

**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 to 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 10/1/2020

Print Name _____

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 October 1, 2020 before me, Faroz Ahmadi, Notary Public
(Insert Name of Notary Public and Title)

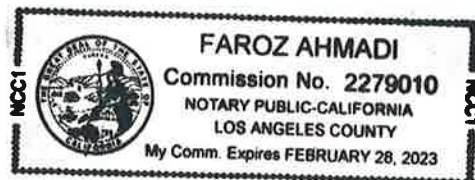
personally appeared Bahim Amidhjour, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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 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 does not need to be notarized.

Signature: _____

Date: _____

Print Name: _____

ATTACHMENT A
Request for Master Plan Approval
TENTEN Live, LLC
1027 Wilshire Blvd; 627, 633, 637 St. Paul Avenue
Los Angeles, CA 90017

The Applicant, ***TENTEN Live, LLC*** requests the following discretionary actions:

1. Pursuant to **LAMC Section 12.24 M**, the Applicant requests a Master Plan Approval (“MPA”) pursuant to the approved Master Conditional Use Permit (“MCUP”) ZA-2019-7504-MCUP to permit the sale of a full line of alcoholic beverages for on and off-site consumption in conjunction with an approximately 2,267 square foot ground floor café, which includes 1,223 square feet of indoor area providing seating for 30 patrons and 1,044 square feet of outdoor area providing seating for 76 patrons.

Pursuant to various sections of Los Angeles Municipal Code, the Applicant will also request approvals and permits from the Building and Safety Department (and other municipal agencies) for project construction activities including, but not limited to the following: building and tenant improvements.

PROPOSED MASTER PLAN APPROVAL REQUEST

The Applicant requests a Master Plan Approval pursuant to the approved ZA-2019-7504-MCUP to permit the sale of a full line of alcoholic beverages, including beer, wine and distilled spirits, for on and off-site consumption in conjunction with an approximately 2,267 square foot ground floor café, which includes 1,223 square feet of indoor area and 1,044 sf of outdoor area. The ground floor cafe will have 30 indoor seats and 76 outdoor seats fronting on Wilshire Boulevard. There will be no outdoor seating within the public right of way. All outdoor seating will be within private property. (the "Project") (see Table 1 for breakdown of square footage)

Table 1. Liquor Sales Area – 1027 Wilshire Boulevard

	Indoor SF	Indoor Seats	Outdoor SF	Outdoor Seats	Liquor Storage SF¹	Permit Type
Street Level - Cafe	1,223 SF	30 Seats	1,044 SF	76 Seats	72 SF	Full Line On and off-site Sale
Total Indoor and Outdoor SF	2,267 SF					
Total Indoor and Outdoor Seats	106 Seats					

PROJECT BACKGROUND

On August 24, 2020, the Site received approval for a Master Conditional Use Permit ("MCUP") to allow the sale of a full line of alcoholic beverages for both on-site and off-site consumption at an approximately 2,267 sf ground floor café, and to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption at a second approximately 7,161 sf restaurant located on the ground floor and at an approximately 5,385 sf residential amenity space located within the rooftop of the Approved Project.

The Applicant is applying for a Master Plan Approval ("MPA") to allow the sale of a full line of alcoholic beverages for on and off-site consumption within the ground floor cafe. This application and the findings heretofore are for the ground floor café. The Applicant is concurrently applying for MPA applications to allow the sale of a full line of alcoholic beverages within the ground floor restaurant and the residential amenity space located on the rooftop for on-site consumption. This will allow for all three MPAs to be reviewed concurrently.

Additionally, the Site has received approval on October 22, 2010 pursuant to APCC-2009-3280-SPA-ZV-ZAA-SPP-SPR for a mixed-use development with 376 residential units located above approximately 10,500 square feet of neighborhood serving retail and office uses. The Project is currently under construction (the "Approved Project") and its Certificate of Occupancy is anticipated in early 2021.

The Approved Project is located on approximately 90,969 net square feet (2.08 acres) and is comprised of three Assessor Parcel Numbers 5143-025-009, -010, -041 (the "Site"). The Project

¹ The liquor storage area square footage is included in each sales area square footage.

Site is bounded by Wilshire Boulevard to the southwest, St. Paul Avenue to the southeast and an alley, St. Paul Place, to the northwest. The Site is in the Westlake Community Plan area as well as the Central City West Specific Plan ("CCWSP") area.

The following lists the Project Site's compliance with the conditions set forth in the October 2010 approval (APCC-2009-3280-SPA-ZV-ZAA-SPP-SPR):

Floor Area

The total floor area on the Project Site is limited to a maximum of 390,000 square feet, of which a minimum of 10,500 square feet will be dedicated to commercial (ground floor) use. The Project will be providing 10,500 square feet of ground floor commercial and the remaining 379,500 square feet will be for residential use.

Height and Number of Stories

The buildings on the Property Site do not exceed 1,268 feet in height, in accordance with Section 8.A.2 of the Central City West Specific Plan. The proposed building is approximately 100 feet tall, 6 stories with 4 levels of subterranean parking.

Parking

The Project will provide 2 parking spaces on-site per 1,000 square feet of commercial (restaurant and office) use as required by the Enterprise Zone. Additionally, the Project will provide 1 space for each dwelling unit with 3 or fewer than 3 habitable rooms, and 1.25 spaces for dwelling units with more than 3 habitable rooms as required by LAMC Section 12.21 A 4(p). According to the recorded Parking License Agreement No. 20080123548, the Project also includes remote parking spaces for the project located at 1010 Wilshire Blvd. Additionally, the Project includes remote parking spaces for the project located at 1018 Ingraham Street as approved by ZA-2017-978-ZV-SPP on September 24, 2019.

Parking Access

No vehicular access (except for alley access) is permitted along the Wilshire Boulevard frontage in order to promote pedestrian activity and to reduce vehicular pedestrian conflicts along the Wilshire Boulevard frontage. The Project will be providing vehicular access to the Site via driveways from St Paul Avenue. All driveways would provide direct access to the Project Site's parking garage, which would provide parking for both the Project's commercial and residential components.

Transit Adjacency

The Site is located within proximity to MTA bus and rail transit lines, and DASH service, thereby affording access to residents and workers in the greater downtown Los Angeles area to enjoy the entertainment, restaurants and retail uses.

- Three Dash Service Lines are located proximate to the site:

Route A includes a stop at Bixel Street and Wilshire Boulevard, within one block of the Project Site, and Route E picks up at the corner of 6th and Bixel. Route A schedules its pick-ups every seven minutes between the hours of 6:00am to 9:00pm, and

Route E, the City West – Fashion District Route, of the Dash Services, which also has a pick-up of every five minutes between the hours of 6:30am and 9:00pm.

The Dash Pico Union/Echo Park includes a stop at the intersection of St Paul and 6th Street, north of the Site. The Pico Union/Echo Park Service Line has a pickup approximately every 10 minutes, 7 days a week between the hours of 5:00am and 10:30pm.

- The Metro Bus system provides local service along Wilshire Boulevard, Route 20, which provides easy access to the Westside of Los Angeles, including Beverly Hills and Santa Monica, and connects to the light rail options in downtown.
- The Metro Rapid line #720 provides access from Commerce on the east to Santa Monica on the west with a stop located at 6th and Witmer and utilizes the Wilshire BRT.
- Subway services are located only a few blocks from the Site. The Red Line station located at Figueroa and 7th Street, and the Blue Line station located at 7th Street and Flower Street (7th/Metro Center) will rapidly take the commuter throughout many parts of the City.
- There are also two Express Bus services, #487 and #489, which operate along Wilshire Boulevard. Finally, 6th Street offers both local and rapid bus services. The local service line, #18, provides access from Montebello on the east end and Wilshire Center on the west end.
- The local and limited lines #16/316 also provide a stop at the intersection of Bixel Street and 6th Street.

Because many trips can be made by transit and walking, there is less need for a car in a downtown environment (a major attraction to people purchasing or renting residential units in the Downtown), and therefore less of a need for parking spaces. The transit options allow for visitors to access the Approved Project, without having to drive to or from the Site.

PROJECT SITE INFORMATION

The Approved Project is located on approximately 90,969 net square feet (2.08 acres) and is comprised of three Assessor Parcel Numbers 5143-025-009, -010, -041 (the "Site"). The Project Site is bounded by Wilshire Boulevard to the southwest, St. Paul Avenue to the southeast and an alley, St. Paul Place, to the northwest. The Site is in the Westlake Community Plan area as well as the Central City West Specific Plan ("CCWSP") area.

The Specific Plan defines one zoning designations on the Site, which is zoned C4(CW)-U/6, allowing a floor area ratio of 6:1. Pursuant to the Westlake Community Plan, the Site land use designation is Regional Center Commercial. The Site is located in South Subarea 4 and specifically the Wilshire Corridor District within the CCWSP.

The Wilshire Corridor District, situated just to the west of the Harbor Freeway and the Financial District, is currently realizing significant redevelopment activity, especially high-density residential and mixed-use projects. In addition, the Project is located in the Los Angeles State Enterprise Zone that provides certain incentives to encourage economic development.

SURROUNDING ZONING AND USES

North: The Project Site is generally bounded by luxury apartments to the north, northeast, and west called the Piero Apartments. The zoning for the uses to the north is C4(CW)-U/6.

East: South St. Paul Avenue bounds the site on the east. The area to the east of the Project Site along South Bixel Street is developed with luxury apartments. Building heights within the adjacent site range from six to eight stories. The zoning for the uses to the east is C4(CW)-U/6.

South: The area to the south of the Project Site, south of Wilshire Boulevard is developed with a live work facility (1010 Wilshire) as well as a Mixed-Use Residential project (Glo). The zoning for the uses to the south is C4(CW)-U/6.

West: An alley abuts the Site to the west. Beyond the ally is a 12-story office structure with street level commercial at Wilshire Boulevard and South Bixel Street and a 5-story apartment

structure over parking at 6th Street and South Bixel Street. The zoning for the uses to the west is C4(CW)-U/6.

**FINDINGS FOR
MASTER PLAN APPROVAL
PURSUANT TO LAMC SECTION 12.24 W.1**

Pursuant to LAMC Section 12.24 W.1, the following findings are required for a proposed development project seeking a Master Plan Approval (“MPA”) to permit the sale of a full line of alcoholic beverages for on and off-site consumption in conjunction with an approximately 2,267 square foot ground floor café, which includes 1,223 square feet of indoor area and 1,044 sf of outdoor area.

- 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 Applicant’s Approved Project consists of the construction of a mixed-use project, containing residential and commercial floor area, in the heart of the CCWSP Area in the City of Los Angeles. The CCWSP area has experienced substantial residential and commercial growth since its adoption in 1991 and subsequent amendments through 2009.

Examples of residential and mixed-use projects that have been approved and/or developed include reuse of the 1100 Wilshire Building and the 1010 Wilshire Building. New construction projects in the area are numerous and include the Vero mixed-use project located at 1234 Wilshire, the Piero Apartments located at 619 St Paul Avenue, the Eleven Eleven mixed-use project located at 1111 Wilshire Boulevard, the Sofia, a mixed-use project, located at 619-628 South Bixel and the GLO mixed use project at 1050 Wilshire Boulevard.

Businesses continue to expand, and more residents of mixed-use units are expected to reside in or near the Project area of the Westlake Community Plan area. As a result of commercial and residential growth in the CCWSP area, the built environment in the surrounding neighborhood will be enhanced with the addition of cafes and restaurants that provide essential and beneficial services to the community. The uses will cater to the needs of the community, a diverse neighborhood with appeal that extends beyond the borders of the CCWSP, thereby drawing interest from the growing number of residents, as well as the workers, in the greater downtown Los Angeles area.

The Master Plan Approval is requested to serve a full line of alcoholic beverages for on and off-site consumption in conjunction with the ground floor cafe. The objective of the proposed Project is to create an inviting, pedestrian-friendly development, consistent with the goals of the CCWSP and the Westlake Community Plan Area. Activities such as dining with the availability of alcoholic beverages are an essential part of quality cafes and restaurants. The success of dining establishments often depends upon their ability to provide this service to their patrons. Such activities are a natural and vital extension of the use and a function of a pedestrian-friendly environment.

As the growing residential population in mixed-use developments and the day-time work force of the Downtown commercial core expands, so does the need for certain goods and services, which is the primary rationale for the development of the cafe.

The Applicant proposes a cafe in conjunction with an Approved mixed-use development in order to improve access to quality food and beverages. The cafe owners will also help boost the economy of Los Angeles by creating jobs and contributing sales and business tax revenues.

Therefore, the proposed Master Plan Approval for on and off-site sales will enhance the built environment in the surrounding neighborhood and will provide a service that is essential and 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.**

The Applicant's approved design was found to be compatible with the existing and future development of neighboring properties, and consistent with the City's vision of the Westlake Community Plan. The Master Plan Approval application is requested for a cafe located within the floor area of the approved Project and will not change the size, height, operations and other significant features of the Approved Project. A maximum of 390,000 square feet of floor area was approved for the Project Site that allows for certain uses of land that are permitted within the existing zone. Of that square footage, a maximum of 10,500 square feet of ground floor area was approved for commercial (ground floor) and office use.

The proposed cafe is compatible with and is designed to serve the adjacent properties, the surrounding neighborhood, and the existing tenants. On the contrary, the Project will improve that neighborhood character by providing successful commercial uses that will serve the residents of the Project, the surrounding area, and the Downtown Core.

In recent years, new mixed use and residential development has replaced old and outdated commercial sites that are no longer financially viable with much needed residential units together with neighborhood supporting uses proposed by the Project.

Several examples of similar nearby projects consist of:

Glo Project -1050 Wilshire Boulevard – A two building, six story mixed use project was approved in 2010 for 201 dwelling units over 10,000 square feet of ground level commercial space.

1111 Wilshire – A mixed use project was approved with 214 residential units with 7,743 square feet of ground level neighborhood serving commercial space.

1120 W. 6th Street – A mixed use project consisting of 648 residential units, 42 joint live/work units and 39,996 square feet of ground level commercial space divided into seven restaurant/retail spaces including a 16,500 square foot grocery store.

The Approved Project's proposed architectural style reflects and improves on the quality of the immediate neighborhood. The approved bulk, mass, and height of the Project's buildings are designed to be compatible and complementary to the other buildings in the immediate vicinity that have been built as commercial, mixed-use, and residential projects. The proposed ground level cafe will not only complement the surrounding community but enhance it. The Apartments and other mixed-use projects surrounding the Project bring many residential units proximate to the Project Site. Additionally, the cafe will provide a quality dining option for the huge employee population working in the vicinity.

The Project Site adjoins two streets and an alley that serve local traffic. With its commercial frontage oriented primarily to Wilshire Boulevard, the site focuses its vehicular access from St. Paul Avenue. Wilshire Boulevard is a designated Avenue II, and St. Paul Avenue is designated as a Local Street.

Therefore, 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. Approval of the Master Plan Approval will also be consistent for the following reasons:

1. The development's attractive design contributes significantly to its relationship to adjacent uses.
2. New high-quality dining commercial uses which include the sale of alcohol for on and off-site consumption are consistent with existing food uses in the area.
3. New dining establishments encourage pedestrian activity from residents of nearby mixed-use buildings and commercial businesses, including the residential units in the Project, and will engage visitors from the Downtown.
4. Successful dining establishments help to encourage economic development, which is consistent with the goals of the City.
5. The commercial component of the Project is in proper relationship and consistent with the existing development and zoning pattern because it provides a high-quality dining establishment for nearby residents and workers, as well as for the professionals from the Downtown Core.
6. The proposed cafe space is likely to create synergy with nearby uses. It is anticipated that many residents and workers in the surrounding neighborhood will take advantage of dining opportunities proximate to places of living and work.

Additionally, the sale of alcohol on-site has become necessary in order to compete for patrons who prefer an alcoholic beverage with their meals. The sale of alcohol contributes to the overall financial success of dining establishments. Successful cafes and restaurants in the area increasingly contribute to the overall success of the community as a desirable place to live, work and shop, which leads to positively impacting the property values of commercial and mixed-use properties. Therefore, the sale of alcohol for on and off-site consumption will neither adversely affect nor further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety, but rather will be advantageous to the immediate neighborhood.

Lastly, to guarantee that there will not be any deleterious impact to the immediate neighborhood, the City of Los Angeles and State of California Department of Alcoholic Beverage Control ("ABC") independently retains the authority to revoke permits and/or licenses which allow the sale of alcoholic beverages at the Project Site should there be circumstances that rise to the level of non-compliance of the approval conditions of the Master Plan Approval, State of California ABC laws and local LAMC standards.

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.

In the process of approving the Project, the City found that the Project was consistent with the General Plan. Approval was granted for commercial and office use up to 10,500 square feet of ground floor area within the overall Project floor area. Normally, the General Plan, the Framework Plan and the CCWSP do not regulate the sales of alcoholic beverages. However, there are economic benefits that satisfy many of the goals and objectives of the General Plan and the other related land use documents.

The proposed sales of alcoholic beverages in the commercial spaces of the Project Site can be found to be consistent with many of the goals, objectives and policies of the General Plan. The

following will discuss the Project's consistency with various elements of the General Plan, including the Westlake Community Plan, and the Central City West Specific Plan.

The granting of the requested determination is consistent with the principals, intent and goals of the geographical specific plan and any applicable element of the General Plan. The construction of residential units is a major emphasis of the CCWSP, an objective of the Westlake Community Plan as well as the General Plan Housing Element. The Approved Project will add 376 dwelling units.

GENERAL PLAN FRAMEWORK

As noted in the Executive Summary Introduction, the General Plan Framework Element is *“a strategy for long-term growth which sets a citywide context to guide the update of the community plan and citywide elements.”* The primary objectives of the policies in the Land Use chapter are to *“support the viability of the City’s residential neighborhoods and commercial districts, and, when growth occurs, to encourage sustainable growth in a number of higher-intensity commercial and mixed-use districts, centers and boulevards and industrial districts particularly in proximity to transportation corridors and transit stations.”* The Approved Project is accessible to transportation corridors and transit stations. Moreover, the Executive Summary notes that economic development policies are intended to facilitate job growth. Key policies in this regard include: *“Provide sufficient land to support economic development activities”* and *“Promote the re-use and recycling of deteriorated commercial and industrial districts.”* To those ends, the Project Site is of sufficient size to create a viable mixed-use development that includes a high-quality cafe, to produce a development that will facilitate residential dwellings and job growth so as to enhance the job base and the quality of life.

The General Plan Framework, Land Use Objective 3.4, seeks to *“encourage new multi-family residential, retail commercial, and office development in the City’s neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.”* The Approved Project follows the consideration of the General Plan and the Specific Plan to locate new housing in proximity to public transportation and other public facilities. Furthermore, the General Plan Framework, in Objective 4.2, seeks to *“Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density developments and surrounding lower-density residential neighborhoods.”* The Approved Project is located adjacent to the major corridor of Wilshire Boulevard, which provides MTA Rapid Bus and other bus services that also connect to the Metro Rail stations to the east and in downtown Los Angeles.

The Land Use chapter of the General Plan Framework Element includes several goals, policies and objectives that support the Project’s request for a Master Plan Approval to provide for the on and off-site consumption of alcoholic beverages within one ground floor cafe:

Goal 3A: A physically balanced distribution of land that contributes towards and facilitates the:

- *City’s long-term fiscal and economic viability,*
- *Revitalization of economically depressed areas,*
- *Conservation of existing residential neighborhoods,*
- *Equitable distribution of public resources,*
- *Provision of adequate infrastructure and public services,*

- *Reduction of traffic congestion and improvement of air quality,*
- *Enhancement of recreation and open space opportunities,*
- *Assurance of environmental justice and a healthful living environment, and*
- *Achievement of the vision for a more livable city.*

Goal 3A seeks a balanced distribution of land that contributes towards and facilitates the revitalization of economically depressed areas. The Applicant's Approved Project is geared to revitalizing an underutilized commercial property so as to provide opportunities for new housing as well as business creation and job growth. The redevelopment of the Project Site that include dining establishments that add new jobs will contribute significantly towards the City's long-term fiscal and economic vitality, which is an important goal of the General Plan Framework in its land use and economic development policies.

Successful ground floor commercial uses contribute to the revitalization of an area that has underutilized property, aging structures and vacant buildings. Moreover, the sale of alcohol for on-site consumption has become necessary in order to compete with other dining establishments for patrons who prefer an alcoholic beverage with their meals.

The Approved Project's new dining establishments serving alcohol will be neighborhood serving and beneficial to workers at nearby commercial and residential properties and to the residents of mixed-use projects located in the surrounding neighborhood, as well as to the adjacent Downtown Core. The ongoing development of more commercial and mixed-use projects in the general vicinity is beneficial for the City's long-term fiscal and economic viability. The proposed Master Plan Approval will contribute to the City's fiscal and economic viability by creating jobs in the new cafe and revitalizing an area that is still in need of new investment. Approval of a Master Plan Approval to allow the sale of alcoholic beverages for on and off-site consumption is essential for a successful commercial development that proposes a new high-quality cafe.

In this regard, dining and drinking establishments have been approved by the City in other parts of the Downtown Core, consistent with the development of commercial properties that are compatible with the development of the area. This geographic area is experiencing a surge of economic growth that has spilled over from the Downtown Core. Therefore, the approval of an MPA for the on and off-site sales of alcoholic beverages is consistent with the goals and policies of the Economic Development chapter of the General Plan Framework, including the following goal and objective:

Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

Goal 7B recognizes that land must be appropriately and sufficiently designated to sustain economic activity that is generated by commercial and industrial enterprises. As such, the Project proposes to include a cafe for the sale of alcoholic beverages for on and off-site consumption. The cafe will provide essential dining services for local residents and will sustain economic growth in the area.

The Project also assures environmental quality. The requested MPA will not result in any proposed changes to the structure, floor area or roof top deck that would change the environmental conditions imposed in Section 15301 of the State CEQA Guidelines for a Class 1 Categorical Exemption. The mitigation measures, and monitoring measures set forth in Section (a) the Additional Findings and in Section 3 the Physical Development of Site findings establish how the proposed MPA will be operated and maintained in the ground floor cafe. Such findings

would become potential conditions of approval that will mitigate any potential negative effects to the surrounding neighborhood and the environment.

As identified above, the Project is consistent with the General Plan and the Central City West Community Plan. The requested Master Plan Approval would be a complement to the Approved Project findings, but at the same time, the requested MPA is only a part of the overall commercial activity contemplated for the Project.

WESTLAKE COMMUNITY PLAN

Although the Community Plan does not include specific guidelines or policies that address the sales of alcoholic beverage, the Approved Project is consistent with a number of the residential and commercial objectives of the Community Plan. The provision of alcoholic beverages does not change the overall scope and character of the resultant Site.

Residential Objectives

- 1. To designate a supply of residential land adequate to provide housing of the types, sizes, and densities required to satisfy the varying needs and desires of all segments of the community's population.*

Commercial Objectives

- 1. To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services.*
- 2. To provide a range of commercial facilities at various locations to accommodate the shopping needs of residents and to provide increased employment opportunities within the community.*

The Westlake Community Plan's first residential objective stresses the importance of supplying "residential land adequate to provide housing of the types, sizes, and densities required to satisfy the varying needs and desires of all segments of the community's population." The Approved Project builds urgently needed units on appropriately designated parcels that are underdeveloped. Under its "Community Issues and Opportunities" Section, the Westlake Community Plan recognizes that two important land use opportunities include "access and proximity to employment for community residents" and "potential for residential and mixed-use development along Commercial Corridors." Under its commercial objectives, the Westlake Community Plan seeks "to improve the compatibility between commercial and residential uses," a target that is attainable with the type of mixed-use development approved at this Site.

This Project Site will result in the construction of urgently needed dwelling units on appropriately designated parcels that are currently underdeveloped and aesthetically unappealing. In connection with the residential units, the inclusion of dining establishments will not only provide easily accessible services to the neighborhood, but it also provides the same benefits to the Project residents. The service of alcoholic beverages in the cafe complements those uses permitting patrons the opportunity to enjoy a full line of alcoholic beverages.

The proposed sales of alcoholic beverages are only a small part of those businesses. It is not the focus of the business such as a liquor store and other similar businesses that have their primary focus on sales of alcoholic beverages.

CENTRAL CITY WEST SPECIFIC PLAN

While the CCWSP does not regulate the sales of alcoholic beverages, a number of the Specific Plan's "Purposes" are met as a result of the approved mixed-use Project in relation to the application for the sales of alcoholic beverages:

Section 2.B. *Establish a complete 24-hour community for all segments of the population, with jobs and housing, needed public facilities, recreation/entertainment and amenities, open spaces and pedestrian oriented places.*

The Approved Project will provide much needed housing opportunities for those who work in the community. The Project Site is located near one of the major employment centers in the region, Downtown Los Angeles. This Project will create rental-housing opportunities within walking distance of numerous jobs and transit options. Housing typically is the catalyst in creating and expanding commercial and retail services in a given area as there is a new market (of residents) that is yet untapped. Because “residential” is a 24-hour use, these businesses usually extend their hours in order to accommodate those that live in the area giving rise to a more vibrant and a safer community.

With more commercial and retail businesses established in the community, the streets are activated for greater pedestrian traffic. The Approved Project will provide a unique focal point along Wilshire Boulevard and St. Paul Avenue with the offer of a cafe that is easily accessible to the neighborhood. The sale of alcoholic beverages is a secondary use but is a desirable amenity for successful food serving uses.

Section 2.C. *Regulate all development including use, location, height and density to ensure compatibility of uses, and to provide for the consideration of transportation and public facilities, aesthetics, historic preservation, open space and the economic and social well-being of area residents.*

This section has the objective of regulating height and density to ensure compatibility of uses. The Project Site approval made the finding that the development is compatible with the height and floor area ratio districts. The requested Master Plan Approval for the cafe will be located within the approved floor area and will not change the height and floor area or density of the originally approved development.

Section 2.D. *Protect the existing residential community from further displacement, replace dwelling units previously removed from the Specific Plan area, and provide new housing in proportion to the need, by household size and income, associated with the existing community and new jobs generated in the Plan area.*

The Site proposes a mix of unit sizes to meet the needs of housing by household size and income and will not displace any existing residential units. The Approved Project's residential units are located in an ideal position to provide easy access to the major job center of the Downtown Los Angeles employment center. At the same time, new jobs will be created in the cafe space.

Section 2.G. *Provide for an improved jobs/housing ratio over that which would otherwise have occurred, through the requirement that housing be constructed commensurate with commercial Projects.*

The commercial space will provide new jobs within the community. More importantly, bringing 376 housing units to the jobs-rich environment of downtown Los Angeles helps to improve the jobs/housing ratio which otherwise would not occur absent new housing opportunities in the community. The Downtown Commercial Core, which is proximate to the Project Site, is a major source of jobs in Los Angeles. However, the Downtown area lacks the appropriate jobs/housing ratio due to the presence of many high-rise office buildings that lack residential facilities in proximity.

Section 2.H. Create new mixed-use residential/commercial land use categories, in order to locate housing closer to jobs, reduce vehicle miles traveled and improve air quality.

By constructing a new mixed-use building with ground floor commercial and office spaces, the Approved Project fulfills the purpose of the CCWSP to create new mixed use residential and commercial land use. With the major employment center of nearby Downtown Los Angeles, new residents will be able to locate closer to jobs. The use of public transit or the ability to walk to Downtown allows for a significant reduction in vehicle miles traveled, and subsequently, should lead to improvement of local air.

Five of the first seven Purposes listed in Section 2 of the CCWSP discuss the need for housing within the Specific Plan area. Consequently, the construction of housing units is a central purpose of the CCWSP. *Purpose B* of the Plan intends to “establish a complete 24-hour community for all segments of the population, with jobs and housing, needed public facilities, recreation/entertainment and amenities, open spaces and pedestrian oriented places.” The Site is located near one of the major employment centers in the region, Downtown Los Angeles.

While the proposed Master Plan Approval is requested for the purpose of alcohol sales, such a request is refinement of the approved commercial uses within the Approved Project floor area and dimensions. The Master Plan Approval for the cafe would result in providing jobs close to housing, as the Approved Project housing would result in reducing miles traveled and improving air quality.

HOUSING ELEMENT

The Housing element has been updated since the original Project approval with the adoption of the Housing Element 2013-2021. The Project Site has achieved goals of the updated Housing element by proposing and obtaining approval of a 376-unit mixed use project, and 10,500 square feet of commercial and office floor area. The Project Site achieves a smart growth objective by locating its density near the transit corridor of Wilshire Boulevard and in proximity the job-rich center of downtown Los Angeles. The Approved Project delivers the type of housing so desperately needed and encouraged by the Housing Element.

While the main objective is to create new housing, as a complement to the Project Site is the approval of a Master Plan Approval to allow the sale of alcoholic beverages for on and off-site consumption. The Master Plan Approval is essential for a successful commercial development that proposes a new high-quality cafe. Therefore, making the Project consistent with the principles, intents and goals of the Housing Element.

(a) ADDITIONAL FINDINGS. In addition to the findings otherwise required by this section, the Zoning Administrator shall make all the following findings:

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

A Master Plan Approval for the Approved Project will not adversely affect the welfare of the community. The cafe serving alcoholic beverages for on and off-site consumption will be carefully controlled as the individual establishment is applying for a Master Plan Approval, which will be carefully reviewed by the Department of City Planning (“DCP”) and the California Department of Alcoholic Beverage Control (“ABC”). Security plans, floor plans, seating limitations and other recommended conditions, as well as the mode and character of the operation, will be considered, addressed and enforced through the imposition of specific conditions set forth in the Master Plan Approvals for each tenant space serving and selling alcoholic beverages. This will allow for further evaluation and continuous monitoring, ensuring that the cafe will not adversely affect the welfare of the community.

The Project is located within a highly urbanized setting situated in the CCWSP. The area surrounding the Project Site is a mix of residential, commercial uses, mixed-use buildings, and restaurants. The request for on and off-site alcohol sales will be compatible with the surrounding neighborhood, as residents and workers will be drawn to the features that accompany a quality dining establishment such as the proposed cafe.

The proximity to transit and easy walking distance from nearby mixed-use and joint live/work developments, in addition to commercial and industrial uses in the local neighborhood, allows for alternatives to driving for those consuming alcoholic beverages.

The Project is a mixed-use area surrounded by numerous jobs and transit which facilitates pedestrian activity. The ground level cafe promotes the pedestrian activity and allows visitors to access the site on foot. As a result, the proposed use of a cafe offering alcoholic beverages for on and off-site consumption will not adversely affect the welfare of the adjacent community. Additionally, the Project will also positively benefit the City through generation of additional sales tax revenue, business licenses and other fees, and by providing additional short-term and long-term employment opportunities to area residents in the new cafe space to be provided in this development.

There are six alcohol licenses within the 600-foot radius as follows:

These two restaurant outlets are located in a mixed-use development West of Bixel Street:

- Plan Check, 1111 Wilshire Boulevard, #103, On-site consumption of a full line
- EBAES, 1111 Wilshire Boulevard, #104, On-site consumption of beer and wine

Other Restaurants:

- Chipotle, 1122 W. 6th Street, #101, On-site consumption of beer and wine
- Harbor House, 1000 Wilshire Boulevard, On-site consumption of a full line

Small market:

- Green Light Market, 664 S. Bixel Street, Off-site consumption of beer and wine

Large Market

- Grocery Outlet, 1120 W. 6th Street #103, Off-site consumption of beer and wine

There are eight alcohol establishments within 600 feet to 1000 feet of the Project site:

The following five outlets are part of a single multi-level commercial development:

- Gulp, 735 S. Figueroa Street, #133, Restaurant and brew pub
- Morton's Steakhouse, 735 S. Figueroa Street, #207, restaurant
- California Pizza Kitchen, 735 S. Figueroa Street, #305, restaurant
- Target, 735 South Figueroa Street, #200, department store
- Mendocino Farms, 735 South Figueroa Street, #129, grocery store

The following consists of a freestanding private membership club and a liquor store:

- Jonathan Club, 545 South Figueroa Street, private club
- Bixel Liquor, 467 Bixel Street, liquor store

The following is a Hotel

- Intercontinental Hotel, 900 Wilshire Boulevard,

All eight of the above alcohol servicing outlets are located on the east side of the 110 Freeway and would be considered a part of a neighborhood of the Central City and disconnected from the CCWSP neighborhood of the Project Site. The impacts of the sales of alcoholic beverages to the Project Site's neighborhood would be minimal as the freeway acts as a separation between these two neighborhoods. Thus, the Project Site's proposed uses will not impact the surrounding residential community.

Approval of the Master Plan Approval for on and off-site sales will contribute to the success and vitality of the neighborhood and help make the Approved Project a unique place to visit and dine in a high-quality cafe.

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

The Los Angeles Police Department ("LAPD") provides a broad range of crime statistics on their website. Each division of the LAPD is divided into Crime Reporting Districts. The Project site is located in the Rampart Division of the LAPD jurisdictions and is located in Crime Reporting District No. 249. However, the crime reporting data is not defined by specifically by the boundaries of Crime Reporting District on the LAPD website.

According to statistics provided by ABC, the Los Angeles Police Department ("LAPD"), within Crime Reporting District No. 249, which has jurisdiction over the Project area, reported a total average of 196 crimes over the last year for the entire reporting area.

In addition, the ABC provided that for Census Tract 2092.0 with the population number of 2,785 residents, two licenses are allowed, and six licenses exist. It is important to keep in mind that the actual population is much higher since the last census, 10 years ago, before numerous residential projects in the area, including the Approved Project, increased the actual population in the area. The population number of 2,785 also does not take into consideration that there are thousands of people coming into the area for work on a daily basis.

The Project Site is situated in an area primarily developed with commercial, retail and residential uses, with a significant workforce and expanding residential population, both of which demand shopping and dining services. As a result, there is a high concentration of alcohol uses in the immediate area (as measured by census tract data). However, it is not uncommon to have clusters of this nature in urbanized and pedestrian-oriented sections of the City.

According to the ABC website, in Census Tract No. 2092.00, within which the Project is located, the maximum number of on-sale licenses permitted is 2, with 6 existing. Of the 6 on-sale approved licenses, Type 47 full-line of alcoholic beverages, one is for the Los Angeles Center Studios, one is for the Plan Check Kitchen and Bar, one is for the Prince Restaurant for a total of three. Of the 6 on-sale licenses, Type 41, one is for Chipotle Restaurant and one is for the EBAES Restaurant. The sixth license owner is unknown.

Additionally, the maximum number of off-sale licenses permitted is 1, with 3 existing. Of the 3 off-sale approved licenses, Type 20 beer and wine, one is for Green Life Market and the second for Grocery Outlet for a total of two. Of the 3 off-sale licenses, Type 21 full line of alcoholic beverages, is for Bixel Liquor Store.

Thus, the proposed on and off-site licenses could result in an undue concentration by definition of alcohol establishments in the area. However, considering the restaurant-rich nature of the greater Downtown Area, the thresholds are unrealistically low based on a small population number of 2,785 people in this census tract.² This population figure also seems unrealistically low due to the many newer residential properties built in recent years in the immediate vicinity of the Project. In addition, there are 376 residential dwellings entitled for the mixed-use project. And there is a complex immediately adjacent to the north and west that includes 350 dwelling units. Therefore, this results in 725 new dwelling units that would likely add to this census tract total.

In addition, the Project is located in an area of the City that is growing with new residential mixed-use and adaptive reuse projects that would potentially affect the local population by increasing the number of residents. The ABC calculates concentration based on the number of residents in each census tract. The past decade has seen the number of residents in the CCWSP grow significantly. Review of the Census Bureau statistics show a higher population projection figure of 4,083 residents³ for the ABC figure. With the Approved Project and several others in the area, there is a definite trend that is resulting in a rapidly expanding higher density population. Therefore, this census tract would be able to absorb additional alcohol outlets without a substantial increase in over saturation.

It is important to note that the primary use of the Project Site is for residential purposes, which will involve the sale of alcoholic beverages in ground floor commercial spaces. Less than 2% of the approved Project's total floor area will be devoted to the sale of alcoholic beverages in connection with a high-quality cafe.

Finally, to ensure the on and off-site sales will not create detrimental impacts on the surrounding area, the specific detail of the establishment will be reviewed and conditioned pursuant to the Master Plan Approval process. This will allow for a comprehensive review of each request with input from the prospective tenant. Security plans, floor plans, seating limitations and other recommended conditions, as well as, the mode and character of the operation, will be addressed and assured through the imposition of site-specific conditions. This extra protection will ensure that no adverse impacts will result due to on and off-site alcohol sales and consumption.

Although the Census Tract would be considered to be over-concentrated according to the ABC, based on a population of 2,785 occupants the Applicant is proposing a comprehensive commercial development that will not allow the sales of alcoholic beverages to be the predominant use of the Project and such sales will be a complement and convenience to the other uses in the neighborhood that are shifting with more upscale mixed uses, residential, and commercial development coming into the area. Additionally, as shown by the census tract figures noted by the Census Bureau, compared to the ABC figures, the census tract is experiencing significant

² California ABC Statistics shown on the web site

³ US Census data for Census Tract 2092.0 as of September 18, 2019

population growth and was projected to have a population of 4,083 residents in 2017. It is to be noted that with development of the Approved Project an estimated 648 dwelling units have been built in the vicinity to the Project.⁴

There are other planned and approved projects that include residential dwelling units in the area that would also increase the population. Therefore, the resulting saturation would be less significant based on newer Census figures as noted above. The Census will be updated in 2020 that likely show a significant jump in population as the result of numerous multiple dwelling unit projects for this census tract.

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

The proposed Master Plan Approval for on and off-site sales of alcoholic beverages will not detrimentally affect nearby residentially zoned properties. There are no residentially zoned communities within a 600-foot radius of the Project Site, as the subject property is adjoining CCWSP C4 zoned properties to the north, south, east and west.

Within a 600-foot radius there are no single-family residences, but there are 10 multifamily complexes and one condominium building, which have residential components, though the CCWSP, though zoned commercial consists of a mix of commercial, and residential uses with restaurants, a small grocery and a large grocery outlet selling alcoholic beverages located in proximity. The surrounding commercial and residential uses are not impacted by quality ground floor cafes and restaurants as proposed that are typical in a high-density area. Most of the seating is indoors which shields noise and there is no outdoor live entertainment proposed that would raise the level of noise to objectionable impacts.

Additionally, mixed-use projects with ground floor commercial support in activating the street frontage by providing additional eyes on the street. This enhances safety within the area as there is more pedestrian activity along Wilshire Boulevard to deter crime and graffiti. Such projects create an inviting atmosphere that welcome business and sales to the area.

All the commercial tenants will be part of a quality development and all alcohol service and sales will take place within a carefully controlled environment operated by responsible managers. The Master Plan Approval for the on and off-site sales of alcoholic beverages would be a partial addition to the development and would serve as a convenience for those patrons visiting the cafe. Therefore, this use will not result in detrimental impacts to any nearby residential uses. There will be no outdoor advertising soliciting sales of alcoholic beverages permitted.

QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE

a. What is the total square footage of the building or center the establishment is in?

390,000 SF

The Approved Project floor area is located in a 390,000-square foot mixed use building on a lot with a net area of approximately 90,969 square feet. The proposed cafe use in connection with the Master Plan Approval for on and off-site sales of alcoholic beverages will be situated on the first floor facing Wilshire Boulevard.

⁴ Craig Lawson & Company estimates from research of previous projects in the vicinity.

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

The approved commercial and office floor area consists of 10,500 square feet. The proposed cafe space will occupy 1,223 square feet of indoor area and an additional 1,044 square feet of outdoor area. The following provides the area dedicated to the sales of alcoholic beverages:

There will be a cafe with approximately 1,223 square feet of indoor dining and approximately 1,044 square feet of outdoor dining for a total of 2,267 square feet.

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

The total occupancy load of the space as determined by the Fire Department is 35.

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

There will be 30 indoor seats and 76 outdoor seats for the cafe for a total of 106 seats.

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

Yes, approximately 1,044 square feet will be outdoor dining.

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

The outdoor space will be confined to private property only.

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

Not Applicable

**h. Are you adding floor area? No. If yes, how much is enclosed? Not Applicable
Outdoors? Not Applicable.**

i. Parking

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

The Project will provide 2 parking spaces on-site per 1,000 square feet of ground floor commercial (restaurant and office) as required by the Enterprise Zone.

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

The provided parking will be used for the subject property uses.

iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety?

No added floor area is proposed.

iv. Have any arrangements been made to provide parking off-site?

No, all parking is to be provided on-site within the parking garage pursuant to the Project design. The Project is providing more parking than required by the Los Angeles Municipal Code standards and parking demand is not anticipated to exceed the supply.

1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety?

Not applicable

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.

Not Applicable

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

Yes, there will be valet service available for a charge.

j. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? The following uses are within 600 to 1000 feet of the Project Site:

- Para Los Ninos Evelyn Gratts Primary Center, 474 Hartford Ave.
- Gratts Early Education Center, 1415 W. 5th St.

k. 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?

Not Applicable

QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT

a. Has the use been discontinued for more than a year? Not applicable.

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

The Applicant is requesting hours from 6 am to 2 am seven days per week. The ABC limits these hours within which the sale of alcohol is permitted.

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	6 am to 2 am	6 am to 2 am	6 am to 2 am	6 am to 2 am	6 am to 2 am	6 am to 2 am	6 am to 2 am
Proposed Hours of Alcohol Sale	6 am to 2 am	6 am to 2 am	6 am to 2 am	6 am to 2 am	6 am to 2 am	6 am to 2 am	6 am to 2 am

c. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc.? Please specify:

No piano bar, dancing or live entertainment, movies, karaoke, video game machines, etc. are planned for the ground floor cafe.

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

d. Will there be minimum age requirements for entry? If yes, what is the minimum age requirement and how will it be enforced?

Operations of such establishments will be in accordance with the rules and regulations of the ABC. Operators of establishments that impose age restrictions will be required to verify the age and identity of patrons when necessary.

e. Will there be any accessory retail uses on the site? None. What will be sold? Not applicable.

f. Security

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

The total number of employees within the ground floor cafe is proposed to be 5.

ii. Will security guards be provided on-site?

Yes, there will be security guards provided for the entire property.

If yes, how many and when?

To be determined.

iii. Has LAPD issued any citations or violations?

No. As the Project is not yet occupied, LAPD has not issued any citations or violations related to the service and sales of alcohol for this development.

g. Alcohol

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

The Applicant is requesting a Master Plan Approval for the on and off-site sales for a full line of alcoholic beverages within the ground floor cafe.

ii. Will “fortified” wine (greater than 16% alcohol) be sold?

No fortified wine will be sold within the cafe.

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. It is anticipated that signage for such establishments will be coordinated and will generally consist of business identification signs which could include language referring to the sale of alcohol (e.g. “Bar and Grill”, “Lounge”).

v. Food

i. Will there be a kitchen on the site?

The ground floor café will have a kitchen facility.

ii. Will alcohol be sold without a food order?

Yes, the Applicant is proposing to offer the sale of alcoholic beverages without a food order.

iii. Will the sale of alcohol exceed the sale of food items on a quarterly basis?

No, it is anticipated that the gross sales of food items at the cafe will exceed the gross sale of alcohol on a quarterly basis.

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

Menus will be provided to the Office of Zoning Administrator prior to obtaining building permits for all food and restaurant establishments.

vi. On-Site

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

No

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

Not applicable.

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

Yes, the proposed ground floor cafe will be serving alcohol for on and off-site consumption.

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

The Applicant is requesting a Master Plan Approval to permit the sale of a full line of alcoholic beverages, including beer, wine and distilled spirits, for on and off-site consumption in conjunction with the ground floor café.

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

No, discounted alcoholic drinks will not be offered within the café.

vii. Off-Site

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

ii. 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?

The request is for on and off-site sales of alcoholic beverages within a ground floor cafe.

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,
- 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.

Photo Exhibit
1027 Wilshire Boulevard
Master Plan Approval - Cafe

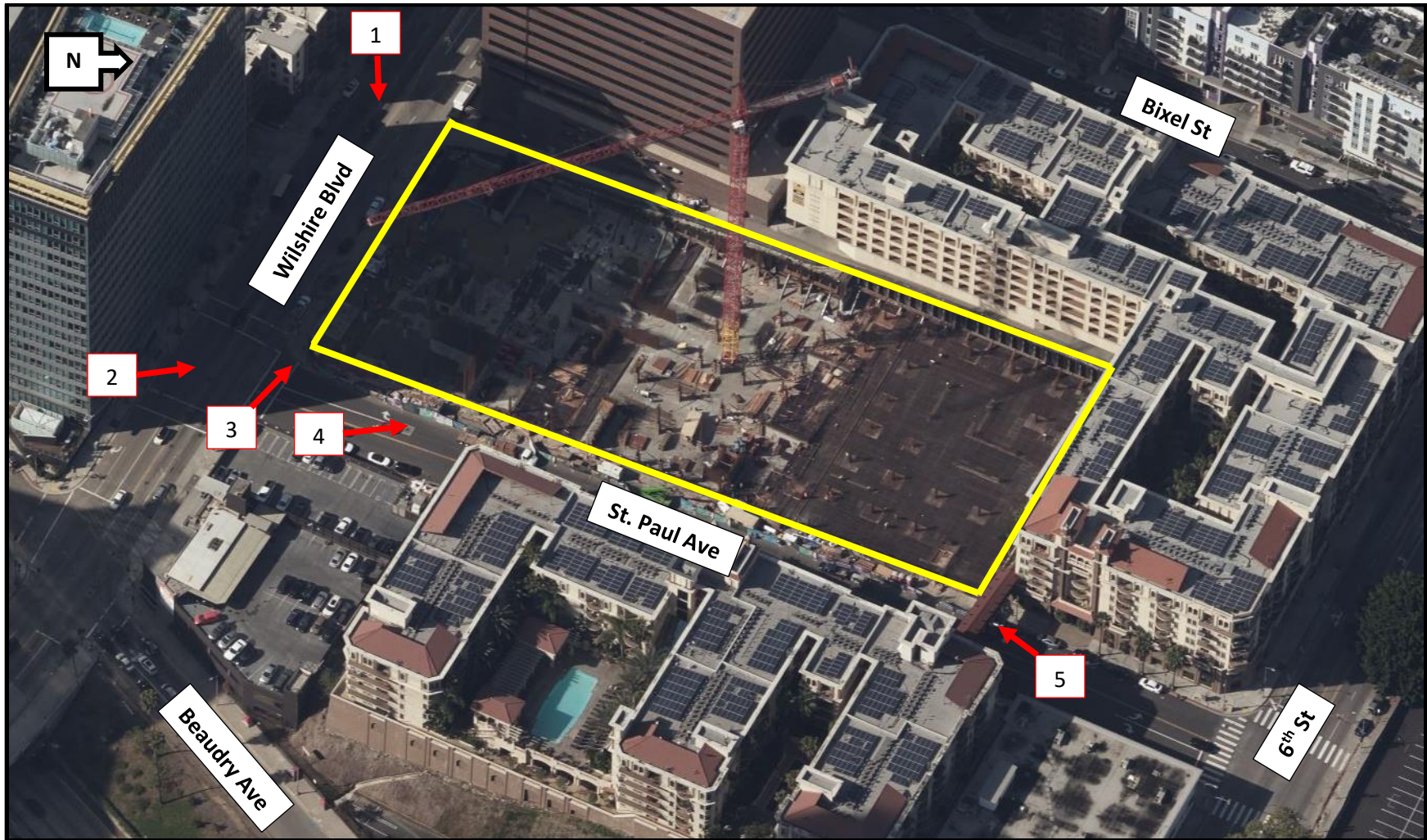


Photo Exhibit
1027 Wilshire Boulevard
Master Plan Approval - Cafe



1. Facing east along Wilshire Boulevard



2. Facing north at corner of Wilshire Boulevard and St. Paul Avenue

Photo Exhibit
1027 Wilshire Boulevard
Master Conditional Use Permit



3. Facing northwest on corner of Wilshire Boulevard and St. Paul Avenue



4. Facing north along St. Paul Avenue

Photo Exhibit
1027 Wilshire Boulevard
Master Conditional Use Permit



5. Facing southwest along St. Paul Avenue

REVISIONS	BY:

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
THE SOUTHWESTERLY 15 FEET OF LOT 71 AND ALL OF LOTS 72 AND 73 OF SUBDIVISIONS OF LANDS OF ST. PAUL'S SCHOOL, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGES 85 AND 86 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
A PERPETUAL NON-EXCLUSIVE EASEMENT OVER LOTS 55 AND 46 OF THE SUBDIVISION ON THE LAND OF ST. PAUL'S SCHOOL, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 78, PAGES 55 AND 56 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FOR VEHICULAR PARKING PURPOSES, AS DISCLOSED IN DOCUMENT ENTITLED PARKING EASEMENT AGREEMENT, RECORDED MARCH 30, 1984, AS INSTRUMENT NO. 84-387823, OF OFFICIAL RECORDS.

PARCEL 3:
THE NORTHEASTERLY 55 FEET OF LOT 71 OF SUBDIVISION OF LANDS OF ST. PAUL'S SCHOOL, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGES 85 AND 86 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

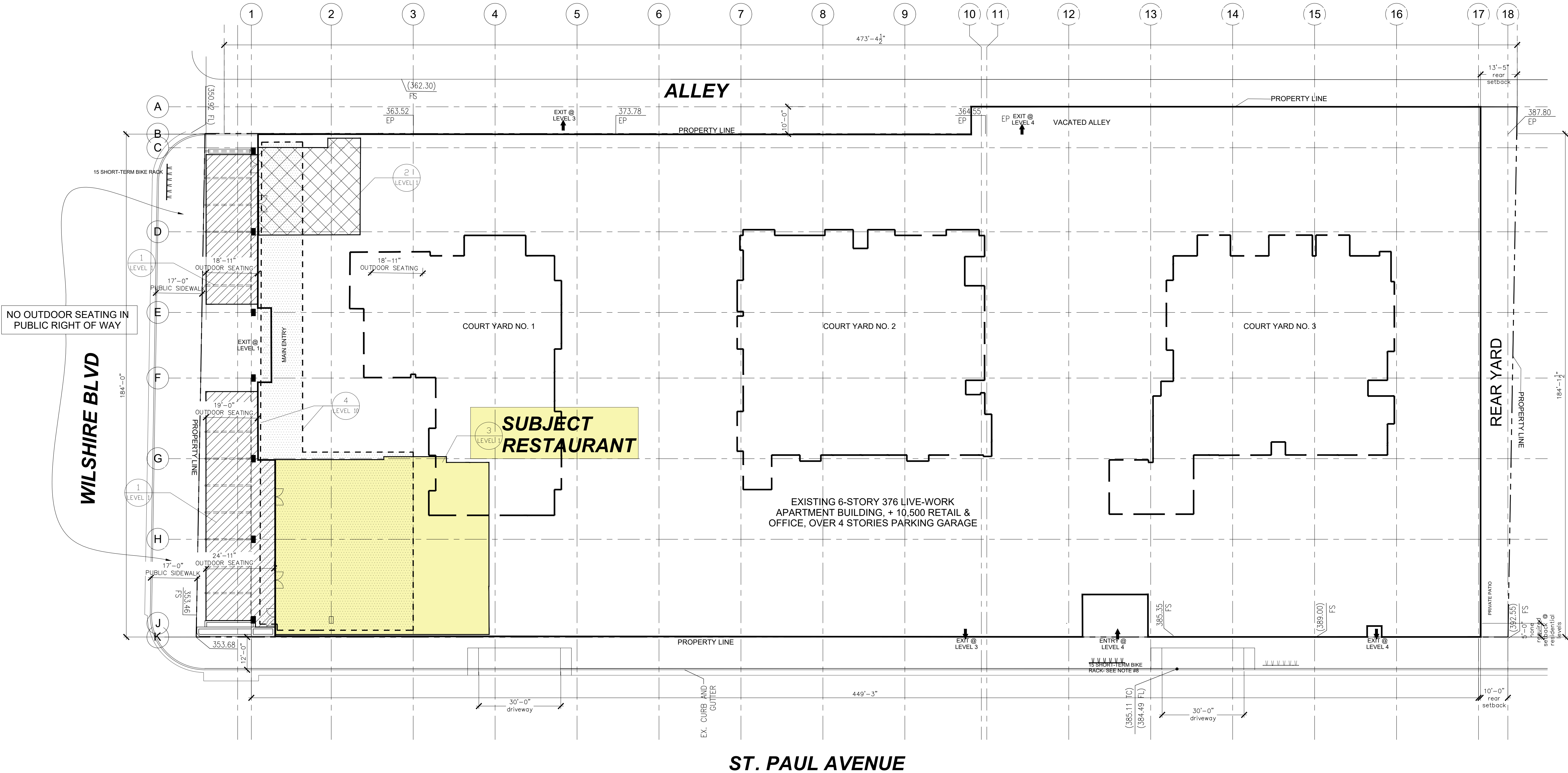
PARCEL 4:
LOTS 68, 69 AND 70 OF THE ST. PAUL'S SCHOOL SUBDIVISION, OF A PORTION OF LOT 1 IN BLOCK 37 OF HANCOCK'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGES 85 AND 86 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; TOGETHER WITH LOT 67 OF RESUBDIVISION OF LOTS 64, 65, 66, 67 AND 67 1/2 OF THE LANDS OF THE ST. PAUL'S SCHOOL, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 72, PAGE 71, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,

DESCRIBED AS A WHOLE AS FOLLOWS:
BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 67; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 67 AND ALONG THE NORTHWESTERLY LINE OF SAID LOTS 68, 69 AND 70, SOUTH 27° 54' 55" WEST 280.09 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 70; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 70, SOUTH 61° 06' 35" EAST 184.94 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 70; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 70, 69, 68 AND ALONG THE SOUTHEASTERLY LINE OF SAID LOT 67, NORTH 27° 53' 30" EAST 280.08 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 67; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 67, NORTH 61° 06' 39" WEST 183.92 FEET TO THE POINT OF BEGINNING.

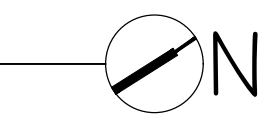
ASSESSOR'S PARCEL NUMBER:
5143-025-009, 5143-025-010, AND 5143-025-032

LEGEND

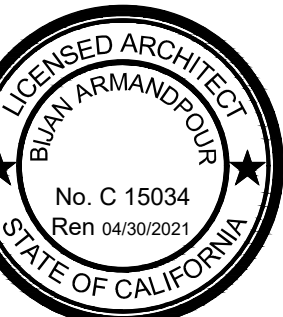
- 1 LEVEL 1 STREET LEVEL OUTDOOR SEATING- 1044 + 2,130 = 3,174 SF
- 2 LEVEL 1 STREET LEVEL COFFEE SHOP/NEIGHBORHOOD RETAIL- 1,223 SF
- 3 LEVEL 1 STREET LEVEL RESTAURANT- 5,031 SF
- 4 LEVEL 1 ROOFTOP AMENITY



SITE PLAN



TENTEN LIVE/WORK
1027 WILSHIRE BOULEVARD LOS ANGELES, CA

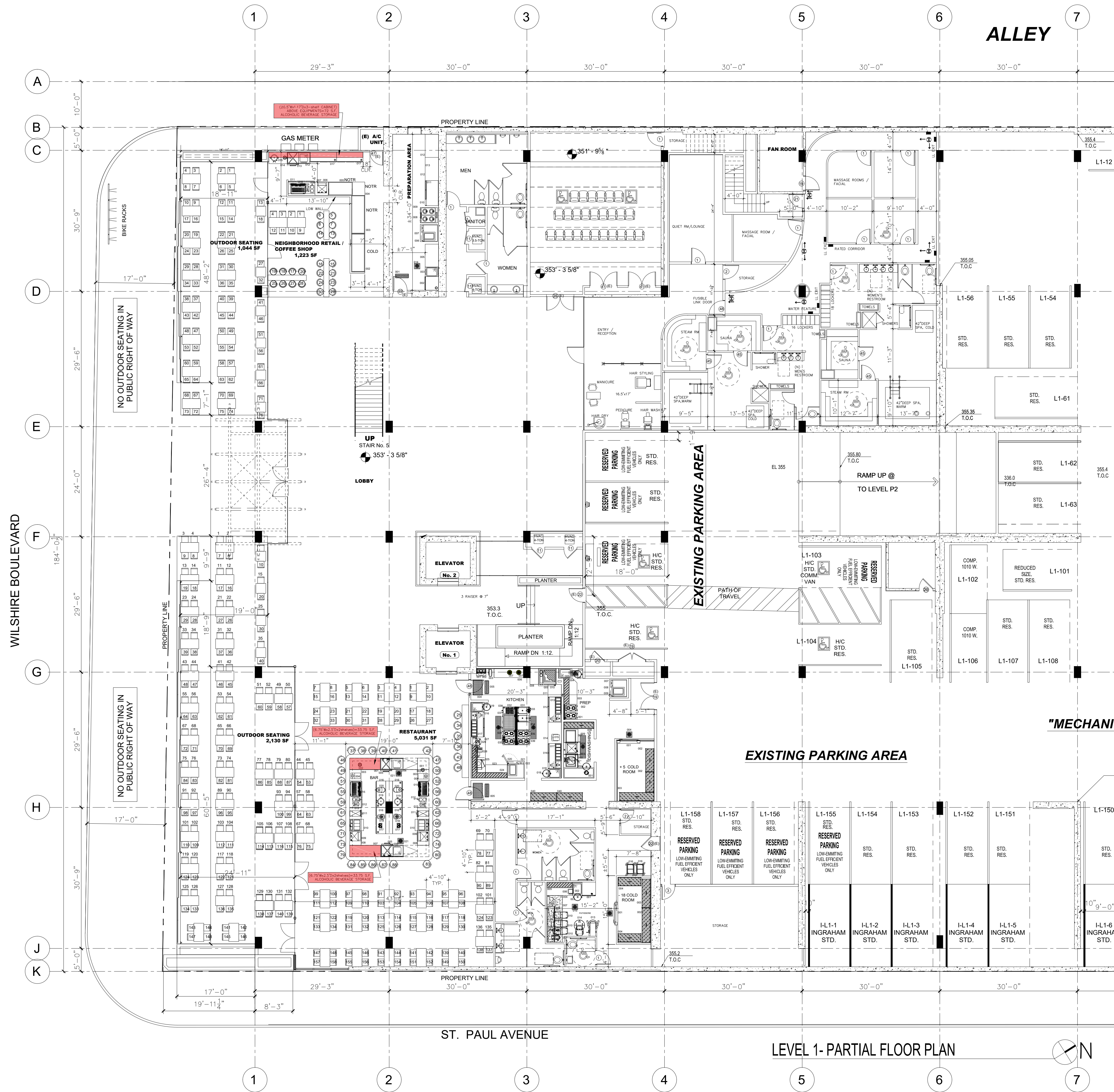


ba **bijan & associates** www.bijan.la
architecture, planning, sustainable design, engineering, interior design
109 stieria street, el segundo, california 90245 1323455.6404 1323455.6499

MARCH 2020
date: MAR. 2020
scale: 1/16"=1'-0"
drawn: BJ
job: 411AR390
sheet:
A1.00d
of sheets

MCUB- TABLE OF ALCOHOL PERMITS- 1027 WILSHIRE BOULEVARD						
	INDOOR		OUTDOOR		ALCOHOLIC BEVERAGE AREA	PERMIT TYPE
	AREA, SQUARE FEET	NO. OF SEATS	AREA, SQUARE FEET	NO. OF SEATS		
STREET LEVEL COFFEE SHOP/RETAIL	1,223	30	1,044	76	72 SF	FULL LINE, ON & OFF-SITE SALE
STREET LEVEL RESTAURANT	5,031	158	2,130	148	67.5 SF	FULL LINE ON-SITE SALE
TOTAL	6,254	188	3,174	224	139.5 SF	

REVISIONS BY:



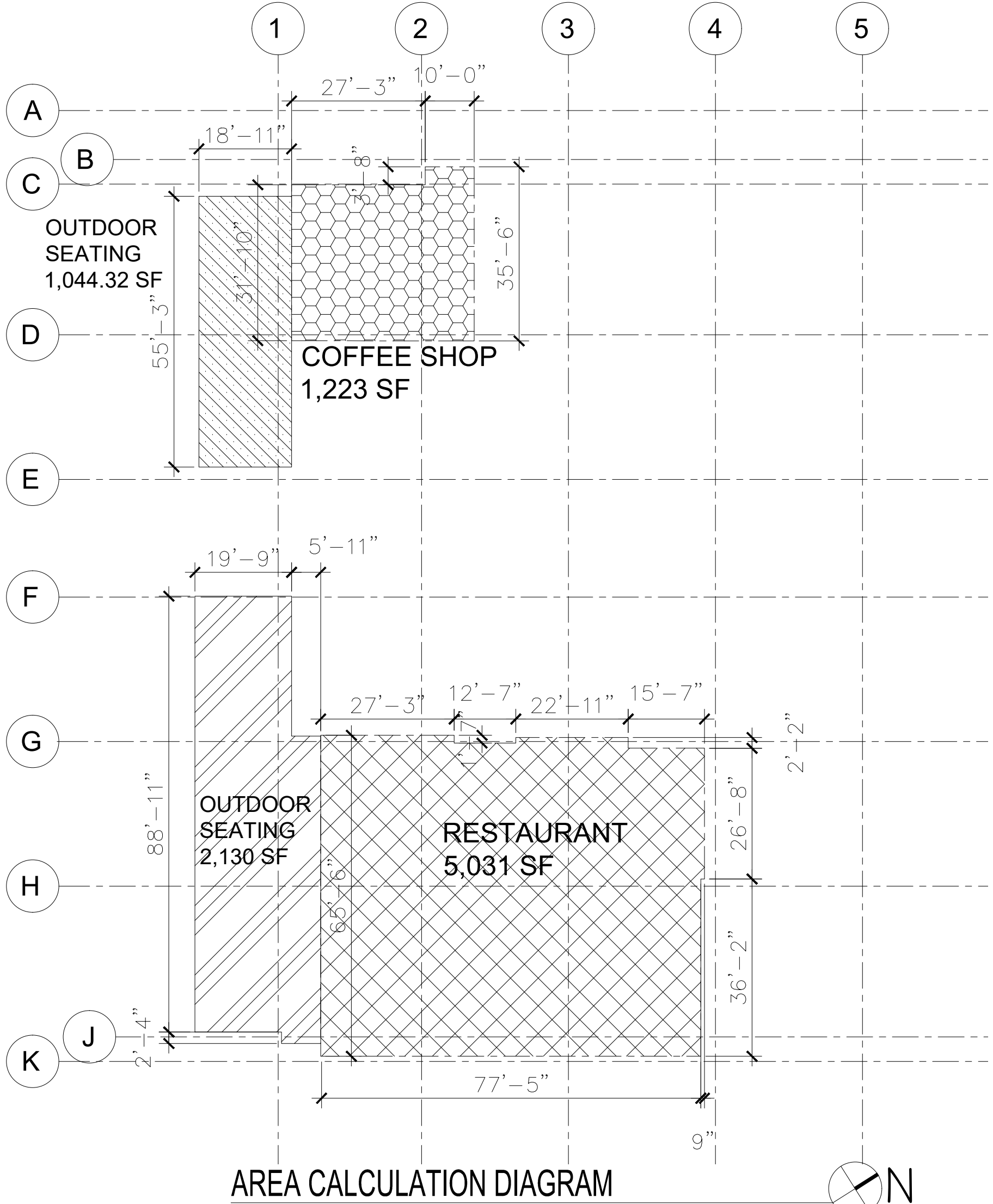
ALLEY

NEIGHBORHOOD RETAIL / COFFEE SHOP EQUIPMENT LIST

- CAFE
001 - COFFEE BEAN GRINDER
002 - COLD DISPLAY
003 - NOTR DISPLAY
004 - WORKING BENCH
005 - COLD DISPLAY
006 - WORKING BENCH
007 - ICE MACHINE
008 - FILTER COFFE MACHINE
009 - COFFEE BEAN GRINDER
010 - ESPRESSO COFFE MACHINE
011 - BENCH TYPE REFRIGERATOR
012 - DISHWASHER
013 - SINGLE SINK UNIT
014 - WORKING BENCH
015 - TEA MACHINE
016 - BLENDER
017 - BACK BAR REFRIGERATOR- 48"Wx20"Dx34"H
PREP
001 - INSECT KILLER 20m²
002 - UPRIGHT REFRIGERATOR
003 - SINGLE SINK UNIT
004 - GARBAGE BIN
005 - WORKING BENCH
006 - OVEN BASE W/ TRAY HOLDERS
007 - ELECTRIC CONVECTION OVEN 10xGN
008 - ELECTRIC INDUCTION COOKER
009 - EXTRACTOR HOOD W/LIGHTNING
010 - BENCH TYPE REFRIGERATOR
011 - MAKE UP UNIT
012 - WORKING BENCH
013 - WALL CUPBOARD
014 - FLOOR DRAIN 30x30cm

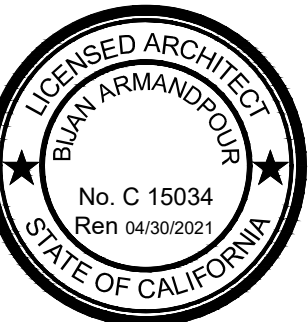
RESTAURANT EQUIPMENT LIST

- KITCHEN
001 - HAND WASH SINK UNIT
002 - GALOSH & BONE & MASK DISPENSER
003 - WASH HOSE - 15M
004 - HYGIENE MAT
005 - INSECT KILLER 20m²
006 - WORKING BENCH
007 - HOT LAMP
008 - WORKING BENCH
009 - PIZZA OVEN
010 - EXTRACTOR HOOD
011 - WORKING BENCH
012 - BENCH TYPE REFRIGERATOR
013 - MAKE UP UNIT
014 - WORKING BENCH
015 - PANINI MACHINE
016 - BENCH TYPE REFRIGERATOR
017 - MAKE UP UNIT
018 - SINGLE SINK UNIT
019 - GARBAGE BIN
020 - OVEN BASE W/ TRAY HOLDERS
021 - ELECTRIC CONVECTION OVEN 10xGN
022 - EXTRACTOR HOOD
023 - WORKING BENCH
024 - WALL SHELF
025 - WORKING BENCH
026 - MICROWAVE OVEN
027 - WORKING BENCH
028 - SLICER
029 - VEGETABLE PRECESSOR
030 - KNIFE STERILIZER
031 - BASE FREEZER W/4 DRAWERS
032 - BASE REFRIGERATOR
033 - ELECTRIC FRYER
034 - BLANK UNIT
035 - OPEN GAS BURNER
036 - GRILL
037 - ELECTRIC PASTA COOKER
038 - EXTRACTOR HOOD
039 - FLOOR DRAIN 120x30cm
040 - STORAGE SHELF
- DISHWASHING
001 - SORTING TABLE W/SINK BOWL
002 - GARBAGE BIN
003 - DISHWASHER INLET TABLE W/BIG BOWL
004 - PRE WASH SPRAY UNIT
005 - HOOD TYPE DISHWASHER
006 - EXTRACTOR HOOD
007 - DISHWASHER OUTLET TABLE
008 - STORAGE SHELF
009 - FLOOR DRAIN 120x30cm
- PREP
001 - OPEN GAS BURNER
002 - EXTRACTOR HOOD
003 - WORKING BENCH
004 - WALL SHELF
005 - SINGLE SINK UNIT
006 - GARBAGE BIN
007 - OVEN BASE W/ TRAY HOLDERS
008 - ELECTRIC CONVECTION OVEN 10xGN
009 - EXTRACTOR HOOD
010 - FLOOR DRAIN 30x30cm
- COLD ROOM
001 - COLD ROOM +4°C
002 - STORAGE SHELF
003 - STORAGE SHELF
004 - FLOOR DRAIN 30x30cm
- BAR
001 - WORKING BENCH
002 - BLENDER
003 - WORKING BENCH
004 - GLASS WASHER SPRAY UNIT
005 - DISHWASHER
006 - SINGLE SINK UNIT
007 - WORKING BENCH
008 - WORKING BENCH
009 - ICE MACHINE
010 - COCKTAIL UNIT
011 - WORKING BENCH / DRIVER
012 - BENCH TYPE REFRIGERATOR
013 - COFFEE BEAN GRINDER
014 - FILTER COFFE MACHINE
015 - ESPRESSO COFFE MACHINE
016 - BACK BAR REFRIGERATOR
017 - TURKISH COFFE MACHINE
018 - JUICE MACHINE
019 - TEA MACHINE
020 - SOLID FRUIT PRESS
021 - FLOOR DRAIN 30x30cm



AREA CALCULATION DIAGRAM

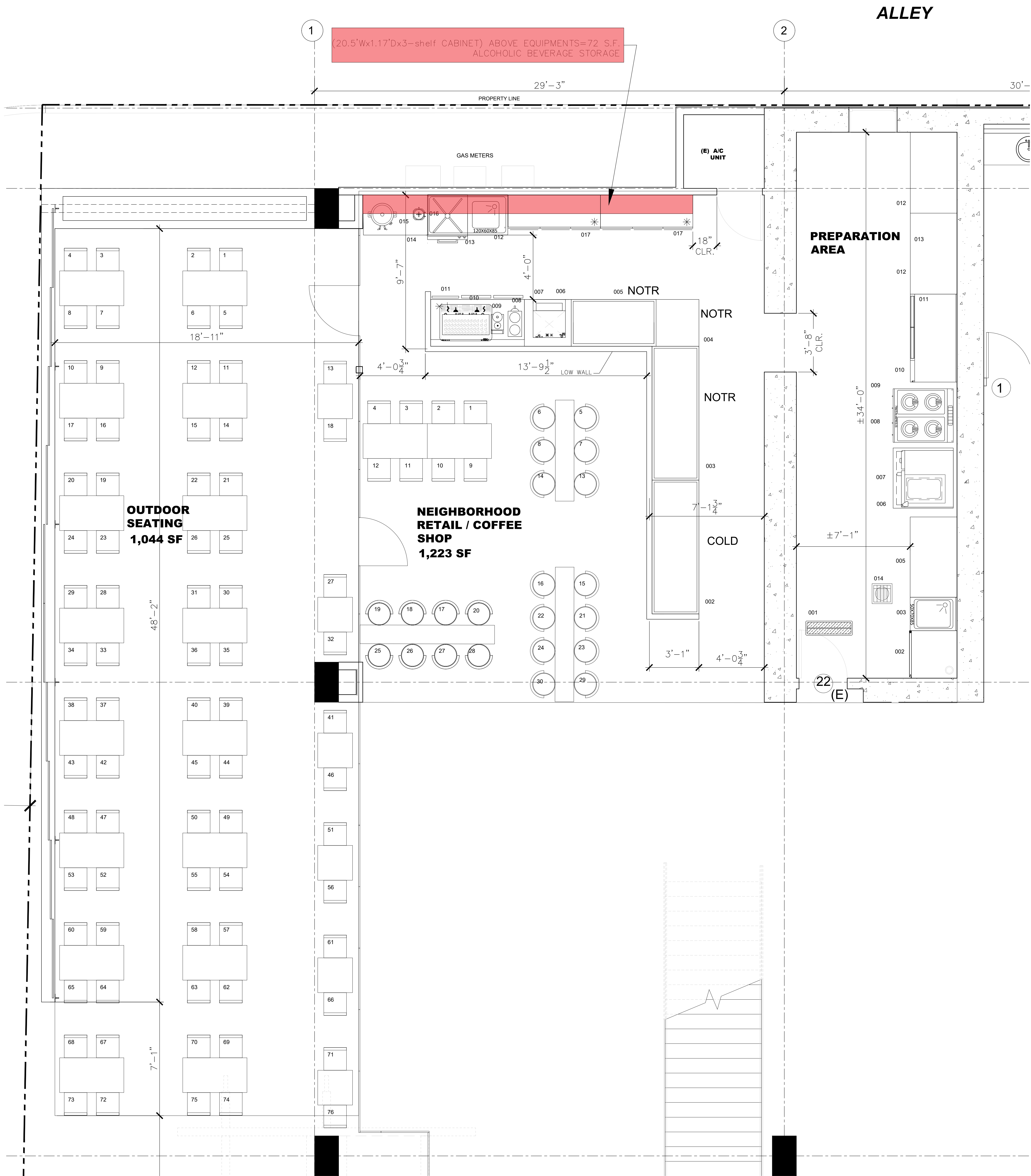
TENTEN LIVE/WORK
1027 WILSHIRE BOULEVARD LOS ANGELES, CA
LEVEL 1 - PARTIAL FLOOR PLAN



ba bijan & associates www.bijan.ba
architecture planning sustainable design engineering interior design
109 sierra street, el segundo, california 90245 1323655.6494 1323655.6499

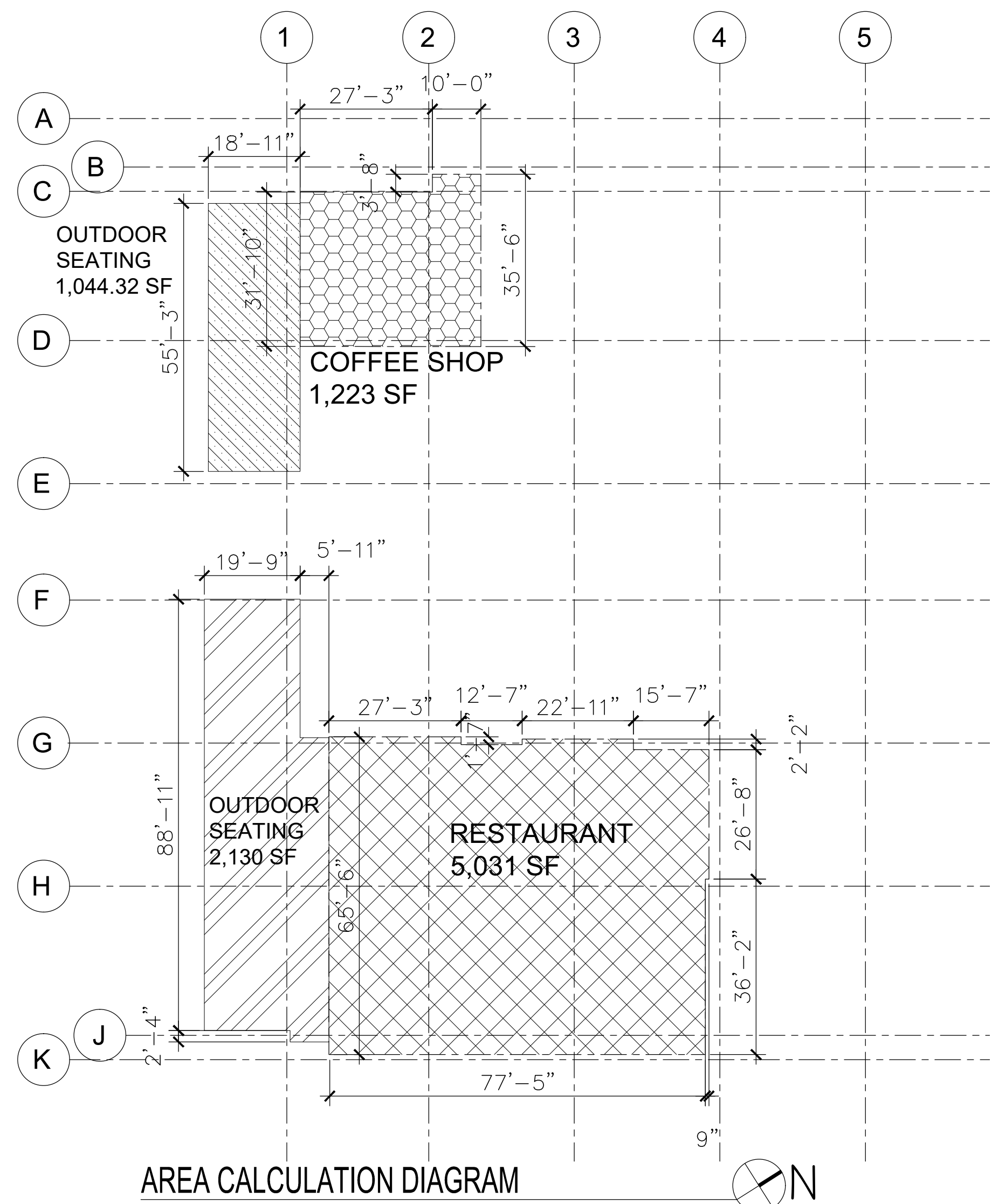
MARCH 2020
date: MAR. 2020
scale: 3/32"=1'
drawn: SMR
job: 411AR390
sheet:

A2.01d



ALLEY

- NEIGHBORHOOD RETAIL / COFFEE SHOP EQUIPMENT LIST**
- CAFE
001 - COFFEE BEAN GRINDER
002 - COLD DISPLAY
003 - NOTR DISPLAY
004 - WORKING BENCH
005 - COLD DISPLAY
006 - WORKING BENCH
007 - ICE MACHINE
008 - FILTER COFFEE MACHINE
009 - COFFEE BEAN GRINDER
010 - ESPRESSO COFFEE MACHINE
011 - BENCH TYPE REFRIGERATOR
012 - DISHWASHER
013 - SINGLE SINK UNIT
014 - WORKING BENCH
015 - TEA MACHINE
016 - BLENDER
017 - BACK BAR REFRIGERATOR- 48"Wx20"Dx34"H
- PREP
001 - INSECT KILLER 20m²
002 - UPRIGHT REFRIGERATOR
003 - SINGLE SINK UNIT
004 - GARBAGE BIN
005 - WORKING BENCH
006 - OVEN BASE W/TRAY HOLDERS
007 - ELECTRIC CONVECTION OVEN 10xGN
008 - ELECTRIC INDUCTION COOKER
009 - EXTRACTOR HOOD W/LIGHTNING
010 - BENCH TYPE REFRIGERATOR
011 - MAKE UP UNIT
012 - WORKING BENCH
013 - WALL CUPBOARD
014 - FLOOR DRAIN 30x30cm



LEVEL 1- COFFEE SHOP FLOOR PLAN



REVISIONS BY:	

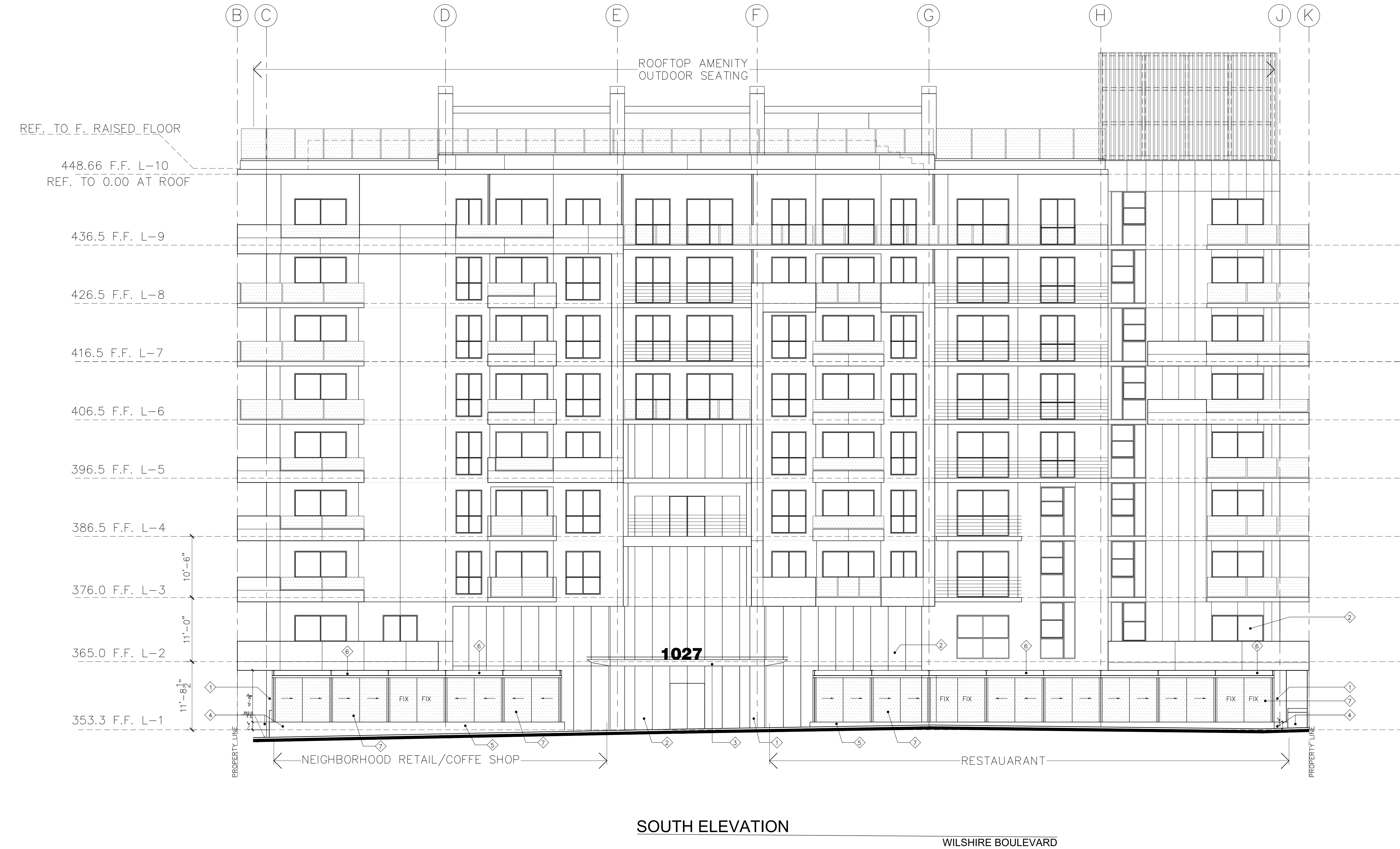
TENTEN LIVE/WORK
1027 WILSHIRE BOULEVARD LOS ANGELES, CA
LEVEL1 - COFFEE SHOP FLOOR PLAN



ba **bijan & associates** www.bijan.ba
architecture.planning.sustainable design.interior design
109 sierra street, el segundo, california 90245 323.655.4494

date: MAR. 2020
scale: 3/8"=1'
drawn: SMR
job: 411AR390
sheet:

A2.01d1



REVISIONS	BY:

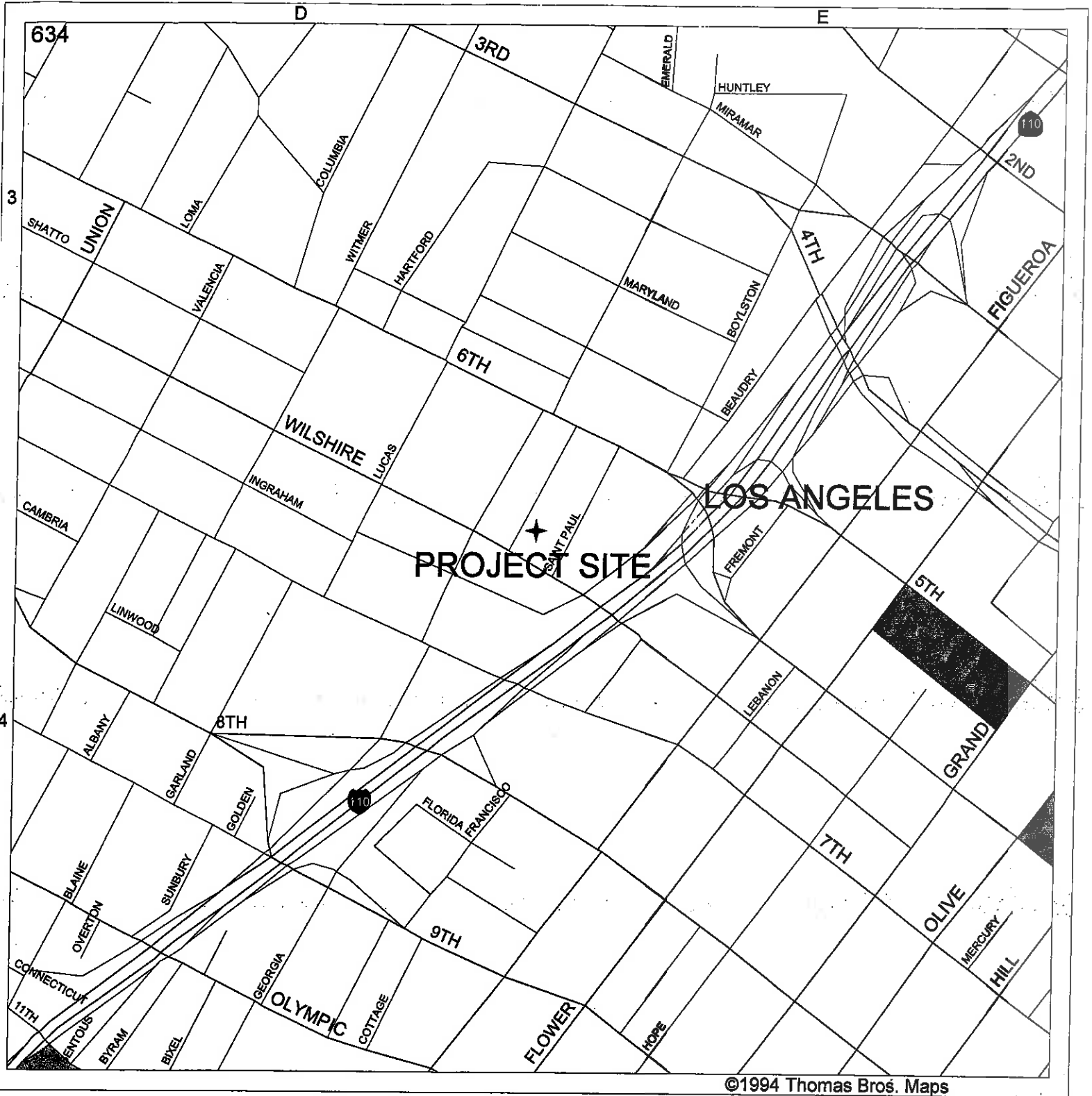
TENTEN LIVE/WORK
1027 WILSHIRE BOULEVARD LOS ANGELES, CA
ELEVATION – OUTDOOR SEATING



bd **bijan & associates** www.bijan.la
architecture, planning, sustainable design, engineering, interior design
109 sierra street1, el segundo, california 90245
t 323.655.4404 f 323.655.4499

date: MAR. 2020
scale: 1/8"=1'
drawn: SMR
job: 411AR390
sheet:

A4.00d



VICINITY MAP

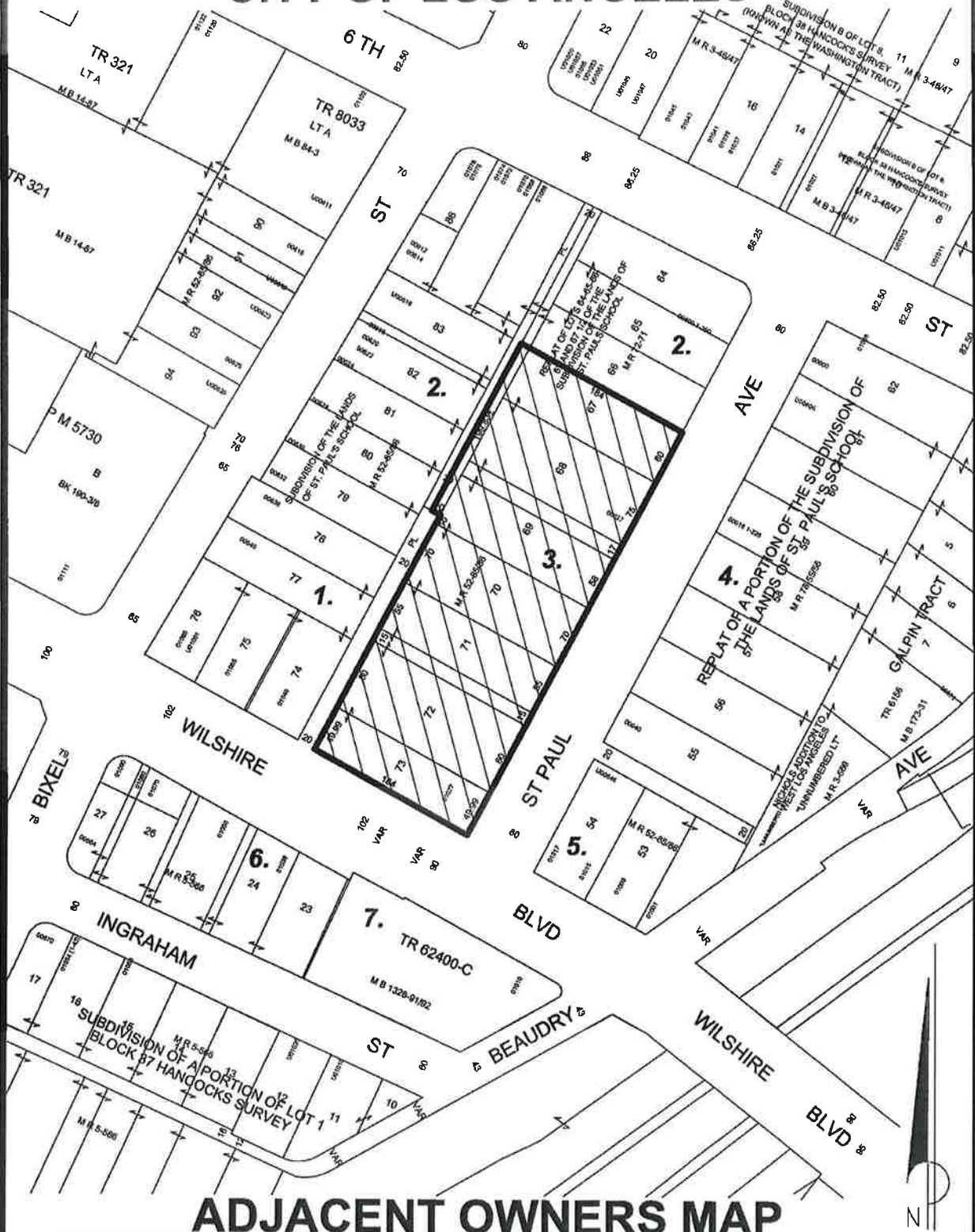
SITE : 1027 W. WILSHIRE BLVD.

GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803

(626) 441-1080, FAX (626) 441-8850
GCMAPPING@RADIUSMAPS.COM

CITY OF LOS ANGELES



ADJACENT OWNERS MAP

GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080 FAX (626) 441-8850
gcmapping@radlismaps.com

LEGEND

- 3.** OWNERSHIP NO.
- OWNERSHIP HOOK

CASE NO.
DATE: 10 - 15 - 2020
SCALE: 1" = 100'
D.M. 130-5 B 207

OWNERSHIP MAP



- LEGEND:
- ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
 - ON-SITE CONSUMPTION OF BEER AND OR WINE
 - OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
 - OFF-SITE CONSUMPTION OF BEER AND OR WINE

LEGAL: SEE APPLICATION.

C.D. 1
C.T. 2092.00
P.A. WESTLAKE
SITE: 1027 W. WILSHIRE BLVD.

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

MASTER PLAN APPROVAL

2.08 NET AC.

CASE NO.
DATE: 10-15-2020
SCALE: 1" = 100'
USES FIELD
D.M. 130-5 B 207
T.B. PAGE: 634 GRID: D-4

PENALTY OF PERJURY STATEMENT

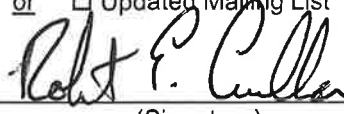
I hereby certify that to the best of my knowledge the attached radius map correctly depicts the required data obtained from the records of the City Engineer, City Clerk, and/or the Los Angeles Department of City Planning and, where appropriate, the State Division of Highways.

I further hereby certify that to the best of my knowledge, and under the penalty of perjury, the attached ownership list correctly shows the latest addresses listed on the City Engineer's land records as of the following date of preparation: 10/15/2020. In certain circumstances, such as in annexation proceedings, where there may be no City Engineer records, the records of the County Assessor's Office may be accepted by the City Planning Commission.

The attached Ownership List is an: ☒ Original Mailing List or ☐ Updated Mailing List

ROBERT E. CUELLAR

(Print or type)


(Signature)

I hereby certify that to the best of my knowledge and under the penalty of perjury, the attached occupants list correctly indicates addresses of the required occupants that fall within the radius as of the following date of preparation: N/A.

The attached Ownership List is an: ☒ Original Mailing List or ☐ Updated Mailing List

N/A
(Print or type)

(Signature)

In certain instances, I may have been unable to verify all occupants, therefore the following indicates which occupants I was not able to identify. I understand that the Department of City Planning will determine if reasonable attempts were made to secure these addresses from the information provided below.

Ownership #	Reason unable to verify * (1) Secured Building (2) Gated Yard (3) Refused Access (4) Other: Specify	Attempts made to verify ** (1) Returned to building on three separate occasions (2) Efforts to contact owner or manager without success (3) Contact made with owner or manager, who refused to provide the information (4) Other: Specify	Additional Information





- * (1) Secured Building
(2) Gated Yard
(3) Refused Access
(4) Other: Specify

- ** (1) Returned to building on three separate occasions
(2) Efforts to contact owner or manager without success
(3) Contact made with owner or manager, who refused to provide the information
(4) Other: Specify


REMINDER TO APPLICANT AND PROJECT TEAM: The Department of City Planning will not utilize application maps and ownership lists which bear a date of more than 365 days old by the date of public notification. Furthermore, the applicant may be required to update the radius map and/or ownership list before the Department will schedule the public hearing for any discretionary application.

600 FT. ALCOHOL & SENSITIVE USE LIST

1027 W. WILSHIRE BLVD










1. RESIDENTIAL USES:
 - A. SINGLE FAMILY - NONE
 - B. MULTI FAMILY – 10
 - C. CONDOMINIUM BUILDINGS - 1
2. CHURCHES: NONE
3. SCHOOLS: NONE
4. HOSPITALS: NONE
5. RECREATIONAL AREAS: NONE
6. ALCOHOL ESTABLISHMENTS:
 - A.  CHIPOTLE
1122 W. 6TH ST #101
 - B.  GROCERY OUTLET
1120 W. 6TH ST #103
 - C.  PLAN CHECK
1111 WILSHIRE BLVD #103
 - D.  EBAES
1111 WILSHIRE BLVD #104

E.  GREEN LIFE MARKET
664 S. BIXEL ST

F.  HARBOR HOUSE
1000 WILSHIRE BLVD

ALCOHOL ESTABLISHMENTS BETWEEN 600 FT. - 1,000 FT.

1027 W. WILSHIRE BLVD

- A.  GULP
735 S. FIGUEROA ST. #133
- B.  MORTON'S STEAKHOUSE
735 S. FIGUEROA ST. #207
- C.  CALIFORNIA PIZZA KITCHEN
735 S. FIGUEROA ST. #305
- D.  TARGET
735 S. FIGUEROA ST. #200
- E.  MENDOCINO FARMS
735 S. FIGUEROA ST. #129
- F.  INTERCONTINENTAL HOTEL
900 WILSHIRE BLVD
- G.   JONATHAN CLUB
545 S. FIGUEROA ST.
- H.  BIXEL LIQUOR
467 BIXEL ST.

**SENSITIVE USES BETWEEN
600 FT. – 1,000 FT.**

1027 W. WILSHIRE BLVD

- A. PARA LOS NINOS EVELYN T GRATTS PRIMARY CENTER
474 HARTFORD AVE
- B. GRATTS EARLY EDUCATION CENTER
1415 W. 5TH ST.
- C. THE HOSPITAL OF THE GOOD SUMARITAN
1225 WILSHIRE BLVD

11 5143-025-028
JAMISON 1055 WILSHIRE LLC
PO BOX 847
CARLSBAD CA 92018

12 5143-025-042, 043
PALMER SIXTH ST PROPERTIES LLC
270 N CANON DR #PH
BEVERLY HILLS CA 90210

13 5143-025-044
1027 WILSHIRE JV LLC
370 CONVENTION WAY
REDWOOD CITY CA 94063

14 5143-026-006 TO 008, 018, 019
PALMER ST PAUL PROPERTIES
270 N CANON DR #PH
BEVERLY HILLS CA 90210

16 5143-026-017
NBFRE 12 LLC
1001 WILSHIRE BLVD
LOS ANGELES CA 90017

19 5143-027-016
EQR GLO APARTMENTS LIMITED
PARTNERSHIP
PO BOX 87407
CHICAGO IL 60680

20 5143-027-017 TO 243
1027 WILSHIRE BLVD LLC
370 CONVENTION WAY
REDWOOD CITY CA 94063

BUREAU OF ENGINEERING
1149 S BROADWAY SUITE 700
LOS ANGELES CA 90015-2213

CITY ADMINISTRATIVE OFFICER
MAIL STOP 130
200 N MAIN ST 15TH FLOOR
LOS ANGELES CA 90012

DEPARTMENT OF BUILDING & SAFETY
MAIL STOP 115
201 N FIGUEROA ST
LOS ANGELES CA 90012

CITY OF LA DEPT OF TRANSPORTATION
100 S MAIN ST 10TH FLR
LOS ANGELES CA 90012

LOS ANGELES UNIFIED SCHOOL
DISTRICT
333 S BEAUDRY AVE
LOS ANGELES CA 90017

DEPARTMENT OF NEIGHBORHOOD
EMPOWERMENT
200 N SPRING ST SUITE 2005
LOS ANGELES CA 90012

DOWNTOWN LOS ANGELES
NEIGHBORHOOD COUNCIL
PO BOX 31096
LOS ANGELES CA 90013

COUNCIL DISTRICT 1
ATTN: GILBERT CEDILLO
200 N SPRING ST RM 460
LOS ANGELES CA 90012

OWNER
1027 WILSHIRE JV LLC
370 CONVENTION WAY
REDWOOD CITY CA 94063

APPLICANT
AMIDI GROUP
ATTN: NASSER AHMADI
255 E BROADWAY, LOBBY
GLENDALE CA 91205

AMIDI GROUP
ATTN: SCOTT McMASTER
255 E BROADWAY, LOBBY
GLENDALE CA 91205

ARCHITECT
BIJAN & ASSOCIATES
ATTN: BIJAN ARMANDPOUR
109 SIERRA ST
EL SEGUNDO CA 90245

REPRESENTATIVE
CRAIG LAWSON & CO
ATTN: JIM RIES
3221 HUTCHISON AVE SUITE D
LOS ANGELES CA 90034

GC MAPPING SERVICE
ATTN: GILBERT CASTRO
3055 W VALLEY BLVD
ALHAMBRA CA 91803

PNP

GC MAPPING SERVICE
ATTN: GILBERT CASTRO
5005 LA CALANDRIA WAY
LOS ANGELES CA 90032

PNP