

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.

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? 11,162
- b. What is the total square footage of the space the establishment will occupy? 11,162
- 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? 163 Outdoors? TBD
- 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 Property
- i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? _____
- 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? 0
- ii. Are they shared or designated for the subject use? n/a
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? _____
- iv. Have any arrangements been made to provide parking off-site? n/a
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 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? _____ Will the service be for a charge? _____
- 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	<u>7am-11pm</u>	<u>7am-11pm</u>	<u>7am-11pm</u>	<u>7am-11pm</u>	<u>7am-11pm</u>	<u>7am-11pm</u>	<u>7am-11pm</u>
Proposed Hours of Alcohol Sale	<u>7am-11pm</u>	<u>7am-11pm</u>	<u>7am-11pm</u>	<u>7am-11pm</u>	<u>7am-11pm</u>	<u>7am-11pm</u>	<u>7am-11pm</u>

- 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 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? members-only club
- d. Will there be any accessory retail uses on the site? no What will be sold? _____

e. **Security**

- i. How many employees will you have on the site at any given time? 5-20
- ii. Will security guards be provided on-site? yes
1. If yes, how many and when? 1 security guard - all hours of operation
- 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, kitchen will be used by members and staff
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? yes
4. Provide a copy of the menu if food is to be served. N/A

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? no

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? no
 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.*

73-85 Market St - CUB Findings

2. Findings

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.

In Venice, there are many areas where commercial zones abut residential zones. Many times, this offers residential properties the convenience of nearby retail stores and restaurants, but not the opportunity to participate in a local shared work space like this proposed project. The proposed members-only office will enhance the built environment by providing a state-of-the-art shared work environment open to creatives, artists and entrepreneurs in the community through a private membership opportunity. The project is located one block from Venice Beach and will provide both private work spaces and shared spaces depending on level of membership. This project offers, conference rooms, private and shared offices, and collaborative spaces. As a convenience, the office space will include a kitchen for member and staff use as well as a full line of alcoholic beverages. The applicant is requesting a CUB for on-site consumption.

The existing structure is a vacant historic, office and retail space, which was originally built in 1922 as a hotel with stores and offices. The brick exterior of the building reflects the original uses, and the interior will be updated to match the intention of this creative space. In general, private membership offices are high-end establishments which are known for maintaining impeccable environmental standards. As such, day to day maintenance of this site will improve with the proposed development.

ii. 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 office will be desirable to public welfare as it is near both residential and commercial uses and is zoned for such. The proposed office is in a convenient location where residents have access by walking, driving or public transit. The proposed use does very little to adversely impact the community. Because the building is currently vacant, daily maintenance of the building is unfulfilled and ridden with homeless encampments. With the increased activity, the day to day cleanliness of the area will improve.

The proposed office complies with the development regulations outlined in the specific plan regarding allowable height, size and operations. There is no addition of square footage, and the interior spaces will undergo tenant improvement, while maintaining the primary facades of the structure. The property is consistent with the community in terms of the use and density. With

increased activity, more lighting and longer hours of operation, crime and homeless activity is naturally reduced. Approving the request allows full economic use of the site that supports the needs of the neighborhood and will operate without any detrimental effects to the welfare of the community.

The density of Venice Beach is 24% higher than the rest of Los Angeles, housing over 10,300 people per square mile. Because of this, many residents must travel outside of Venice for amenities. It is anticipated that the future members of this office will come from within the community and as such, many will arrive on foot, scooter or bicycle.

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

The project substantially conforms with the purpose, intent and provisions of the General Plan, the community plan and the specific plan. The use will not be materially detrimental to the character of the development in the immediate neighborhood.

The property is zoned commercial and allows for uses such as offices and the sale and on-site consumption of alcohol. There will be no change in square footage, height, or FAR and the existing office use will remain. The retail space will be changed to office use, which under the Venice Specific Plan is considered a less intense use.

The granting of this request is appropriate to the area.

B. Additional Findings

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

The addition of a member's-only office space on Market Street will bring more pedestrian activity to a street that has more than one vacant building. With increased activity, more lighting and longer hours of operation, crime and homeless activity is reduced.

Approving the request allows full economic use of the site that supports the needs of the neighborhood and will operate without any detrimental effects to the welfare of the community. Because this is a member's-only work space, the alcohol that will be consumed on-site will be associated with office use and will not be open to the general public.

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

Although the number of on-site licenses may exceed the number permitted based upon ABC criteria, it should be noted that this scenario is very typical in the Venice area due to the heavy concentration of visitor activity. Venice Beach attracts upwards of 18 million annual visitors

and full-service restaurants and bars are in demand. Most ABC licenses issued in Los Angeles are not associated with office space, but this proposed member's only office will offer full line alcohol as an amenity to the high-end work space. This use will be complimentary to the existing surroundings and promote economic vitality.

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

The proposed use does very little to adversely impact the community. With the increased activity, the day to day cleanliness of the area will improve. The project offers upscale spaces, where professionals can create and collaborate. The focus of the project is to provide a casual experience where members can work, eat, drink, and lounge while conducting business.

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