

**APPLICATIONS:****DEPARTMENT OF CITY PLANNING APPLICATION***THIS BOX FOR CITY PLANNING STAFF USE ONLY***Case Number** _____**Env. Case Number** _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

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

Related Case Number _____

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 Address¹ _____ Unit/Space Number _____Legal Description² (Lot, Block, Tract) _____

Assessor Parcel Number _____ Total Lot Area _____

2. PROJECT DESCRIPTION

Present Use _____

Proposed Use _____

Project Name (if applicable) _____

Describe in detail the characteristics, scope and/or operation of the proposed project _____

Additional information attached ☐ YES ☐ NO

Complete and check all that apply:

Existing Site Conditions☐ Site is undeveloped or unimproved (i.e. vacant)☐ Site is located within 500 feet of a freeway or railroad☐ Site has existing buildings (provide copies of building permits)☐ Site is located within 500 feet of a sensitive use (e.g. school, park)☐ 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)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)

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

- ☐ Removal of protected trees on site or in the public right of way
- ☐ New construction: _____ 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 _____ - Demolish(ed)³ _____ + Adding _____ = Total _____

Number of Affordable Units⁴ Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way InformationHave you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ☐ NOIs your project required to dedicate land to the public right-of-way? ☐ YES ☐ NO

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

If you have dedication requirements on multiple streets, please indicate: _____

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 _____

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

Action Requested, Narrative: _____

Authorizing Code Section _____

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

Action Requested, Narrative: _____

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

☐ Clarification of Q (Qualified) classification

☐ Modification of conditions

☐ Clarification of D (Development Limitations) classification

☐ Revision of approved plans

☐ Amendment to T (Tentative) classification

☐ Renewal of entitlement

☐ Plan Approval subsequent to Master Conditional Use

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 _____

b. Geographic Project Planning Referral _____

c. Citywide Design Guidelines Compliance Review Form _____

d. Affordable Housing Referral Form _____

e. Mello Form _____

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

g. HPOZ Authorization Form _____

h. Management Team Authorization _____

i. Expedite Fee Agreement _____

j. Department of Transportation (DOT) Referral Form _____

k. Preliminary Zoning Assessment Referral Form _____

l. SB330 Preliminary Application _____

m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____

n. Order to Comply _____

o. Building Permits and Certificates of Occupancy _____

p. Hillside Referral Form (BOE) _____

q. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____

r. SB330 Determination Letter from Housing and Community Investment Department _____

s. Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☐ NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

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 _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip: _____

Telephone _____ E-mail: _____

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

7. **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 of 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 4/29/2022

Print Name MATTHEW STEINBERG

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 APRIL 29, 2012 before me, IAN BRINK, NOTARY PUBLIC
(Insert Name of Notary Public and Title)

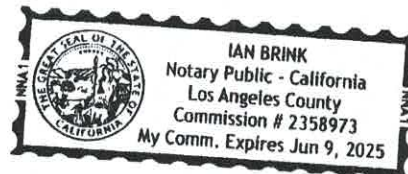
personally appeared MOTHEW STEINBERG, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that
by his/her/their signature(s) 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]
Signature

(Seal)



APPLICANT

8. **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.
- i. 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 is 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 does not need to be notarized.

Signature: _____

Date: _____

Print Name: _____

OPTIONAL
NEIGHBORHOOD CONTACT SHEET

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

--

1948 E. 7th St.
CUB-CUX Findings

Project Description: Change of use of an existing 2,760 sf. liquor store with on-site beer and wine consumption to a bar with full-line alcohol sales for on-site and off-site consumption with 83 seats, hours of operation of 9 AM-2 AM daily, live entertainment, and patron dancing.

Requests: Pursuant to LAMC 12.24-W,1, a Conditional Use Permit to permit the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption in conjunction with a 2,760 sf. bar with 83 seats. Pursuant to LAMC 12.24-W,18, a Conditional Use Permit to permit patron dancing and live entertainment in conjunction with a 2,760 sf. bar with 83 seats.

- 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 applicants have extensive experience in the bar and hospitality industry, currently operating Everson Royce Bar in the space next door at 1936 E. 7th St., two locations of Triple Beam Pizza in Echo Park and Highland Park, Hippo restaurant in Highland Park, as well as their wine and bottle shops with on-site tasting, Silverlake Wine, Everson Royce Wine & Spirits in Pasadena, Highland Park Wine, and formerly Silverlake Wine Arts District within the space now proposed for bar use.

Downtown Los Angeles has a growing population, and much more residential growth is planned, creating significant demand for quality amenity spaces that facilitate socialization and community-building. The applicants have an extensive track record of creating such hospitable environments, with compelling ambience and a well-curated beverage selection. This new establishment will exhibit the same level of care and attention to detail, resulting in a convivial space that will quickly become a favorite neighborhood staple, as have their other establishments.

- 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 will not modify the size, height, or other exterior physical features of the structure, aside from aesthetic façade improvements. The proposed operation will be compatible with the surrounding area, which is mostly commercial and industrial, with all residential uses sufficiently distant from the subject site. The existing bar at 1936 E. 7th St. with outdoor patio has been a successful addition to the neighborhood. This establishment will be entirely within an enclosed building, so it should not have any adverse impacts on the surrounding area, but rather positive impacts related to the addition of a new neighborhood amenity and activation of the corner space, providing greater neighborhood safety.

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 Central City North Specific Plan outlines the following Objectives and Policies:

Objective 2-1: To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services.

Policy 2-1.1: New commercial uses shall be located in existing established commercial areas or existing shopping centers.

Objective 2-2: To attract uses which strengthen the economic base and expand market opportunities for existing and new businesses.

Policy 2-4.2: Preserve community character, scale, and architectural diversity.

Objective 3-1: To provide for existing and future industrial uses which contribute job opportunities for residents and which minimize environmental and visual impacts to the community.

The project will contribute to all of the above objectives and goals.

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

The project is located within an M3 Heavy Manufacturing area. There are some residents in the area, but not immediately adjacent to the site. Other existing bar uses have not resulted in any adverse impacts on the surrounding community, but rather positive activation of the area, and this establishment will do the same.

5. The approval of the application will not result in, or contribute to an undue concentration of such establishments.

The approval of the application will not result in an undue concentration of bar establishments, as the area has a fast-growing residential population, creating significant demand for quality amenity spaces that facilitate socialization and community-building.

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

There are no residential zones in the area and no residential or sensitive uses in the immediate vicinity of the project. The bar use will be fully enclosed within an existing building and will be a positive amenity, appreciated by the community.

CUB-CUX Questions

SITE DEVELOPMENT

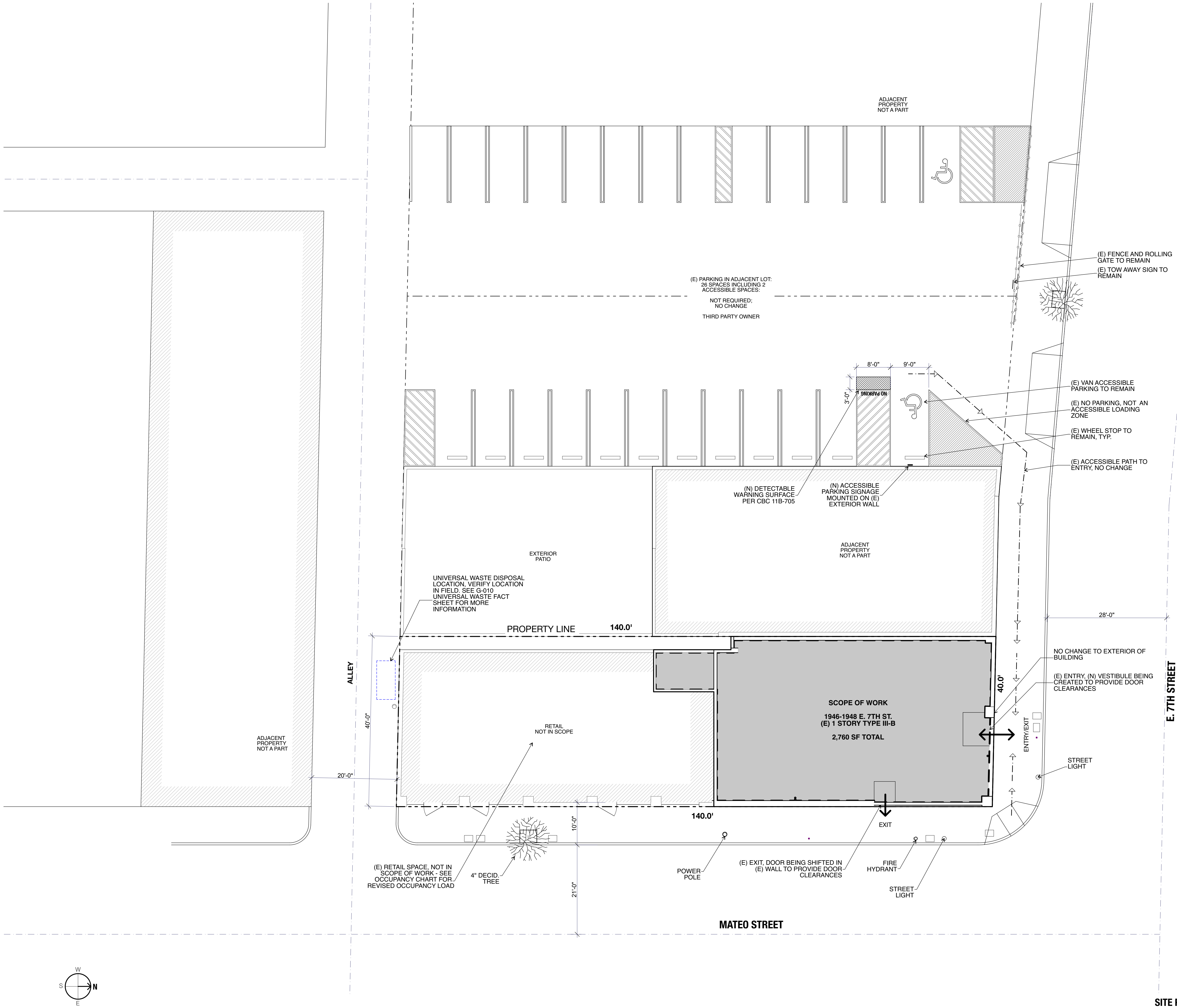
4a.	What is the total square footage of the building or center the establishment is located in?	5,363 sf
4b.	What is the total square footage of the space the establishment will occupy?	2,760 sf interior/ 0 sf exterior
4c.	What is the total occupancy load of the space as determined by the Fire Department?	TBD
4d.	What is the total number of seats that will be provided indoors? Outdoors?	Indoor: 83 seats Outdoor: 0 seats
4e.	If there is an outdoor area, will there be an option to consume alcohol outdoors?	N/A
4f.	If there is an outdoor area, is it on private property or the public right-of-way, or both?	N/A
4g.	If an outdoor area is on the public right-of-way, has a revocable permit been obtained?	N/A
4h.	Are you adding floor area? If yes, how much is enclosed? Outdoors?	No
4i.	Parking	
4i.i	How many parking spaces are available on the site?	26 spaces (on adjacent lot; not part of project)
4i.ii	Are they shared or designated for the subject use?	Shared
4i.iii	If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety?	N/A
4i.iv	Have any arrangements been made to provide parking off-site?	No
4i.iv.1	If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? <i>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.</i>	N/A
4i.iv.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.	N/A
4i.iv.3	Will valet service be available? If so, will the service be for a charge?	No
4j.	Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks?	Yes

4k.	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
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OPERATIONS

5a.	Has the use been discontinued for more than a year?	No
5b.	What are the proposed hours of operation and which days of the week will the establishment be open?	
	Monday	Proposed Hours of Operation: Proposed Hours of Alcohol Sales: 9 am – 2 am
	Tuesday	Proposed Hours of Operation: Proposed Hours of Alcohol Sales: 9 am – 2 am
	Wednesday	Proposed Hours of Operation: Proposed Hours of Alcohol Sales: 9 am – 2 am
	Thursday	Proposed Hours of Operation: Proposed Hours of Alcohol Sales: 9 am – 2 am
	Friday	Proposed Hours of Operation: Proposed Hours of Alcohol Sales: 9 am – 2 am
	Saturday	Proposed Hours of Operation: Proposed Hours of Alcohol Sales: 9 am – 2 am
	Sunday	Proposed Hours of Operation: Proposed Hours of Alcohol Sales: 9 am – 2 am
5c.	Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: <i>Note: An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.</i>	Live music, DJ, dancing, karaoke
5d.	Will there be minimum age requirements for entry? If yes, what is the minimum age requirement and how will it be enforced?	21+
5e.	Will there be any accessory retail uses on the site? What will be sold?	Yes – full line alcohol sales
5f.	Security	
5f.i	How many employees will you have on the site at any given time?	2-5 employees
5f.ii	Will security guards be provided on-site?	Yes
5f.ii.1	If yes, how many and when?	At least 1 at all times
5f.iii	iii. Has LAPD issued any citations or violations? If yes, please provide copies.	No
5g.	Alcohol	

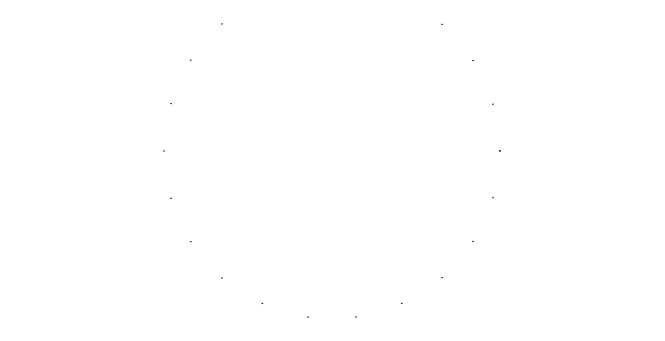
5g.i	Will there be beer & wine only, or a full-line of alcoholic beverages available?	On-Sale: Full Line Off-Sale: Full Line
5g.ii	Will “fortified” wine (greater than 16% alcohol) be sold?	No
5g.iii	Will alcohol be consumed on any adjacent property under the control of the applicant?	Yes
5g.iv	Will there be signs visible from the exterior that advertise the availability of alcohol?	Yes
5g.v	Food	
5g.v.1	Will there be a kitchen on the site?	No
5g.v.2	Will alcohol be sold without a food order?	Yes
5g.v.3	Will the sale of alcohol exceed the sale of food items on a quarterly basis?	Yes
5g.v.4	Provide a copy of the menu if food is to be served.	N/A
5g.vi	On-Site	
5g.vi.1	Will a bar or cocktail lounge be maintained incidental to a restaurant? <i>If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.</i>	No
5g.vi.2	Will off-site sales of alcohol be provided accessory to on-site sales (“Take Out”)? <i>If yes, a request for off-site sales of alcohol is required as well.</i>	Yes
5g.vi.3	Will discounted alcoholic drinks (“Happy Hour”) be offered at any time?	Yes
5g.vii	Off-Site	
5g.vii.1	Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises?	TBD
5g.vii.2	Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)?	TBD
6.	CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)	
6a.	Is this application a request for on-site or off-site sales of alcoholic beverages?	Both On-Site and Off-Site
6a.i	If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel?	No



PROJECT:
7TH MATEO
Bar
1946 & 1948 E. 7th Street
Los Angeles, CA, 90021

CLIENT:
Randy Clement
(323) 286-8578
randy@silverlakewine.com

ARCHITECT:



office42
2620 N FIGUEROA ST
LOS ANGELES, CA, 90065
(323) 352.8982
info@o42arch.com

CONSULTANTS:
STRUCTURAL ENGINEER
####

MEP ENGINEER
####

CIVIL ENGINEER
####

SURVEYOR
####

DRAWING INFORMATION:	
ABC APPLICATION SET	APRIL 14, 2022
PLAN CHECK SET	NOVEMBER 18, 2022
FIRE SUBMITTAL	FEBRUARY 17, 2023
CUB/CUX SUBMITTAL	FEBRUARY 17, 2023

PRINT DATE:	2/21/23	11:18 AM
MANAGER:	Ben Ragle	
COPYRIGHT:	office42 architecture	
MODEL FILE:	7TH MATEO Bar	

Plans Approved
as required by
City Los Angeles
Zoning Administrator
ZA-2022-3668-CUB-CUX
Case No.
Omar Galicia
Signature
April 4, 2023
Date

SHEET:

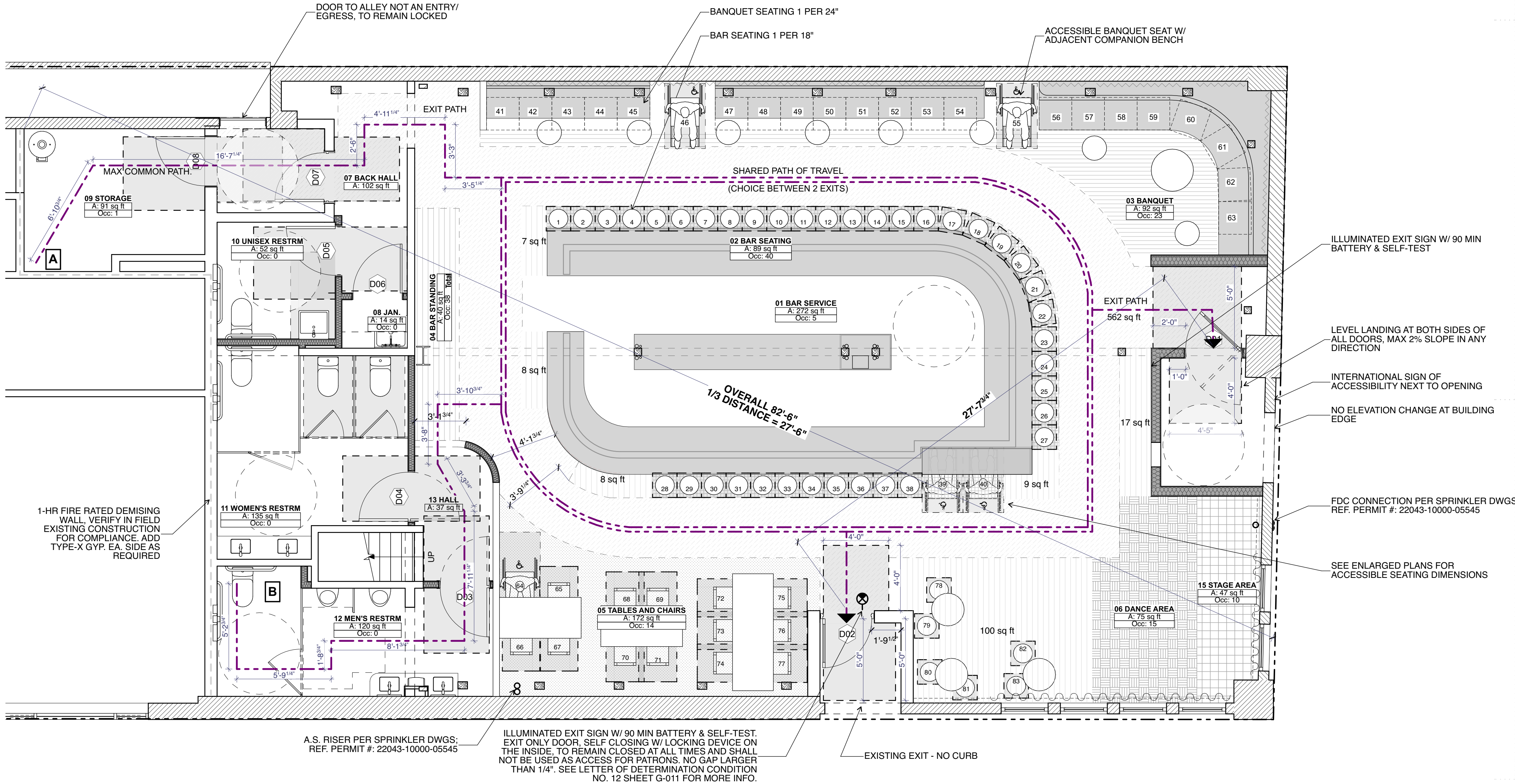
SITE PLAN

SITE PLAN
SCALE: 3/32" = 1'-0"

A1

AS-001

OCCUPANCY CALCULATIONS						
NO	NAME	OCCUPANCY TYPE	NET AREA (SF)	OCCUPANT LOAD FACTOR	TOTAL OCCUPANTS	Notes
01	BAR SERVICE	Utility and Miscellaneous	272.06	200.00	5	
02	BAR SEATING	Assembly	88.70	1 PER 18"	40	18"x18" = 2.25 SF EA
03	BANQUET	Assembly	92.29	1 PER 24"	23	24"x24" = 4 SF EA
04	BAR STANDING	Assembly	189.11	5.00	38	
05	TABLES AND CHAIRS	Assembly	171.99	15.00	14	
06	DANCE AREA	Assembly	75.20	5.00	15	
07	BACK HALL	Conditioned Space	101.54	300.00	1	
08	JAN.	Utility and Miscellaneous	13.50	0.00	0	
09	STORAGE	Storage	90.89	300.00	1	
10	UNISEX RESTRM	Restroom	51.91	0.00	0	
11	WOMEN'S RESTRM	Restroom	134.86	0.00	0	
12	MEN'S RESTRM	Restroom	119.78	0.00	0	
13	HALL	Conditioned Space	37.17	300.00	1	
14	MECHANICAL LOFT	Utility and Miscellaneous	244.46	300.00	1	
15	STAGE AREA	Assembly	46.71	5.00	10	
1730.17 sq ft					149	



- EGRESS LEGEND:**
- EGRESS EXIT
 - COMMON PATH OF TRAVEL
 - EXIT ACCESS TRAVEL 36" MIN. TYP. (< 50 OCC.)
 - ROOM-GENERATED OCCUPANT LOAD
 - ACCUMULATED OCCUPANT LOAD
 - EXIT SIGN, WALL MOUNTED ARROWS INDICATE DIRECTION
 - EXIT SIGN, CEILING MOUNTED ARROWS INDICATE DIRECTION
 - SMOKE DETECTOR
 - FIRE EXTINGUISHER CABINET

- FLOOR PLAN LEGEND:**
- TABLES AND CHAIRS
 - BOOTH
 - DANCE AREA
 - BAR SEATING
 - EXIT PATH
 - OPEN AREA
 - MIN. CLEARANCE AREA
 - STANDING

PROJECT:

7TH MATEO Bar

1946 & 1948 E 7th Street
Los Angeles, CA, 90021

CLIENT:

Randy Clement
(323) 286-8578
randy@silverlakewine.com

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DRAWING INFORMATION:			
ABC APPLICATION SET		APRIL 14, 2022	
PLAN CHECK SET		NOVEMBER 18, 2022	
FIRE SUBMITTAL		FEBRUARY 17, 2023	
CUB/CUX SUBMITTAL		FEBRUARY 17, 2023	
HEALTH PLAN CHECK RESUBMITTAL		FEBRUARY 23, 2023	
PRINT DATE: 3/9/23 5:13 PM			
MANAGER:	Ben Ragle		
COPYRIGHT:	office42 architecture		
MODEL FILE:	7TH MATEO Bar		

EGRESS CALCULATIONS:			
TOTAL OCCUPANTS:	149		
REQUIRED EXITS:	2		
EXITS PROVIDED:	2	->	OK
DISTANCE BETWEEN EXITS:			
OVERALL DIAGONAL	82.5'		
1/3 DISTANCE:	27.5'		
DISTANCE BETWEEN EXITS	27.9'	->	OK
MAX COMMON PATH:			
MAX PATH PROVIDED:	75'		
	37'-8"		
	39'-9"	->	OK
MAX TRAVEL DIST. (SPRINKLER):			
MAX TRAVEL PROVIDED:	250'		
	104.5'	->	OK

SEATING COUNT:			
02	BAR SEATING	40	
	(2 ADA)		
03	BANQUET SEATING	23	
	(2 ADA)		
05	TABLES & CHAIRS	14	
	(1 ADA)		
06	DANCE AREA	6	
	(STANDING TABLES/TALL STOOLS)		
TOTAL SEATS			
ADA SEATS (5%)		83	
		5	
PARKING CALCULATIONS:			
TOTAL BUILDING AREA = 2760 S.F.			
PARKING IS NOT REQUIRED, (E) NO CHANGE			
TOTAL PARKING PROVIDED: = 26, INCLUDING ACCESSIBLE SPACES @ ADJACENT LOT			

PLUMBING CALCULATIONS:

PER TABLE 422.1 IN 2017 CPC:
FOR OCCUPANCY A-2:
OCCUPANTS: 149/2 = 75 Female, 75 Male

PLUMBING FIXTURES	WATER CLOSETS		LAVATORIES		URINALS
	M.	F.	M.	F.	
RATIO	2 (51-100)	3 (51-100)	1 (1-150)	1 (1-150)	1 (1-200)
REQD.	2	3	1	1	1
PRO-VIDED	2	3	2	2	1

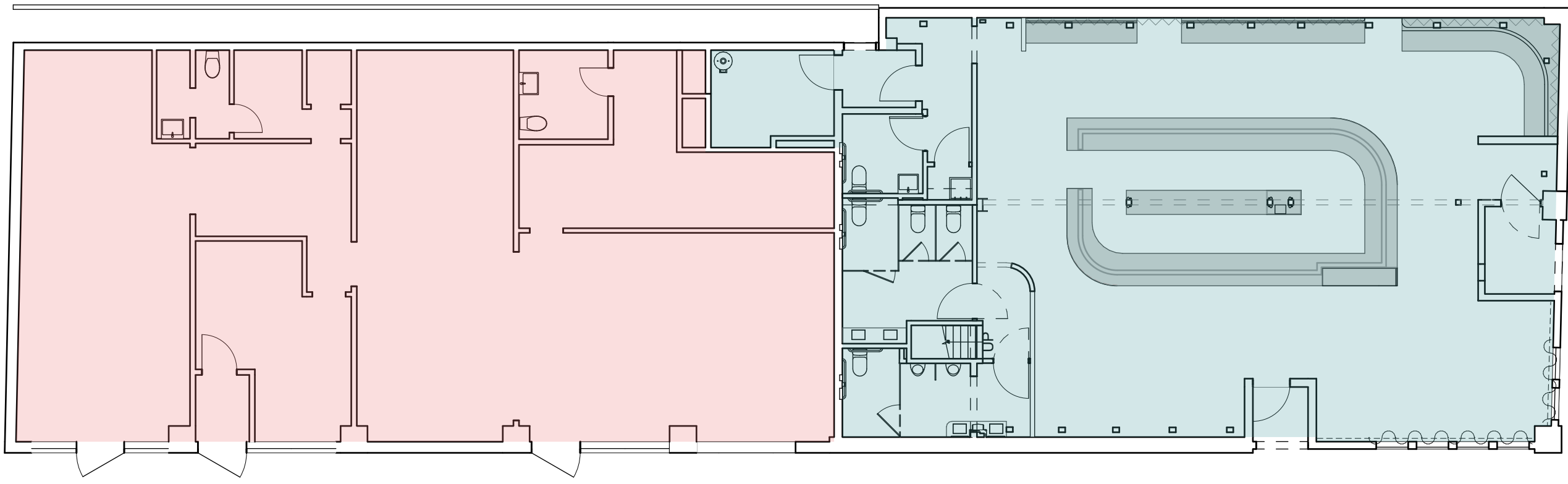
OCCUPANCY LOAD & EGRESS PLAN
SCALE: 1/4" = 1'-0"

DIV. 88 HISTORIC OCCUPANCY				
BUILDING	RETAIL	5,360 SF	1:30	178 PEOPLE
OCCUPANT LOAD PER DIVISION 88 (#1988LA12163) (CLASS III-A w/ Cross Walls Allowable Occupancy > 100)				178
MAX. ALLOWED OCCUPANT LOAD PER DIVISION 88 WITH 10% INCREASE				178 + 10% = 196

BUILDING OCCUPANCY CHART						
ADDRESS	(E) USE	(E) AREA	(E) OCC. LOAD FACTOR *	(E) OCCUPANT LOAD	(N) USE	(N) OCC. LOAD FACTOR (N) OCCUPANT LOAD
1940 - 1948 E 7TH ST	RETAIL	2,620	1:30	66 * (approved 2016)	BAR	1:15 149
703 - 705 S MATEO ST	RETAIL	2740	1:30	91	NO CHANGE	1:60 46
(E) APPR'VD TOTAL (MUST BE < 178)				157		
(N) APPR'VD TOTAL (MUST BE < 196)						195
						195 < 196 --> OCC. OK

* (E) occupancy per approved permit #16016-10000-12368

* PER OCCUPANCY LOAD TABLES AT TIME OF DIVISION 88 CERT. OF OCCUPANCY



OCCUPANCY ANALYSIS
SCALE: 3/32" = 1'-0"

SHEET:

EGRESS & OCCUPANCY CALCS

G-003