHERE WALLS ARE PENETRATED BY OTHER MATERIALS OR WHERE LARGER OPENINGS ARE REQUIRED THAN PERMITTED IN (B) ABOVE, THEY MUST BE QUALIFIED BY TESTS CONDUCTED IN ACCORDANCE WITH SECTION 714.3.1.2
17. SMOKE AND FIRE DAMPERS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTIONS 717.5
 - A. DUCT PENETRATIONS OF FIRE BARRIERS, EXCEPT EXIT ENCLOSURES AND EXIT PASSAGEWAYS WHERE THEY ARE NOT ALLOWED TO PENETRATE. (717.5.2)
 - B. DUCTS PENETRATING HORIZONTAL ASSEMBLIES (717.6)
18. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 718.2 AT THE FOLLOWING LOCATIONS:
 - A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
 - B. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
 - C. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.

MERIDIAN STREET



YORK BLVD
 ZA-2016-1745

AVENUE 53

2 SITE PLAN
 ADA PATH OF TRAVEL ARROW

SCALE: 1/16" = 1'-0"



REGISTERED ARCHITECT
 2016-2017
 2301 HYPERION AVENUE
 LOS ANGELES, CALIFORNIA 90027
 T. 323.660.7040 F. 323.667.9733

MASS ARCHITECTURE + DESIGN
 2301 hyperion avenue
 los angeles, california 90027
 T. 323.660.7040 F. 323.667.9733

NO.	DESCRIPTION	DATE
1	PLAN CHECK, CONSTRUCTION	02-08-19
2	PLAN CHECK, SUBMITTAL III	02-08-19
3	PLAN CHECK, SUBMITTAL I	02-08-19
4	PLAN CHECK, SUBMITTAL I	02-08-19

1/16" = 1'-0"
1415

SITE PLAN
 THE YORK MARKET
 5317 E YORK BLVD.
 LOS ANGELES, CA 90042

A1.0

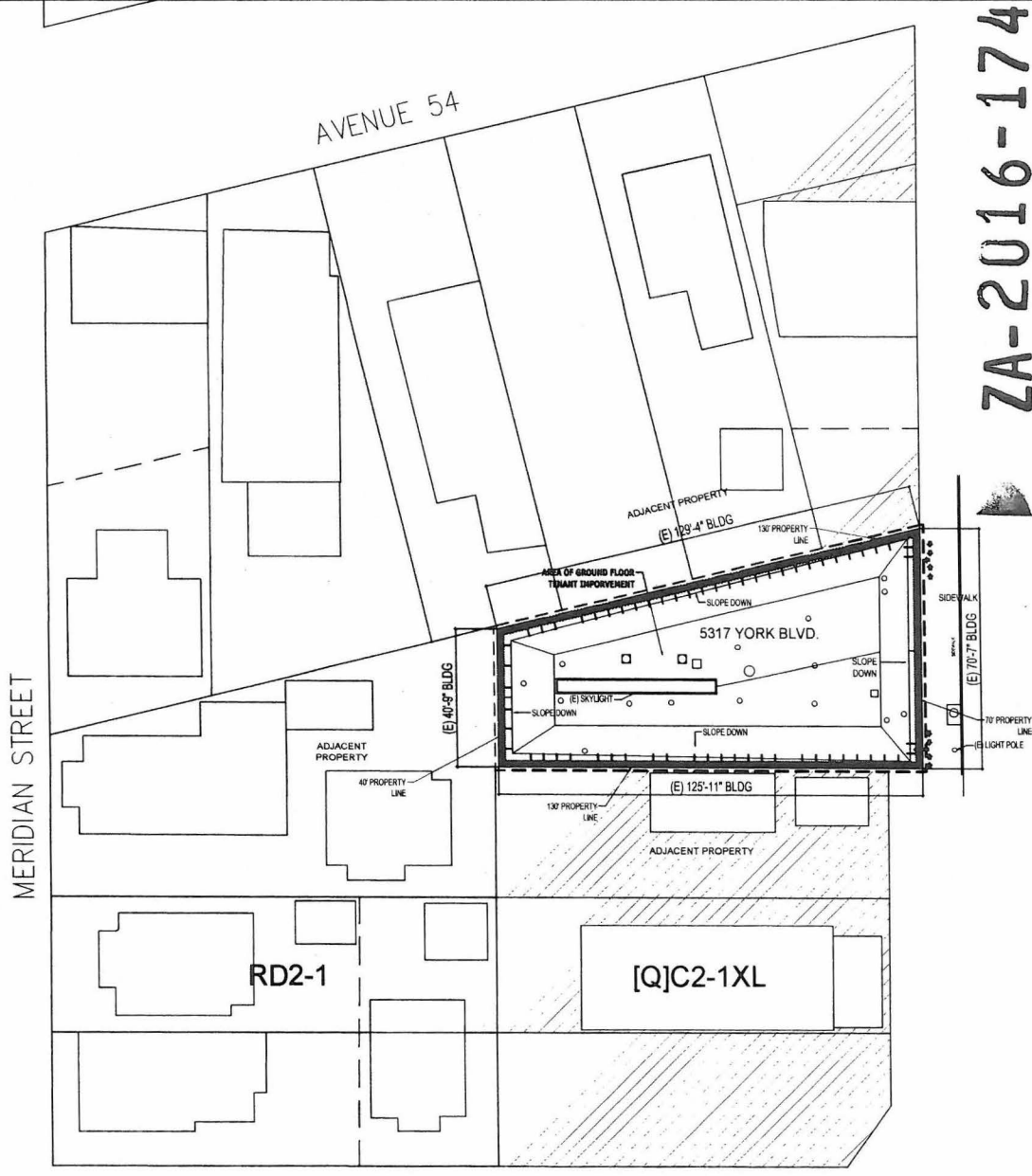
ZA-2016-1745

SITE PLAN NOTES:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SIGNING GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE 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 BUILDING PERMIT IS REQUIRED.
3. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
5. A SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL NOT BE LESS THAN 17 INCHES BY 22 INCHES IN SIZE WITH LETTERING NOT LESS THAN ONE ONCH IN HEIGHT. WITH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING Distinguishing PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT DRIVER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED BY TELEPHONING 626-744-6440."
6. DOUBLE STRIPING OF STALLS SHALL BE PER FIG. 7 OF THE CITY OF LA BLDG. DEPT. STANDARDS.
7. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS & DOORS.

FIRE NOTES:

1. CONSTRUCTION & DEMOLITION STRUCTURES IN THE COURSE OF CONSTRUCTION, ALTERATION OR DEMOLITION SHALL COMPLY WITH CHAPTER 14 OF THE 2010 CALIFORNIA FIRE CODE & NFPA 241.
2. GROUP A FIRE & SAFETY EVACUATION PLANS (CFC 404.2) AN APPROVED FIRE & SAFETY EVACUATION PLAN SHALL BE PREPARED & MAINTAINED FOR GROUP A OCCUPANCIES AND BUILDINGS.
3. LIST MAJOR FIRE HAZARDS ASSOCIATED WITH THE NORMAL USE AND OCCUPANCY OF THE PREMISES, INCLUDING MAINTENANCE & HOUSE KEEPING PROCEDURES.
4. IDENTIFY & ASSIGN PERSONNEL RESPONSIBLE FOR MAINTENANCE OF SYSTEMS & EQUIPMENT INSTALLED TO PREVENT OR CONTROL FIRES.
5. IDENTIFY & ASSIGN PERSONNEL RESPONSIBLE FOR MAINTENANCE HOUSEKEEPING AND CONTROLLING FUEL HAZARD SOURCES.
6. MAINTENANCE (CFC 404.4) FIRE SAFETY AND EVACUATION PLANS SHALL BE REVIEWED OR UPDATING ANNUALLY OR AS NECESSITATED BY CHANGES IN STAFF ASSIGNMENTS, OCCUPANCY OR PHYSICAL ARRANGEMENT OF THE BUILDING.
7. AVAILABILITY (CFC 404.5) FIRE SAFETY & EVACUATION PLANS SHALL BE AVAILABLE IN THE WORKPLACE FOR REFERENCE AND REVIEW BY EMPLOYEES AND SHALL BE FURNISHED TO THE FIRE CODE OFFICIAL FOR REVIEW UPON REQUEST.
8. GENERAL (CFC 406.1) EMERGENCY EVACUATION DRILLS COMPLYING WITH THE PROVISIONS OF THIS SECTION SHALL BE CONDUCTED AT LEAST ANNUALLY IN THE OCCUPANCIES LISTED IN SECTION 404.2 OR WHEN REQUIRED BY THE FIRE CODE OFFICIAL. DRILLS SHALL BE DESIGNED IN COOPERATION WITH THE LOCAL AUTHORITIES.
9. FREQUENCY (CFC 405.2) REQUIRED EMERGENCY EVACUATION DRILLS SHALL BE HELD AT THE INTERVALS SPECIFIED IN TABLE 405.2 OR MORE FREQUENTLY WHERE NECESSARY TO FAMILIARIZE ALL OCCUPANTS WITH DRILL PROCEDURES.
10. LEADERSHIP (CFC 405.3) RESPONSIBILITY FOR THE PLANNING & CONDUCT OF DRILLS SHALL BE ASSIGNED TO COMPETENT PERSONS DESIGNATED TO EXERCISE LEADERSHIP.
11. TIME (CFC 405.4) DRILLS SHALL BE HELD AT UNEXPECTED TIMES & UNDER VARYING CONDITIONS TO SIMULATE THE UNUSUAL THAT OCCUR IN CASE OF FIRE.
12. GENERAL (CFC 406.1) EMPLOYEES IN THE OCCUPANCIES LISTED IN SECTION 404.2 SHALL BE TRAINED IN FIRE EMERGENCY PROCEDURES DESCRIBED IN THEIR FIRE EVACUATION & FIRE SAFETY PLANS. TRAINING SHALL BE BASED ON THESE PLANS & AS DESCRIBED IN SECTION 404.3.
13. FREQUENCY (CFC 406.2) EMPLOYEES SHALL RECEIVE TRAINING IN THE CONTENTS OF FIRE SAFETY & EVACUATION PLANS & THEIR DUTIES AS PART OF NEW EMPLOYEE ORIENTATION & AT LEAST ANNUALLY THEREAFTER. RECORDS SHALL BE KEPT & MADE AVAILABLE TO THE FIRE CODE OFFICIAL UPON REQUEST.
14. EMPLOYEE TRAINING PROGRAM (CFC 406.3) EMPLOYEES SHALL BE TRAINED IN FIRE PREVENTION, EVACUATION, & FIRE SAFETY IN ACCORDANCE WITH SECTIONS 406.3.1 - 406.3.4.
15. GROUP A SEATING PLAN (CFC 406.3.1) THE FIRE SAFETY & PREVENTION PLANS FOR ASSEMBLY OCCUPANCIES SHALL INCLUDE THE INFORMATION REQUIRED BY SECTION 404.3 & DETAILED SEATING PLAN, OCCUPANT LOAD & OCCUPANT LOAD LIMIT. DEVIATION FROM THE APPROVED PLANS SHALL BE ALLOWED PROVIDED THE OCCUPANT LOAD LIMIT FOR THE OCCUPANCY IS NOT EXCEEDED & THE AISLES AND EXIT ACCESSWAYS REMAIN UNOBSTRUCTED.
16. PENETRATIONS IN WALLS REQUIRING PROTECTED OPENINGS MUST BE FIRESTOPPED WITH AN APPROVED MATERIAL IN ACCORDANCE WITH SECTION 714.3.1. SPACE BETWEEN PENETRATING MATERIALS (DESCRIBED BELOW) MUST BE DESIGNED TO PREVENT THE MOVEMENT OF HOT FLAME OR GASES.
 - A. STEEL, COPPER OR FERROUS PIPES OR CONDUITS MAY PENETRATE CONCRETE OR MASONRY WALLS WHERE THE PENETRATING ITEM IS A MAXIMUM 6- INCH DIAMETER AND THE AREA OF THE OPENING THROUGH THE WALL DOES NOT EXCEED 144 SQUARE INCHES. (714.3.1)
 - B. MEMBRANE PENETRATIONS OF MAXIMUM 5-18 FIRE RESISTANCE RATED WALL AND PARTITIONS BY STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENINGS DO NOT EXCEED 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL AREA. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES. (714.3.2)
 - C. WHERE WALLS ARE PENETRATED BY OTHER MATERIALS OR WHERE LARGER OPENINGS ARE REQUIRED THAN PERMITTED IN (B) ABOVE, THEY MUST BE QUALIFIED BY TESTS CONDUCTED IN ACCORDANCE WITH SECTION 714.3.1.2
17. SMOKE AND FIRE DAMPERS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTIONS 717.5
 - A. DUCT PENETRATIONS OF FIRE BARRIERS, EXCEPT EXIT ENCLOSURES AND EXIT PASSAGEWAYS WHERE THEY ARE NOT ALLOWED TO PENETRATE. (717.5.2)
 - B. DUCTS PENETRATING HORIZONTAL ASSEMBLIES (717.5)
18. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 718.2 AT THE FOLLOWING LOCATIONS:
 - A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
 - B. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
 - C. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING.



YORK BLVD

MERIDIAN STREET

AVENUE 53

AVENUE 54

PREPARED BY: MASS ARCHITECTURE + DESIGN
 2301 hyperion avenue
 los angeles, california 90027
 T. 323.660.7040 F. 323.667.9733

MASS ARCHITECTURE + DESIGN
 2301 hyperion avenue
 los angeles, california 90027
 T. 323.660.7040 F. 323.667.9733

NO.	DATE	DESCRIPTION
1	02-10-16	PLAN CHECK SUBMITTAL
2	02-20-16	PLAN CHECK SUBMITTAL
3	02-20-16	PLAN CHECK SUBMITTAL
4	02-20-16	PLAN CHECK SUBMITTAL
5	02-20-16	PLAN CHECK SUBMITTAL

1/16" = 1'-0"
 SCALE
 1415
 PROJECT NO.

SITE PLAN
 THE YORK MARKET
 5317 YORK BLVD.
 LOS ANGELES, CA 90042

A1.0

2 SITE PLAN
 ADA PATH OF TRAVEL ARROW
 SCALE: 1/16" = 1'-0"



ZA-2016-1745

THE HUNT

5317





COOLAD GALLERY

5319

TACOS LA ESTRELLA
TACOS PUMPIKINS
Shrimp
Pasta
Cabeza
Lengua
Carnitas

Joanna's Snacks

MOB CHECK

REPAIR

VIEW EAST FROM
5317 E. YORK BLVD

②

RE-DISCOVER SANTA ANITA PARK
Racing now through

OUTFRONT 3187

WEST YORK

WEST SIDE OF BLDG. 5317 E. YORK BLVD (3)

Avenue 53
1300 N



VIEW WEST CORNER
AVE. 53 NW CORNER
④

RADIUS MAP



LEGEND:

- ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
- ON-SITE CONSUMPTION OF BEER AND OR WINE
- △ OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
- ▽ OFF-SITE CONSUMPTION OF BEER AND OR WINE

CONDITIONAL USE - A.B.

LEGAL: LOT 7, BLK. A, TRACT NO. 342.

C.D. 14
 C.T. 1833.00
 P.A. NORTHEAST LOS ANGELES



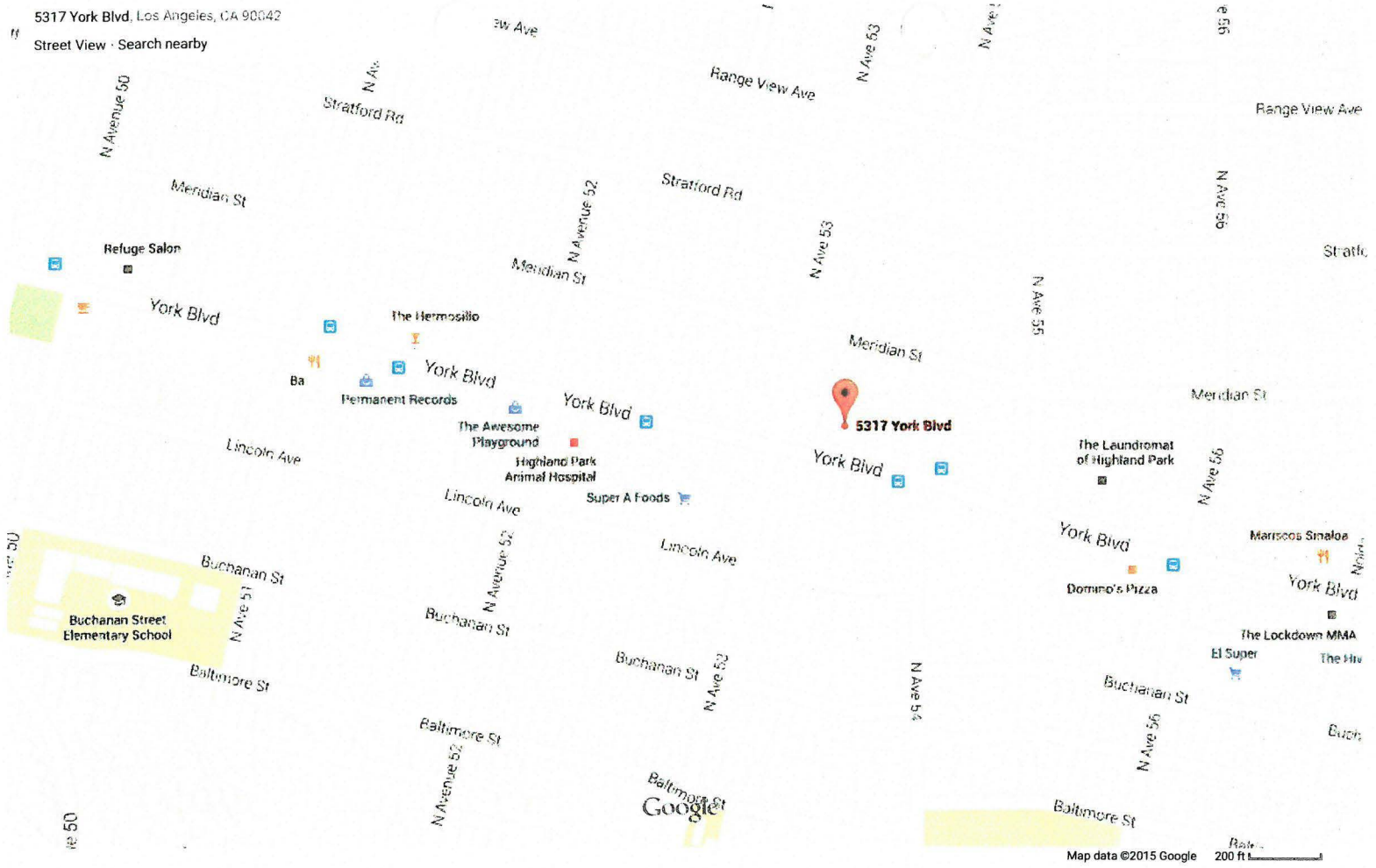
GC MAPPING SERVICE, INC.
 3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080 FAX (626) 441-8850

0.15 NET AC.

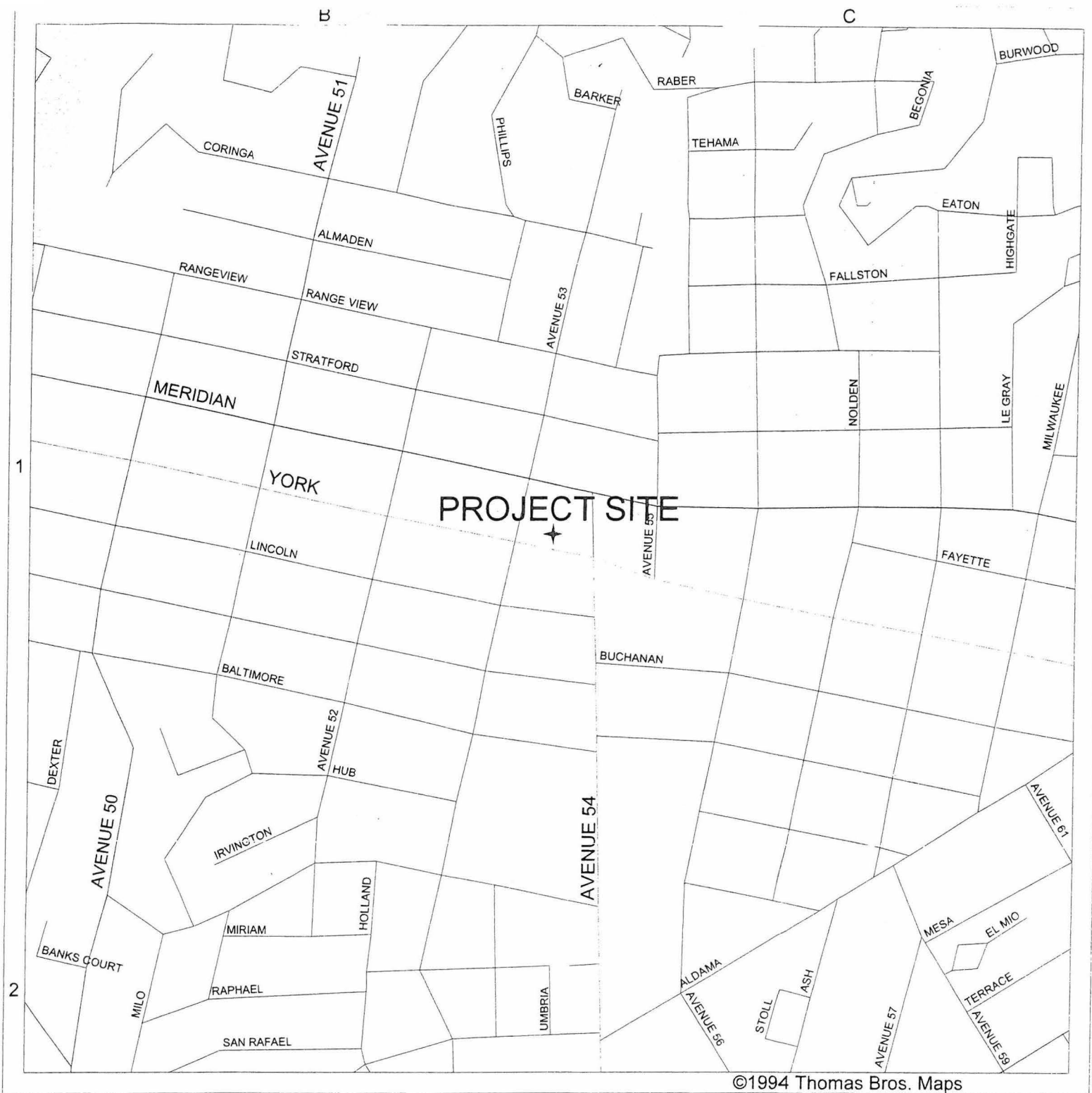
CASE NO.
 DATE: 02-29-2016
 SCALE: 1" = 100'
 USES FIELD
 D.M. 156 A 227, 156 A 225
 154.5 A 227, 154.5 A 225
 T.B. PAGE: 595 GRID: B-1

5317 York Blvd, Los Angeles, CA 90042

Street View · Search nearby



ZA-2016-1745



©1994 Thomas Bros. Maps

VICINITY MAP

SITE : 5317 YORK BLVD.

 **ZA-2016-1745**

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

CORRESPONDENCE

CITY OF LOS ANGELES

HISTORIC HIGHLAND PARK NEIGHBORHOOD COUNCIL
 Post Office Box 50791
 Los Angeles, CA 90050
<http://www.highlandparknc.com>
 Certified to NC #33 May 29, 2002

CALIFORNIA

DEPARTMENT OF NEIGHBORHOOD EMPOWERMENT
 200 N. Spring St. Ste. 2005
 Los Angeles, CA 90012
 Telephone: (213) 978-1551

**OFFICERS**

Harvey Slater **PRESIDENT**
 Daniel Andalon **FIRST VICE PRESIDENT**
 Antonio Castillo **SECOND VICE PRESIDENT**
 Nicholas Soto **TREASURER**
 Rocio Rivas **SECRETARY**

COMMITTEE CHAIRS

Harvey Slater **EXECUTIVE**
 Nicholas Soto **BUDGET and FINANCE**
 Diego Silva **OUTREACH**
 Antonio Castillo, Susanne Huerta **LAND USE**
 Liz Amsden **SUSTAINABILITY**

DIRECTORS AT LARGE

Liz Amsden, Elizabeth Andalon, Linda (Boo) Caban, Jessica Ceballos, Gabriel Chabran, Melanie Freeland, Zacharias Gardea, Susanne Huerta, Sheri Lunn, Stanley Moore, Yolanda Nogueira, Derek Saucedo, Diego R. Silva, Jessica Singleton

RECEIVED
 CITY OF LOS ANGELES

JUL 22 2016

CITY PLANNING DEPT
 CONDITION COMPLIANCE UNIT

July 7, 2016

To: Zuriel Espinosa-Salas, LA City Planning
 Case Number: ZA-2016-1745-CUB
 Project Location: 5317 E. York Blvd

The Historic Highland Park Neighborhood Council (HHPNC) represents over 60,000 stakeholders who reside, own property, or conduct business in the community of Highland Park. On behalf of our stakeholders, we are submitting this letter in support of plans for a market center located 5317 E. York Blvd. The project includes 10 incubator type units for start-up and artisan style food vendors. The application also includes one main bar where the alcohol will be sold, along with retail alcohol sales.

Plans were presented to the HHPNC on July 7, 2016. The HHPNC recommends support of this project with the following conditions:

- Compliance with all of the City's conditions applied to the project
- Support of a Type 20 license, beer and wine only
- The Applicant provides a notice for complaints

Therefore, upon approval of these conditions, the HHPNC formally supports approval of the proposed project.

Sincerely,

Harvey Slater, President
 Historic Highland Park Neighborhood Council