



ALCOHOL & ENTERTAINMENT ESTABLISHMENTS

Class 2 Conditional Use Permit

Related Code Sections

Los Angeles Municipal Code (LAMC) Section 12.24 W.1 (Class 2 Conditional Use Permit) of Chapter 1 authorizes applications for alcohol establishments (CUB); and Section 12.24 W.18 (Class 2 Conditional Use Permit) of Chapter 1 authorizes applications for entertainment establishments (CUX). Procedures for a Class 2 Conditional Use Permit are governed by LAMC Section 13B.2.2. of Chapter 1A.

Public Hearing and Notice

Notification of a public hearing for the above process includes Property Owners and Occupants (i.e., tenants) within 300 feet from the boundaries of the subject site and the Certified Neighborhood Council representing the area in which the property is located, as well as on-site posting of the notice. This is for informational purposes only and not required at the time of filing, unless otherwise requested. Refer to the Mailing Procedures Instructions (CP13-2074) and Posting Instructions ([CP-7762](#)) for applicable requirements.

Specialized Requirements

When filing for the above application, the following items are required in addition to those specified in the City Planning Application Filing Instructions (CP13-7810).

Radius Map Requirements

Requests for alcohol establishments pursuant to LAMC Section 12.24 W.1 of Chapter 1 are required to include the following. Note that these requirements are separate from the Public Noticing requirements detailed in the Mailing Notification Procedures (CP13-2074), which will be requested by the Project Planner 6-8 weeks prior to the public hearing.

- ☐ A 600-foot radius map showing land uses. See Radius Map Guidelines ([CP-7826](#)) for applicable additional requirements.
- ☐ A list of alcohol establishments between 600 and 1,000 feet of the site. Include the type of license and address.
- ☐ A list of the following types uses within 600 feet:
 - Residential uses and type (e.g., single-family, apartment, hotel)
 - Churches

- Schools, including nursery schools and child-care facilities
- Hospitals
- Parks, public playgrounds, and recreational areas
- Establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises

Additional Requirements for Main CUBs or CUXs

☐ A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating the:

- Type of alcohol permit sought
- Square footage of each particular restaurant, bar, or event space
- Address or suite/unit number corresponding to each CUB or CUX request
- Tenant-operator of each alcohol or adult entertainment establishment (if known)

Specialized Questions

The items below cover important information which will help acquaint the decision maker with your request. The information is required but should not be considered as a limitation upon materials to be submitted. The applicant is encouraged to include any additional relevant materials. In the space below, or on separate paper, if necessary, complete the following:

Physical Development of the Site

1. What is the total square footage of the building or center in which the establishment is located?
10,758
2. What is the total square footage of the space the establishment will occupy? 1,493
3. What is the total occupancy load of the space as determined by the Fire Department? N/A
4. What is the total number of seats that will be provided: Indoors? 0 Outdoors? 0
5. If there is an outdoor area, will there be an option to consume alcohol outdoors?
☐ YES ☐ NO ☒ N/A
6. If there is an outdoor area, is it located on private property or the public right-of-way, or both?
N/A
7. If an outdoor area is within the public right-of-way, has a revocable permit been obtained?
☐ YES ☐ NO ☒ N/A

8. Is floor area being added? ☐ YES ☒ NO

If YES, how much is enclosed? _____ Outdoors? _____

9. Is the site located within 1,000 feet of any schools (public, private, or nursery), churches or parks? ☐ YES ☒ NO
10. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B.17 of Chapter 1? ☐ YES ☐ NO

Parking

11. How many parking spaces are available on the site? 4
12. Are they shared or designated for the subject use? SHARED
13. If adding floor area, what is the parking requirement as determined by the Department of Building and Safety (LADBS)?
N/A
14. Have any arrangements been made to provide off-site parking? ☐ YES ☒ NO

If YES, is the parking secured via a private lease or a covenant/affidavit approved by LADBS?

Note: Required parking must be secured via a covenant pursuant to LAMC Section 12.26 E.5 of Chapter 1. A private lease is only permitted by a Variance.

15. 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.
16. Will valet service be available? ☐ YES ☒ NO
17. Will the service be for a charge? ☐ YES ☐ NO

Operation of the Establishment

18. Has the use been discontinued for more than a year? ☐ YES ☒ NO

If YES, it is **not eligible** for the Plan Approval process.

If NO, the applicant may be required to prove that the discontinuance of the use did not occur.

See LAMC Section 12.23 B.9 or 12.24 Q of Chapter 1.

19. 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-12am	7am-12am	7am-12am	7am-12am	7am-1am	7am-1am	7am-12am

20. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc.? ☐ YES ☒ NO

If YES, describe: _____

Note: An establishment that allows for dancing needs a Class 2 Conditional Use Permit pursuant to 12.24 W.18 of Chapter 1.

21. Will there be minimum age requirements for entry? ☐ YES ☒ NO

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

22. Will there be any accessory retail uses onsite? ☐ YES ☒ NO

If YES, what will be sold? _____

Security

23. How many employees will be on the site at any given time? 2-4

24. Will security guards be provided onsite? ☐ YES ☒ NO

If YES, how many and when? _____

25. Has LAPD issued any citations or violations? ☐ YES ☒ NO

If YES, provide copies.

Alcohol

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

27. Will "fortified" wine (greater than 16% alcohol) be sold? ☐ YES ☒ NO

28. Will alcohol be consumed on any adjacent property under the control of the applicant?

☐ YES ☒ NO

29. Will there be signs visible from the exterior that advertise the availability of alcohol?

☐ YES ☒ NO

Food

30. Will there be a kitchen on the site?

☐ YES ☒ NO

31. Will alcohol be sold without a food order?

☒ YES ☐ NO

32. Will the sale of alcohol exceed the sale of food items on a quarterly basis? ☒ YES ☐ NO

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

On-Site

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

☐ YES ☐ NO

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

35. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")?

☐ YES ☐ NO

If YES, a request for off-site sales of alcohol is also required.

36. Will discounted alcoholic drinks ("Happy Hour") be offered at any time?

☐ YES ☐ NO

Off-Site

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

☐ YES ☒ NO

38. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 750 ml?

☒ YES ☐ NO

Note: Contact the California Department of Alcoholic Beverage Control (ABC) regarding its requirements at <http://www.abc.ca.gov/>.

Caldera Bill (CA Business and Professions Code Section 23958 and 23958.4)

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

☒ YES ☐ NO

If YES, is the establishment a bona-fide eating place (restaurant) or hotel/motel?

MARKET

If NO, contact ABC to determine whether the proposed site is located in an area where issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or if issuance would result in, or add to an undue concentration of licenses.

Notes: *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**. This is in addition to obtaining the Conditional Use Permit or Plan Approval. Contact the ABC regarding its requirements at <http://www.abc.ca.gov/>.*

Findings


The decision maker must decide if the facts presented in the record support the findings (i.e., criteria for approval) established in the LAMC. On a separate sheet, provide a detailed justification/explanation of how the proposed project conforms with the following:

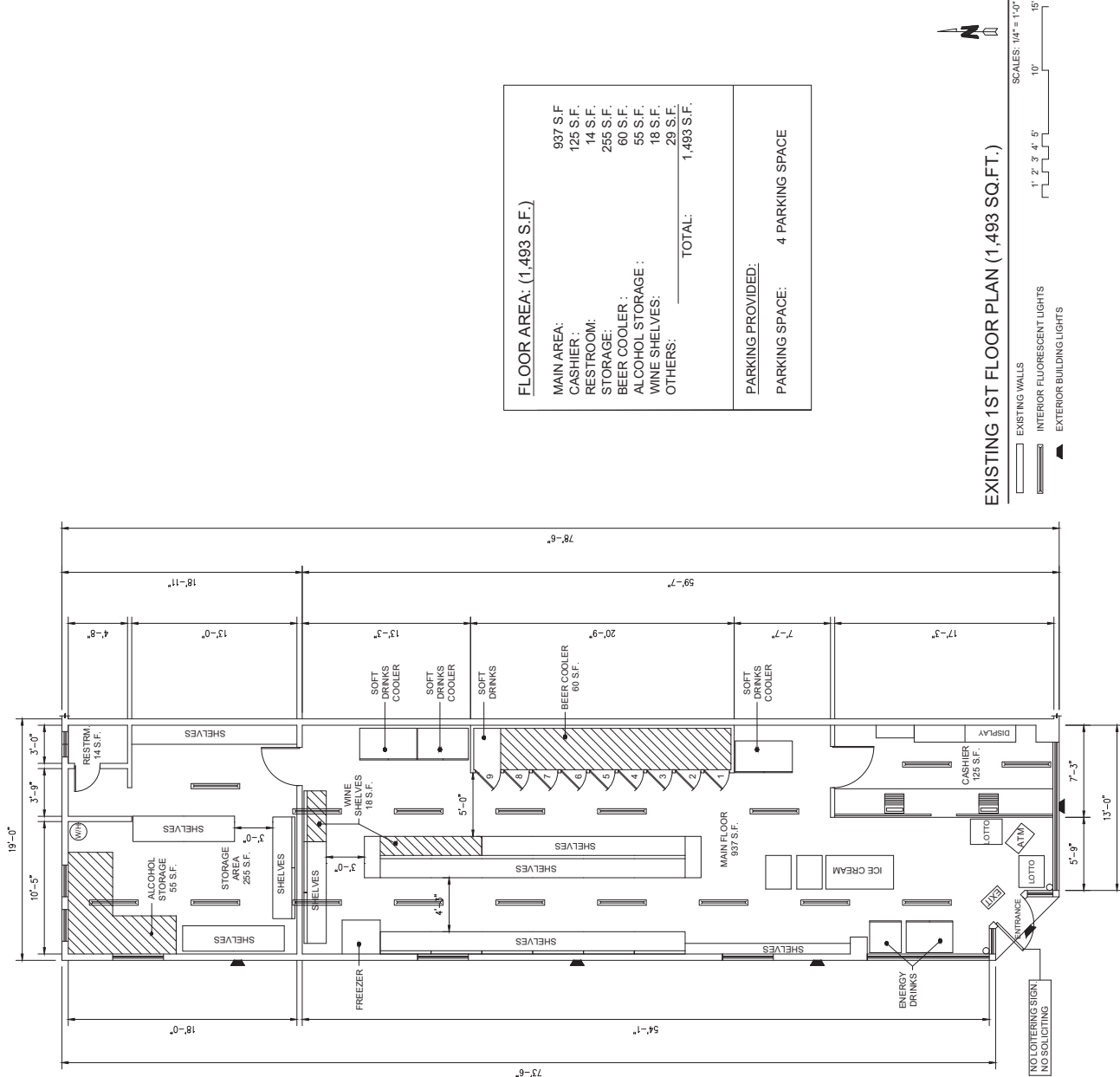
1. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.
2. The project's location, size, height, operations, and other significant features will be compatible with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

Supplemental Findings

In addition to the above findings for approval, the decision maker must also consider the following matters. The information is required but should not be considered as a limitation upon materials to be submitted. The applicant is encouraged to include any additional relevant materials.

1. The proposed use will not adversely affect the welfare of the pertinent community.
2. 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.

- 
3. 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.



Conditional Use Permit-Alcohol (CUB)

Additional Information/Findings

2632 E. Cesar E. Chavez Ave

REQUEST

A Conditional Use Permit (CUB) pursuant to the provisions of Section 12-24 M of the Los Angeles Municipal Code, to allow the sale of a full-line of alcoholic beverages for off-site consumption, in conjunction with an existing 1,493 SF market in between the hours of 7 AM to 12 AM Sunday to Thursday, 7 AM to 1 AM Friday to Saturday. The property lies in the C2-1-CUGU Zone.

GENERAL CONDITIONAL USE FINDINGS

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

The subject establishment is located on a dense street surrounded by a mix of retail and commercial use. The subject property is an existing market called Sakura Market and has been well received by the public since opening in 2020.

As Sakura Market is located within Los Angeles with bustling foot and vehicular traffic, the nearby residents and retail consumers have continued to proven to be loyal patrons.

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

The project's location, size, height, and operations will be compatible with the immediate neighborhood since this is an existing restaurant in an existing building.

Built in 1925, the building has become a familiar part of the local urban fabric and the aesthetic improvements brought with the opening of the market in 2020 has arguably increased its aesthetic appeal for the community.

The subject property is surrounded by both commercial and retail uses. The subject property has 4 total parking stalls so there should not be impact from patrons parking on nearby residential streets. It can therefore be established that due to its continuation of use within an existing neighborhood, the project will be compatible with, and will not adversely affect the surrounding properties.

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.

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. Most of the policies derived from these Elements are in the form of Code Requirements of Los Angeles Municipal Code. With the CUB requests described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code.

Similarly, the Boyle Heights Community Plan sets forth planning goals and objectives to maintain the community's distinctive character by:

- Enhancing the positive characteristics of residential neighborhoods while providing a variety of housing opportunities.
- Improving the function, design and economic vitality of commercial areas.
- Preserving and enhancing the positive characteristics of existing uses which provide the foundation for community identity, such as scale, height, bulk, setbacks and appearance.
- Maximizing development opportunities around existing and future transit systems while minimizing adverse impacts.
- Preserving and strengthening commercial developments to provide a diverse job-producing economic base.
- Improving the quality of the built environment through design guidelines, streetscape improvements, and other physical improvements which enhance the appearance of the community

The existing market is located in an area with rich public transportation options, is aesthetically pleasing from the street and sidewalk, and its continued use as a neighborhood-serving, job-creating market substantially conforms with the purpose, intent and provisions of the City of Los Angeles and Boyle Heights Community Plan.

ADDITIONAL FINDINGS

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

The applicant is an established market operator who is respectful of the spirit and intent of local regulations guiding the serving of alcohol. The addition of alcohol does not change the overall nature of the business, which is first and foremost a market. In addition, the subject location is situated in a commercial use building. A market not only complements this use, it is

also a desired amenity for local residents and workers. This, in turn, assures a use which is convenient to patrons, respects the welfare of the community, and furthers the goals of the Community Plan.

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

Cesar E. Chavez Avenue is a bustling street with a range of restaurants and retail. The intensity of commercial development and the existence of residential buildings in the area help explain the demand for and number of off-site alcoholic licenses issued within the census tract. It is worth noting that ABC criteria allows for this type of scenario, which is typical of areas that attract large numbers of people who hail from outside the census tract.

The ABC establishes the allotted number of licenses per census tract by population and cannot take into account these other crucial neighborhood specific factors; however, they do continue to approve new licenses in these types of areas due to those circumstances mentioned above.

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

The area in which the subject property is located has been favored by local residents for its proximity to public transit, shops, and particularly amenities such as restaurants and various retail establishments. It is anticipated that local residents and business commuters will appreciate the convenience of this establishment, with market patrons reporting that that they have been happy to have a market in their area.

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

Los Angeles City Planning

The Special Instructions for Alcohol (CUB) & Entertainment establishments is a required attachment to the Department of City Planning (DCP) Application Filing Instructions ([CP-7810](#)). Only utilize this form when filing for a Conditional Use Permit pursuant to LAMC Sections 12.24 W.1 for alcohol establishments or 12.24 W.18 for entertainment.

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 FOR ALCOHOL USES.** The following requirements are separate from the Public Noticing requirements detailed in the Mailing Notification Procedures ([CP-2074](#)), which will be requested by the Project Planner 6-8 weeks prior to the public hearing:
 - An electronic copy of a **RADIUS MAP FOR ALCOHOL USES**, showing land uses to a 600-foot radius.
 - A **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site. Include in the list the type of license and address.
 - A **LIST OF THE FOLLOWING USES** within 600 feet:
 - (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 for CUB and/or CUX**
 - 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 for CUB**
 - i. That the proposed use will not adversely affect the welfare of the pertinent community.
 - ii. 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.

- iii. 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.

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? 10,758
- b. What is the total square footage of the space the establishment will occupy? 1,493
- c. What is the total occupancy load of the space as determined by the Fire Department? N/A
- d. What is the total number of seats that will be provided indoors? 0 Outdoors? 10,758
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? 1,493
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? 0
- i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? N/A
- g. Are you adding floor area? NO If yes, how much is enclosed? _____ Outdoors? _____
- h. Parking**
- i. How many parking spaces are available on the site? 4
- ii. Are they shared or designated for the subject use? SHARED
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? N/A
- iv. Have any arrangements been made to provide parking off-site? _____
1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? _____
- Note:** *Required parking must be secured via a covenant pursuant to LAMC Section 12.26 E.5. A private lease is only permitted by a Zone Variance.*
2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.
3. Will valet service be available? NO Will the service be for a charge? N/A
- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? NO
- 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-12am	7am-12am	7am-12am	7am-12am	7am-1am	7am-1am	7am-12am

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

Note: An establishment that allows for dancing needs a conditional use pursuant to LAMC Section 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? _____

- d. Will there be any accessory retail uses on the site? 7am-12am What will be sold? 7am-12am

e. **Security**

- i. How many employees will you have on the site at any given time? 7am-12am

- ii. Will security guards be provided on-site? 7am-12am

1. If yes, how many and when? 7am-1am

- iii. Has LAPD issued any citations or violations? 7am-12am 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? NO

2. Will alcohol be sold without a food order? N/A

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? NO

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

vi. **On-Site**

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? N/A

- 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")? N/A
- 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? N/A

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)? YES

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

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

- a. Is this application a request for on-site or off-site sales of alcoholic beverages? OFF-SITE
- i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? MARKET
1. If no, contact 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**.

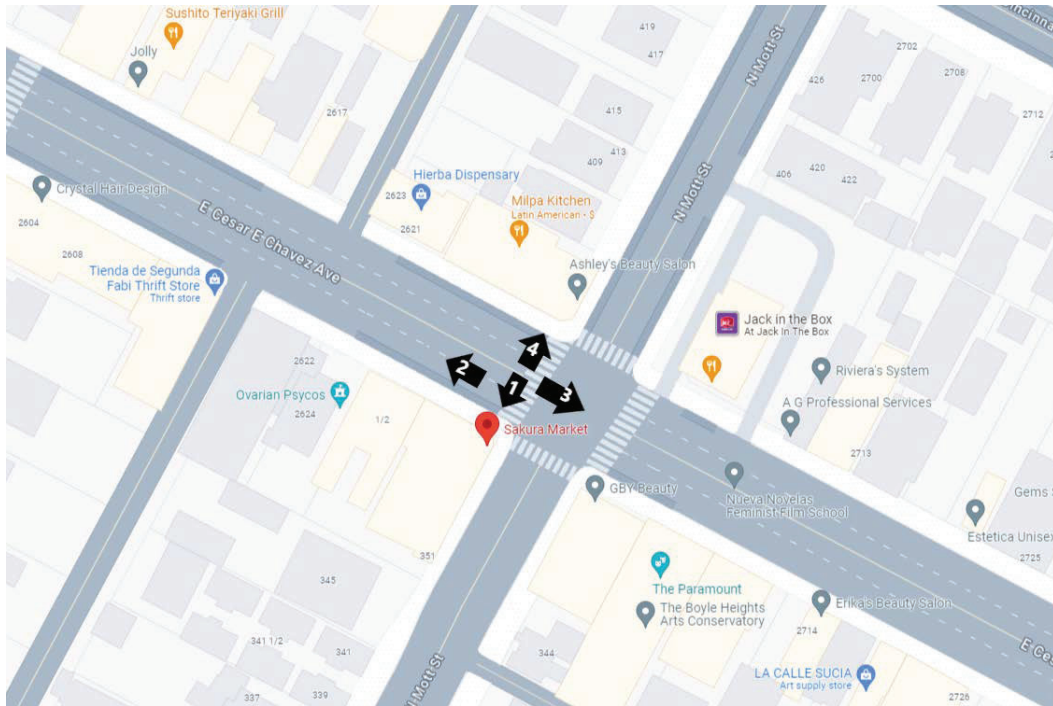
6. ADDITIONAL REQUIREMENTS FOR MAIN CUBs/CUXs. In addition to all requirements detailed in the DCP Application Filing Instructions ([CP-7810](#)), applications for Main CUBs/CUXs shall include:

- 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 and/or 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.

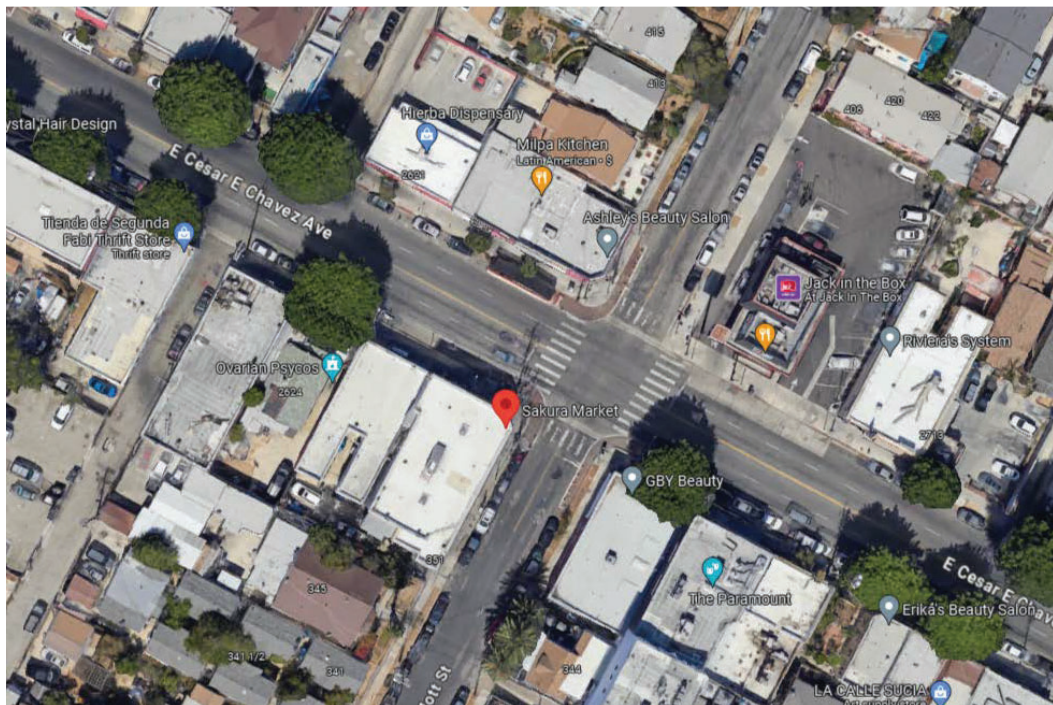
NOTE: *Please consider submitting documents beyond the requirements outlined in this form. If there are other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute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

PHOTO EXHIBIT

2632 E. CESAR E. CHAVEZ AVE

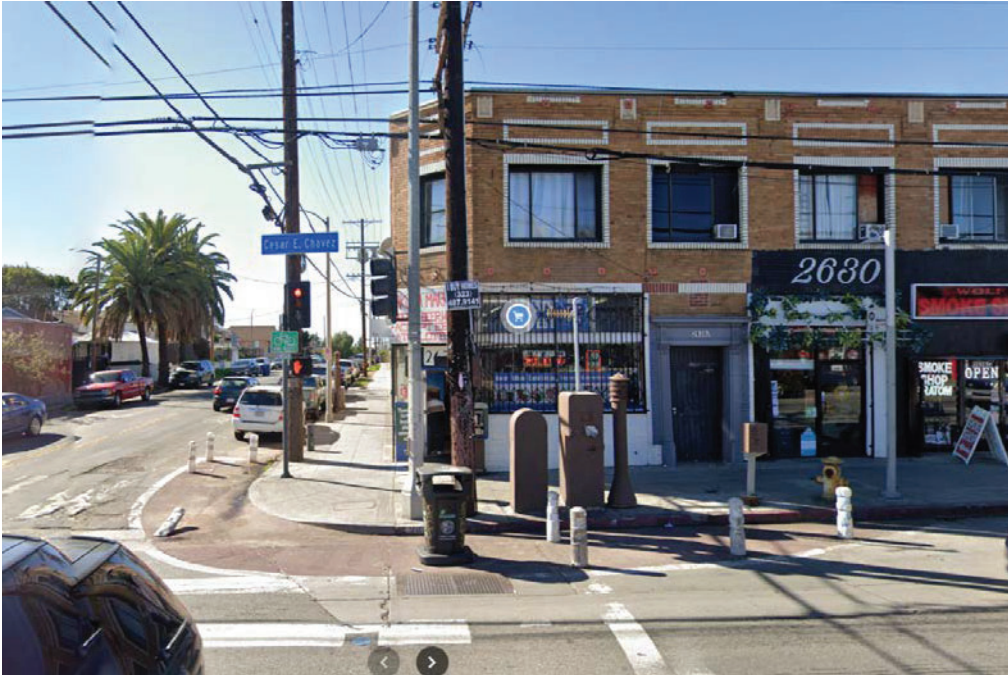


KEY MAP

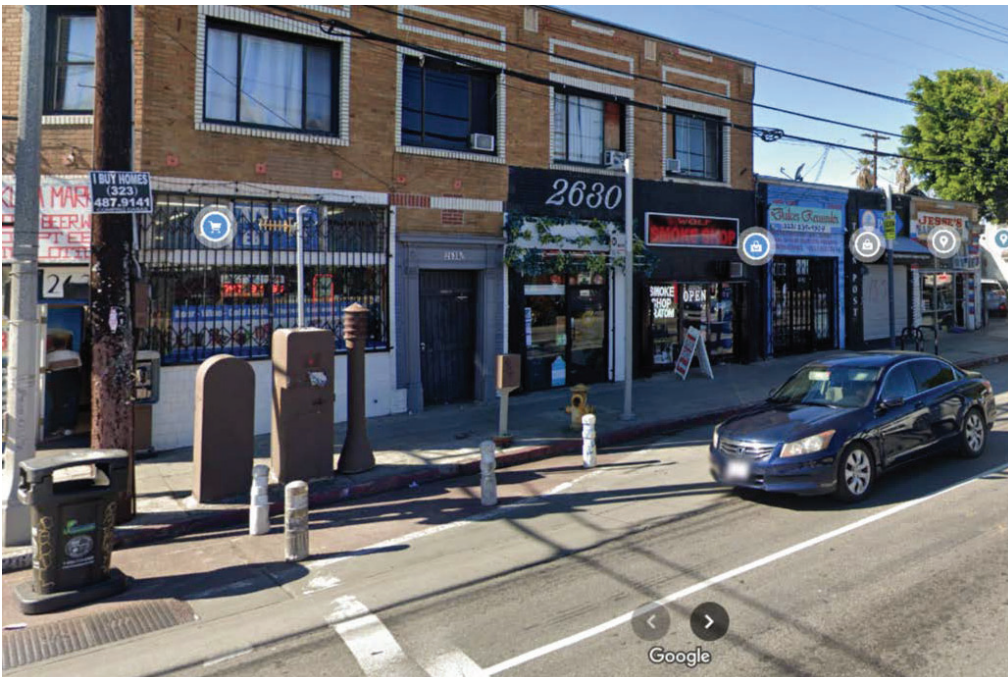


AERIAL MAP

1. VIEW OF SUBJECT PROPERTY, VIEW TO SOUTHWEST



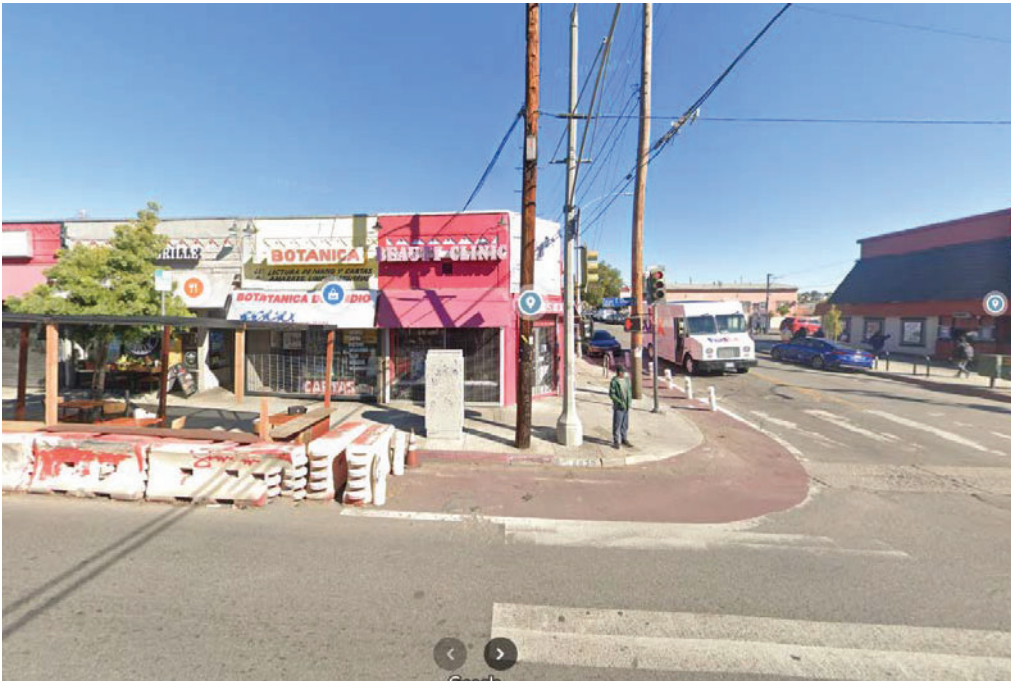
2. VIEW TO NORTHWEST, SUBJECT PROPERTY ON LEFT



3. VIEW TO SOUTHEAST, SUBJECT PROPERTY ON RIGHT



4. VIEW TO NORTHEAST, SUBJECT PROPERTY BEHIND

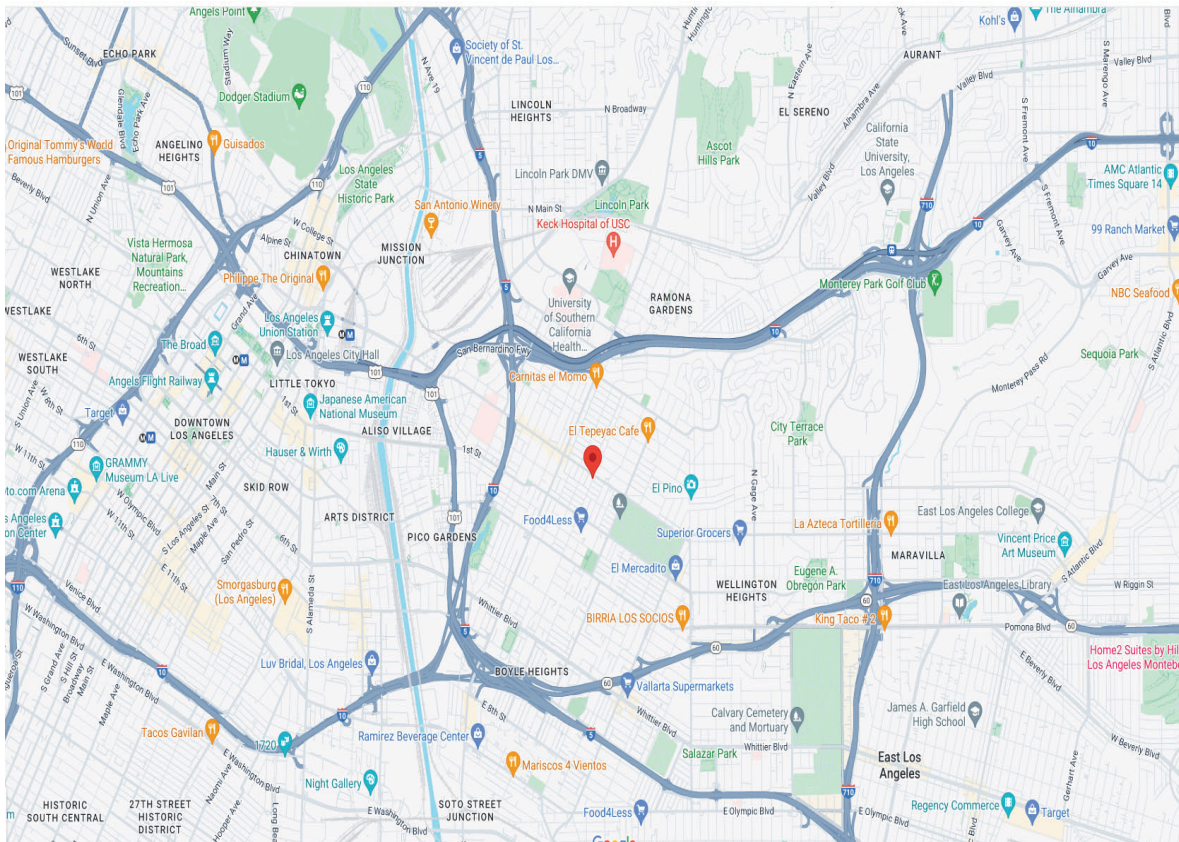


BIRD'S EYE VIEW OF SUBJECT PROPERTY



Vicinity Map

2632 E Cesar E Chavez Ave



REVISIONS	BY

GENESIS CONSULTING INC.
3435 WILSHIRE BLVD. STE. 1030
LOS ANGELES, CA 90010
OFFICE 213-228-3288
WWW.GCI-COM

OWNER INFORMATION:
PRANESH BARUA
2632 E CESAR E CHAVEZ AVE
LOS ANGELES CA 90033

PROJECT INFORMATION:
SAKURA MARKET
2632 E CESAR E CHAVEZ AVE
LOS ANGELES CA 90033

DATE 06-14-2024
SCALE 1/8" = 1'-0"
DRAWN G.C.
JOB
SHEET

A-1

SHEET INFO.
A-1 EXISTING SITE PLAN
A-2 EXISTING 1ST FLOOR MARKET FLOOR PLAN

BUILDING DATA:

SITE ADDRESS
2628 1/2 E CESAR E CHAVEZ AVE
2630 1/2 E CESAR E CHAVEZ AVE
2628 E CESAR E CHAVEZ AVE
2630 E CESAR E CHAVEZ AVE
2632 E CESAR E CHAVEZ AVE
LOS ANGELES CA 90033

APN# 5180-009-006
LOT SIZE: 9,000 (SQ FT) ZIMAS
ZONING C2-1-CUGU

PROPERTY BOUNDARY DESCRIPTION:
H J WOOLACOTT'S SUB OF LOT 6 MATHEWS AND
FICKETT TRACT SE 90 FT OF LOTS 2 AND
LOT 4

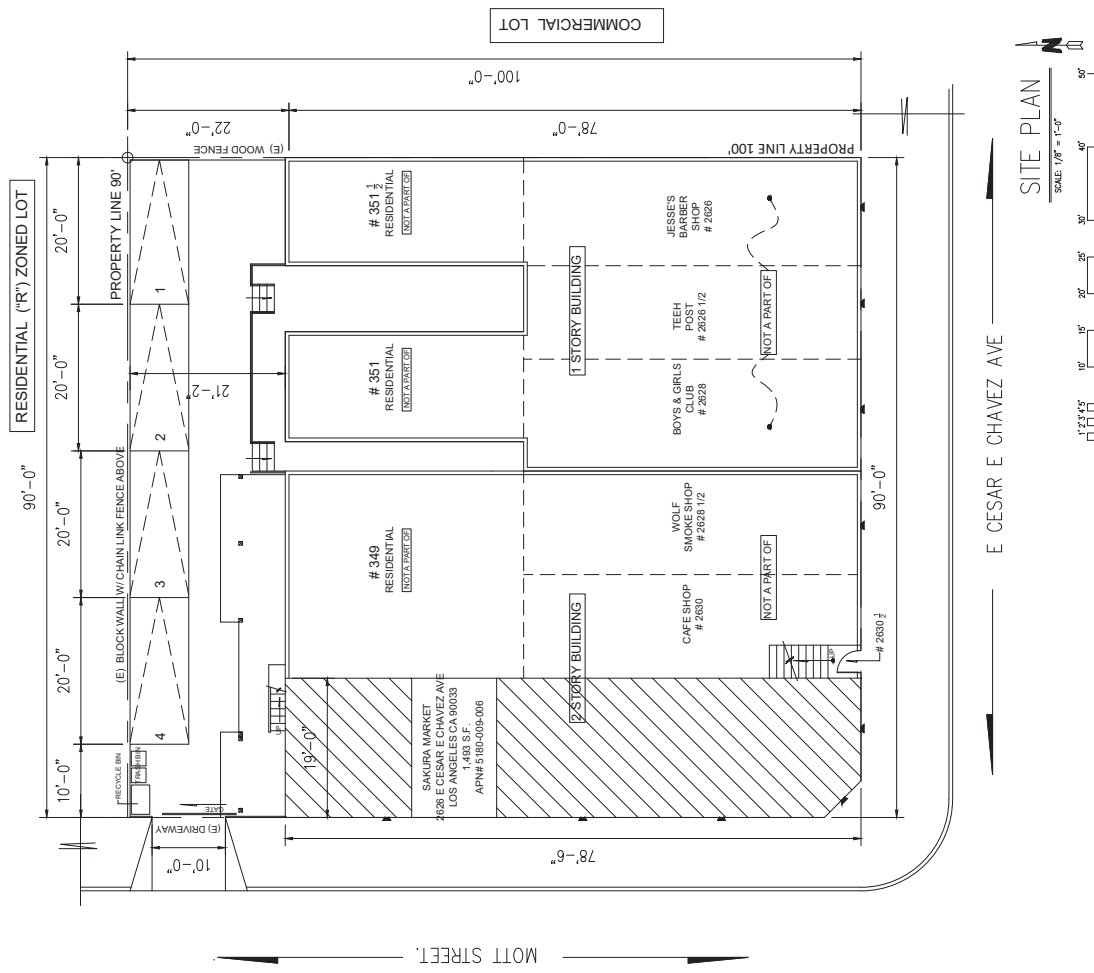
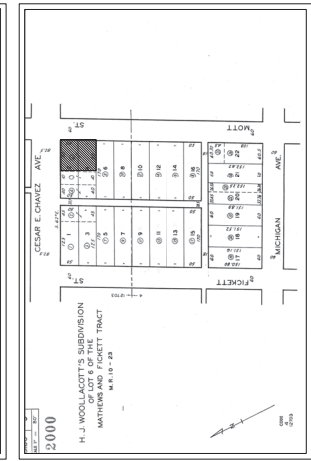
EXISTING BUILDING: 10,758
SQUARE FOOTAGE: 1925 / 1925
YEAR BUILD / EFFECTIVE YEAR BUILT: 22'-0"
BUILDING HT: 2 STORY BUILDING

PARKING PROVIDED:
PARKING SPACE: 4 PARKING SPACE

PROJECT DATA:

PROJECT INFO:
BUSINESS NAME: SAKURA MARKET
PROJECT ADDRESS: 2632 E CESAR E CHAVEZ AVE LOS ANGELES CA 90033
MARKET ON 1ST FLOOR 1,493 S.F.

VICINITY MAP



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

Alcohol Establishments/Land Use List (0-600ft)

2632 E Cesar E Chavez Ave

(1) Residential:

- *Folsom St-SFRs, Multi-family residential (2-6 Units)
- *Cincinnati St-SFRs, Multi-family residential (2-9 Units)
- *E Cesar E Chavez Ave-SFRs, Multi-family residential (2-4 Units)
- *New Jersey St-SFRs, Multi-family residential (2-5 Units)
- *Michigan Ave-SFRs, Multi-family residential (2-10 Units)
- *N Matthews St-SFR, Multi-family residential (8-10 Units)
- *N Fickett St-SFRs, Multi-family residential (3-8 Units)
- *N Mott St-SFRs, Multi-family residential (2-4 Units)
- *N Saratoga St-SFR, Multi-family residential (2-3 Units)

(2) Churches:

- *None found

(3) Schools:

- *None found

(4) Hospitals:

- *None found

(5) Parks, public playgrounds, recreational facilities:

- *Variety Boys & Girls Club-2530 Cincinnati St

(6) Alcoholic Beverage Establishments:

- *Sakura Market-2632 E Cesar E Chavez Ave-Off sale beer & wine
- *The Paramount-2708 E Cesar E Chavez Ave-On site full bar
- *Brooklyn Ave Pizza Co-2706 E Cesar E Chavez Ave-On site full bar
- *El 7 Mares-2747 E Cesar E Chavez Ave-On site beer & wine