CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012

NOTICE OF PUBLIC HEARING

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

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

And:
- ☒ Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an appeal from a Department action was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, if applicable, will be among the matters considered at the hearing. The Commission may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: **5563 West Adams Boulevard**

Case No.	ZA-2018-1795-CUB-1A	**Council No:**	10 – Wesson Jr.
CEQA No.	ENV-2018-1796-CE	**Related Cases:**	N/A
Hearing Held By:	South Los Angeles Area Planning Commission		
Date:	**December 18, 2018**	**Plan Area:**	West Adams – Baldwin Hills – Leimert
Time:	**After 4:30 p.m.**	**Zone:**	C2-1VL-CPIO
Place:	FAME Renaissance Center 1968 West Adams Boulevard, Room 1A Los Angeles, CA 90018	**Plan Overlay:**	West Adams – Baldwin Hills – Leimert Community Plan (CPIO) District
		Land Use:	Neighborhood Commercial
Staff Contact:	Etta Armstrong, Commission Executive Asst. 200 North Spring Street, Room 272 Los Angeles, CA, 90012 etta.armstrong@lacity.org (213) 978-1128 apcsouthla@lacity.org	**Applicant:**	5563 W. Adams LA, LLC
		Representative:	Michael Gonzales, Gonzales Law Group
		Appellants:	Carlos A. Amado, Jose Ochoa, Daniel Ocho

PROPOSED PROJECT:
The sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new 3,193 square-foot restaurant with a 441 square-foot outdoor patio, 151 indoor seats and 30 outdoor seats with hours of operation from 7:00 a.m. to 11:00 p.m. Sunday through Wednesday, and from 7:00 a.m. to midnight Thursday through Saturday.

APPEAL:
Appeal of the October 25, 2018, Zoning Administrator's determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 1, Class 5 Category 34 , and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approved, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code, a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant in the C2-1VL-CPIO Zone.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

AGENDAS AND REPORTS- Commission agendas are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California. Commission Agendas are accessible online at planning.lacity.org, by selecting "Commissions & Hearings", the specific Area or City Planning Commission and "Agendas". Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. When required, hard copies must be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

- **Regular Submissions –** Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page. In addition, an **original** plus **six (6) copies** must be submitted to the Commission Office directly at **200 North Spring Street, Room 272, Los Angeles, CA 90012** in attention to the Commission Secretariat.

- **Secondary Submissions -** All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting).** Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.

- **Day of Hearing Submissions -** Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. 12 copies must be submitted to the Commission Executive Assistant prior to the meeting.

- **Non-Complying Submissions -** Submissions that do not comply with these rules will be stamped *"File Copy. Non-complying Submission"*. Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at planning.lacity.org by selecting "Commissions & Hearings" and selecting the specific Commission.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. 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.

ACCOMMODATIONS - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

DETERMINATION BY ZONING ADMINISTRATOR

Estineh Mailian
INTERIM CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS
JACK CHIANG
HENRY CHU
THEODORE L. IRVING
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October 25, 2018

5563 W Adams LA, LLC (A)(O)
800 Wilshire Boulevard
Los Angeles, CA 90017

Michael Gonzales (R)
Gonzales Law Group, APC
800 Wilshire Boulevard, Suite 860
Los Angeles, CA 90017

CASE NO. ZA-2018-1795-CUB
CONDITIONAL USE
5561 West Adams Boulevard
West Adams – Baldwin Hills - Leimert Planning Area
Zone : C2-1VL-CPIO
C.D. : 10
D.M. : 123B177
CEQA: ENV-2018-1796-CE
Legal Description: Lots 94 and 95 of Tract 5565

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

a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant in the C2-1VL-CPIO Zone,

Upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.

3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

4. 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 Department of City Planning ("DEPARTMENT OF CITY PLANNING") and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.

5. Authorized herein is the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new approximately 3,193 square-foot restaurant (including the mezzanine) and a 441 square-foot outdoor patio subject to the following limitations:

   a. The hours of operation shall be limited to 7:00 a.m. to 11 p.m. Sunday through Wednesday and from 7:00 a.m. to 12 midnight Thursday through Saturday.

   b. Indoor seating shall be limited to a maximum of 151 seats (57 seats on the ground floor and 94 seats on the mezzanine) provided that number of seats does not exceed the maximum allowable occupant load as determined by the Department of Building and Safety and/or Fire Department.

   c. Outdoor seating shall be limited to a maximum of 30 seats.

   d. A maximum of two Television monitors may be mounted in the interior dining area and no Televsion monitors shall be permitted on the patio.

   e. There shall be no music permitted on the patio after 10 p.m.

   f. No after-hours use is permitted, except routine clean-up, excluding any activities which are issued film permits by the City.

6. Prior to the utilization of this grant, a camera surveillance system shall be installed to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recorded tapes/images shall be maintained for a minimum period of 30 days.

7. Lighting shall be installed in all areas within the business in conformance with the Los Angeles Municipal Code. The lighting shall be such that it renders all objects and persons clearly visible within the establishment.

8. Prior to the utilization of this grant, a telephone "hot line" and an email address shall be provided for complaints or concerns from the community regarding the operation. The 24-hour phone number and email address shall be posted at the following locations:

   a. Entry, visible to pedestrians

   b. Customer service desk, front desk or near the hostess station.

   The applicant shall maintain a log of all calls, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved. This log shall be made available to law enforcement personnel upon request and presented as part of the application if and when a new application to continue the operation is submitted to the Department of City Planning. Complaints shall be responded to within 24 hours.

9. Within the first six months of utilizing the grant at this establishment, all employees involved with the sale and dispensing of a full line of alcoholic beverages 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-2018-1795-CUB, from the Police Department to the Department of City Planning as evidence of compliance.

10. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under their control to assure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.

11. 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.

12. The applicant shall be responsible for maintaining free of debris or litter the area adjacent to the premises over which they have control, including the sidewalk in front of the establishment.

13. Parking shall be subject to the determination of the Department of Building and Safety. No variance from the parking requirements has been granted herein.

14. In the event the restaurant provides valet service for any off-site parking, the valet operator shall be required to obtain a valid LAPD Commission Investigation Division (CID) Valet Operator Permit pursuant to LAMC Section 103.203 (b) and each valet attendant shall have a valid CID permit along with a valid California Driver License in their possession while on duty.

15. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.

16. 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.

17. An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.

18. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject premises and any exterior area

over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism or truancy occur.

19. Any music, sound or noise including amplified or acoustic music which is under control of the applicant shall not constitute a violation of Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance) and shall not be audible beyond the subject premises. 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. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.

21. The restaurant shall be maintained as a bona fide eating place with an operational kitchen and shall provide a full menu containing an assortment of foods normally offered in such restaurants. Food service of the full menu shall be available at all times during all operating hours.

22. No conditional use for dancing has been requested or approved herein. Dancing is prohibited.

23. There shall be no live entertainment or amplified music on the premises. There shall be no karaoke, disc jockey, topless entertainment, male or female performers or fashion shows.

24. Entertainment in conjunction with the restaurant is limited to ambience music to compliment the dining experience, and shall be limited to background music at a low volume such that it is not audible beyond the premises. Independent, professional or amateur disc jockeys are not allowed.

25. No cover charge or admission fee shall be required to enter the premises.

26. The applicant shall not sub-lease the premises to third parties or outside promotoers for any special events.

27. Private parties where the general public is excluded shall not be permitted.

ADMINISTRATIVE CONDITIONS

28. Within 60 days of the effective date of this grant, the manager of the facility shall be made aware of the conditions and shall inform his/her employees of the same. A statement with the signature, printed name, position and date signed by the manager and his/her employees shall be provided to the Condition Compliance Unit. The statement shall read as follows,

We, the undersigned, have read and understand the conditions of approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with the restaurant, and agree to abide and comply with said conditions.

29. 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 any proposed modifications to the existing the floor plan, seating arrangement or number of seats of the new operation.

30. The Zoning Administrator reserves the right to require that the 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 approval, or if documented evidence be 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 shall be submitted to the Department of City Planning. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

31. MViP – Monitoring Verification and Inspection Program. Prior to the effectuation of this grant, fees required per LAMC Section 19.01-E,3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City. 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 the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.

32. 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 Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file. Fees required per LAMC Section 19.01-E,3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City prior to the final clearance of this condition.

33. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

a. 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.

b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

c. 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 $50,000. 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).

d. 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).

e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

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

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

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

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

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after **NOVEMBER 9, 2018**, unless an appeal therefrom is filed with the Department of City Planning. 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:

Downtown	**San Fernando Valley**	**West Los Angeles**
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	West Los Angeles Development Services Center 1828 Sawtelle Boulevard, 2nd Floor Los Angeles, CA 90025 (310) 231-2598

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 subsequent contact regarding this determination must be with the staff assigned to this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on August 1, 2018 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 approval under the provisions of Section 12.24-W have been established by the following facts:

BACKGROUND

The proposed project involves the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant occupying a proposed two-story building totaling 3,638 square-feet including 3,192 square feet of floor area and 441 square feet of outdoor space. The proposed restaurant will contain a maximum of 181 seats, including 151 indoor seats (57 seats on the ground floor and 94 seats on the mezzanine level) and 30 seats in the front patio, with hours of operation from 7:00 a.m. to 2:00 a.m. daily. The project site is currently vacant.

The project site consists of two lots totaling approximately 5,000 square feet of lot area located mid-block on the north side of Adams Boulevard between Marvin Avenue (to the west) and Carmona Avenue (to the east). The project site is located within the boundaries of the West Adams – Baldwin Hills - Leimert Community Plan. The Community Plan designates the subject property for Neighborhood Commercial land uses corresponding to the C1, C1.5, C2, C4, R3, and RAS3 Zones. The site is zoned C2-1VL-CPIO and is thus consistent with the existing land use designation. The subject property is also located within a City of Los Angeles Transit Priority Area and the Mid City Recovery Redevelopment Project area. In addition, the project site is within the boundaries of the West Adams Community Plan Implementation Overlay (CPIO) District and will be subject to an administrative review of the project to verify compliance with the CPIO. The subject site is not located subject to any other specific plans, overlays, or interim control ordinances.

The proposed project's primary ingress and egress are located along Adams Boulevard. Secondary emergency egress is located at the Property's rear, leading to the parking lot. The main staircase between the structure's ground floor and mezzanine level is located along building's eastern wall. A small elevator between the two levels is located at the structure's northwestern corner. The proposed project will require 32 parking spaces. Nine of these spaces are being replaced with bicycle stalls per LAMC Section 12.21.A.4. The project site will provide six parking spaces on-site and will record a covenant as required by LAMC Section 12.26.E for the other required parking spaces. No covenant has been recorded at this time, though the Applicant is in negotiations to acquire the parking spaces from a nearby location. The project does not include live entertainment or dancing. Ambient background music and TV's or both may be utilized to fit the future tenant's preferred decor.

The project does not include live entertainment or dancing. Ambient background music and TV's or both may be utilized to fit the future tenant's preferred decor. These features will not impact neighbors. Security is not anticipated for the Proposed Operation. No off-site sales of alcohol or retail activity will take place; the Proposed Operation will operate pursuant to a Type 47 ABC license.

The immediate surrounding neighborhood is characterized by relatively level topography and improved streets developed with commercial and residential land uses. Parcels within the vicinity of the project along Adams Boulevard are similarly zoned C2-1VL-CPIO, including a two-story mixed-use structure immediately to the east and west, and single-story structures to the south across Adams Boulevard. Immediately to the north across a 15-foot wide alley is property in the RD1.5-1 Zone, improved with a two-story single-family residence.

Adams Boulevard, adjoining the subject property to the south is a designated Modified Avenue I dedicated to a right-of-way width of 90 feet along the project site's frontage and improved with curb, gutter, and sidewalk.

An alley, adjoining the subject property to the north is dedicated to a right-of-way width of 15 feet along the project site's frontage and improved with concrete and paving.

Previous Cases, Affidavits, Permits, and Orders on the Applicant's Property:

Building Permit No. B18LA06023 – applied for on March 28, 2018, for the construction of a new two-story Type III building with retail core/shell with on-grade parking.

Previous Cases on Surrounding Properties

Staff utilized a 600-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with the sales and dispensing of alcoholic beverages. The following related case was identified to be within 600 feet of the subject property:

Case No. ZA-2018-2559-CUB – On May 3, 2018, an application was filed for a Conditional Use to allow the the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new restaurant located at 5560 West Adams Boulevard. A hearing has not been scheduled yet.

Case No. ZA-2018-1483-CUB – On March 15, 2018, an application was filed for a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption and beer and wine for off-site consumption in conjunction with a new 1,386 square-foot restaurant located at 5561 West Adams Boulevard. A public hearing has been scheduled for August 15, 2018.

Case No. ZA-2017-253-CUB-CU – On July 14, 2017, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption and on-site beer manufacturing in conjunction with a new restaurant in the C2-1VL-CPIO Zone, with hours of operation from 11:00 a.m. to 2:00 a.m., daily, at 5645 West Adams Boulevard.

PUBLIC HEARING

The public hearing was held on Wednesday, August 1, 2018 at approximately 11:30 a.m. at City Hall located at 200 North Spring Street, Room 1020. 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 hearing was attended by the applicant's representatives, Michael Gonzales and Lena Lee, by an adjacent property owner, Carlos Amado and by a representative of Council District 10, Jordan Beroukhim.
Mr. Gonzales described the proposed project and the requested entitlement. He noted that the subject site is currently under construction with a new one-story restaurant containing 3,193 square feet including a mezzanine. The mezzanine will be located over the kitchen and open to the dining area below. The ground floor will contain 57 seats and the mezzanine will contain 94 seats. The building will be setback to create a recessed patio in front of the building that will be located fully on the subject site.

Mr. Gonzales noted that a tenant has not been identified yet but the applicant is seeking to attract a high quality restaurant. The proposed hours of operation from 7 a.m. to 2 a.m. are to provide the prospective tenant maximum flexibility. Mr. Gonzales noted that Adams Boulelvard is undergoing a transition and the proposed restaurant, with patio dining, is consistent with the goals of the West Adams CPIO. He noted that the subject site is not located within an Enterprise Zone and is not eligible for reduced parking. He stated that parking will be provided in conformance to the code. The restaurant is required to provide 32 parking spaces. Bicycle parking will be provided to substitute up to 30% of the required parking as permitted by code which will require 23 vehicular parking spaces of which 6 will be provided on-site and 17 will be provided off-site by covenant within 750 feet of the subject site.

Ms. Lee stated that off-site parking would be provided across the site at 5570 W. Adams Boulevard within a vacant parking lot. She noted that the parking lot served a church that has been legally demolished. The off-site parking is located on three contiguous lots that are tied together.

Ms. Lee noted that there would be no live entertinament conducted on the premises but background music would be provided and Televesion monitors may be maintained but she noted that the restaurant would not function as a sports bar. At most,she noted that 1 or 2 TV's would be mounted behind the bar.

Mr. Amado testified that more than 500 property owners live around the site and he is a property owner on Marvin Ave around the corner from the subject site. He noted that he did not receive and many surrounding property owners did not receive notice of the hearing. He He expressed concerns about problems with an existing night club/bar in the neighborhood and expressed concerns that the proposed restaurant, with hours of operation until 2 a.m. will essentially functionas a bar or nightclub. He noted that the proposed hours of operation until 2 a.m. were not reflective of a family-oriented restaurant.

Mr. Amado also stated that the adjoining property next door is scheduled for a hearing next week for a similar request and he is very concerned about the lack of parking and the need to address crowd control. The restaurant on the subject site will have 181 seats and has minimial on-site parking. He noted that the building on the adjoining property is being converted to a restaurant with 47 seats and has no on-site parking. Mr. Amado noted that over 200 seats will be provided between both restaurants with no on-site parking until 2 a.m.

By comparison, Mr. Amado noted that the nighblruc down the street has seating for substantially less patrons and has problems. He noted patrons will have to park on residential streets and and patrons departing late at night will be disruptive to the neighborhood and intoxicated patrons will be driving through the alley and residential streets. He noted that there is no feasible curbside area for valet parking on Adams Boulevard without displacing more parking. He requested that the matter be set for a new hearing or at minimum be taken under advisement to allow an opportunity to reach out to affected neighbors.

Mr. Beroukhim stated that he met with the applicant and that the applicant was scheduled before the local Neighborhood Council later this evening and would therefore request that the matter be taken under advisement to allow the Neighborhood Council to review and to consult LAPD to craft conditions and address the hours of operation.

Mr. Gonazels stated that the applicant would be willing to reduce the hours of operation until 1 a.m. daily instead of 2 a.m. and that he would stipulate to a condition to prohibit music on the patio after 10 p.m.

The Zoning Administrator took the request under advisement for two weeks.

PUBLIC CORRESPONDENCE

A letter dated August 9, 2018 was received after the public hearing from Mr. Carlos Amado who resides in a four plex at 2556 S. Marvin Avenue two lots west of the subject site. The letter objects to the request due to the concern for larger crowds, lack of parking, noise and due to the number of existing restaurants/bars in the vicinity of the subject site licensed to sell alcoholic beverages and recent new authorizations for the same. The letter indicated that the applicant is proposing a combined total of 220 seats of dining on the subject site and on the adjoining property. Crowds will spill into the residential properties along Marvin Avenue and Carmona Avenue creating noise, blocking sidewalks and loitering in front of our homes and will result in an increase in calls for service to the police. A similar venue in the neighborhood known as Drake opened at 5727 W. Adams Boulevard while a liquor store operated at 5635 W. Adams. The problem got out of control when an illegal marijuana dispensary opened and has taken years to address problems associated with strangers loitering and drinking on the steps of our properties and causing noise on the street.

The letter indicates that there is not adequate parking and the proposed off-site parking lot is proposed to be developed and no information has been discloed concerning the proposed development on that site. We already have a shortage of parking on our streets and the off-site parking will also negatively impact residents adjacent to the off-site parking lot until 2 a.m. The late night hours will be detrimental to adjacent residential uses creating noise form music, patrons and traffic all day. Hours of operation later than 10 p.m. are not typical of a family restaurant. The late night hours and music will be akin to a bar or nightclub with an emphasis on alcohol consumption more than food.

The letter include a list of existing business along W. Adams Boulevard that currently sell alcoholic beverages, were recently authorized or have been problem properties in the past.

A letter dated August 13, 2018 in opposition to the request was submitted by an adjacent homeowner (Geraldine Edwards) of 2515 Clyde Avenue. The letter objects due to the lack

of parking provided and due to the late night hours proposed and associated concerns with noise from music and patrons.

An e-mail from an adjacent resident dated August 10, 2018 was received objecting to the request due to noise and parking concerns and concerns over excessive drinking and the consequences.
An e-mail communication dated August 27, 2018 was received from the applicant's representative (Marc Levun). The e-mail reiterated that the applicant's intent is to operate a restaurant and not a bar or nightclub. In response to concerns raised at the hearing, the applicant revised the proposed hours of operation from 7 a.m. to 12 midnight Sunday through Wednesday and from 7 a.m. to 1 a.m. Thursday through Saturday.

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

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

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

- No conditions were submitted for consideration.

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 a full line of alcoholic beverages for on-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.

CONDITIONAL USE FINDINGS

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

   The project site is an interior parcel consisting of two contiguous lots totaling approximately 5,000 square feet located on the north side of Adams Boulevard

between Marvin Avenue (to the west) and Carmona Avenue (to the east). The project site is located within the boundaries of the West Adams – Baldwin Hills - Leimert Community Plan. The Community Plan designates the subject property for Neighborhood Commercial land uses corresponding to the C1, C1.5, C2, C4, R3, and RAS3 Zones. The site is zoned C2-1VL-CPIO and is within the boundaries of the West Adams Community Plan Implementation Overlay (CPIO) District and will be subject to an administrative review of the project to verify compliance with the CPIO.

The proposed project is a one-story commercial building with a mezzanine proposed to be occupied with a restaurant. The restaurant will contain approximately 3,193 square feet. The ground floor contains approximately 1,646 square feet and consists of the kitchen and back of the house uses and a dining area. The building will incorporate a recessed patio on private property containing approximately 441 square feet. The restaurant will contain a total of 181 seats (57 interior seats on the ground floor, 94 seats on the mezzanine and 30 patio seats).

The proposed project will require 32 parking spaces. 30% (nine) of the required spaces will be replaced with bicycle stalls per LAMC Section 12.21.A.4. The project is required 23 parking spaces after the 30% bicycle replacement parking reduction. A total of three tandem parking stalls (with six parking spaces) will be provided on-site to the rear of the building with access from an adjoining 15-foot alley. 17 parking spaces will be provided off-site by covenant across the site on the south side of Adams Boulevard at 5570 W. Adams Boulevard in conformance to Section 12.26.....

The applicant is requesting a Conditional Use to allow the on-site sale of a full line of alcoholic beverages in conjunction with the proposed restaurant. No live entertainment or dancing will be conducted on the premises. Ambient background music and the applicant proposes to maintain two TV's behind the bar. The outdoor dining patio will be located adjacent to the sidewalk and will enhance the pedestrian experience and will stimulate pedestrian activity. The proposed building is appropriate in scale and design for the surrounding neighborhood, and the proposed façade will enhance the retail and dining atmosphere of this stretch of Adams Boulevard.

The subject site is characterized by a mix of older one and two story commercial structures along Adams Boulevard with a high vacancy rate. Existing uses consist of a mix of light industrial uses, upholstery, automotive repair and body shop, a door and window vendor and associated parking. The site's location is a food desert and is underserved with respect to high quality, full service sit-down restaurants. The site's location will be desirable to the public convenience and the proposed restaurant, with incidental sale of alcoholic beverages will provide the local community with a high quality dining amenity. The availability of alcoholic beverages at a full-service sit-down restaurant, with outdoor dining, is a desired amenity that will provide a beneficial service to the community. As such, the restaurant with alcohol service will offer a convenient location for a unique dining experience for local residents and visitors and will perform a function and provide a service that is beneficial to the surrounding community.

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

The project site is an interior parcel located on the north side of Adams Boulevard between Marvin Avenue (to the west) and Carmona Avenue (to the east). The site contains approximately 5,000 square feet with approximately 50 feet of frontage on Adams and a uniform depth of 100 feet. The site abuts a 15-foot alley to the rear. The site is located within the West Adams CPIO and is zoned C2-1VL-CPIO. The property is currently vacant. The proposed project is a one-story commercial building with a mezzanine proposed to be occupied with a restaurant. The restaurant will contain approximately 3,193 square feet. The ground floor contains approximately 1,646 square feet and consists of the kitchen and back of the house uses and a dining area. The mezzanine contains 1,546 square feet and is primarily devoted to dining with some accessory uses. The building will incorporate a recessed patio on private property containing approximately 441 square feet. The restaurant will contain a total of 181 seats (57 interior seats on the ground floor, 94 seats on the mezzanine and 30 patio seats).

The applicant is requesting a Conditional Use to allow the on-site sale of a full line of alcoholic beverages in conjunction with the proposed restaurant. No live entertainment or dancing will be conducted on the premises. However, ambient background music will be provided and the applicant proposes to maintain two TV's behind the bar. The outdoor dining patio will be located adjacent to the sidewalk and will enhance the pedestrian experience. The applicant has not identified a restaurant operator at this time and initially proposed hours of operation from 7 a.m. to 2 a.m. daily to provide the prosepective tenant maximum flexibility.

The proposed project will require 32 parking spaces. 30% (nine) of the required spaces will be replaced with bicycle stalls per LAMC Section 12.21.A.4. The project is required 23 parking spaces after the 30% bicycle parking reduction. A total of three tandem parking stalls (six parking spaces) will be provided on-site to the rear of the building with access from an adjoining 15-foot alley. 17 parking spaces will be provided off-site by covenant across the site on the south side of Adams Boulevard at 5570 W. Adams Boulevard in conformance to the code.

At the hearing, concerns were raised by an adjacent resident about the project's lack of parking and potential spill over noise and parking impacts from music and patrons parking on adjacent residential streets. Testimony noted that street parking on adjacent residential streets is already congested. The adjacent resident expressed concerns about the seating proposed on the subject site, 181 seats, will generate a demand for parking in excess of that provided. In addition, it was noted that a similar request was filed by the same applicant on the adjoining property to east for a new restaurant (change of us) with over 40 seats and no on-site parking. Concerns were expressed that the proposed hours of operation until 2 a.m. daily are not consistent with a family-oriented restaurant and the late night hours would restul in intoxicated patrons and morenoise and spillover impacts on adjacent residential uses.

In response to concerns raised at the hearing, subsequent to the hearing, the applicant revised the proposed hours of operation from 7 a.m. until 12 midnight Sunday through Wednesday and from 7 a.m. to 1 a.m. Thursday through Saturday. The applicant also agreed to probhibit music on the patio after 10 p.m.

Surrounding properties north of the alley fronting on Marvin and Carmona Avenues are zoned RD1.5 and are improved with a mix of single-family and low density multiple-family residential uses predominantly constructed in the 1920s. Properties along Adams Boulevard are zoned C2-1VL-CPIO and are characterized by older one and two-story commercial structures occupied by light industrial, auto repair, upholsterly, a café and other commercial uses. The adjoining property to the north across the alley is improved with a two-story single-family residence with vehicular access from the alley. The adjoining property to the east fronting on Adams Boulevard is improved with a two-story mixed-use building constructed in 1948. The ground floor is vacant and is proposed for a change of use to an approximately 1,300 square-foot restaurant approved for the on-site sale of alcoholic beverages under Case No. ZA-2018-1483-CUB. The restaurant will contain 46 seats and has no on-site parking.

The surrounding multiple-family residential uses constructed in the early 20s maintain no on-site parking. Site photos and ZIMAS and Google Earth aerial and street view photos depict street parking on Adams and on adjacent residential streets is highly utilized during day time hours. Vehicles are parked in the alley as well as within the required front yards on some of the adjacent residential lots. The Zoning Administrator expects street parking conditions in the evenings are even more congested when most residents are home. Street parking along Adams Boulevard also appears to be highly utilized (even though there are vacancies or unidentified uses on surrounding lots).

The proposed off-site parking is located directly across Adams on a surface parking formerly occupied by a church which according to the applicant was recently demolished. The ownership of the off-site parking lot appears to be the same as the applicant and is withn 750 feet of the subject site in conformance to the code. However, the parking lot's location on the south side of Adams is not convenient. The right-of-way on Adams is 90 feet wide with a roadway with of approximately 70 feet with four traffic lanes (two in eachdirection), a center lane, and a parking lane on each side. There are no cross walks at the corner of Adams and Marvin or Adams and Carmona. The nearest controlled intersection is located two blocks easts at Adams and Hauser Boulevard which would require patrons utilizing the off-site parking lot to walk two blocks east, cross the street and then walk two blocks west. The location of the off-site parking is not ideal. Patrons will either have to take a circuitous path of travel from the off-site parking to the restaurant or may be encouraged to J-walk across Adams, a risky and unsafe maneuver, especially after dark and during late night hours.

As a result, the off-site parking may be underutilized or pose a challenge for patrons and potential street parking impacts on adjacent residential streets are more likely. In view of the lack of convenient on-site parking provided by the project, in consideration of the cumulative demand for parking to be generated by the restaurant on the subject site and on the adjoining lot to the east (with a combined

total of 227 seats and only six on-site parking spaces), and the lack of available street parking on adjacent streets; and, in order to minimize potential late night noise or parking impacts on adjacent residential uses, and to ensure the safety of patrons utilizing the off-site parking lot, the Zoning Administrator has approved more restrictive hours of operation from 7 a.m. to 11 p.m. Sunday through Wednesday and from 7 a.m. to 12 midnighg Thursday through Saturday. While the area is undergoing a transition consistent with the goals of the CPIO, with numerous similar requests having been approved along Adams Boulevard over a short period, most of which are not yet in operation, conditions on the ground are changing and evolving. As these conditions evolve, it remains to be seen the impacts that may be generated by the intensification of uses on smaller properties without the benefit of practical and convenient parking to serve these uses.

Other conditions have been imposed to address noise, safety and security and to encourage responsible management and deter criminal activity. These conditions are intended to ensure that the operation of the restaurant with the sale of a full line of alcoholic beverages for on-site consumption does not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety and the development of the community.

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

The elements of the General Plan establish policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code (LAMC). Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The project site is located within the boundaries of the West Adams – Baldwin Hills - Leimert Community Plan. The Community Plan designates the subject property for Neighborhood Commercial land uses corresponding to the C1, C1.5, C2, C4, R3, and RAS3 Zones. The site is zoned C2-1VL-CPIO and is thus consistent with the existing land use designation. The subject property is also located within a City of Los Angeles Transit Priority Area and the Mid City Recovery Redevelopment Project area. In addition, the project site is within the boundaries of the West Adams Community Plan Implementation Overlay (CPIO) District and will be subject to an administrative review of the project to verify compliance with the CPIO. The subject site is not located subject to any other specific plans, overlays, or interim control ordinances.

The project is consistent with the following goals and policies of the Community Plan:

> **Goal LU14:** A community that conserves, enhances and regenerates its distinctive "main street" character by promoting continued pedestrian orientation of commercial areas.
>
> **Policy LU14-2:** Encourage the first floor street frontage of buildings, including parking structures, to incorporate commercial or other active public uses.

Goal LU16: A competitive commercial sector that is strengthened to best serve the needs of the community while preserving and conserving the enduring, often historic and cultural character of distinct commercial areas.

Goal LU17: A community that promotes context sensitive projects that reinforce established neighborhood character.

Goal LU18: A community where a diversity of uses which contribute to safe, pedestrian-friendly commercial environments are encouraged, and which enhance the health and welfare of the community by limiting certain uses and expanding opportunities for others.

Policy LU18-2: Encourage the attraction of sit-down restaurants, high "star" rated lodging and legitimate and responsible entertainment venues.

Goal LU23: A community where neighborhood serving uses which strengthen and diversify the economic base are attracted by expanding market opportunities for both traditional and existing businesses and emerging new businesses.

Goal LU23a: A community that maintains and increases the commercial employment base for community residents whenever possible.

Goal LU24: A community that facilitates increasing and improving the economic activity of existing commercial areas through revitalization of the physical environment.

Policy LU28-3: Ensure a mix of residential, commercial, office and light industrial, where appropriate, to encourage economic sustainability and encourage walkability.

The proposed project will create a new neighborhood restaurant that incorporates seamlessly into this burgeoning portion of Adams Boulevard. Further, the project will contribute to a steady flow of pedestrian activity, enhancing the neighborhood's viability as a walkable, transit-accessible urban center. Therefore, granting a Conditional Use Permit for the sale of a full line of alcoholic beverages for a high-quality restaurant can be deemed to substantially conform to the purpose, intent, and provisions of the General Plan and West Adams – Baldwin Hills – Leimert Community Plan.

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

Conditional authorization for a full line of alcoholic beverages for on-site consumption is allowed through the approval of the Zoning Administrator subject to certain findings. Given the scope of the conditions and limitations established herein, it is not anticipated that the surrounding land uses will be significantly impacted by the sale of a full line of alcoholic beverages for on-site consumption. The proposed project will be consistent with the intent of the General Plan and Community Plan.

A variety of commercial uses are an intrinsic part of these service amenities necessary for the conservation, development, and success of a vibrant neighborhood. As conditioned, the sale of a full line of alcoholic beverages for on-site consumption will not adversely affect the welfare of the pertinent community. Potential negative impacts associated with the sale of alcoholic beverages, such as public drunkenness, and loitering are addressed by the imposition of conditions requiring deterrents against loitering and responsible management. Employees will undergo training on the sale of alcohol including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program. Other conditions related to excessive noise, litter and noise prevention will safeguard the residential community. Therefore, with the imposition of such conditions the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant at this location will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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

According to the California State Department of Alcoholic Beverage Control (ABC) licensing criteria for the subject Census Tract No. 2199.02, there are four on-site licenses and two off-site licenses allocated. There is currently one active license within this census tract for on-site alcohol sales. The grant will not exceed the number of on-site or off-site licenses allocated to this census tract and as such, will not result in an undue concentration of on-site licenses.

According to statistics provided by the Los Angeles Police Department's Southwest Division Vice Unit, within Crime Reporting District No. 301 which has jurisdiction over the subject property, a total of 49 crimes were reported in 2017 (29 Part I and 20 Part II crimes), compared to the Citywide average of 191 crimes and the High Crime Reporting District average of 229 crimes. Alcohol related Part II Crimes reported include Narcotics (0), Liquor Laws (0), Public Drunkenness (0), Disturbing the Peace (0), Disorderly Conduct (0), Gambling (0), DUI related (11), and other offenses (3). 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.

Concentration can be undue when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license benefits the public welfare and convenience. According to the data above, the number of active on-site ABC licenses within the census tract is three below ABC guidelines.

Therefore, approval of the request will exceed ABC guidelines. Moreover, the site is located within a crime reporting district where the crime rate is substantially below the citywide average and no evidence was submitted for the record establishing any link between the subject site and the area's crime rate.

The project will not adversely affect community welfare because the proposed restaurant is a desirable use in an area designated for commercial uses. In this case, the proposed project will provide a convenience and new amenity to workers, visitors, and residents in the immediate neighborhood and as conditioned, will not negatively impact the area. The Zoning Administrator has incorporated numerous operational conditions to the grant that address noise, safety and security to ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity.

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

The project site is zoned for commercial uses and will continue to be utilized as such with the proposed new restaurant. The following sensitive uses are located within a 1,000-foot radius of the site:

Iglesia Cristiana Nueva Vida, 2611 Hauser Boulevard
Kingdom Hall of Jehovah's Witness, 5510 West Adams Boulevard
Residential Uses

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. The grant has been well conditioned, which should protect the health, safety and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. This project will contribute to a neighborhood and will serve the neighboring residents and the local employees as well as visitors. Therefore as conditioned, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

ADDITIONAL MANDATORY FINDINGS

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone X, areas determined to be outside the 500-year flood plain.

8. Determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 1, Class 5, Category 34, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Inquiries regarding this matter shall be directed to Jordann Turner, Planning Staff for the Department of City Planning at (213) 978-1916.

Fernando Tovar

FERNANDO TOVAR
Associate Zoning Administrator

FT:JT:bk

cc: Councilmember Herb J. Wesson, Jr.
Tenth Council District
Adjoining Property Owners
Interested Parties

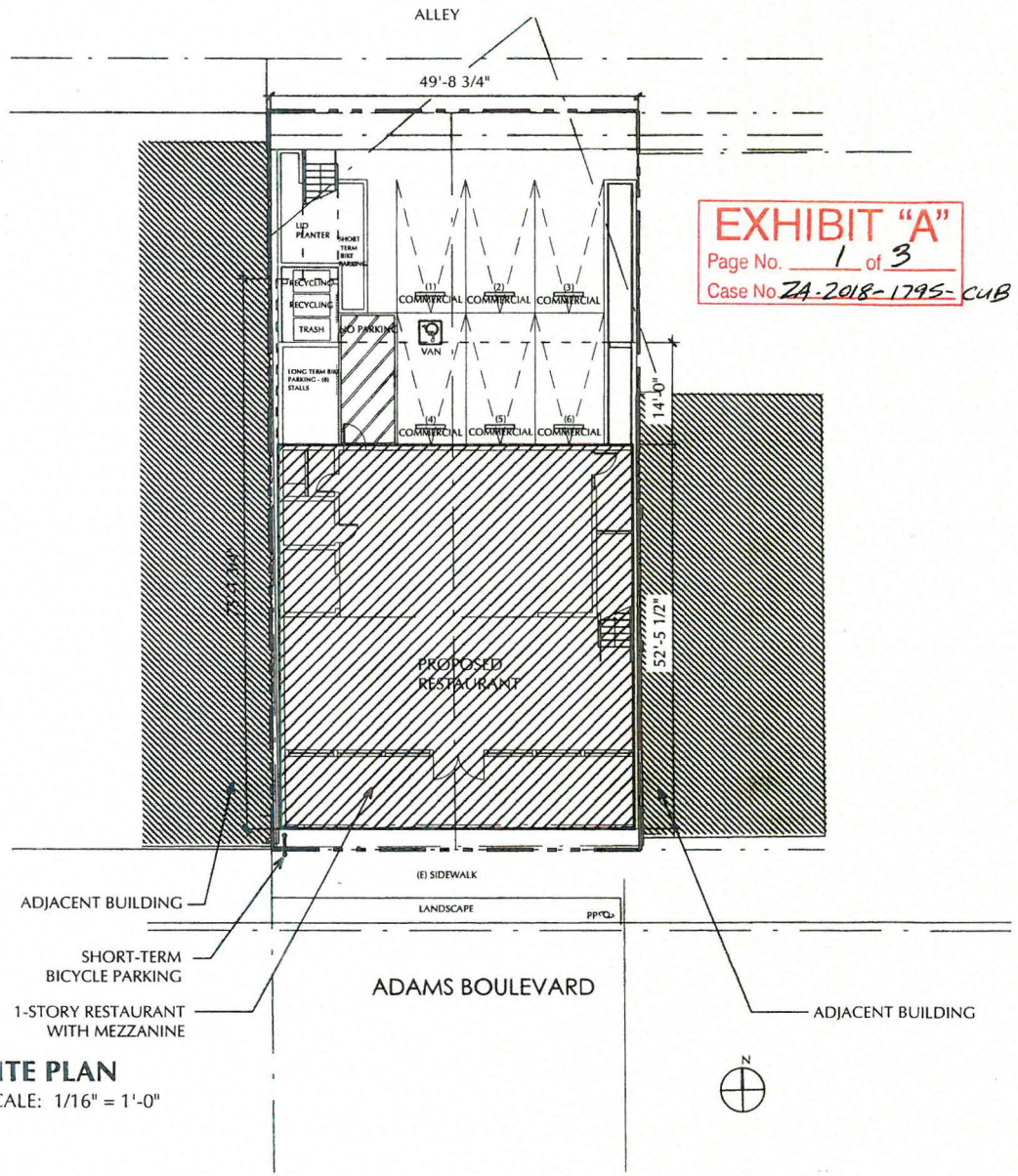


EXHIBIT "A"
Page No. 1 of 3
Case No. ZA-2018-1795-CUB

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

SITE DESCRIPTION

PROJECT ADDRESS
5563 W ADAMS BLVD
PROJECT DESCRIPTION
PROPOSED ONE STORY PLUS MEZZANINE RESTAURANT WITH FULL LINE ALCOHOL

LEGAL DESCRIPTION

ASSESSOR:	5048-001-057/058
TRACT:	5565
BLOCK:	NONE
LOT:	94 & 95

ZONING/ PLANNING/ JURISDICTIONAL INFORMATION

ZONING:	C2-1VL-CPIO
COMMUNITY PLAN AREA:	WEST ADAMS
AREA PLANNING COMMISSION:	SOUTH LOS ANGELES
NEIGHBORHOOD COUNCIL:	WEST ADAMS
COUNCIL DISTRICT:	CD10- HERB WESSON, JR.
CENSUS TRACT:	2199.02
COMMUNITY REDEVELOPMENT AGENCY:	MID CITY RECOVERY REDEVELOPMENT PROJECT

PARKING
PARKING REQUIRED PER PROPOSED WEST ADAMS COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO)

COMMERCIAL PARKING REQURIED:	32
(REDUCE PARKING BY 30% PER 12.21.A.4):	9
TOTAL PARKING REQUIRED	
STANDARD/COMPACT STALLS:	23
ACCESSIBLE VAN STALL:	1
LONG TERM BIKE STALLS:	2
SHORT TERM BIKE STALLS:	2
TOTAL PARKING PROVIDED	
STANDARD STALLS:	5
ACCESSIBLE VAN STALL:	1
LONG TERM BIKE STALLS :	8
SHORT TERM BIKE STALLS:	28
OFF-SITE PAKRING STALLS:	17

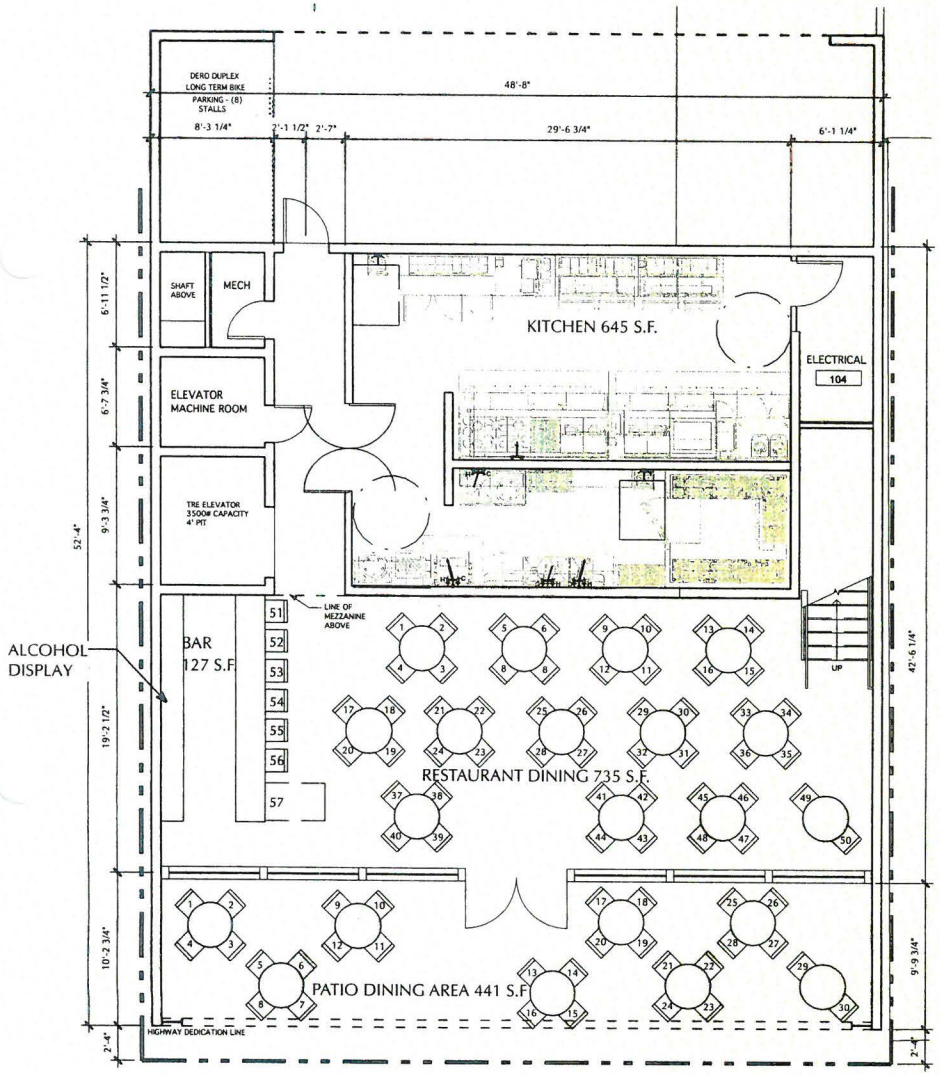
SITE INFORMATION

TOTAL SITE AREA:	5,000 SF
TOTAL PROPOSED AREA:	3,193 SF

SEATING COUNT
TOTAL SEATS: **181**

5563 ADAMS BLVD

MAKIM ARCHITECTURE
telephone (310)741-8299
vm@makimarchitecture.com



(E) SIDEWALK

ADAMS BOULEVARD

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SITE DESCRIPTION

EXHIBIT "A"
Page No. 2 of 3
Case No. ZA-2018-1795-CUB

PROJECT ADDRESS

5563 W ADAMS BLVD

PROJECT DESCRIPTION
PROPOSED ONE STORY PLUS MEZZANINE RESTAURANT WITH FULL LINE ALCOHOL

LEGAL DESCRIPTION

ASSESSOR:	5048-001-057/058
TRACT:	5565
BLOCK:	NONE
LOT:	94 & 95

ZONING/ PLANNING/ JURISDICTIONAL INFORMATION

ZONING:	C2-1VL-CPIO
COMMUNITY PLAN AREA:	WEST ADAMS
AREA PLANNING COMMISSION:	SOUTH LOS ANGELES
NEIGHBORHOOD COUNCIL:	WEST ADAMS
COUNCIL DISTRICT:	CD10- HERB WESSON, JR.
CENSUS TRACT:	2199.02
COMMUNITY REDEVELOPMENT AGENCY:	MID CITY RECOVERY REDEVELOPMENT PROJECT

SEATING COUNT FOR FIRST FLOOR

RESTAURANT SEATS:	50
BAR SEATS:	7
OUTDOOR PATIO SEATS:	30
TOTAL SEATING:	**87**

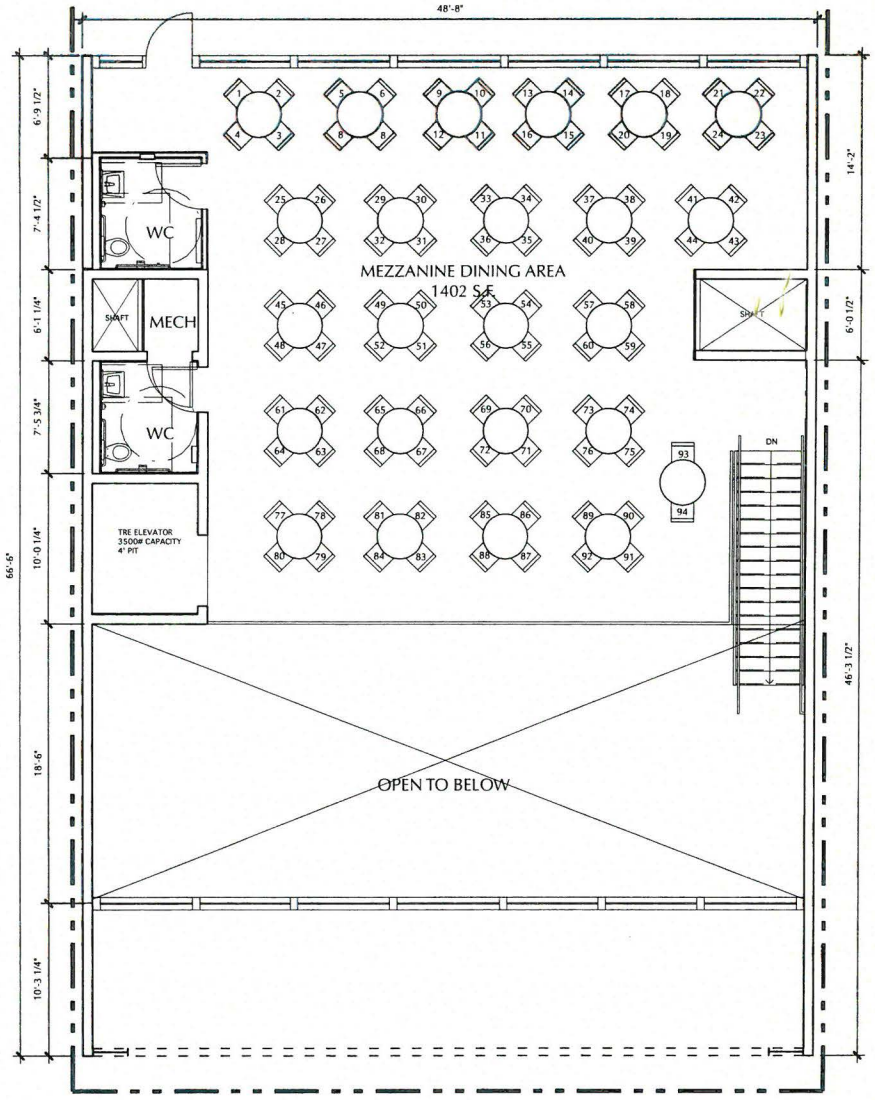
RESTAURANT SQUARE FOOTAGE

BAR AREA:	117 SF
RESTAURANT AREA:	745 SF
MECH:	265.3 SF
KITCHEN:	654 SF
HALLWAY AREA:	135.3 SF
TOTAL FIRST FLOOR AREA:	**1646 SF**
OUTDOOR PATIO AREA:	441 SF

5563 ADAMS BLVD

N

MAKIM
ARCHITECTURE



ADAMS BOULEVARD

MEZZANINE PLAN

SCALE: 1/8" = 1'-0"

SITE DESCRIPTION

EXHIBIT "A"
Page No. 3 of 3
Case No. ZA-2018-1795-CUB

PROJECT ADDRESS

5563 W ADAMS BLVD

PROJECT DESCRIPTION

PROPOSED ONE STORY PLUS MEZZANINE RESTAURANT WITH FULL LINE ALCOHOL

LEGAL DESCRIPTION

ASSESSOR:	5048-001-057/058
TRACT:	5565
BLOCK:	NONE
LOT:	94 & 95

ZONING/ PLANNING/ JURISDICTIONAL INFORMATION

ZONING:	C2-1VL-CPIO
COMMUNITY PLAN AREA:	WEST ADAMS
AREA PLANNING COMMISSION:	SOUTH LOS ANGELES
NEIGHBORHOOD COUNCIL:	WEST ADAMS
COUNCIL DISTRICT:	CD10- HERB WESSON, JR.
CENSUS TRACT:	2199.02
COMMUNITY REDEVELOPMENT AGENCY:	MID CITY RECOVERY REDEVELOPMENT PROJECT

SEATING COUNT

MEZZANINE DINING SEATS:	94
TOTAL SEATING:	**94**

RESTAURANT SQUARE FOOTAGE

MEZZANINE DINING AREA:	1402 SF
RESTROOMS:	100 SF
MECHANICAL/HVAC AREA:	44 SF
TOTAL SECOND FLOOR AREA:	**1546 SF**

5563 ADAMS BLVD

N

MAKIM ARCHITECTURE

APPEAL WITH ATTACHMENTS

ORIGINAL

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-2018-1795-CUB

Project Address: 5563 W. Adams Blvd, Los Angeles, Ca 90016

Final Date to Appeal: 11/09/2018

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): Jose Ochoa, Carlos A. Amado, Daniel Ocho and other property owners

Company: None

Mailing Address: 2528 S. Marvin Avenue

City: Los Angeles State: CA Zip: 90016

Telephone: (323) 861-0600 E-mail:

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?

  ☐ Self ☑ Other: property owners

- Is the appeal being filed to support the original applicant's position? ☐ Yes ☑ No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable):

Company:

Mailing Address:

City: State: Zip:

Telephone: E-mail:

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: _____

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

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- 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: Jose O. Ortega Date: 11/08/2018

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: 89.00	Reviewed & Accepted by (DSC Planner):	Date: 11/9/2018
Receipt No: 0102966643	Deemed Complete by (Project Planner):	Date:
☑ Determination authority notified	☐ Original receipt and BTC receipt (if original applicant)	

November 6, 2018

Mr. Vincent Bertoni
Director of City Planning
200 N. Spring St. 6th Floor
Los Angeles, Ca 90012

RE: **Project Site 5563 W. Adams Blvd** Case # ZA-2018-1795 CUB

Dear Mr. Bertoni

We, the residential property owners and tenants who live in and around the above approved project; appeal the approval decision in its entirety. The project as approved does not meet the requirements from the Federal Government after the 1992 Los Angeles Riots, which called for the development of a safe and healthy project that will meet the social and economical needs of the community. In addition, the approved development is enclaved in a residential area with hundreds of single family homes. There are also duplex, tri-plex and four-plex apartment buildings, which provide affordable housing through the Los Angeles Rent Stabilization Program (Rent Control) to working families and individuals . Their lives will be disrupted now that your office has approved it.

We had presented to the hearing officer, not only for this case, but for the other two cases ZA-2018-1483-CUB and ZA-2018-2559-CUB, about 89 signatures from property owners and residents who live next to or across the street opposing this project. It is evident that the hearing officer had not read our pettition letter against the project and had made his decision based solely on the support from the City Councilmember Herb Wesson and the LAPD, neither of which lives in our neighborhood and have never spoken with us for our opinion. We also have already filed an appeal against the project located at 5561 W. Adams Blvd, Case # ZA-2018-1483-CUB. These three projects are on the same block and next to each other, they will definitely have a negative impact on our lifes and the value of our properties.

1) Reasons for the Appeal

Requested permits differ from Family Oriented Restaurants in the area which meet the needs of the community. The following restaurants operate without alcohol permits, music and long hours of operation for less than 50 people.

Los Anaya Taqueria at 4651 W. Adams Blvd: No alcohol of any type, no music inside, less than 50 seats, closes at 9 pm, and with parking on the corner; the lot has a sound buffer wall, in business less than 10 years (Copy of menu and hours operation attached).

Marias Mariscos at 5642 W. Adams Blvd: Sells only beer & wine, no music, parking on site, less than 50 seats. In business for more than 15 yrs. and closes at 10 pm.

J&J Burger at 5740 W. Adams Blvd: No alcohol at all, less than 50 seats, no music, parking on site. It sells the best burgers in town. Monday through Sunday closes at 6 pm and on Sundays it is closed. In business for more than 30 yrs.

Vees Café at 5418 W. Adams Blvd.: No alcohol, less than 30 seats, no music, closes at 6 pm. No on-site parking. In business less than 10 yrs.

Delicious Pizza at 5419 W. Adams Blvd: Sells beer and wine, no music, less than 50 seats, closes at 10 pm, parking on site. In business less than 10 years. (Copy of menu & Hours operation attached).

Las Ranas Café & Restaurant: No alcohol, less than 40 seats, no music, closes at 9pm. Parking on site. (Copy of menu & Hours operation attached)

Similar permit request that was denied by your office:

5646 W. Adams Blvd Case # ZA 2015-0909(CUB)(copy attached): Your office denied the permit request to operate a similar business on December 22, 2015 due to the fact the building was in a zone that is part of the CRA Mid-City development corridor. The denial was also based on the fact that the extension of business hours until 1 am, music; and the sale of beer and wine would be detrimental to the neighborhood (see decision attached copy attached). The lot size was similar to the ones being used for the proposed bar/clubs permits. The only difference was that the owner was requesting a permit for dancing, but everything else was the same as what is being requested by West Adams LLC.

A bar/Club with restrictions has been already approved, and three more are not needed

5645 W. Adams Blvd Case # ZA2017-253(CUB)(copy attached): Your office approved on July 2017 the request for the manufacturing of beer and the selling of a full line of alcohol at the site with conditions. Music was only going to be provided as background inside the building. The proposal printed in the hearing notice was different to what the City Council had informed us of originally and the hearing was scheduled in Van Nuys at a time that many of us could not be present. The property is more than 12,000 sqft all brick with a buffer wall and was providing parking on site. The owner has not opened the business due to the restrictions; and we the residents who live in the area will be applying to appeal the permit if the owner was to open such a business.

Similar Business Closed by the City or property owners

Drake Bar/Night club at 5727 W. Adams Blvd: It was closed by the City around the beginning of 2012.

Liquor Store at 5635 W. Adams Blvd: It was closed by the owner around the end of 2016 after several residential owners complained to the new property owner.

Marijuana Dispensary at 5601 Blvd: It was closed by the City of L.A. City attorney on or around 2015.

Business Already Selling all lines of alcohol:

Advance Grocery Store at 5469 W. Adams Blvd: It sells beer, wine, and a full line of alcohol seven days a week from 7 a.m. to 10 p.m.

Royal Liquor Store at 5472 W. Adams Blvd: It sells beer, wine, and a full line of alcohol seven days a week from 7 am to 10 pm.

Ranch Grocery Store at 5216 W. Adams Blvd: It sells beer, wine, and a full line of alcohol seven days a week from 7 am to 10 pm.

2) The specific points at issue and how we are aggrieved by the decision:

Large crowds:
The owner has requested a total number of 220 seats among both properties (5563 W. Adams Blvd-vacant and 5561 W. Adams blvd-building), and 199 seats at 5560 & 5562 W. Adams Blvd, which will create large crowds that will be difficult for the owner to control. These crowds will spill onto the residential properties along Adams, Marvin, Carmona, Hauser blvd, Curson Ave, Clyde Avenue, and Carlin street, creating noise, blocking sidewalks, and loitering on or around our homes. This will create confrontation with residents in the area who will be disrupted by their presence, and will once again begin to place a large amount of calls to the LAPD. We suffered similar problems when a bar/night club called Drake

opened at the property located at **5727 W. Adams Blvd** while a liquor store operated at **5635 W. Adams Blvd**. The problem got further out of hand when an illegal marijuana dispensary opened up at 5601 W. Adams Blvd.

It has taken for some of us at between 13 to 40 years, depending when someone moved in this area to finally live in peace without strangers loitering at the steps of our properties, drinking and causing nuisances. We have transformed this area hit by the 1992 riots into a quiet and relax blvd without noise and strangers abounding, causing nuisances and putting our lifes in danger in and around Adams Boulevard. The L.A.P.D. is a witness due to the decrease of complaints from us about these issues, beginning around 2013. We are waiting for the report from the L.A.P.D. showing how the calls for this area decreased after the year of 2013 (Noise, graffiti, loud, parties, people loitering as example).

No Parking on Site:
These restaurants won't have parking on site for 151 cars in addition to the other two projects that together will bring more than 300 cars to our residential street at any time of the day. The owner is proposing for valet parking at a property across the street for 11 to 20 cars which does not come close to meeting the true need for parking they will generate. The other lot , which they own, at 5606 W. Adams Blvd, will apparently be used for a new development which has not been described yet. Having to park cars across the site will create noise from patrons slamming their doors, honking their horns, and long lines of people trying to get their cars. This is not to mention the increase in traffic in the area from 7 am to 2 am. The other issue is patrons looking to park along our streets which will create nuisances until well past 2 am. We already have a shortage of parking in our streets due to local businesses and their patrons parking on our streets, and we have families who cannot park in front of their properties and have to park along W. Adams Blvd. The residents who will be most affected by this satellite parking will be the residents from single family homes on Carlin St, the rental properties on Adams blvd between Curson and Clyde, as well as the properties on Marvin Avenue and Carmona Avenue.

Long hour of operations:
The operations approval until 1 am will be detrimental to all of us residents whose homes are around the projected site. This will create noise through the day arising from pedestrians, cars, large crowds not only from 5563 W. Adams blvd but from the crowds from 5561 W. Adams Blvd and 5560-5552 W. Adams Blvd. There will be people converging around our homes through the whole day, not to mention the music. Hours of operation past 10 pm is not part of a typical family geared restaurant. We residents are not going to take our parents, children, family and friends to have dinner after 10 pm. Certainly your hearing officer who approved this request is not going to go with his family to have dinner after 10 pm. Any business that operates after 10 pm, selling a full line of alcohol, and having music on site, is a bar/nightclub.

Music/Noise from 7 a.m. to 1 a.m.
The approval to have music the whole day at the above project including in a future patio will be detrimental for us. We don't go to a family restaurant for the music. We do so to eat and have the opportunity to speak with love ones in a place that is not home. This permit request is definitely with the intention to operate as a bar/night club in order to increase revenues by having the presence of patrons after dining ours and who can continue paying by buying alcohol until 1 am. The approval of music will disrupt the peaceful enjoyment of our homes. We didn't buy our homes to go to sleep after a certain business closes. We bought our homes to rest, sleep and have peace whenever we want. There have been times when parties in residential buildings with music and large crowds that were located four blocks away from us kept us up through the night on weekends and sometimes during the week. Thanks to our work with the L.A.P.D., we have been able to decrease this problem immensely. Having this project play music on site will definitely violate our right to peacefully enjoy our homes at any time, a right for which we have worked so hard in the last 20 years. None of the restaurants mentioned above have music in the building from which they operate.

Sale of hard alcohol: This will endanger our streets with people that will be under the influence of alcohol after drinking Whiskey, Rum, Vodka, Bloody Marry's, and other types of alcohol combinations. The sale of

hard alcohol is not a business feature of a family restaurant, but that of bar/night club. There are already several business that sell hard alcohol in the immediate area. We don't need another business selling alcohol in our residential area. We have suffered enough with drunken patrons and homeless people who would acquire hard alcohol drinks from similar businesses in the area, over the years.

3) We believe that the decision maker erred in his decision

A) He either was not informed or ignored the fact that West Adams LLC is also requesting for the same permits for two other properties, one at 5561 W. Adams Boulevard, and one at 5560-5562 W. Adams blvd., bringing the total # of patrons to close to 416 patrons. At the hearing for each of these properties we made sure to inform the hearing officer of this fact.

B) His support staff did not provide all the signatures that were collected. The approval letter stated that 49 signatures were delivered to City Planing Office. It is incorrect, we delivered around 80 signatures from property owners and tenants.

C) We believe that the hearing officer had not read our 9 page pettitiong letter against this development and the other two. There are not any mentions regarding all of the concerns we made present in that letter

D) We believe his approval decision was based solely on the support from City Councilmember Herb Wesson and the LAPD senior lead officer. Both don't live in this area.
As of today we don't know why Councimember Herb Wesson has provided support to this investor/developer. We have a lot of questions for him but saddly, as of today, we have not been able to meet with him.

E) The project will not enhance the built environment in the surrounding neighborhood, nor perform a function or provide a service that is essential nor beneficial to the community, city, or region. This was supported by the 80 signatures from residential property owners and residents who live in the immediate area around this project. Several of the residents who opposed this project live on W. Adams blvd, which the hearing officer ignored. The vacant properties are from absent property owners who used to rent their properties to illegal business that were later shut down by the City of L.A. attorney (e.g. Marijuana Dispensery at 5601 W. Adams Blvd). We informed the hearing officer that the community is against a business that will sell alcohol and we know this is not a high quality dining amenity, but he ignored our request.

F) We informed the hearing officer at the hearing and with our petition letter against this project and the other two developments that the site operations and other significant features will not be compatible with our residential street. This project will adversely affect and degrade adjacent residential properties by increasing the pedestrian footprint, as well as that of drunken people and many more cars. The size of this project and the two adjacent developments completly goes against the nature of our streets, and the other family restaurants in this area. The footprint on this area is the one of a residential neighborhood no different that the ones in Beverly Hills, Santa Monica, West Hollywood or Brentwood where small businesses in a residential neighborhood are set to obey residential guidelines.

G) We also informed the hearing officer that the project does not meet the requirements of the Federal Mandate after the riots of 1992 represented by the project that defunt CRA was working on for our area. The encouragement of businesses in a residential area should be done in accordance with the fact that this is a residential neighborhood, and this project completely goes against that.

H) The granting of the application will definitely result in an undue concentration of premises for the sale or dispensing of alcoholic beverages including beer, wine, and hard alcohol, contrary to what the owner said in his application. We have attached here a list of places that already sell wine, beer and hard liquor within a one to two block area. The reason why there are not more sites and restaurants selling wine,

beer, and hard alcohol is because the owners of those businesses understand that they run a business on a residential street, in which their clients are the local residents and property owners. Other outsiders who have tried to apply for such permits knew that the neighborhood would be against such a petition.
The reason why the LAPD southwest division has received such a low volume of reports or calls of crimes in this area, is simply because we the property owners who live in this area have been working dilligently with the police since before the 1992 riots. We were able to reduce crime by large numbers starting around November 2013. The applicant should have asked the LAPD Southwest Division for crime reports before 2013, so that your department could have understood the problems we previously had with establishments such as the one West Adams LLC wants to operate in our neighborhood.

Attachments
Please review next pages

CHARLES J. RAUSCH, JR.
INTERIM CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS
JACK CHIANG
HENRY CHU
LOURDES GREEN
THEODORE L. IRVING
ALETA D. JAMES
FRANKLIN N. QUON
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
EXECUTIVE OFFICER
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

http://planning.lacity.org

July 14, 2017

Cary Berger (A)
Artisanal Brewers Collective, LLC
224 East Olive Avenue
Burbank, CA 91502

Martin Fotos (O)
11222 Franklin Avenue
Culver City, CA 90230

Margaret Taylor (R)
Apex LA
5419 Hollywood Boulevard, #C747
Los Angeles, CA 90027

CASE NO. ZA 2017-253(CUB)(CU)
CONDITIONAL USE
5645 West Adams Boulevard
West Adams - Baldwin Hills - Leimert Planning Area
Zone : C2-1VL-CPIO
D. M. : 123B177
C. D. : 10
CEQA : ENV-2017-254-CE
Legal Description: Fraction of Lot 32, Block 4, TR 6377

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

> a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption and on-site beer manufacturing in conjunction with a new restaurant/ in the C2-1VL-CPIO Zone; and

Pursuant to LAMC Section 12.24-W.27, I hereby APPROVE:

> a Conditional Use to allow a deviation from operating hours established by Section 12.22-A,23 of the Municipal Code for a Commercial Corner Development in conjunction with a new restaurant with surface parking lot,

Pursuant to LAMC Section 12.24-W.27, I hereby DISMISS:

> a Conditional Use to allow tandem parking with a parking attendant on a new surface parking lot established by Section 12.22-A,23 of the Municipal Code for a Commercial Corner Development since the South Los Angeles Community Plan Interim Ordinance permits tandem parking on the subject site,

upon the following additional terms and conditions:

LINN K. WYATT
CHIEF ZONING ADMINISTRATOR

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

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

DEPARTMENT OF
CITY PLANNING
MICHAEL J. LOGRANDE
DIRECTOR

OFFICE OF
ZONING ADMINISTRATION
200 N. SPRING STREET, 7TH FLOOR
LOS ANGELES, CA 90012
(213) 978-1318
FAX: (213) 978-1334
www.planning.lacity.org

December 22, 2015

Maria Del Pilar Cuevas (A)
5646 West Adams Boulevard
Los Angeles, CA 90016

Arturo Zamora and Maria Trust (O)
5369 Blanco Way
Culver City, CA 90230

King Woods (R)
King Woods and Associates, Inc.
1142 South Diamond Bar Boulevard, #437
Diamond Bar, CA 91765

CASE NO. ZA 2015-0909(CUB)(CUX)(CU)
CONDITIONAL USE
5646 West Adams Boulevard
West Adams-Baldwin Hills-Leimert Planning Area
Zone : [Q]C2-1VL
D. M. : 123B173
C. D. : 10
CEQA: ENV-2015-910-MND
Legal Description: Arb 1, FR Lot 13, John D. Young's West Adams Street Tract

Pursuant to Los Angeles Municipal Code Sections 12.24-W,1 and 18, I hereby DENY:

a Conditional Use Permit authorizing the sale and dispensing of beer and wine only for on-site consumption, in conjunction with an existing 1,720 square-foot banquet hall, seating 44 patrons indoor only, with proposed live entertainment and patron dancing, in a mini-shopping center, in the [Q]C2-1VL Zone; and

Pursuant to Los Angeles Municipal Code Section 12.24-W,27, I hereby DENY:

a Conditional Use Permit authorizing extended hours of operation from 11 a.m. to 1 a.m., daily, in lieu of the 7 a.m. to 11 p.m. otherwise permitted by Section 12.22-A,23.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on September 29, 2015, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-W have not been established by the following facts:

Postres

DESSERTS

1. GELATINA (Gelatin) $1.50
2. ARROZ CON LECHE (Rice pudding) $1.75
3. FLAN $2.99



Bebidas

BEVERAGES

Hot Drinks

1. COFFEE $2.99
2. AMERICAN COFFEE $2.99
3. CAPPUCCINO $3.99
4. CAPPUCCINO MOCHA $3.99
5. CAFFE LATTE $3.99
6. HOT TEA $1.99
7. EXPRESSO $2.75
8. RED EYE $3.25
9. HOT CHOCOLATE $3.99

Cold Drinks

1. ICE CAPPUCCINO $4.75
2. ICE MOCHA $4.75
3. ICE LATTE $4.75
4. ICE TEA $2.49
5. ICE COFFEE $2.49
6. MILKSHAKE $3.99
7. MILKSHAKE (MIX) $4.50

W/CARAMEL .75
W/CHOCOLATE .75



Soft Drinks



Soft Drinks

FOUNTAIN DRINK 20oz ..... $2.49 32oz 2.99
(Coca Cola, Diet Coke, Sprite, Lemonade, Orange Fanta, Pibbam, Ice Tea)

SODAS DE LATA $1.25
(Can sodas)

BOTELLA DE AGUA $1.50
(Bottled Water)

SODAS DE BOTELLA (regular) $2.25
(Bottled sodas regular size)

JUGOS DE FRUTAS $4.99
(Fresh Juices)

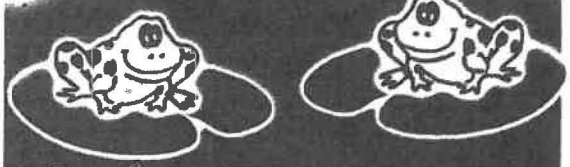
SODA DE BOTELLA 1/2 Litro $2.75
(Bottled sodas large size)

JUGO DE FRUTAS MIXTOS $5.99
(Fresh Juices)

SMOOTHIES MEDIUM $3.99
SMOOTHIES MEDIUM (MIX) $4.50
SMOOTHIES LARGE $5.99
SMOOTHIES LARGE (MIX) $6.50

AGUAS FRESCAS
Medium ..... $2.99 Large $4.00
(Horchata, Tamarindo, Jamaica, Piña y Mango)

LAS RANAS



Cafe & Restaurant

www.lasranascafela.com

Business Hours
Mon to Sat: 8:00am - 9:00pm
Sun: 8:00am - 8:00pm

Especiales de la semana

Combo Plates with 16oz Fountain Drinks

LUNES
Chilaquiles Con 2 Huevos Estrellados $9.99
Mulita Plato $8.49

MARTES
Huevos con Bisteck $9.99
Sopes Plato $9.99

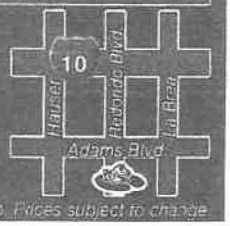
MIERCOLES
Huevos con Frijoles $9.25
Burrito Ranchero $9.99

JUEVES
Huevos con Jamon $9.25
Mojarra Frita $12.99

VIERNES
Homelet $9.75
Tamal & Taco Plate $8.25

Especiales no valido por servicio de entrega

5237 West Adams
LOS ANGELES
CA 90016
(323) 934-7084
Minimum Order $30
Delivery within 3 miles



Precios sujetos a cambio sin previo aviso. Prices subject to change

PLATOS ESPECIALES

ALL PLATES SERVED W HOMEMADE TORTILLAS OR BREAD

GRILLED BLACK ANGUS NEW YORK STEAK 18.50
10OZ STEAK TOPPED W/ CARAMELIZED ONIONS
SERVED W/ RICE, BEANS AND MEXICAN SALAD

FLAT TOP GRILLED MANGO CHICKEN 14.50
8OZ GRILLED CHICKEN BREAST TOPPED W CITROS FRESH MANGO,
BELL PEPPERS SAUCE. SERVED W/ RICE, BEANS AND MEXICAN SALAD

POLLO NEGRO OR SALMON NEGRO ..... 14.50 /16.50
SAUTÉED 8OZ CHICKEN BREAST OR 8OZ SALMON TOPPED W BLACK PEPPERCORN SAUCE
SERVED W/ RICE, BEANS AND MEXICAN SALAD

LOS ANAYA FAJITAS
CHICKEN/ STEAK/ SHRIMP ..... 14.50 /16.50 /16.50
SAUTÉED BELL PEPPERS & ONIONS ON WINE GARLIC TOMATO SAUCE

CAMARONES A LA DIABLA 16.50
SAUTÉED BLACK TIGER SHRIMP W GARLIC, BELL PEPPERS, ONIONS, WINE
AND OUR HOMEMADE DIABLO SAUCE SERVED W/ RICE, BEANS AND MEXICAN SALAD

CAMARONES AL MOJO DE AJO 16.50
SAUTÉED BLACK TIGER SHRIMP IN A LEMON GARLIC WINE SAUCE
SERVED W/ RICE, BEANS AND MEXICAN SALAD

COSTILLAS NORTEÑAS 13.50
ROASTED BABY BACK RIBS TOPPED W/CARAMELIZED ONIONS AND ROASTED
TOMATILLO GREEN SAUCE SERVED W/ RICE, BEANS AND MEXICAN SALAD

PESCADO VERACRUZANO 13.50
GRILLED TILAPIA FISH TOPPED W BELL PEPPERS, ONION, GARLIC, TOMATO,
OLIVES WINE SAUCE SERVED W/ RICE, BEANS AND MEXICAN SALAD

TROPICAL ATLANTIC SALMON 16.50
FLAT GRILLED 8OZ SALMON STEAK TOPPED W/ TROPICAL FRUIT SAUCE
SERVED W RICE BEANS AND MEXICAN SALAD

SIDE DISHES

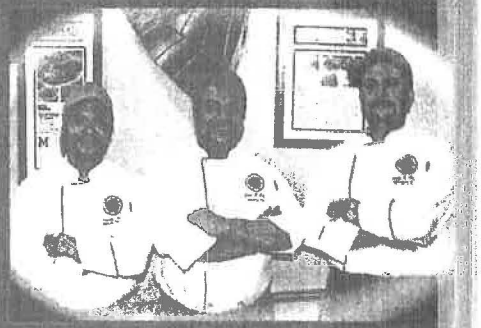
HOMEMADE GUAVA FLAN 5.25
BREAD PUDDING 5.25
MEXICAN CHURROS 5.25
REFRIED BEANS OR RICE 2.75
GUACAMOLE 3.25

BEBIDAS

FOUNTAIN DRINKS	2.25
AGUAS FRESCAS	3.25
JARRITOS	2.50
MEXICAN BOTTLE COKE	3.25
COFFEE AND HOT TEA	2.50
HOT CHOCOLATE	3.50
ORANGE JUICE	3.95
BOTTLE OF WATER	1.50



SHORT BIOGRAPHY OF THE ANAYA FAMILY



IN 1983 DON GUADALUPE ANAYA DECIDED TO OPEN HIS FIRST MEXICAN TAQUERIA IN GUADALAJARA JALISCO. WITH THE HELP OF HIS OWN FAMILY HE WAS ABLE TO SUCCEED IN BUSINESS. JOSE MANUEL ANAYA, GERARDO ANAYA, JUAN C. ANAYA ARE THREE OF DON GUADALUPE'S SEVEN CHILDREN. AT A VERY EARLY AGE HE TAUGHT THEM THE PASSION OF COOKING AND THE IMPORTANCE OF PRESENTATION IN SERVING OTHERS. "A PLATE IS NEVER TOO FULL!" IS DON GUADALUPE'S MOTTO. JOSE MANUEL, GERARDO AND JUAN CARLOS WERE THEN SENT OFF TO THE UNITED STATES IN THEIR FATHER'S WISH TO A BETTER FUTURE AND THE PROMISE TO ONE DAY OPEN UP THEIR VERY OWN FAMILY BUSINESS. NOW WE ARE WITH OVER 20 YEARS OF COOKING EXPERIENCE, SERVING YOU 60 YEARS ALL TOGETHER. THE PROMISE WE MAKE TO YOU IS TO PROVIDE YOU WITH THE BEST SERVICE AND QUALITY FOOD YOU CAN'T IMAGINE!

TAQUERIA

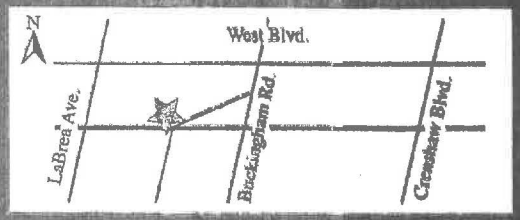
LOS ANAYA

EST • 1983

QUALITY FOOD SERVED FRESH
BREAKFAST LUNCH DINNER

OPEN HOURS

MON-SAT 7AM-9PM
SUNDAY 8AM-5PM



323.731.4070
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LOS ANGELES, CA 90016
www.taquerialosanaya.com

WE CATER ANY OCCASION



PIZZA

5419 W. ADAMS BLVD.
LOS ANGELES, CA 90016

323.424.3014

Menu

IF YOU WANT IT, BABY YOU GOT IT!

Ask for flavor of the week

GELATO MILKSHAKE .....
Thick, creamy gelato shake with option of vanilla, chocola

ROOT BEER FLOAT .....
Scoop of gelato with root beer soda

AFFOGATO .....
Scoop of gelato with espresso poured on top

BEER & WINE

DRAFT BEER .....
CRAFT BEER .....
FUNKY COLD SANGRIA .....
RED OR WHITE WINE .....
MIMOSA .....

DELICIOUS PIZZA H

MONDAY - THURSDAY, 4 - 6PM (IN H

50% OFF ALL LARGE &
ASK ABOUT OUR DRINI

COLD DRINKS

COKE, DIET COKE, ROOT BEER, SPRITI
SAN PELLEGRINO .....
MILK .....
ICED TEA .....
ARNOLD PALMER .....
LEMONADE .....
ORANGE JUICE .....
SAN PELLEGRINO SODA .....
DELICIOUS COLD BREW COFFEE .....
2 LITER COKE OR SPRITE .....

HOT DRINKS

ESPRESSO .....
MACCHIATO .....
CAPPUCCINO .....
LATTE .....
AMERICANO .....
DRIP COFFEE .....
RED EYE .....
HOT CHOCOLATE .....

Estineh Mailian
INTERIM CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS
JACK CHIANG
HENRY CHU
THEODORE L. IRVING
ALETA D. JAMES
FRANKLIN N. QUON
FERNANDO TOVAR
DAVID S. WEINTRAUB
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

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http://planning.lacity.org

October 25, 2018

5563 W Adams LA, LLC (A)(O)
800 Wilshire Boulevard
Los Angeles, CA 90017

Michael Gonzales (R)
Gonzales Law Group, APC
800 Wilshire Boulevard, Suite 860
Los Angeles, CA 90017

CASE NO. ZA-2018-1795-CUB
CONDITIONAL USE
5561 West Adams Boulevard
West Adams – Baldwin Hills - Leimert Planning Area
Zone : C2-1VL-CPIO
C.D. : 10
D.M. : 123B177
CEQA: ENV-2018-1796-CE
Legal Description: Lots 94 and 95 of Tract 5565

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

a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant in the C2-1VL-CPIO Zone,

Upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.

3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

4. 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 Department of City Planning ("DEPARTMENT OF CITY PLANNING") and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.

9. Within the first six months of utilizing the grant at this establishment, all employees involved with the sale and dispensing of a full line of alcoholic beverages 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-2018-1795-CUB, from the Police Department to the Department of City Planning as evidence of compliance.

10. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under their control to assure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.

11. 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.

12. The applicant shall be responsible for maintaining free of debris or litter the area adjacent to the premises over which they have control, including the sidewalk in front of the establishment.

13. Parking shall be subject to the determination of the Department of Building and Safety. No variance from the parking requirements has been granted herein.

14. In the event the restaurant provides valet service for any off-site parking, the valet operator shall be required to obtain a valid LAPD Commission Investigation Division (CID) Valet Operator Permit pursuant to LAMC Section 103.203 (b) and each valet attendant shall have a valid CID permit along with a valid California Driver License in their possession while on duty.

15. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.

16. 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.

17. An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.

18. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject premises and any exterior area

We, the undersigned, have read and understand the conditions of approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with the restaurant, and agree to abide and comply with said conditions.

29. 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 any proposed modifications to the existing the floor plan, seating arrangement or number of seats of the new operation.

30. The Zoning Administrator reserves the right to require that the 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 approval, or if documented evidence be 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 shall be submitted to the Department of City Planning. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

31. MViP – Monitoring Verification and Inspection Program. Prior to the effectuation of this grant, fees required per LAMC Section 19.01-E,3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City. 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 the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.

32. 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

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

For purposes of this condition, the following definitions apply:

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

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

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

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

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

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

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

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on August 1, 2018 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 approval under the provisions of Section 12.24-W have been established by the following facts:

BACKGROUND

The proposed project involves the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant occupying a proposed two-story building totaling 3,638 square-feet including 3,192 square feet of floor area and 441 square feet of outdoor space. The proposed restaurant will contain a maximum of 181 seats, including 151 indoor seats (57 seats on the ground floor and 94 seats on the mezzanine level) and 30 seats in the front patio, with hours of operation from 7:00 a.m. to 2:00 a.m. daily. The project site is currently vacant.

The project site consists of two lots totaling approximately 5,000 square feet of lot area located mid-block on the north side of Adams Boulevard between Marvin Avenue (to the west) and Carmona Avenue (to the east). The project site is located within the boundaries of the West Adams – Baldwin Hills - Leimert Community Plan. The Community Plan designates the subject property for Neighborhood Commercial land uses corresponding to the C1, C1.5, C2, C4, R3, and RAS3 Zones. The site is zoned C2-1VL-CPIO and is thus consistent with the existing land use designation. The subject property is also located within a City of Los Angeles Transit Priority Area and the Mid City Recovery Redevelopment Project area. In addition, the project site is within the boundaries of the West Adams Community Plan Implementation Overlay (CPIO) District and will be subject to an administrative review of the project to verify compliance with the CPIO. The subject site is not located subject to any other specific plans, overlays, or interim control ordinances.

The proposed project's primary ingress and egress are located along Adams Boulevard. Secondary emergency egress is located at the Property's rear, leading to the parking lot. The main staircase between the structure's ground floor and mezzanine level is located along building's eastern wall. A small elevator between the two levels is located at the structure's northwestern corner. The proposed project will require 32 parking spaces. Nine of these spaces are being replaced with bicycle stalls per LAMC Section 12.21.A.4. The project site will provide six parking spaces on-site and will record a covenant as required by LAMC Section 12.26.E for the other required parking spaces. No covenant has been recorded at this time, though the Applicant is in negotiations to acquire the parking spaces from a nearby location. The project does not include live entertainment or dancing. Ambient background music and TV's or both may be utilized to fit the future tenant's preferred decor.

The project does not include live entertainment or dancing. Ambient background music and TV's or both may be utilized to fit the future tenant's preferred decor. These features will not impact neighbors. Security is not anticipated for the Proposed Operation. No off-site sales of alcohol or retail activity will take place; the Proposed Operation will operate pursuant to a Type 47 ABC license.

Interested parties were also invited to submit written comments regarding the request prior to the public hearing.

The hearing was attended by the applicant's representatives, Michael Gonzales and Lena Lee, by an adjacent property owner, Carlos Amado and by a representative of Council District 10, Jordan Beroukhim.
Mr. Gonzales described the proposed project and the requested entitlement. He noted that the subject site is currently under construction with a new one-story restaurant containing 3,193 square feet including a mezzanine. The mezzanine will be located over the kitchen and open to the dining area below. The ground floor will contain 57 seats and the mezzanine will contain 94 seats. The building will be setback to create a recessed patio in front of the building that will be located fully on the subject site.

Mr. Gonzales noted that a tenant has not been identified yet but the applicant is seeking to attract a high quality restaurant. The proposed hours of operation from 7 a.m. to 2 a.m. are to provide the prospective tenant maximum flexibility. Mr. Gonzales noted that Adams Boulelvard is undergoing a transition and the proposed restaurant, with patio dining, is consistent with the goals of the West Adams CPIO. He noted that the subject site is not located within an Enterprise Zone and is not eligible for reduced parking. He stated that parking will be provided in conformance to the code. The restaurant is required to provide 32 parking spaces. Bicycle parking will be provided to substitute up to 30% of the required parking as permitted by code which will require 23 vehicular parking spaces of which 6 will be provided on-site and 17 will be provided off-site by covenant within 750 feet of the subject site.

Ms. Lee stated that off-site parking would be provided across the site at 5570 W. Adams Boulevard within a vacant parking lot. She noted that the parking lot served a church that has been legally demolished. The off-site parking is located on three contiguous lots that are tied together.

Ms. Lee noted that there would be no live entertinament conducted on the premises but background music would be provided and Televesion monitors may be maintained but she noted that the restaurant would not function as a sports bar. At most,she noted that 1 or 2 TV's would be mounted behind the bar.

Mr. Amado testified that more than 500 property owners live around the site and he is a property owner on Marvin Ave around the corner from the subject site. He noted that he did not receive and many surrounding property owners did not receive notice of the hearing. He He expressed concerns about problems with an existing night club/bar in the neighborhood and expressed concerns that the proposed restaurant, with hours of operation until 2 a.m. will essentially functionas a bar or nightclub. He noted that the proposed hours of operation until 2 a.m. were not reflective of a family-oriented restaurant.

Mr. Amado also stated that the adjoining property next door is scheduled for a hearing next week for a similar request and he is very concerned about the lack of parking and the need to address crowd control. The restaurant on the subject site will have 181 seats and has minimial on-site parking. He noted that the building on the adjoining property is being converted to a restaurant with 47 seats and has no on-site parking. Mr. Amado noted that over 200 seats will be provided between both restaurants with no on-site parking until 2 a.m.

of parking provided and due to the late night hours proposed and associated concerns with noise from music and patrons.

An e-mail from an adjacent resident dated August 10, 2018 was received objecting to the request due to noise and parking concerns and concerns over excessive drinking and the consequences.
An e-mail communication dated August 27, 2018 was received from the applicant's representative (Marc Levun). The e-mail reiterated that the applicant's intent is to operate a restaurant and not a bar or nightclub. In response to concerns raised at the hearing, the applicant revised the proposed hours of operation from 7 a.m. to 12 midnight Sunday through Wednesday and from 7 a.m. to 1 a.m. Thursday through Saturday.

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

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

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

- No conditions were submitted for consideration.

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 a full line of alcoholic beverages for on-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.

CONDITIONAL USE FINDINGS

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

   The project site is an interior parcel consisting of two contiguous lots totaling approximately 5,000 square feet located on the north side of Adams Boulevard

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

The project site is an interior parcel located on the north side of Adams Boulevard between Marvin Avenue (to the west) and Carmona Avenue (to the east). The site contains approximately 5,000 square feet with approximately 50 feet of frontage on Adams and a uniform depth of 100 feet. The site abuts a 15-foot alley to the rear. The site is located within the West Adams CPIO and is zoned C2-1VL-CPIO. The property is currently vacant. The proposed project is a one-story commercial building with a mezzanine proposed to be occupied with a restaurant. The restaurant will contain approximately 3,193 square feet. The ground floor contains approximately 1,646 square feet and consists of the kitchen and back of the house uses and a dining area. The mezzanine contains 1,546 square feet and is primarily devoted to dining with some accessory uses. The building will incorporate a recessed patio on private property containing approximately 441 square feet. The restaurant will contain a total of 181 seats (57 interior seats on the ground floor, 94 seats on the mezzanine and 30 patio seats).

The applicant is requesting a Conditional Use to allow the on-site sale of a full line of alcoholic beverages in conjunction with the proposed restaurant. No live entertainment or dancing will be conducted on the premises. However, ambient background music will be provided and the applicant proposes to maintain two TV's behind the bar. The outdoor dining patio will be located adjacent to the sidewalk and will enhance the pedestrian experience. The applicant has not identified a restaurant operator at this time and initially proposed hours of operation from 7 a.m. to 2 a.m. daily to provide the prosepective tenant maximum flexibility.

The proposed project will require 32 parking spaces. 30% (nine) of the required spaces will be replaced with bicycle stalls per LAMC Section 12.21.A.4. The project is required 23 parking spaces after the 30% bicycle parking reduction. A total of three tandem parking stalls (six parking spaces) will be provided on-site to the rear of the building with access from an adjoining 15-foot alley. 17 parking spaces will be provided off-site by covenant across the site on the south side of Adams Boulevard at 5570 W. Adams Boulevard in conformance to the code.

At the hearing, concerns were raised by an adjacent resident about the project's lack of parking and potential spill over noise and parking impacts from music and patrons parking on adjacent residential streets. Testimony noted that street parking on adjacent residential streets is already congested. The adjacent resident expressed concerns about the seating proposed on the subject site, 181 seats, will generate a demand for parking in excess of that provided. In addition, it was noted that a similar request was filed by the same applicant on the adjoining property to east for a new restaurant (change of us) with over 40 seats and no on-site parking. Concerns were expressed that the proposed hours of operation until 2 a.m. daily are not consistent with a family-oriented restaurant and the late night hours would restul in intoxicated patrons and morenoise and spillover impacts on adjacent residential uses.

total of 227 seats and only six on-site parking spaces), and the lack of available street parking on adjacent streets; and, in order to minimize potential late night noise or parking impacts on adjacent residential uses, and to ensure the safety of patrons utilizing the off-site parking lot, the Zoning Administrator has approved more restrictive hours of operation from 7 a.m. to 11 p.m. Sunday through Wednesday and from 7 a.m. to 12 midnighg Thursday through Saturday. While the area is undergoing a transition consistent with the goals of the CPIO, with numerous similar requests having been approved along Adams Boulevard over a short period, most of which are not yet in operation, conditions on the ground are changing and evolving. As these conditions evolve, it remains to be seen the impacts that may be generated by the intensification of uses on smaller properties without the benefit of practical and convenient parking to serve these uses.

Other conditions have been imposed to address noise, safety and security and to encourage responsible management and deter criminal activity. These conditions are intended to ensure that the operation of the restaurant with the sale of a full line of alcoholic beverages for on-site consumption does not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety and the development of the community.

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

The elements of the General Plan establish policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code (LAMC). Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The project site is located within the boundaries of the West Adams – Baldwin Hills - Leimert Community Plan. The Community Plan designates the subject property for Neighborhood Commercial land uses corresponding to the C1, C1.5, C2, C4, R3, and RAS3 Zones. The site is zoned C2-1VL-CPIO and is thus consistent with the existing land use designation. The subject property is also located within a City of Los Angeles Transit Priority Area and the Mid City Recovery Redevelopment Project area. In addition, the project site is within the boundaries of the West Adams Community Plan Implementation Overlay (CPIO) District and will be subject to an administrative review of the project to verify compliance with the CPIO. The subject site is not located subject to any other specific plans, overlays, or interim control ordinances.

The project is consistent with the following goals and policies of the Community Plan:

Goal LU14: A community that conserves, enhances and regenerates its distinctive "main street" character by promoting continued pedestrian orientation of commercial areas.

Policy LU14-2: Encourage the first floor street frontage of buildings, including parking structures, to incorporate commercial or other active public uses.

A variety of commercial uses are an intrinsic part of these service amenities necessary for the conservation, development, and success of a vibrant neighborhood. As conditioned, the sale of a full line of alcoholic beverages for on-site consumption will not adversely affect the welfare of the pertinent community. Potential negative impacts associated with the sale of alcoholic beverages, such as public drunkenness, and loitering are addressed by the imposition of conditions requiring deterrents against loitering and responsible management. Employees will undergo training on the sale of alcohol including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program. Other conditions related to excessive noise, litter and noise prevention will safeguard the residential community. Therefore, with the imposition of such conditions the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant at this location will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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

According to the California State Department of Alcoholic Beverage Control (ABC) licensing criteria for the subject Census Tract No. 2199.02, there are four on-site licenses and two off-site licenses allocated. There is currently one active license within this census tract for on-site alcohol sales. The grant will not exceed the number of on-site or off-site licenses allocated to this census tract and as such, will not result in an undue concentration of on-site licenses.

According to statistics provided by the Los Angeles Police Department's Southwest Division Vice Unit, within Crime Reporting District No. 301 which has jurisdiction over the subject property, a total of 49 crimes were reported in 2017 (29 Part I and 20 Part II crimes), compared to the Citywide average of 191 crimes and the High Crime Reporting District average of 229 crimes. Alcohol related Part II Crimes reported include Narcotics (0), Liquor Laws (0), Public Drunkenness (0), Disturbing the Peace (0), Disorderly Conduct (0), Gambling (0), DUI related (11), and other offenses (3). 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.

Concentration can be undue when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license benefits the public welfare and convenience. According to the data above, the number of active on-site ABC licenses within the census tract is three below ABC guidelines.

8. Determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 1, Class 5, Category 34, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

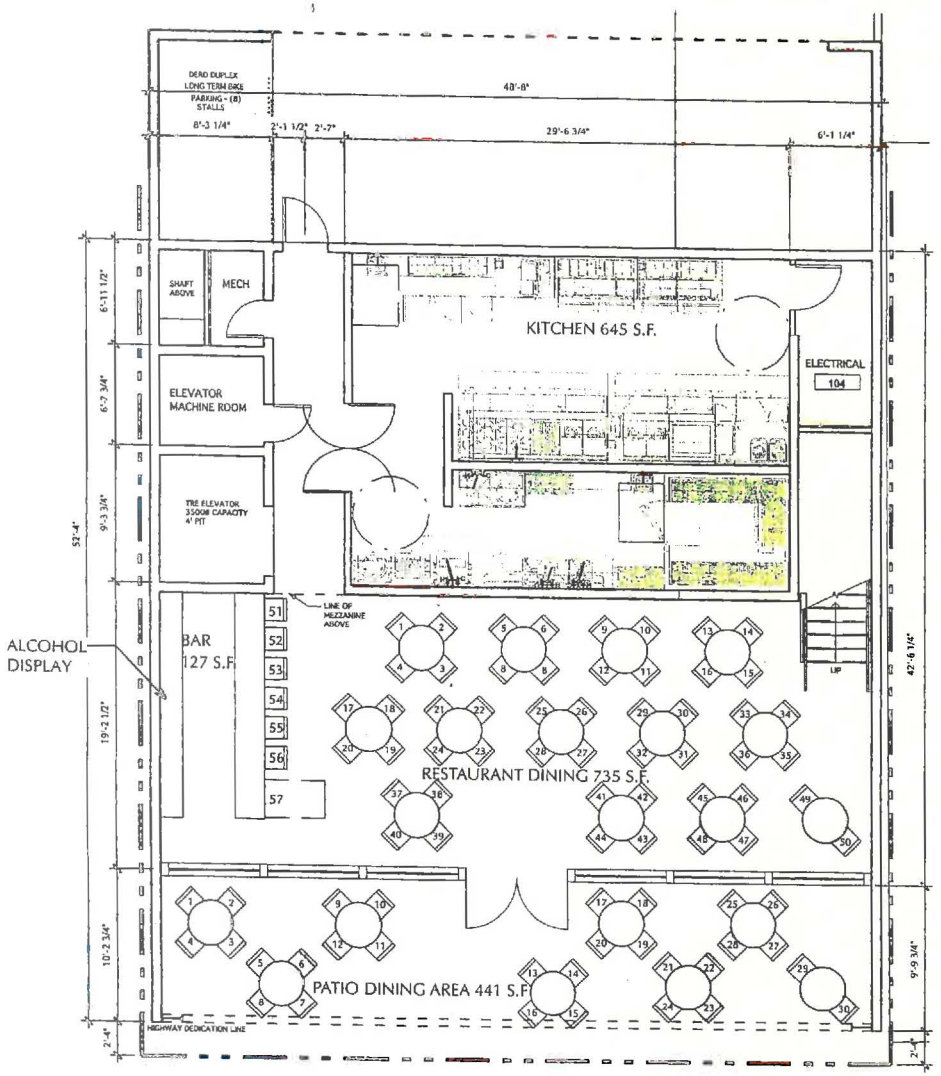
Inquiries regarding this matter shall be directed to Jordann Turner, Planning Staff for the Department of City Planning at (213) 978-1916.

Fernando Tovar

FERNANDO TOVAR
Associate Zoning Administrator

FT:JT:bk

cc: Councilmember Herb J. Wesson, Jr.
Tenth Council District
Adjoining Property Owners
Interested Parties



(E) SIDEWALK

ADAMS BOULEVARD

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

SITE DESCRIPTION

EXHIBIT "A"
Page No. 2 of 3
Case No. ZA-2018-1795-CUB

PROJECT ADDRESS

5563 W ADAMS BLVD

PROJECT DESCRIPTION

PROPOSED ONE STORY PLUS MEZZANINE RESTAURANT WITH FULL LINE ALCOHOL

LEGAL DESCRIPTION

ASSESSOR:	5048-001-057/058
TRACT:	5565
BLOCK:	NONE
LOT:	94 & 95

ZONING/ PLANNING/ JURISDICTIONAL INFORMATION

ZONING:	C2-1VL-CPIO
COMMUNITY PLAN AREA:	WEST ADAMS
AREA PLANNING COMMISSION:	SOUTH LOS ANGELES
NEIGHBORHOOD COUNCIL:	WEST ADAMS
COUNCIL DISTRICT:	CD10- HERB WESSON, JR.
CENSUS TRACT:	2199.02
COMMUNITY REDEVELOPMENT AGENCY:	MID CITY RECOVERY REDEVELOPMENT PROJECT

SEATING COUNT FOR FIRST FLOOR

RESTAURANT SEATS:	50
BAR SEATS:	7
OUTDOOR PATIO SEATS:	30
TOTAL SEATING:	**87**

RESTAURANT SQUARE FOOTAGE

BAR AREA:	117 SF
RESTAURANT AREA:	745 SF
MECH :	265.3 SF
KITCHEN:	654 SF
HALLWAY AREA:	135.3 SF
TOTAL FIRST FLOOR AREA:	**1646 SF**
OUTDOOR PATIO AREA:	441 SF

5563 ADAMS BLVD

N

MAKIM ARCHITECTURE

ENVIRONMENTAL CLEARANCE

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CITY CLERK'S USE

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY	COUNCIL DISTRICT
City of Los Angeles Department of City Planning	10

PROJECT TITLE	LOG REFERENCE
• 5563 Adams	ENV 2018-1796

PROJECT LOCATION
• 5563-5565 West Adams Boulevard

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
• Conditional use permit for the on-site sale of a full line of alcohol in connection with a 181 seat restaurant.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
•

CONTACT PERSON	AREA CODE	TELEPHONE NUMBER	EXT.
•	•	•	

EXEMPT STATUS: (Check One)

		STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
•	MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
• •	DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
• •	EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
•	CATEGORICAL EXEMPTION	Sec. 15300 *et seq.*	Art. III, Sec. 1

Class **5** Category **34** (City CEQA Guidelines)

• • OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.

JUSTIFICATION FOR PROJECT EXEMPTION: Granting of a conditional use for the on-site consumption of alcoholic beverages pursuant to L.A.M.C. sections 12.24 W 1 and 12.24 X 2; beverages will be dispensed and consumed do not exceed an occupant load of 200 persons, and provided that the premises will not also require an original dancehall., skating rink or bowling alley permit from the Los Angeles Police Commission.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

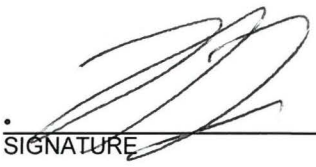
SIGNATURE	TITLE	DATE

FEE:	RECEIPT NO.	REC'D. BY	DATE
$373.00	0103870695		

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

. Marc Levun
NAME (PRINTED)

. 
SIGNATURE

. 11/2/17
DATE

PLANNING DEPARTMENT APPLICATION

APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number ZA-2018-1795

Env. Case Number ENV-2018-1796

Application Type CUB

Case Filed With (Print Name) Anacany Hurtado Date Filed 3/30/18

Application includes letter requesting:

☐ Waived hearing ☐ Concurrent hearing Related Case Number _____ ☐ Hearing not be scheduled on a specific date (e.g. vacation hold)

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
All terms in this document are applicable to the singular as well as the plural forms of such terms.
Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address[1] 5563-5565 W. Adams Boulevard Unit/Space Number _____

Legal Description[2] (Lot, Block, Tract) Lot 94 and 95 of Tract No. 5565.

Assessor Parcel Number 5048-001-057, 5048-001-058 Total Lot Area 5000 sq. ft.

2. PROJECT DESCRIPTION

Present Use Vacant Land

Proposed Use Restaurant

Project Name (if applicable) TBD

Describe in detail the characteristics, scope and/or operation of the proposed project CUP to allow the on-site sale of a full line of alcohol in conjunction with a new 3,192 sq. ft. restaurant with 151 indoor seats, a 441 sq. ft patio with 30 seats, with hours of operation from 7am to 2am daily.

Additional information attached ☑ YES ☐ NO

Complete and check all that apply:

Existing Site Conditions

☑ Site is undeveloped or unimproved (i.e. vacant)

☐ Site has existing buildings (provide copies of building permits)

☐ Site is located within 500 feet of a freeway or railroad

☐ Site is located within 500 feet of a sensitive use (e.g. school, park)

[1] Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)
[2] Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

☐ Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

☐ Site has special designation (e.g. National Historic Register, Survey LA)

Proposed Project Information

(Check all that apply or could apply)

☐ Demolition of existing buildings/structures

☐ Relocation of existing buildings/structures

☑ Interior tenant improvement

☐ Additions to existing buildings

☐ Grading

☐ Removal of any on-site tree

☐ Removal of any street tree

☐ New construction: Not applicable square feet

☐ Accessory use (fence, sign, wireless, carport, etc.)

☐ Exterior renovation or alteration

☑ Change of use and/or hours of operation

☐ Haul Route

☐ Uses or structures in public right-of-way

☐ Phased project

Housing Component Information

Number of Residential Units: Existing 0 – Demolish(ed)[3] 0 + Adding 0 = Total 0

Number of Affordable Units[4] Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0

Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0

Mixed Use Projects, Amount of Non-Residential Floor Area: Not applicable, request is for CUB only square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ☑ NO

Is your project required to dedicate land to the public right-of-way? ☑ YES ☐ NO

If so, what is/are your dedication requirement(s)? 2.5 ft.

If you have dedication requirements on multiple streets, please indicate: N/A

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☑ NO

Authorizing Code Section 12.24.W.1

Code Section from which relief is requested (if any):

Action Requested, Narrative: CUP to allow the on-site sale of a full line of alcohol in conjunction with a new 3,192 sq. ft. restaurant with 151 indoor seats, a 441 sq. ft patio with 30 seats, with hours of operation from 7am to 2am daily

Authorizing Code Section

Code Section from which relief is requested (if any):

Action Requested, Narrative: C

Additional Requests Attached ☐ YES ☑ NO

[3] Number of units to be demolished and/or which have been demolished within the last five (5) years.

[4] As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ YES ☑ NO

If YES, list all case number(s) _____

_____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____ Ordinance No.: _____

☐ Condition compliance review
☐ Modification of conditions
☐ Revision of approved plans
☐ Renewal of entitlement
☐ Plan Approval subsequent to Master Conditional Use
☐ Clarification of Q (Qualified) classification
☐ Clarification of D (Development Limitations) classification
☐ Amendment to T (Tentative) classification

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☑ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☐ YES ☑ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

_____

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form Alcohol Use Form included with application
b. Geographic Project Planning Referral N/A
c. Citywide Urban Design Guidelines Checklist N/A
d. Affordable Housing Referral Form N/A
e. Mello Form N/A
f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A
g. HPOZ Authorization Form N/A
h. Management Team Authorization N/A
i. Expedite Fee Agreement N/A
j. Department of Transportation (DOT) Referral Form N/A
k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) N/A
l. Order to Comply N/A
m. Building Permits and Certificates of Occupancy N/A
n. Hillside Referral Form N/A
o. Low Impact Development (LID) Referral Form (Storm water Mitigation) N/A
p Proof of Filing with the Housing and Community Investment Department N/A
q. Are there any recorded Covenants, affidavits or easements on this property? ☑ YES (provide copy) ☐ NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant[5] name _____

Company/Firm 5563 W. Adams (LA), LLC

Address: 800 Wilshire Boulevard Unit/Space Number _____

City Los Angeles State CA Zip Code: 90017

Telephone (213) 279-6965 E-mail: mgonzales@gonzaleslawgroup.com

Are you in escrow to purchase the subject property? ☐ YES ☑ NO

Property Owner of Record ☑ Same as applicant ☐ Different from applicant

Name (if different from applicant) _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Agent/Representative name Michael Gonzales

Company/Firm Gonzales Law Group, APC

Address: 800 Wilshire Blvd. Unit/Space Number 860

City Los Angeles State CA Zip: 90017

Telephone (213) 279-6965 E-mail: mgonzales@gonzaleslawgroup.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information ***(select only one)***

☐ Owner ☐ Applicant

☑ Agent/Representative ☐ Other

_____

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

[5] An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

9. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

   - **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
   - **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
   - **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
   - **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

   A. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.

   B. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.

   C. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.

   D. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.

Signature _____ Date 2/27/18

Print Name Shaul Kuba, Delaware GPO A, INC

Signature _____ Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement **Civil Code ' 1189**

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

State of California

County of Los Angeles

On February 27, 2018 before me, Jessie Leilani Lopez, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Shaul Kuba, 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)

JESSIE LEILANI LOPEZ
Commission # 2111547
Notary Public - California
Los Angeles County
My Comm. Expires May 14, 2019

APPLICANT

10. APPLICANT DECLARATION. A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

A. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.

B. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

C. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required. .

D. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.

E. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.

F. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.

G. I understand that if this application is denied, there is no refund of fees paid.

H. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

I. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below <u>does not</u> need to be notarized.

Signature: _____ Date: 2/27/18

Print Name: _____

Master Land Use Permit Applicant Attachment A

Conditional Use Approval for the On-Site Sale and Consumption of a Full Line of Alcoholic Beverages

5563 West Adams Boulevard, Los Angeles, CA 90016

Applicant and Property Description

5563 W. Adams (LA), LLC (the "Applicant") is the owner of that certain real property located at 5563-5565 West Adams Boulevard (the "Property") in the City of Los Angeles (the "City"). The Property consists of Lots 94 and 95 of Tract 5565, and is located in the West Adams-Baldwin Hills-Leimert Community Plan (the "Community Plan"). The Property is currently vacant. The Applicant intends to construct a new single story building with a mezzanine level (the "Proposed Structure") for the purpose of creating a restaurant with 3,638 total square feet, including 3,192 square feet of floor area and 441 square feet of outdoor space (the "Proposed Operation"). The Proposed Operation and the Property are described in more detail below.

The Property contains approximately 5,000 square feet of lot area located mid-block on the north side of Adams Boulevard between Marvin Avenue (to the west) and Carmona Avenue (to the east). Abutting properties along to the east and west are improved with two-story mixed use structures. The neighboring properties to the north are zoned RD1.5-1 and improved with residential structures. The general area along Adams Boulevard is dilapidated, with little pedestrian activity and a significant amount of graffiti. The Property is zoned C2-1VL-CPIO and the Property's Community Plan designation is Neighborhood Commercial.

The Property is located in the West Adams Community ("West Adams"), an ethnically diverse community currently in the midst of a period of revitalization. Accordingly, the Applicant is proposing to create a space for the purpose of operating a restaurant in an under-utilized section of the Adams Boulevard commercial corridor. The Proposed Operation will offer the on-site sale and service of a full line of alcohol, which requires a conditional use permit (the "CUB"), pursuant to LAMC 12.24.W.1.

Community Plan and Zoning

The Property is zoned C2-1VL-CPIO, which is a commercial zone in the "1VL" Height District. The C2 zone allows many commercial uses, including restaurants and bars. Properties located within the C2 Zone and within 1VL Height District normally have a permitted floor area ratio ("FAR") of 1.5:1, a 45 foot maximum height restriction, and a three story height limit. The

Property is subject to the West Adams Community Planning Implementation Overlay (the "CPIO"). The Property's CPIO designation similarly restricts project height to 45 feet and FAR to 1.5:1. The Proposed Structure will contain approximately 3,193 square feet of floor area, producing an FAR of approximately 0.64:1. The Proposed Structure will be constructed to 30.2 feet in height. Accordingly, the Proposed Structure can be constructed by-right and can be used as a restaurant without a planning action. The requested alcohol use, however, requires a conditional use permit pursuant to LAMC Section 12.24.W.1. Permissible building regulations such as FAR and height restrictions are not implicated by this request.

The Property is located within the Alcohol Sales Specific Plan, which regulates off-site sales of alcohol. The Proposed Operation will provide the on-site sale of alcohol pursuant to an ABC Type 47 license. The Alcohol Sales Specific Plan is not implicated by this request because the Proposed Operation is not proposing off-site sales of alcohol.

The Property is located in the CPIO's Commercial Corridor subarea. This subarea envisions the growth of the area by encouraging more businesses and mixed-use developments to update transit corridors. The surrounding area has recently seen an increase in business interest, but the area has not yet seen the interest translate into any type of growth. Project approval will enable a restaurant to exist along Adams Boulevard.

The Community Plan calls for "a community that facilitates increasing and improving the economic activity of existing commercial areas through revitalization of the physical environment."[1] The Proposed Operation will locate a restaurant within an underutilized section of Adams Boulevard. The CUB allows the Proposed Operation to exist and thrive at a location currently lacking dining amenities. The Proposed Operation is therefore consistent with the Community Plan's goals.

Surrounding Zoning and Uses

- North (across a 15 foot wide alley): RD1.5-1: Two story single family residence.
- East: C2-1VL-CPIO: A two story mixed use structure.
- South: C2-1VL-CPIO: Single story commercial structures.
- West: C2-1VL-CPIO: A two story mixed use structure.

The area around the Property is similarly zoned C2-1VL-CPIO. The immediate area is not designed for pedestrians; the majority of the nearby commercial structures have little to no window transparency, signage, or curb appeal. Many of the surrounding buildings are either vacant or under-utilized. The residential community to the Property's north and to the south of Adams Boulevard has very few local amenities to stimulate local business growth. This makes the

[1] Community Plan Page 3-40.

Property's surrounding area ripe for revitalization. In general, the neighborhood is lacking restaurants and places to congregate. The Applicant is providing these services in a unique way to a neighborhood that has not yet had a chance to grow. The Proposed Operation can become a new node for commercial activity within an often overlooked community.

Surrounding Streets and Circulation

Adams Boulevard, the Property's southern border, is designated as a Modified Avenue I roadway, requiring 95 feet of total right of way and a 70 foot wide road-way. The Property has currently dedicated 45 feet to Adams Boulevard. Any enlargements to the Improvements would require a 2.5 foot dedication pursuant to LAMC Section 12.37. The CUB does not entail new construction; the Improvements can exist as they currently do pursuant to LAMC Section 12.37.A.2.

Marvin Avenue and Carmona Avenue, the Property's nearest streets to the west and east, respectively, are designated as local street and require a 60 foot total right of way and a 36 foot wide road way.

Project Description

The Proposed Operation will be the only use located within the Proposed Structure. The Proposed Operation will contain a total of 3,193 square feet of floor area, including 1,646 square feet on the ground floor and 1,546 square feet on the mezzanine level. The Proposed Operation will also utilize 441 square feet of patio space in the front of the structure. This patio is enclosed to the east and west, but uncovered to the sky. The Proposed Operation's total square footage, including indoor floor area and outdoor patio space is approximately 3,638 square feet. The Proposed Operation will contain a maximum of 181 seats, including 151 indoor seats (57 on the ground floor and 94 on the mezzanine level) and 30 seats in the front patio. The front patio will be located entirely on private property.

The restaurant may have hours from 7am to 2am. A tenant has not yet been selected. Accordingly, the hours of operation are designed to provide the future tenant with the utmost flexibility. This wide range of potential hours make the restaurant space more marketable and will help ensure that the Proposed Operation can compete with restaurants in other parts of Los Angeles.

The Proposed Structure's primary ingress and egress are located along Adams Boulevard. Secondary emergency egress is located at the Property's rear, leading to the parking lot. The main staircase between the Proposed Structure's ground floor and mezzanine level is located along building's eastern wall. A small elevator between the two levels is located at the Proposed

Structure's northwestern corner. The Proposed Structure will require 32 parking spaces. Nine of these spaces are being replaced with bicycle stalls per LAMC Section 12.21.A.4. The Property will provide six parking spaces on-site and will record a covenant as required by LAMC Section 12.26.E for the other required parking spaces. No covenant has been recorded at this time, though the Applicant is in negotiations to acquire the parking spaces from a nearby location.

The Proposed Operation is intended to offer local residents an intimate dining establishment within an area currently devoid of quality restaurants. The Proposed Operation includes a 645 foot kitchen, a 127 square foot bar area, as well as areas for circulation and required restrooms. The Proposed Structure has been designed to provide maximum window transparency, with window glazing approaching 80 percent of the Adams-facing façade, well exceeding the CPIO's 50 percent window transparency requirement.

The Proposed Operation will not include live entertainment or dancing. Ambient background music and TV's or both may be utilized to fit the future tenant's preferred decor. These features will not impact neighbors. Security is not anticipated for the Proposed Operation. No off-site sales of alcohol or retail activity will take place; the Proposed Operation will operate pursuant to a Type 47 ABC license.

Requested Actions:

The Applicant request the following:

1. Conditional use approval, pursuant to LAMC Section 12.24.W.1, for the on-site sale and consumption of a full line of alcoholic beverages in connection with the Proposed Operation.

Building Permits and Related Case Files

- No related planning case files or building permits.

Conditional Use Permit Findings

Each of the Conditional Use Permits require following findings contained within LAMC Section 12.24.E:

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 Applicant is requesting a CUB to permit the on-site sale and consumption of a full line of alcoholic beverages in connection with a restaurant. This request does not involve any new

construction. The Proposed Structure may be constructed by right and used as a restaurant without a planning action. The CUB will enable the Proposed Operation to better compete with similar restaurants in nearby neighborhoods which offer full lines of alcoholic beverages. Therefore, the requested action will have little to no effect on the built environment surrounding the neighborhood.

The Proposed Operation benefits the community by providing a dining option for residents and employees that frequent the West Adams area. The neighborhood must have a vast diversity of dining amenities that also offer a full line of alcoholic beverages to its patrons. The Proposed Operation will accomplish precisely this goal. Approving the requested action will allow the Proposed Operation to operate similarly to other businesses in the city.

The immediate area consists of vacant or blighted buildings and surface parking lots. Properties located north and south of Adams Boulevard have single- and multi-family housing, but Adams Boulevard lacks the restaurants local residents or the local work force need. The social benefits of a lively environment for the local community cannot be overstated. The Proposed Operation is designed to serve the community by providing a dining option for the nearby community and local work force.

The Proposed Operation will also be providing tax revenue to the City as well as serve as an employer. Sales of alcohol can make up a substantial amount of revenue, and is known to increase sales of food items if available. The more sales there are, the more taxes the business pays. Therefore, if the sale of alcohol will increase business, this business directly translates to more tax revenue for the government, and the City benefits. The City will, therefore, benefit by approving this Proposed Operation.

The Proposed Operation will also employ a variety of workers, strengthening the local job market and contributing more revenue to the local economy via the indirect multiplier effect. This effect (described as the economic impact in excess of an employee's wages to the local economy as a result of paying for local rent, groceries, etc.) continuously stimulates economic growth throughout the community.

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

The Proposed Structure is being built by right. Its size, height, and restaurant operations are already considered compatible with the area by virtue of the project being compliant with the Property's C2-1VL-CPIO zone. The requested CUP simply allows the Proposed Operation to offer a full line of alcohol; it does not entail new construction that would negatively impact neighboring properties.

The Proposed Operation's features, including its seat count, hours of operation, or its mode and character, will not adversely affect the neighborhood. Places for people to congregate, eat, and drink are essential to a community's growth. The surrounding area is severely lacking in restaurants that serve a full line of alcohol. The only businesses nearby which serves alcohol for on-site consumption are restaurants at 5419 and 5640 Adams Boulevard. These businesses have a Type 41 ABC licenses and do not provide the same unique services as the Proposed Operation. The requested approval will allow the Proposed Operation to offer its much-needed service, at the highest quality possible, to the local work force and residents in the area.

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

The Los Angeles General Plan Framework Element's Goal 3D states that neighborhood districts are "pedestrian-oriented districts that provide local identity, commercial activity, and support Los Angeles Neighborhoods." The requested CUB reinforces this goal by enabling the Proposed Operation to exist and to be competitive with other restaurants proposed for the area. In doing so, the CUP will help activate an otherwise blighted section of Adams Boulevard. This application allows the Proposed Operation to survive in an area in need of more commercial activity. This application also allows the Improvements to operate in a pedestrian oriented capacity, thereby further enhancing Adams Boulevard's appeal.

The CUB reinforces many of the Community Plan's stated goals, including, but not limited to, the following:

Goal LU24: A community that facilitates increasing and improving the economic activity of existing commercial areas through revitalization of the physical environment."

The area is primed for improvement, and the needs of the community have not been served in recent years. The Proposed Operation is being built to strengthen the neighborhood's economic base by revitalizing an underutilized Property along Adams Boulevard. The conditional use for the on-site sale of a full line of alcohol will enable the Proposed Operation to endure in an area currently lacking commercial activity.

Goal LU37: A community that conserves, enhances and regenerates its distinctive "main street" character by promoting continued pedestrian orientation along commercial and mixed-use boulevards.

The Proposed Operation advances, enhances, and regenerates Adams Boulevard by providing a business in an area devoid of pedestrian activity. A restaurant will create a livelier

streetscape by providing patio seating in front of a front façade almost entirely consisting of clear glazed windows.

LU37-1 Pedestrian Activity. Promote developments that enhance existing pedestrian activity within the public realm.

Not many businesses in the nearby area enticing to pedestrian activity. The Proposed Operation is a first step in the direction of building on the goals of a more pedestrian oriented community in a neighborhood that has not seen much improvement in years.

Additional Alcohol Related Findings

The Applicant submits the necessary findings for 12.24.W.1, requesting approval for alcohol related uses:

1. **That the proposed use will not adversely affect the welfare of the pertinent community.**

The pertinent community is ready for improvement, with a newly implemented CPIO as well as a renewed interest in the community by small businesses. The Proposed Operation will provide a unique business within an under-utilized stretch of Adams Boulevard. The Proposed Operation does not adversely affect the welfare of the pertinent community. On the contrary, it will improve its welfare by providing an additional dining amenity in an area currently lacking restaurants. Those looking to move into the nearby residential neighborhood will be encouraged to see a new business that enhances the community's appeal.

The surrounding area has few dining options existing today. Many of the nearby buildings are vacant or run-down. Apart from restaurants at 5419 Adams and 5640 Adams, no other restaurants in the area offer on-site consumption of alcohol. The only dining options are quick service, meaning that local residents must leave the area for any sit-down dining experiences. The Proposed Operation would add value to the community creating a place to congregate, dine, and enjoy a menu which includes a full line of alcohol.

Restaurants serving alcohol are not only the norm, but expected by the community. Restaurants that do not serve alcohol are at a disadvantage because locals will not patronize an establishment which lacks something considered a standard. Locals currently must drive to find restaurants serving a full line of alcohol. The Proposed Operation would allow locals to eat and drink without leaving West Adams. Therefore, approving the CUP to allow the on-site sale and consumption of a full line of alcoholic beverages will not adversely affect the community's welfare.

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

The State of California defines a concentration of alcohol as a Census Tract having a larger percentage of (on-site) alcohol licenses than population when compared to the Census Tract's county. The Project is located in Census Tract 2199.02, an area containing only one other alcohol serving establishment, located at 5640 Adams Boulevard.[2] The County of Los Angeles has approximately 38,000 on-site establishments, giving the Census tract approximately 0.0026 percent of the County's ABC licenses. By contrast, according to the 2012-2016 American Community Survey 5-Year Estimates[3], the Property's Census Tract has 3,901 people, or approximately 0.039 percent of the County's 10 million people. The Census Tract's percentage of the County's licenses is much less than the Census Tract's percentage of the County's population. Therefore, the Project will not create an undue concentration of on-sale licensed businesses. Therefore, the addition of one license will not cause a concentration.

West Adams has seen a higher than average crime rate for decades. However, the crime cannot be afforded to a concentration in on-site sales of alcohol when no concentration currently exists. Crime is likely caused by larger societal factors, including income, education, homelessness, and unemployment. The Proposed Operation will not impact the crime rate in the general area.

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

The Proposed Operation will have no detrimental effect to the residentially zoned communities or establishments. Though schools and churches are nearby the Property, they receive the bulk of their activity during the morning hours, whereas the Proposed Operation will

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[2] California Department of Alcoholic Beverage Control *License Query System Summary as of 2/13/18. The aforementioned restaurant at 5419 Adams is located in a different census tract.*

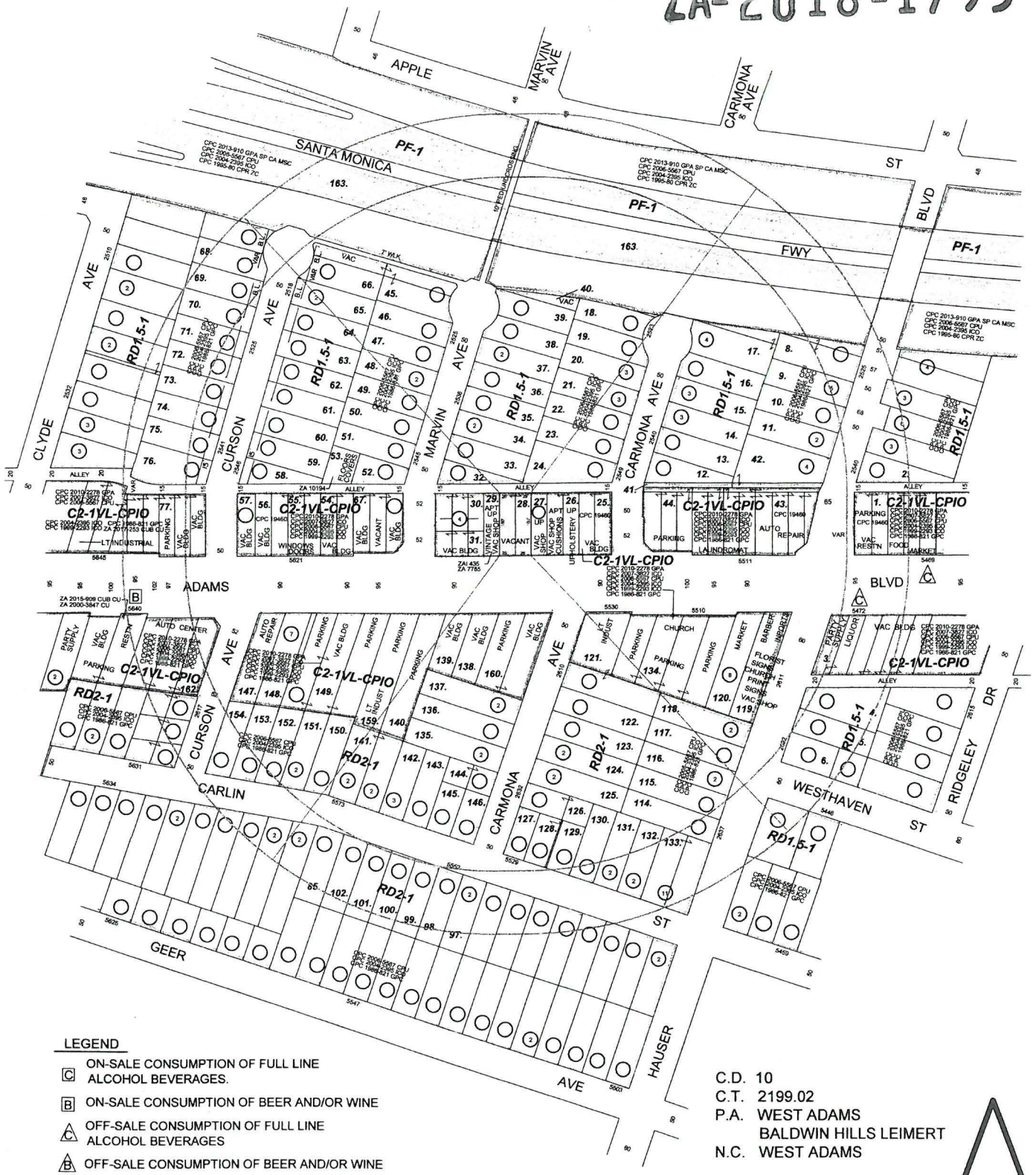
[3] U.S. Census Bureau, American Fact Finder

be busiest at night. Though the Property is located just north of residential buildings, it is unlikely that nearby residential community will notice any detrimental effects from the Proposed Operation. The Proposed Operation is aimed at a more mature crowd. The Proposed Operation's does not contain outdoor dining, further limiting the potential for noise issues.

MISCELLANEOUS

(Reports, Orders, Permits, etc)

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LEGEND

- [C] ON-SALE CONSUMPTION OF FULL LINE ALCOHOL BEVERAGES.
- [B] ON-SALE CONSUMPTION OF BEER AND/OR WINE
- [A] OFF-SALE CONSUMPTION OF FULL LINE ALCOHOL BEVERAGES
- [B] OFF-SALE CONSUMPTION OF BEER AND/OR WINE

C.D. 10
C.T. 2199.02
P.A. WEST ADAMS
BALDWIN HILLS LEIMERT
N.C. WEST ADAMS

N

CONDITIONAL USE - ALCOHOL BEVERAGES

0.114 NET AC.

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

SITE LOCATION:
5563 W. ADAMS BOULEVARD
LOS ANGELES CA 90016

LEGAL DESCRIPTION:
LOT 94 AND 95, TRACT NO. 5565, M.B. 68-5.

CASE NO.:

DATE: 02 - 12 - 2018
SCALE: 1" = 100'
USES: FIELD
D.M.: 123 B 177, 123 B 173
T.B. PAGE: 633 GRID: B-7
APN: 5048-001-057,058

REFERRAL FORMS:

GEOGRAPHIC PROJECT PLANNING REFERRAL

APPLICABILITY: This form, completed and signed by appropriate Planning Staff, must accompany any application submitted to the Department of City Planning regarding any of the following proposed project types:

- Specific Plan area
- Community Design Overlays (CDO)
- Neighborhood Oriented District (NOD)
- Sign District (SN)
- Small Lot Subdivision
- Zone Change
- Design Review Board (DRB)
- Pedestrian Oriented District (POD)
- Community Plan Implementation Ordinance (CPIO)
- Public Benefit Alternative Compliance
- Zone Variance

PROJECT SUMMARY:

1. **Address of Subject Property:** 5563 W. Adams

2. **Name of Community Plan Area:** West Adams - Baldwin Hills - Leimert

   a. **Name of Specific Plan, DRB, CDO, POD, NOD, CPIO, or SN, including subarea if applicable:** (If this is a Density bonus, Small Lot Subdivision or Zone Variance case, please write in the application type).

   West Adams CPIO

3. **Project Type (check all that apply)**

   ☑ New construction ☐ Addition ☐ Renovation ☐ Sign
   ☐ Change of Use ☐ Grading ☐ Density Bonus ☐ Small Lot Subdivision

   ☑ Other (describe) Conditional Use Permit (CUB)

   If Change of Use, what is:
   Existing Use? _____ Proposed Use? _____

   Description of proposed project: Construction of a new 2,525 sq. ft. restaurant on a vacant lot in conjuction with a conditional use permit for the on-site sale and consumption of a full line of alcohol. Hours of operation from 11am-2am daily.

Items 4-7 to be completed by Department of City Planning Staff Only

4. **AUTHORIZATION TO FILE**: (check all that apply)

Specific Plan/SN

☐ Project Permit
- ○ **Minor** (3 signs or less OR change of use)
- ○ **Standard** (Remodel or renovation in which additions are no greater than 200 sq. ft. more than 3 signs, wireless equipment
- ○ **Major** (All other projects, e.g. new buildings, remodels that include an addition of more than 200 sq. ft.

☐ Modification

☐ Adjustment
☐ Exception
☐ Amendment
☐ Interpretation
☐ Not a Project
☐ Other

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Design Review Board

❒ Preliminary Review ❒ Final Review

CDO/POD/NOD

❒ Discretionary Action
- O **Minor** (3 signs or less OR change of use)
- O **Standard** (Remodel or renovation in which additions are no greater than 200 sq. ft. more than 3 signs, wireless equipment
- O **Major** (All other projects, e.g. new buildings, remodels that include an addition of more than 200 sq. ft.

❒ Sign-off only

❒ Not a Project

Community Plan Implementation Overlay (CPIO)

☑ Administrative Clearance (Multiple Approvals) ❒ CPIO Adjustment (CPIOA) ❒ CPIO Exception (CPIOE)
❒ *Potentially Historic Resource*

Affordable Housing

❒ Density Bonus
❒ Affordable Housing Referral Form
- O Off-menu incentives requested

❒ Conditional Use >35%
❒ Public Benefit

Small Lot Subdivision

❒ Consultation completed

Streetscape Plan

❒ Consultation completed ❒ Not a Project or N/A under Streetscape Plan: _____
(Insert Streetscape Plan Area)

5. ENVIRONMENTAL CLEARANCE:

❒ Not Determined
❒ Categorical Exemption
❒ Class 32 Categorical Exemption
❒ Existing ENV Case Number: _____
❒ ENV Addendum Case Number: _____
❒ Environmental Assessment Form (EAF)
❒ Other Entitlements needed

6. PUBLIC NOTICING:

❒ Standard (BTC to mail hearing notice)
❒ Special (At time of filing applicant must pay BTC to mail determination letters only)
- O Abutting owners
- O Abutting occupants

7. NOTES:

The applicant has been advised that in order for the construction portion of the proposed project to undergo an Administrative Review (ministerial process) it must comply with the regulations set forth in the West Adams CPIO - Commercial Corridors Subarea. Based on plans submitted on 1/3/18 these are the missing items: a transitional height illustration and a notes page addressing Appendix B - Environmental Standards. The CUB portion of the project is not regulated by the CPIO and therefore does not need to undergo review.

Project Planning Signature:	Phone Number: (213) 978-1369
Print Name: Stacy Fartan	Date: 1/11/17

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

City of Los Angeles – Department of City Planning

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

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

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

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

   - Radius Maps for alcohol uses must show land use to a 600-foot radius.
   - A **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site is required. Include in the list the type of license and address.
   - A **LIST OF THE FOLLOWING USES** within 600 feet is also required:

     (1) residential uses and type (single-family, apartment, hotel, etc.);
     (2) churches;
     (3) schools, including nursery schools and child-care facilities;
     (4) hospitals;
     (5) parks, public playgrounds and recreational areas; and
     (6) establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.

2. **FINDINGS *(on a separate sheet)***

   a. **General Conditional Use**

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

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

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

   b. **Additional Findings**

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

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

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

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3. **QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE**

a. What is the total square footage of the building or center the establishment is located in? 3,192

b. What is the total square footage of the space the establishment will occupy? 3,638

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

d. What is the total number of seats that will be provided indoors? 151 Outdoors? 30

e. If there is an outdoor area, will there be an option to consume alcohol outdoors? Yes

f. If there is an outdoor area, is it on private property or the public right-of-way, or both? Private

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

g. Are you adding floor area? Yes If yes, how much is enclosed? 3,192 Outdoors? 441

h. Parking

i. How many parking spaces are available on the site? 6

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

iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? 23 (32 spaces, with 9 being replaced by bicycle stalls per LAMC Section 12.21.A.4)

iv. Have any arrangements been made to provide parking off-site? Not yet, but will prior to C of O

1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? Covenant will be signed prior to C of O

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

2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.

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

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

j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17? N/A

4. **QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT**

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

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am
Proposed Hours of Alcohol Sale	Per State Law	Per State Law	Per State Law	Per State Law	Per CA Law	Per State Law	Per State Law

b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: Ambient background music, televisions

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

c. Will there be minimum age requirements for entry? No If yes, what is the minimum age requirement and how will it be enforced? N/A

d. Will there be any accessory retail uses on the site? No What will be sold? N/A

e. **Security**

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

ii. Will security guards be provided on-site? No

1. If yes, how many and when? N/A

iii. Has LAPD issued any citations or violations? No If yes, please provide copies.

f. **Alcohol**

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

ii. Will "fortified" wine (greater than 16% alcohol) be sold? No

iii. Will alcohol be consumed on any adjacent property under the control of the applicant? No

iv. Will there be signs visible from the exterior that advertise the availability of alcohol? No

v. **Food**

1. Will there be a kitchen on the site? Yes

2. Will alcohol be sold without a food order? Yes

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? Per State Law

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

vi. **On-Site**

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? No

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

2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? No

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

3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? Per State Law

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? No

2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? No

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

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

a. Is this application a request for on-site or off-site sales of alcoholic beverages? On-site

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

1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:

a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or

b. if issuance would result in, or add to an undue concentration of licenses.

b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience** or **necessity**.

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

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

- All CUB or CUX requests on the subject site clearly identified and labeled on the plot plan and applicable floor plans, indicating: each type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; and the identifying address or suite/unit number corresponding to each CUB/CUX request.

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

600 FT. ALCOHOL BEVERAGE LIST

Site Address: 5563 W. ADAMS BOULEVARD
LOS ANGELES, CA 90016

C **ADVANCE FOOD MARKET** 5469 W. ADAMS BLVD

TYPE 21 OFF-SALE GENERAL

C **ROYAL LIQUOR** 5472 W. ADAMS BLVD

TYPE 21 OFF-SALE GENERAL

B **MARISCO MARIA'S REST'N** 5640 W. ADAMS BLVD

TYPE 41 ON-SALE BEER/WINE EATING PLACE

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

Site Address: 5563 W. ADAMS BOULEVARD
LOS ANGELES, CA 90016

B **F & J BAKERY** 5410 W. ADAMS BLVD

TYPE 20 OFF-SALE BEER/WINE

B **DELICIOUS PIZZA** 5419 W. ADAMS BLVD

TYPE 41 ON-SALE BEER/WINE EATING PLACE

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

Site Address: 5563 W. ADAMS BOULEVARD
LOS ANGELES, CA 90016

IGLESIA CRISTIANA NUEVA VIDA	2611 HAUSER BLVD
KINGDOM HALL OF JEHOVAH'S WITNESS	5510 W. ADAMS BLVD

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

Site Address: 5563 W. ADAMS BOULEVARD
LOS ANGELES, CA 90016

THERE ARE NO CHURCHES, SCHOOLS, NURSERY SCHOOLS, CHILD-CARE FACILITIES, PARKS, PUBLIC PLAYGROUNDS, RECREATIONAL AREAS OR HOSPITALS 600 FT. TO 1,000 FT. FROM SUBJECT SITE LOCATION.

Plans

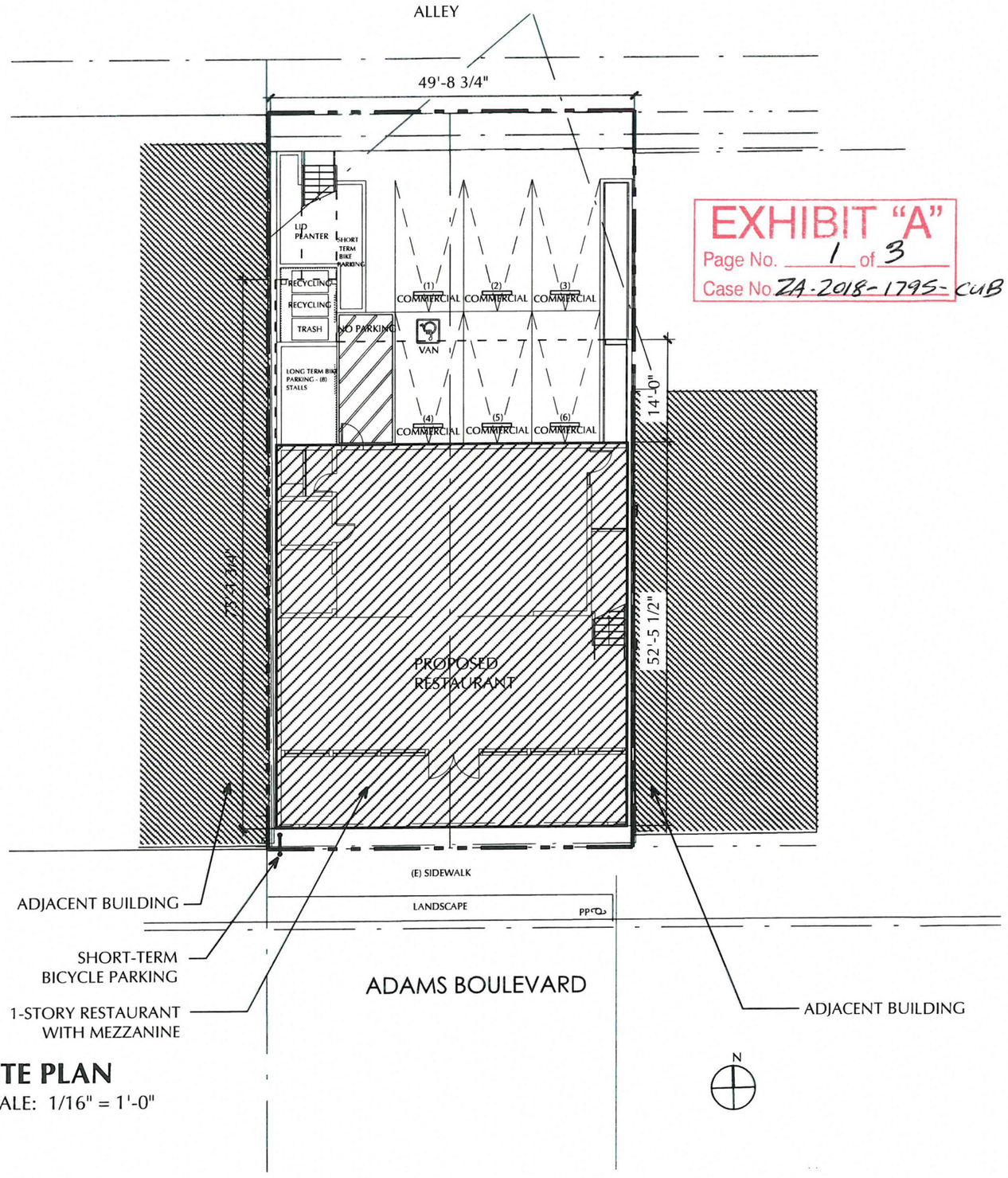


EXHIBIT "A"
Page No. 1 of 3
Case No ZA-2018-1795-CUB

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

SITE DESCRIPTION

PROJECT ADDRESS
5563 W ADAMS BLVD
PROJECT DESCRIPTION
PROPOSED ONE STORY PLUS MEZZANINE RESTAURANT WITH FULL LINE ALCOHOL

LEGAL DESCRIPTION

ASSESSOR:	5048-001-057/058
TRACT:	5565
BLOCK:	NONE
LOT:	94 & 95

ZONING/ PLANNING/ JURISDICTIONAL INFORMATION

ZONING:	C2-1VL-CPIO
COMMUNITY PLAN AREA:	WEST ADAMS
AREA PLANNING COMMISSION:	SOUTH LOS ANGELES
NEIGHBORHOOD COUNCIL:	WEST ADAMS
COUNCIL DISTRICT:	CD10- HERB WESSON, JR.
CENSUS TRACT:	2199.02
COMMUNITY REDEVELOPMENT AGENCY:	MID CITY RECOVERY REDEVELOPMENT PROJECT

PARKING
PARKING REQUIRED PER PROPOSED WEST ADAMS COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO)

COMMERCIAL PARKING REQURIED:	32
(REDUCE PARKING BY 30% PER 12.21.A.4):	9
TOTAL PARKING REQUIRED	
STANDARD/COMPACT STALLS:	23
ACCESSIBLE VAN STALL:	1
LONG TERM BIKE STALLS:	2
SHORT TERM BIKE STALLS:	2
TOTAL PARKING PROVIDED	
STANDARD STALLS:	5
ACCESSIBLE VAN STALL:	1
LONG TERM BIKE STALLS :	8
SHORT TERM BIKE STALLS:	28
OFF-SITE PAKRING STALLS:	17

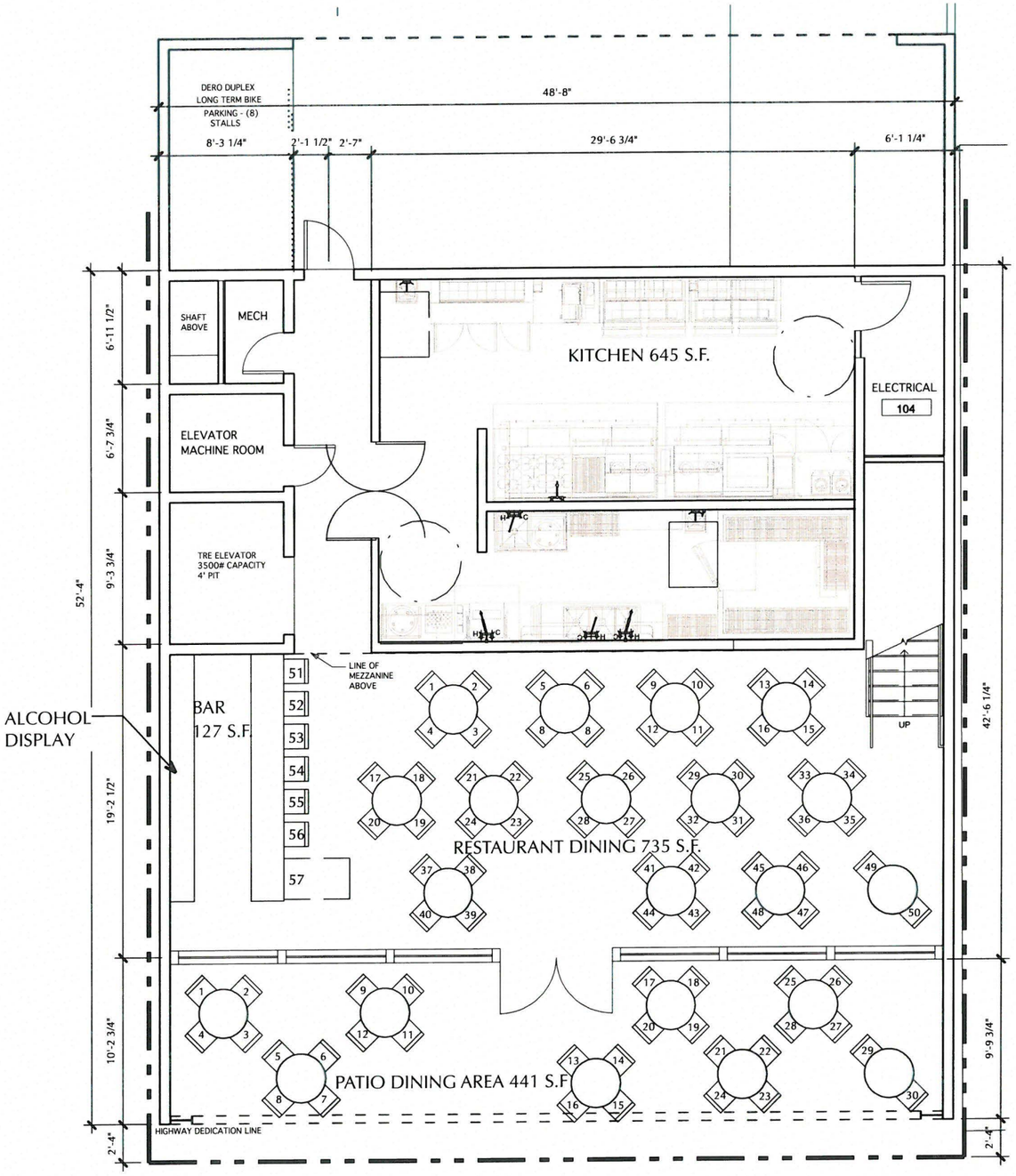
SITE INFORMATION

TOTAL SITE AREA:	5,000 SF
TOTAL PROPOSED AREA:	3,193 SF

SEATING COUNT
TOTAL SEATS: **181**

5563 ADAMS BLVD

MAKIM ARCHITECTURE
telephone (310)741-8299
vm@makimarchitecture.com



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SITE DESCRIPTION

EXHIBIT "A"
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Case No. ZA-2018-1795-CUB

PROJECT ADDRESS

5563 W ADAMS BLVD

PROJECT DESCRIPTION
PROPOSED ONE STORY PLUS MEZZANINE RESTAURANT WITH FULL LINE ALCOHOL

LEGAL DESCRIPTION

ASSESSOR:	5048-001-057/058
TRACT:	5565
BLOCK:	NONE
LOT:	94 & 95

ZONING/ PLANNING/ JURISDICTIONAL INFORMATION

ZONING:	C2-1VL-CPIO
COMMUNITY PLAN AREA:	WEST ADAMS
AREA PLANNING COMMISSION:	SOUTH LOS ANGELES
NEIGHBORHOOD COUNCIL:	WEST ADAMS
COUNCIL DISTRICT:	CD10- HERB WESSON, JR.
CENSUS TRACT:	2199.02
COMMUNITY REDEVELOPMENT AGENCY:	MID CITY RECOVERY REDEVELOPMENT PROJECT

SEATING COUNT FOR FIRST FLOOR

RESTAURANT SEATS:	50
BAR SEATS:	7
OUTDOOR PATIO SEATS:	30
TOTAL SEATING:	**87**

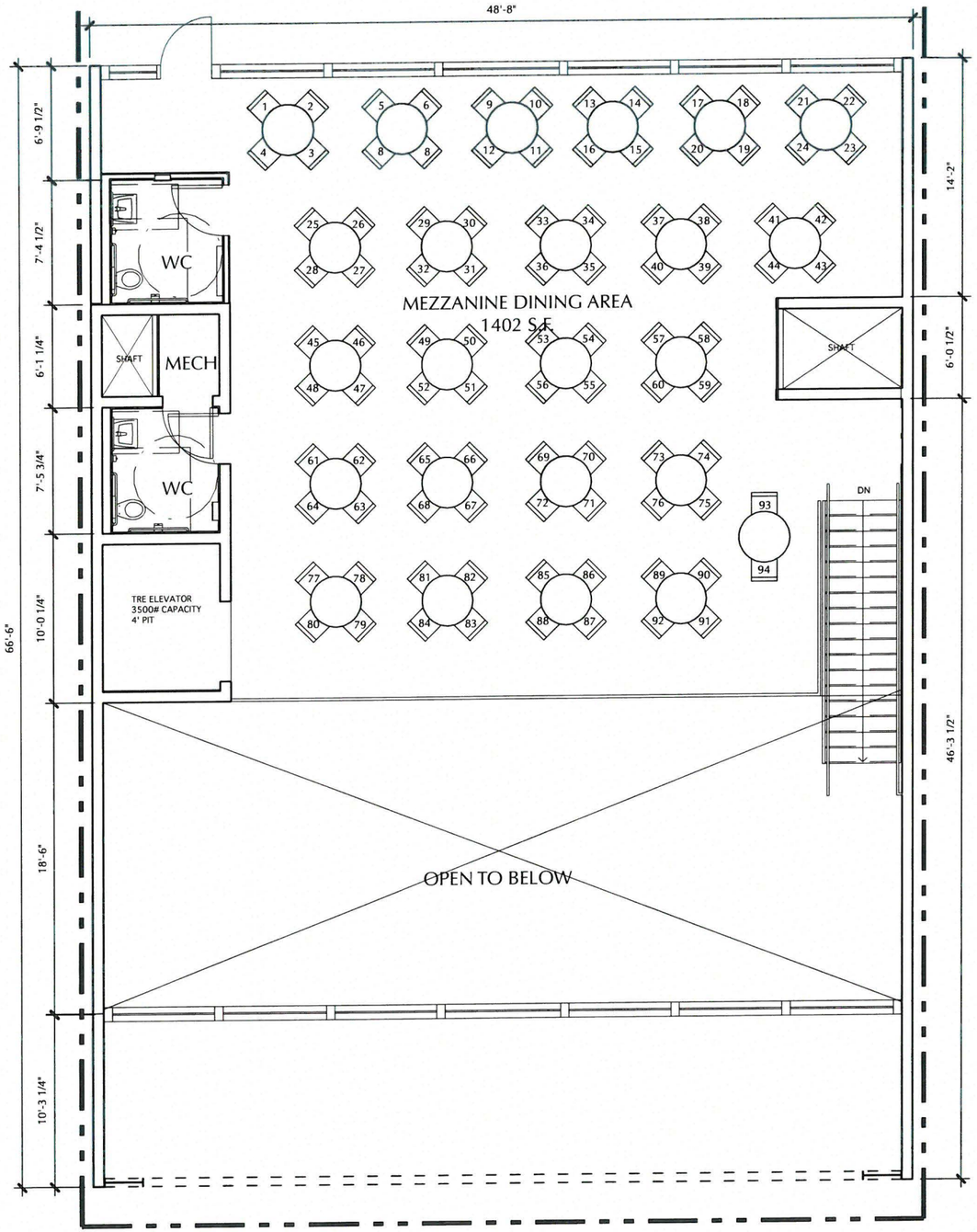
RESTAURANT SQUARE FOOTAGE

BAR AREA:	117 SF
RESTAURANT AREA:	745 SF
MECH :	265.3 SF
KITCHEN:	654 SF
HALLWAY AREA:	135.3 SF
TOTAL FIRST FLOOR AREA:	**1646 SF**
OUTDOOR PATIO AREA:	441 SF

5563 ADAMS BLVD

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MAKIM ARCHITECTURE



MEZZANINE PLAN

SCALE: 1/8" = 1'-0"

SITE DESCRIPTION

EXHIBIT "A"
Page No. 3 of 3
Case No. ZA-2018-1795-CUB

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SEATING COUNT

MEZZANINE DINING SEATS:	94
TOTAL SEATING:	**94**

RESTAURANT SQUARE FOOTAGE

MEZZANINE DINING AREA:	1402 SF
RESTROOMS:	100 SF
MECHANICAL/HVAC AREA:	44 SF
TOTAL SECOND FLOOR AREA:	**1546 SF**

5563 ADAMS BLVD

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MAKIM ARCHITECTURE

CORRESPONDENCE