



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

- | | |
|---|--|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant) | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad |
| <input type="checkbox"/> Site has existing buildings (provide copies of building permits) | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park) |
| <input type="checkbox"/> 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) | <input type="checkbox"/> Site has special designation (e.g. National Historic Register, Survey LA) |

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(Check all that apply or could apply)

- ☐ Demolition of existing buildings/structures
- ☐ Relocation of existing buildings/structures
- ☐ Interior tenant improvement
- ☐ Additions to existing buildings
- ☐ Grading
- ☐ Removal of any on-site tree
- ☐ Removal of any street tree

- ☐ Removal of protected trees on site or in the public right of way
- ☐ New construction: _____ square feet
- ☐ Accessory use (fence, sign, wireless, carport, etc.)
- ☐ Exterior renovation or alteration
- ☐ Change of use and/or hours of operation
- ☐ Haul Route
- ☐ Uses or structures in public right-of-way
- ☐ Phased project

Housing Component Information

Number of Residential Units: Existing _____ - Demolish(ed)³ _____ + Adding _____ = Total _____

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

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

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

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

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

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

3. ACTION(S) REQUESTED

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

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

Authorizing Code Section _____

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

Action Requested, Narrative: _____

Authorizing Code Section _____

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

Action Requested, Narrative: _____

Additional Requests Attached ☐ YES ☐ NO

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

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

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

If YES, list all case number(s) _____

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

Case No. _____

Ordinance No.: _____

☐ Condition compliance review

☐ Clarification of Q (Qualified) classification

☐ Modification of conditions

☐ Clarification of D (Development Limitations) classification

☐ Revision of approved plans

☐ Amendment to T (Tentative) classification

☐ Renewal of entitlement

☐ Plan Approval subsequent to Master Conditional Use

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

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

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

5. RELATED DOCUMENTS / REFERRALS

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

a. Specialized Requirement Form _____

b. Geographic Project Planning Referral _____

c. Citywide Design Guidelines Compliance Review Form _____

d. Affordable Housing Referral Form _____

e. Mello Form _____

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

g. HPOZ Authorization Form _____

h. Management Team Authorization _____

i. Expedite Fee Agreement _____

j. Department of Transportation (DOT) Referral Form _____

k. Preliminary Zoning Assessment Referral Form _____

l. SB330 Preliminary Application _____

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

n. Order to Comply _____

o. Building Permits and Certificates of Occupancy _____

p. Hillside Referral Form (BOE) _____

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

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

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

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

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

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

Name (if different from applicant) _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Agent/Representative name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip: _____

Telephone _____ E-mail: _____

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

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information
(select only one)

☐ Owner

☐ Applicant

☐ Agent/Representative

☐ Other

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

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

PROPERTY OWNER

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

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

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

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

Signature _____

Date 5/18/2021

Print Name MARK FARZAN

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

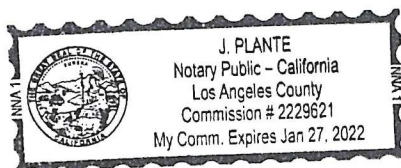
On MAY 18, 2021 before me, J PLANTE NOTARY PUBLIC
(Insert Name of Notary Public and Title)

personally appeared MARK FARZAN, 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 J. Plante (Seal)



APPLICANT

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

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- g. I understand that if this application is denied, there is no refund of fees paid.
- i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
- i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

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

Signature: _____

Print Name: _____

Date: _____

OPTIONAL
NEIGHBORHOOD CONTACT SHEET

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

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

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

2. PROJECT DESCRIPTION

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

A Conditional Use Permit to allow an upgrade from an off-sale beer and wine license to a license allowing the sale of a full line of alcoholic beverages for off-site consumption with instructional on-site tasting, in conjunction with an existing 859 square-foot market (Chapman Market) located within the [Q]C5-4D-CDO-SN Zone. No exterior modifications are proposed. Hours of operation will remain from 8:00 a.m. to 2:00 a.m., Monday through Saturday, and from 9:00 a.m. to 2:00 a.m., Sunday.

3. ACTION(S) REQUIRED

Authorizing Code Section: 12.24-W.1

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

Action Requested, Narrative:

Pursuant to Section 12.24-W.1 of the Los Angeles Municipal Code, a Conditional Use Permit to upgrade from beer and wine to the sale of a full line of alcoholic beverages for off-site consumption with instructional on-site tasting, in conjunction with an existing 859 square-foot market (Chapman Market) located within the [Q]C5-4D-CDO-SN Zone.



Secretary of State
Statement of Information
(Limited Liability Company)

LLC-12

18-D12964

FILED

In the office of the Secretary of State
of the State of California

SEP 17, 2018

This Space For Office Use Only

IMPORTANT — [Read instructions](#) before completing this form.

Filing Fee – \$20.00

Copy Fees – First page \$1.00; each attachment page \$0.50;
Certification Fee - \$5.00 plus copy fees

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, [see instructions](#).)

EIGHTH & BROADWAY INVESTMENTS, LLC

2. 12-Digit Secretary of State File Number

201824110029

3. State, Foreign Country or Place of Organization (only if formed outside of California)

DELAWARE

4. Business Addresses

a. Street Address of Principal Office - Do not list a P.O. Box

15250 Ventura Blvd., Suite 508

City (no abbreviations)

Sherman Oaks

State

CA

Zip Code

91403

b. Mailing Address of LLC, if different than item 4a

15250 Ventura Blvd., Suite 508

City (no abbreviations)

Sherman Oaks

State

CA

Zip Code

91403

c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box

15250 Ventura Blvd., Suite 508

City (no abbreviations)

Sherman Oaks

State

CA

Zip Code

91403

5. Manager(s) or Member(s)

If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A ([see instructions](#)).

a. First Name, if an individual - Do not complete Item 5b

Mark

Middle Name

Last Name

Farzan

Suffix

b. Entity Name - Do not complete Item 5a

c. Address

15250 Ventura Blvd., Suite 508

City (no abbreviations)

Sherman Oaks

State

CA

Zip Code

91403

6. Service of Process (Must provide either Individual **OR** Corporation.)

INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is **not** a corporation)

Howard

Middle Name

Last Name

Weinberg

Suffix

b. Street Address (if agent is **not** a corporation) - **Do not enter a P.O. Box**

2550 Via Tejon, Suite 2B

City (no abbreviations)

Palos Verdes Estates

State

CA

Zip Code

90274

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company

Real Estate Investments

8. Chief Executive Officer, if elected or appointed

a. First Name

Middle Name

Last Name

Suffix

b. Address

City (no abbreviations)

State

Zip Code

9. The Information contained herein, including any attachments, is true and correct.

09/17/2018

Date

Patty Naegely

Type or Print Name of Person Completing the Form

Paralegal

Title

Signature

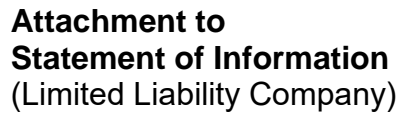
Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. [SEE INSTRUCTIONS](#) BEFORE COMPLETING.)

Name: []

Company:

Address:

City/State/Zip: []



18-D12964

EIGHTH & BROADWAY INVESTMENTS, LLC

201824110029

DELAWARE

[illegible]



California Secretary of State Electronic Filing

FILED

Secretary of State
State of California

Corporation - Statement of Information No Change

Entity Name: WARNER CORNER INC.

Entity (File) Number: C3292728

File Date: 10/31/2020

Entity Type: Corporation

Jurisdiction: CALIFORNIA

Document ID: GK64544

There has been no change in any of the information contained in the previous complete Statement of Information filed with the California Secretary of State.

By signing this document, I certify that the information is true and correct and that I am authorized by California law to sign.

Electronic Signature: DAVID DABBOUR

Use bizfile.sos.ca.gov for online filings, searches, business records, and resources.

Document ID: GK64544

COUNTY CLERK'S USE

CITY OF LOS ANGELESOFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012**CALIFORNIA ENVIRONMENTAL QUALITY ACT****NOTICE OF EXEMPTION**

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-

PROJECT TITLE

COUNCIL DISTRICT

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

☐ Map attached.

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

CONTACT PERSON (If different from Applicant/Owner above)

(AREA CODE) TELEPHONE NUMBER

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) Section 15301, Class 1☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☐ Additional page(s) attached

Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

☐ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

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

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

STAFF TITLE

ENTITLEMENTS APPROVED

FEE:

RECEIPT NO.

REC'D. BY (DCP DSC STAFF NAME)

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

Categorical Exemption Project Description

A CUB, pursuant to the provisions of Section 12.24-W-1 of the LAMC, to allow an upgrade from an off-sale beer and wine license to a full line of alcoholic beverages for off-site consumption with instructional on-site tasting, in conjunction with an existing 859-square-foot market. No exterior modifications are proposed. Hours of operation will remain from 8:00 am to 2:00 am, Monday through Saturday, and from 9:00 am to 2:00 am, Sunday.



REFERRAL FORMS:

GEOGRAPHIC PROJECT PLANNING REFERRAL

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

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

NOTE: The Department of City Planning reserves the right to require an updated form for the project if more than 180 days have transpired since the date of the Project Planning Signature, or as necessary, to reflect project modifications, policy changes and/or amendments to the LAMC, local laws, and State laws.

PROJECT SUMMARY

1. **Subject Property Address:** _____
2. **Community Plan Area Name:** _____
 - a. **Specific Plan Name, DRB, CDO, POD, NOD, CPIO, or SN, including subarea if applicable:** (If this is a Density bonus, Small Lot Subdivision or Zone Variance case, please write in the application type).

3. Project Type (check all that apply)

- | | | | |
|---|-----------------------------------|--|--|
| <input type="checkbox"/> New construction | <input type="checkbox"/> Addition | <input type="checkbox"/> Renovation | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> Grading | <input type="checkbox"/> Density Bonus | <input type="checkbox"/> Small Lot Subdivision |
| <input type="checkbox"/> Other (describe) _____ | | | |

If Change of Use, what is:

Existing Use? _____ Proposed Use? _____

Description of proposed project: _____

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

4. AUTHORIZATION TO FILE (check all that apply)

Specific Plan/SN

- | | |
|--|---|
| <input type="checkbox"/> Project Permit <ul style="list-style-type: none">○ Minor (3 signs or less OR change of use)○ Standard (Remodel or renovation in which additions are no greater than 200 sq. ft. more than 3 signs, wireless equipment)○ Major (All other projects, e.g. new buildings, remodels that include an addition of more than 200 sq. ft.) | <input type="checkbox"/> Adjustment |
| <input type="checkbox"/> Modification | <input type="checkbox"/> Exception |
| | <input type="checkbox"/> Amendment |
| | <input type="checkbox"/> Interpretation |
| | <input type="checkbox"/> Not a Project |
| | <input type="checkbox"/> Other |

Design Review Board

- ☐ Preliminary Review ☐ Final Review

CDO/POD/NOD

- ☐ Discretionary Action ☐ Sign-off only
- ☐ **Minor** (3 signs or less OR change of use)
- ☐ **Standard** (Remodel or renovation in which additions are no greater than 200 sq. ft. more than 3 signs, wireless equipment) ☐ Not a Project
- ☐ **Major** (All other projects, e.g. new buildings, remodels that include an addition of more than 200 sq. ft.)

Community Plan Implementation Overlay (CPIO)

- ☐ Administrative Clearance (Multiple Approvals) ☐ CPIO Adjustment (CPIOA) ☐ CPIO Exception (CPIOE)
- ☐ *Potentially Historic Resource*

Affordable Housing

- ☐ Density Bonus ☐ Conditional Use >35%
- ☐ Affordable Housing Referral Form ☐ Public Benefit
- ☐ Off-menu incentives requested

Small Lot Subdivision

- ☐ Consultation completed

Streetscape Plan

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

5. ENVIRONMENTAL CLEARANCE

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

6. PUBLIC NOTICING

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

7. NOTES

--

Project Planning Signature: <i>Oswaldo Garcia</i>	Phone Number: (213)978-1218
Print Name Oswaldo Garcia	Date May 24, 2021

INSTRUCTIONS: Project Planning Referrals

1. **Appointments** - A pre-filing appointment with the assigned planner is required to complete this referral form. City Planning's current *Assignment List* can be found on our website at <http://planning.lacity.org> under the "About" tab. [After the form is completed an appointment to file your application at the Development Services Centers is also required and must be made via the City Planning website.]
2. **Review Materials** - Review of the application by assigned staff is intended to identify the level of review required for the project and to provide the Applicant with early notification of any issues with regard to requested actions or the adequacy of application exhibits/materials which could subsequently delay processing.
 - a. Provide the assigned planner with a copy of this form with items in the Project Summary section completed.
 - b. Provide a complete copy of all application materials as specified in the Master Filing Instructions (e.g. completed DCP Application, plot plans, photographs, etc.).
 - c. Provide the Specialized Requirements/Findings or Instructions pertinent to your project (e.g. Specific Plan filing instructions, DRB filing instructions, Tentative Tract filing instructions, etc.).
3. **Other Applicable Approvals** - Applicants are strongly advised to obtain a pre-plan check consultation with the Los Angeles Department of Building and Safety (LADBS) to ascertain if there are any other issues or necessary approvals associated with the project/site which should be resolved prior to filing. The design of the proposed project may require alterations in order to comply with the Los Angeles Municipal Code.

City of Los Angeles Department of City Planning WEBSITE: <http://planning.lacity.org>

<u>DOWNTOWN OFFICES:</u>	Central Project Planning Offices Los Angeles City Hall 200 N. Spring Street, Room 621 Los Angeles, CA	West/South/Harbor Project Planning Offices Los Angeles City Hall 200 N. Spring Street, Room 720 Los Angeles, CA	DSC Metro Counter Figueroa Plaza, 4 th Floor 221 N. Figueroa St. Los Angeles, CA
<u>VALLEY OFFICES:</u>	Valley Project Planning Offices Marvin Braude Building 6262 Van Nuys Blvd., Suite 430 Van Nuys, CA		DSC Valley Counter Marvin Braude Building 6262 Van Nuys Blvd., Suite 251 Van Nuys, CA
<u>WEST LA OFFICE:</u>			DSC West Los Angeles Counter 1828 Sawtelle Blvd., 2nd Floor West Los Angeles, CA 90025

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

City of Los Angeles – Department of City Planning

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

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

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

- 1. RADIUS MAP REQUIREMENTS.** In addition to the Public Noticing requirements detailed in the Master Land Use Application Instructions (CP-7810):
 - Radius Maps for alcohol uses must show land use to a 600-foot radius.
 - A **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site is required. Include in the list the type of license and address.
 - A **LIST OF THE FOLLOWING USES** within 600 feet is also required:
 - (1) residential uses and type (single-family, apartment, hotel, etc.);
 - (2) churches;
 - (3) schools, including nursery schools and child-care facilities;
 - (4) hospitals;
 - (5) parks, public playgrounds and recreational areas; and
 - (6) establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.
- 2. FINDINGS (*on a separate sheet*)**
 - a. General Conditional Use**
 - i. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.
 - ii. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.
 - iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.
 - b. Additional Findings**
 - i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.
 - ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.
 - iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

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

- a. What is the total square footage of the building or center the establishment is located in? _____
- b. What is the total square footage of the space the establishment will occupy? _____
- c. What is the total occupancy load of the space as determined by the Fire Department? _____
- d. What is the total number of seats that will be provided indoors? _____ Outdoors? _____
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? _____
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? _____
 - i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? _____
- g. Are you adding floor area? _____ If yes, how much is enclosed? _____ Outdoors? _____

h. Parking

- i. How many parking spaces are available on the site? _____
- ii. Are they shared or designated for the subject use? _____
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? _____
- iv. Have any arrangements been made to provide parking off-site? _____
 - 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? _____

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

- 2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.
- 3. Will valet service be available? _____ Will the service be for a charge? _____
- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? _____
- j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17? _____

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

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

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation							
Proposed Hours of Alcohol Sale							

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

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

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

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

e. **Security**

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

- ii. Will security guards be provided on-site? _____

1. If yes, how many and when? _____

- iii. Has LAPD issued any citations or violations? _____ If yes, please provide copies.

f. **Alcohol**

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

- ii. Will "fortified" wine (greater than 16% alcohol) be sold? _____

- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? _____

- iv. Will there be signs visible from the exterior that advertise the availability of alcohol? _____

v. **Food**

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

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

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

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

vi. **On-Site**

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

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

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

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

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

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? _____
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? _____

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? _____
 - i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? _____
 1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:
 - a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
 - b. if issuance would result in, or add to an undue concentration of licenses.
 - b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience or necessity**.

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

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

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

CP-7773, #2 – FINDINGS

**APPLICATION TO THE ZONING ADMINISTRATOR FOR CONDITIONAL USE
PERMIT FOR ALCOHOLIC BEVERAGE SERVICE**

**APPLICANT: CHAPMAN MARKET
221 W. 8th STREET, LOS ANGELES, CA 90014**

**AGENT: MARIA IMPALA, ART RODRIGUEZ ASSOCIATES
444 E. HUNTINGTON DRIVE, SUITE 208, ARCADIA, CA 91006**

**REFERENCE: PER LAMC 12.24, W-1, A CONDITIONAL USE PERMIT TO ALLOW
AN UPGRADE FROM AN OFF-SALE BEER AND WINE LICENSE TO
A LICENSE ALLOWING THE SALE OF A FULL LINE OF ALCOHOLIC
BEVERAGES FOR OFF-SITE CONSUMPTION WITH
INSTRUCTIONAL ON-SITE TASTING, IN CONJUNCTION WITH AN
EXISTING 859-SQUARE-FOOT MARKET (CHAPMAN MARKET)
LOCATED WITHIN THE C5-4D-CDO-SN ZONE. NO EXTERIOR
MODIFICATIONS ARE PROPOSED. HOURS OF OPERATION WILL
REMAIN FROM 8:00 A.M. TO 2:00 A.M., MONDAY THROUGH
SATURDAY, AND FROM 9:00 A.M. TO 2:00 A.M., SUNDAY.**

PROJECT BACKGROUND

Pursuant to Section 12.24-W.1 of the LAMC, Chapman Market is requesting to allow an upgrade from an off-sale beer and wine license to a license allowing the sale of a full line of alcoholic beverages for off-site consumption with instructional on-site tasting. Hours of operation will remain from 8:00 a.m. to 2:00 a.m., Monday through Saturday, and from 9:00 a.m. to 2:00 a.m., Sunday.

The property is a level, rectangular-shaped corner lot with approximately 15,508-square-feet with a frontage of approximately 100.64 feet along Broadway and 154.8 feet along West 8th Street in the [Q]C5-4D-CDO-SN zone. "Q" conditions were imposed by Ordinance No. 180,187, which established the Broadway Theater and Entertainment District Design Guide Community Design Overlay (CDO), which will be addressed in General Conditional Use finding "a.iii," below. Chapman Market occupies a southern-most portion of the 13-story mixed-use building known as Chapman Building and is located on the ground floor. The project site is located off of West 8th Street within the Central City Community Plan Area. The application is not proposing any changes to the physical conditions of the site including the size, façade or parking spaces.

GENERAL FINDINGS

a. General Conditional Use

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

Operating since 2010, Chapman Market serves as a convenience market in the downtown area, which is underserved by grocery stores and traditional supermarkets. The market services the residents of the Chapman Building, located on the upper floors, and also services visitors and workers of Downtown Los Angeles and the surrounding community. They also provide a delivery service to customers within a certain radius of the market. In addition to the current sale of beer and wine, Chapman Market offers a variety of grab-n-go items such as prepackaged foods, protein bars, pastries, and crackers as well as cereals, canned foods, condiments, almond milk, and other types of sundry goods found in traditional grocery stores. Chapman Market enhances the built environment in the surrounding neighborhood and provides a service that is essential and beneficial to the community, city, and region functioning as a convenience market to the local community. The applicant is requesting to upgrade their license type to a full line of alcohol sales for off-site consumption in order to meet their customers' demands.

The continued availability of alcoholic beverages for off-site consumption will continue to provide a beneficial service to patrons and the surrounding community by providing an amenity as is expected in convenience markets of this nature. Chapman Market is committed to providing quality products to the Downtown Los Angeles community and will continue to responsibly sell alcoholic beverages for off-site consumption. Neither the structure nor the space will be altered or changed in any way as a result of this conditional use permit. Thus, the request will not affect the built environment of the surrounding neighborhood and will only serve to continue providing an essential service to the community.

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 the adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

Chapman Market operates within a developed 13-story building, which contains ground-floor commercial uses and rental dwellings on the upper floors. To the north, west and south of the property, parcels are zoned C5-4D-CDO-SN; east of the subject site, parcels are zoned C2-4D. Immediately to the left of Chapman Market off of West 8th Street, or northwest, there is an office space and dry cleaners. South of the property and across West 8th Street, there is a theatre known as The Tower Theatre. Down 8th Street, oriented southeast of the subject site, there is also an ice cream parlor. The physical components of the building, including but not limited to its size, height and operations, blend with the commercial nature of the area and will remain the same. As such, the convenience store will not adversely affect or further degrade the adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.

Operating for over 10 years, the operators of Chapman Market understand their responsibilities as an established market providing convenience items in addition to a full line of alcoholic beverages. The market is prepared to ensure that their operations continue to act as a service that benefits the community without detrimentally affecting

the neighborhood. Should this application be granted, Chapman Market will continue to operate in a professional manner and coexist with the other uses in the vicinity and will not adversely affect or degrade the adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety of nearby residents.

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.

Chapman Market is in the C5 Commercial Zone and 4D Height District in the Central City Community Plan Area of Council District 14. The General Plan Land Use element designates this property as a “Regional Center Commercial.” The proposed project is consistent with the guidelines laid forth in the General Plan and the Zoning Code where a market is allowed by right. The project is also located within the Redevelopment Project Area: City Center (ZI-2488), Downtown Streetcar (ZI-2450), Transit Priority Area in the City of Los Angeles (ZI-2452), Community Design Overlay: Broadway (ZI-2408)/Sign District: Historic Broadway, State Enterprise Zone: Los Angeles (ZI-2374), and Historic Preservation Review area.

Central City Community Plan

As this commercial use project is located in a “C” Zone, it addresses the following objectives and policies of the Central City Community Plan:

Objective 2-2 To retain the existing retail base in Central City.

Policies 2-2.1 Focus on attracting businesses and retail uses that build on existing strengths of the area in terms of both the labor force, and businesses.

Objective 2-4 To encourage a mix of uses which create an active, 24-hour downtown environment for current residents and which would also foster increased tourism.

Policies 2-4.1 Promote night life activity by encouraging restaurants, pubs, night clubs, small theaters, and other specialty uses to reinforce existing pockets of activity.

Objective 2-5 To increase specialty and ethnic markets in order to foster a diverse range of retail and commercial uses in Central City.

Policies 2-5.1 Make Downtown a tourist destination by combining its cultural and commercial offerings with those of the ethnic communities surrounding it.

General Plan

Chapman Market will continue to be in harmony with various elements and objectives of the General Plan as the Regional Center Commercial designation encourages “a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.” The proposed project is consistent with the zoning designation of the subject property and is within the bounds of the various elements and objectives of the General Plan.

ZI-2488 Redevelopment Project Area: City Center

The Redevelopment Project Area: City Center designation identifies land that was transferred from the CRA/LA To the City of Los Angeles, which is now responsible for implementing and enforcing unexpired Redevelopment Plans, Design for Development Guidelines, and Development Guidelines. Further instruction is required for projects that

are requesting a discretionary land use approval that includes the issuance of building, grading, demolition, sign or change of use permit. This project does not include any of the aforementioned changes/permits; therefore, it is not subject to seek clearance under ZI-2488.

ZI-2450 Downtown Streetcar

A portion of the subject project's parcel is adjacent to the proposed Streetcar Project, which will consist of a 3.8-mile one-way loop. Any projects that require an issuance or any building permit to develop parcels adjacent to the proposed route are subject to further review and approval from the Bureau of Engineering. This project does not involve any issuance of such permits. As such, it is not subject to further review under this designation.

ZI-2452 Transit Priority Area in the City of Los Angeles

The Transit Priority Area designation indicates the site is within one-half mile of a major transit stop that is existing or planned. There is no text with regard to the regulation of alcoholic beverage sales.

ZI-2408 Community Design Overlay: Broadway | [Q] Conditions

The Broadway Theatre and Entertainment District Design Guide was approved in 2009 to establish "Q" Conditions which address allowed uses, building form and massing, parking, ground floor treatment, urban design, mechanical equipment, and signage. These "Q" Conditions do not affect the subject project as the property is existing and developed and no physical changes to the exterior or interior of the site are being requested.

ZI-2374 Los Angeles State Enterprise Zone

The site is located in a Los Angeles State Enterprise Zone. The Enterprise Zone designation specifically is intended to stimulate development through "increasing the buildable area of the parcel which is critical in older areas of the City where parcels are small." The efforts of this designation are to improve development opportunities in the commercial node. However, this project does not involve any new construction, therefore they remain consistent with current parking standards.

Historic Building

The subject property is the site of the historic, 13-story Beaux Arts-style Charles Chapman Building, which was built between 1911 and 1913 and designated as City of Los Angeles Cultural Monument No. LA-899 and United States Historical Monument No. US-79000484. No further action is required, as the application does not propose any exterior or interior modification.

This request is for a Conditional Use Permit to allow an upgrade from an off-sale beer and wine license to a license allowing the sale of a full line of alcoholic beverages for off-site consumption with instructional on-site tasting, in conjunction with an existing convenience market. Chapman Market has and will continue to conform to the purpose, intent, and provisions of the General Plan as a commercial use following the C5-4D-CDO-SN Zone.

b. Additional Findings

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

The proposed use will not adversely affect the welfare of the pertinent community as the convenience store has been operating with the sale of beer and wine for off-site

consumption since 2012. As such, a new use is not being introduced to the area. As previously mentioned, the subject store was permitted for the sale of alcoholic beverages for off-site consumption in 2008 under case no. ZA-2009-0094-CUB-CUX. The aforementioned case permitted beer and wine for off-site consumption in conjunction with a convenience market and the sale and dispensing of a full line of alcohol for on-site consumption in conjunction with a restaurant, and 900-square-foot bar, which also offered, live. In 2011, an approval of plans (case no. ZA-2009-0094-CUB-PA1) was filed to combine the restaurant and bar uses under one establishment and continued both the on- and off-sale uses with the restaurant and convenience market, respectively.

In 2013, a plan approval was approved under case no. ZA-2009-0094-CUB-PA2, which separated the convenience market use grant. The applicant requested modifications to certain conditions relating strictly to sale of alcoholic beverages so as to better match and satisfy customer needs and demand. Today, once more, the applicant is applying for a new conditional use permit to upgrade their license type to sell a more complete selection of alcoholic beverages as is expected in convenience markets of this nature. The applicant has demonstrated to being a responsible operator and during their previous plan approval, no public opposition was received. Chapman Market pride themselves in being able to provide the residents, workers, and visitors alike with a convenience store in area deficit of full service grocery stores. They will continue to responsibly sell alcoholic beverages and to provide a beneficial service to the pertinent community serving only to impact the community in a positive manner.

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

Chapman Market has been operating with an alcoholic beverage license at this location since 2010. Approval of this Conditional Use Permit will not increase or change the license saturation of such establishments for this Census Tract.

According to the State Department of Alcoholic Beverage Control (ABC), four (4) on-sale and two (2) off-sale licenses are allocated for authorization in Census Tract No. 2073.01. There are currently a total of one hundred and six (106) active licenses within the census tract. Of the active alcohol licenses, nine (9) are off-sale and sixty-six (66) are on-sale. Over-concentration is not undue when the addition of a license does not negatively impact a neighborhood, but rather such a license benefits the public welfare and convenience of the area. As this area is designated Regional Center Commercial, it supports a concentration of licenses without negatively impacting the pertinent community.

The following is a list of alcohol establishments within 1000-feet:

- See Exhibit A, attached to findings

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

Chapman Market is located in Downtown Los Angeles and zoned as a Regional Center, Commercial; as such, the use is appropriate at this location. Although there are nearby residential uses, Chapman Market has operated harmoniously with the residential uses on the upper floors of the subject building for over 10 years. Furthermore, the surrounding land uses are zoned for commercial uses with the corresponding zones of C2 and C5. The neighborhood is urban in character comprising of mostly mixed-use buildings with ground floor retail and on the upper floors with office or residential uses.

The area is fully improved with streets, sidewalks, utility poles, storm drains, sewers and other infrastructure. The location is appropriate for the sale of alcoholic beverages within a grocery store. Chapman Market has been operating as a convenience market for over 10 years, providing grab-n-go items such as prepackaged foods, protein bars, pastries, and crackers as well as cereals, canned foods, condiments, almond milk, and other types of sundry goods found in traditional grocery stores to nearby residents, workers and commuters. The continued sale of alcoholic beverages for off-site consumption, more specifically the upgrade to a full line of alcoholic beverages, will not adversely affect nearby residences, as the store will continue to operate responsibly as it has done for the last 10 years. Chapman Market is fully aware of its responsibilities as an establishment offering alcoholic beverages for off-site consumption and will continue to operate in a responsible manner to maintain the integrity of nearby residential zones or uses.

The following residential uses are within a 600-foot radius of the subject site:

- Single Family – None
- Multifamily – 12
- Condominium –1

EXHIBIT A

600 FT. RESIDENTS, ALCOHOL BEVERAGES & SENSITIVE USES LIST Site Address: 221 W. 8TH STREET LOS ANGELES CA 90014

1. RESIDENTIAL USES:
 - A. SINGLE FAMILY - NONE
 - B. MULTI FAMILY - 12
 - C. CONDOMINIUMS - 1
2. CHURCHES: NONE
3. SCHOOLS: NONE
4. HOSPITALS: NONE
5. RECREATIONAL AREAS: NONE
6. ALCOHOL BEVERAGE OUTLETS:

**CLIFTON'S REPUBLIC**

648 S. BROADWAY

TYPE 47 ON-SALE GENERAL EATING PLACE

**GLOBE THEATER**

740 S. BROADWAY

TYPE 47 ON-SALE GENERAL EATING PLACE

**LOS ANGELES BIERGARTEN**

752 S. BROADWAY

TYPE 47 ON-SALE GENERAL EATING PLACE
TYPE 58 CATERER PERMIT**BROADWAY BAR**

830 S. BROADWAY

TYPE 48 ON-SALE GENERAL PUBLIC PREMISES
TYPE 58 CATERER PERMIT**THE ORPHEUM THEATRE**

842 S. BROADWAY

TYPE 47 ON-SALE GENERAL EATING PLACE
TYPE 68 PORTABLE BAR
TYPE 77 EVENT PERMIT

**THE RESERVE NIGHT CLUB**

650 S. SPRING ST

TYPE 47 ON-SALE GENERAL EATING PLACE

**THE FOUNTAIN**

724 S. SPRING ST

TYPE 47 ON-SALE GENERAL EATING PLACE

**TERRONI ITALIAN REST'N**

802 S. SPRING ST

TYPE 47 ON-SALE GENERAL EATING PLACE

**PEKING TAVERN**

806 S. SPRING ST

TYPE 47 ON-SALE GENERAL EATING PLACE

**CRANES DOWNTOWN**

810 S. SPRING ST

TYPE 48 ON-SALE GENERAL PUBLIC PREMISES

**BAR GARCIA**

820 S. SPRING ST

TYPE 47 ON-SALE GENERAL EATING PLACE

**PREUX & PROPER**

840 S. SPRING ST

TYPE 47 ON-SALE GENERAL EATING PLACE

**SHIBUMI JAPANESE REST'N**

815 S. HILL ST

TYPE 47 ON-SALE GENERAL EATING PLACE

**CVS PHARMACY**210 W. 7TH ST #1

TYPE 20 OFF-SALE BEER/WINE

**WEIRD BEERS**213 W. 7TH ST

TYPE 20 OFF-SALE BEER/WINE

**BANG BANG ROOM**221 W. 7TH ST

TYPE 48 ON-SALE GENERAL PUBLIC PREMISES

**CHAPMAN MARKET**221 W. 8TH ST

TYPE 20 OFF-SALE BEER/WINE

**SHAKE SHACK REST'N**400 W. 8TH ST

TYPE 47 ON-SALE GENERAL EATING PLACE

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

Site Address: 221 W. 8TH STREET
LOS ANGELES CA 90014



MAIN MARKET

105 E 7TH ST

TYPE 20 OFF-SALE BEER/WINE



BRAAZO PIZZA

1001 ½ W. 7TH ST

TYPE 41 ON-SALE BEER/WINE EATING PLACE



7 ELEVEN

500 W. 7TH ST

TYPE 20 OFF-SALE BEER/WINE



LOS ANGELES ATHLETIC CLUB

431 W. 7TH ST



TYPE 21 OFF-SALE GENERAL
TYPE 57 SPECIAL ON-SALE GENERAL



THE EXCHANGE

416 W. 8TH ST

TYPE 48 ON-SALE GENERAL PUBLIC PREMISES



GOLDEN GOPHER

417 W. 8TH ST

TYPE 21 OFF-SALE GENERAL
TYPE 48 ON-SALE GENERAL PUBLIC PREMISES
TYPE 58 CATERER PERMIT



HAM & EGGS TAVERN

433 W. 8TH ST

TYPE 42 ON-SALE BEER/WINE PUBLIC PREMISES



PATTERN BAR

100 W. 9TH ST

TYPE 48 ON-SALE GENERAL PUBLIC PREMISES
TYPE 58 CATERER PERMIT



WOODSPOON REST'N

107 W. 9TH ST

TYPE 41 ON-SALE BEER/WINE EATING PLACE



JASON'S WINE & SPIRIT

110 E. 9TH ST. #A2

TYPE 21 OFF-SALE GENERAL

**AMANTE ITALIAN REST'N**123 E. 9TH ST.

TYPE 47 ON-SALE GENERAL EATING PLACE

**THE PALACE THEATER**

630 S. BROADWAY

TYPE 48 ON-SALE GENERAL PUBLIC PREMISEST

**UMAMI BURGER**

852 S. BROADWAY

TYPE 47 ON-SALE GENERAL EATING PLACE

TYPE 58 CATERER PERMIT

**THE EXCHANGE REST'N**416 W. 8TH ST

TYPE 48 ON-SALE GENERAL PUBLIC PREMISES

**THE FALLS**

626 S. SPRING ST #A

TYPE 48 ON-SALE GENERAL PUBLIC PREMISES

TYPE 58 CATERER PERMIT

**SPRING STREET BAR**

626 S. SPRING ST #B

TYPE 47 ON-SALE GENERAL EATING PLACE

**THE MAJESTIC DOWNTOWN**

650 S. SPRING ST

TYPE 47 ON-SALE GENERAL EATING PLACE

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 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 current owner addresses on the City Engineer's land records as of the following date of preparation: 04 - 06 - 2021. 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

YVETTE CUELLAR

(Print of type)


(Signature)

I hereby certify that to the best of my knowledge and under penalty of perjury, the attached occupants list correctly indicates address of the required occupants that fall within the radius of the following date of preparation : 04 - 06 - 2021.

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

YVETTE CUELLAR

(Print of 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 *	Attempts made to verify **	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



LOS ANGELES
201 N. LOS ANGELES ST., STE. 13A
LOS ANGELES, CA 90012
TEL: (213) 617-9600, FAX: (213) 617-9643

VAN NUYS
14540 SYLVAN ST.
VAN NUYS, CA 91411
TEL: (818) 779-8866, FAX: (818) 779-8870

CONTRACT

CASE NUMBER:

BTCID: LA21-320

REFERENCE:

DATE: 5/18/2021

SITE ADDRESS: 221 W. 8TH ST.

AUTHORIZED BY: WINSTON

DESCRIPTION OF SERVICES AND FEES:

Color Fold Over Labels and Mailing	0	\$2.58	
Color Fold Over Mailing Only	2031	\$2.18	\$4,427.58
Appeals – Number	0	x \$1.83	
Posting of Site – Number of signs	1	x \$85.00 (1 st)	\$155.00
	1	x \$70.00 (addtl.)	
Research/Add'l N.C. and Council Notification			\$14.00
All Weather Posting (optional)	0	\$20.00	
Removal of Signs (optional)	0	\$50.00	

TOTAL DUE: \$4,596.58

A COPY OF THIS FORM MUST BE PRESENTED TO THE PLANNING DEPARTMENT AT THE TIME OF FILING TO HAVE YOUR APPLICATION DEEMED "COMPLETE"

Note: If applicant/map maker is retaining labels for addition of case number, labels must be returned to BTC within 7 days from the date of this invoice, or BTC will be forced to produce labels and charge the applicant/map maker. If bill is not paid, further processing of your other cases will stop. For cases requiring immediate mailing, labels must be submitted on the day of payment or BTC will produce labels and charge applicant/map maker.

x

The City of LA usually generates a determination letter comprising of one(1) to three(3) pages which requires 1st Class postage. If your project requires a determination letter that exceeds three pages, you will be billed for excess postage and material costs that are due on receipt of bill. A \$ 50.00 fee will be charged if you want a copy of the BTC file(s).

x

Refunds and Credits only valid one year from the original filing date. Cancellations and changes are subject to a 20% or \$50.00 handling fee, whichever is greater. Returned checks subject to a \$200.00 fee. If the check is fraudulent, the City will be notified that the invoice is null and void. A fee of 10% will be charged to re-activate all null and void invoices.

x

If instructed by the city that your case has gone to appeal, we will immediately mail out per city instructions. The cost of mail and processing of \$1.83/label, is immediately due to us from you. It is to be paid within 10 days. If we do not receive payment within 10 days, a 10% a month (starting after 10 days) fee will be charged and due.

x

Signature:

Telephone: (626) 688-9777

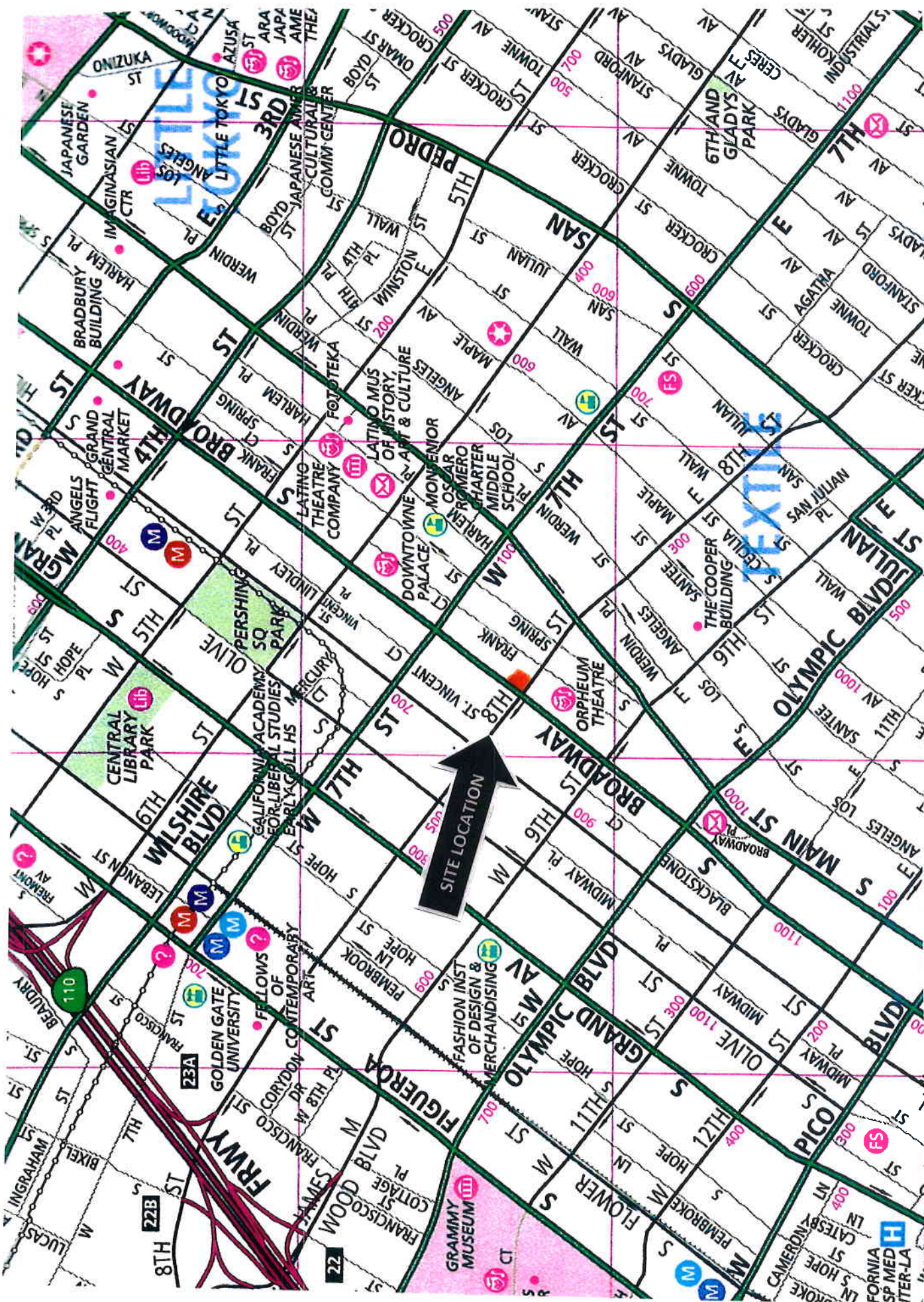
Print Name: DAVID DABBOUR/SANDRA ROBLES

Refunds and Credits only valid one year from the original filing date.

PAID

5-18-21

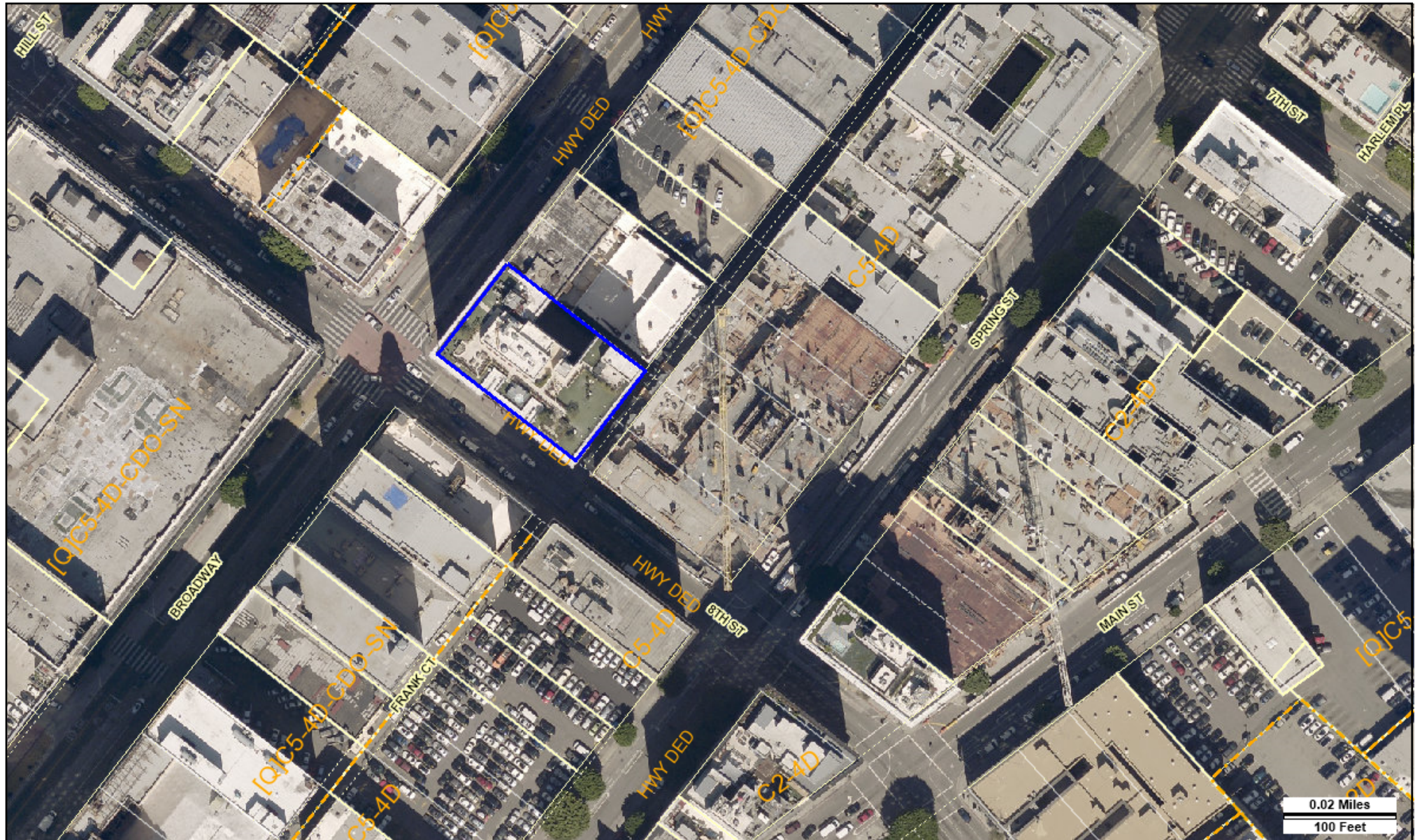
CASH 972325984



CASE NO:
T.B. PAGE: 634 GRID: E-5

SITE LOCATION:
221 W. 8TH STREET
LOS ANGELES, CA 90014

VICINITY MAP

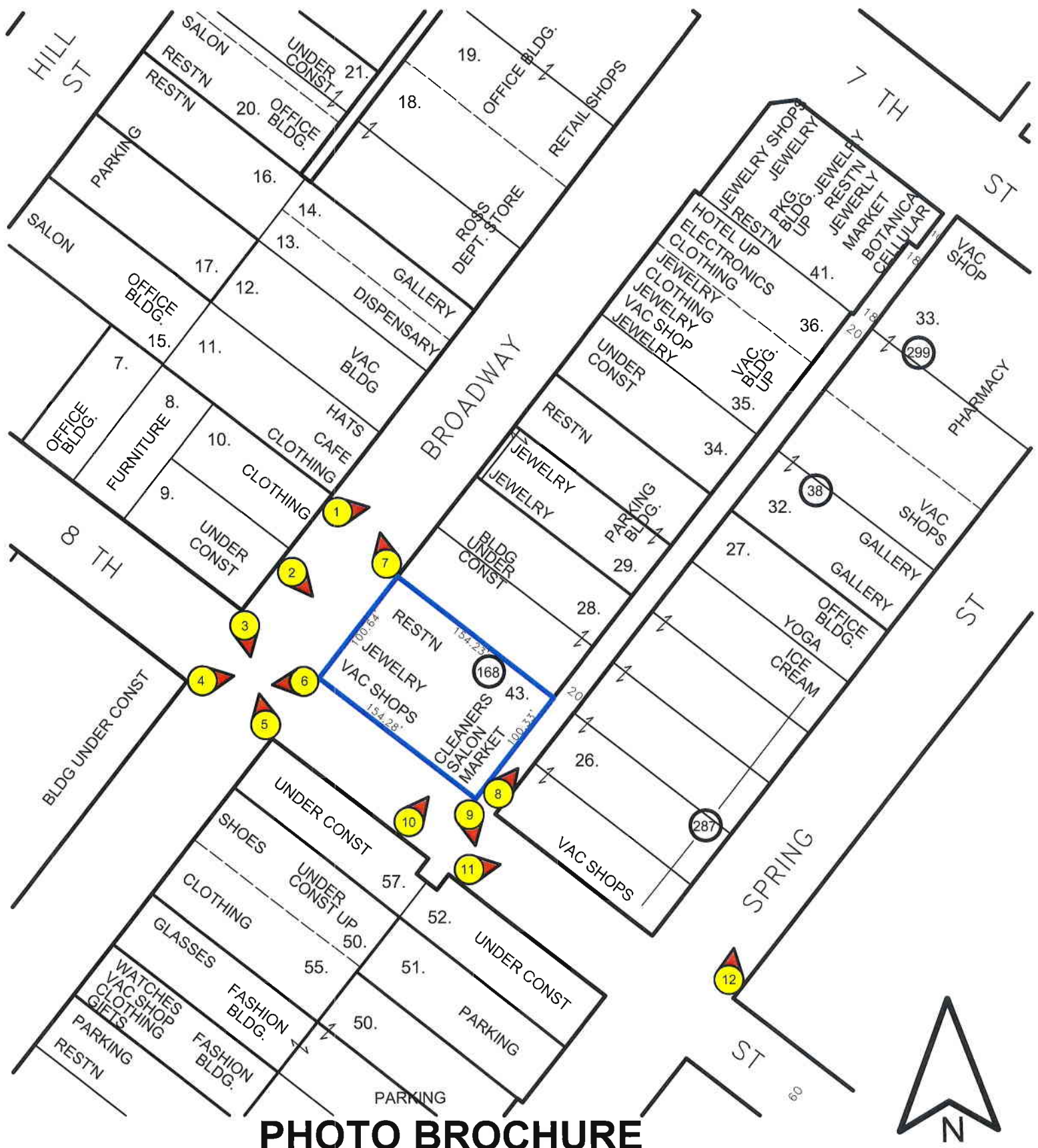


Address: 221 W 8TH ST
APN: 5144015BRK
PIN #: 127-5A209 314

Tract: TR 62954-C
Block: None
Lot: LT 1
Arb: None

Zoning: [Q]C5-4D-CDO-SN
General Plan: Regional Center Commercial





RADIUS MAPS ETC

3544 PORTOLA AVENUE
LOS ANGELES CA 90032
OFF/FAX (323) 221-4555
RADIUSMAPSETC@YAHOO.COM

SITE LOCATION:

221 W. 8TH STREET
LOS ANGELES CA 90014

CASE NO.:

DATE: 04 - 06 - 2021
SCALE: 1" = 100'
D.M.: 127.5 A 209, 127.5 A 211
T.B. PAGE: 634 GRID: E-5
APN: 5144-015-056 TO 225

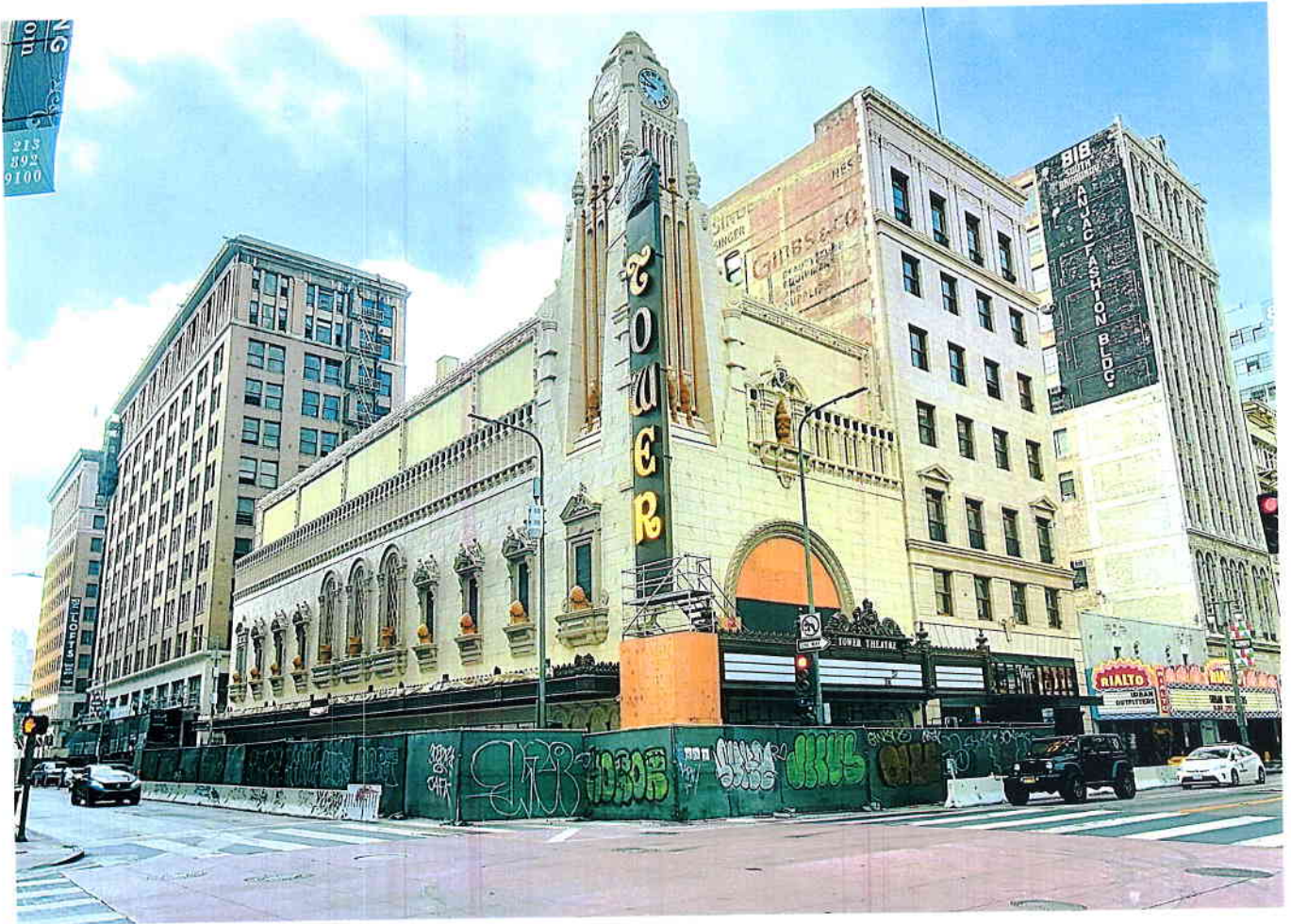
1.



2.



3.



4.



5.



6.



7.



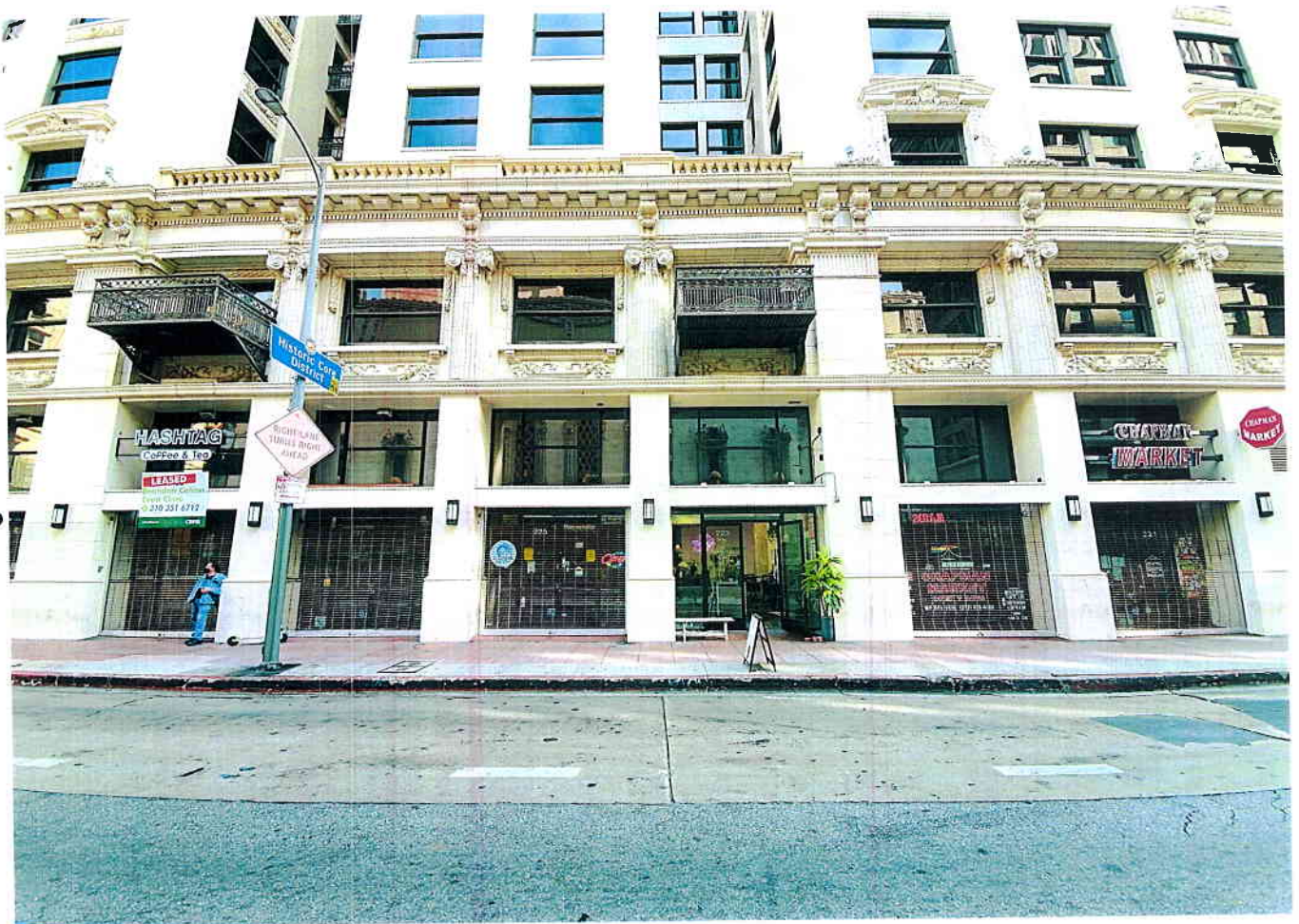
8.



9.



10.



11.



12



RADIUS MAPS, ETC.

3544 Portola Avenue
Los Angeles, CA. 90032
Tel/Fax: (323) 221-4555

radiusmapsetc@yahoo.com

CITY OF LOS ANGELES

600 FT. RADIUS

**ALCOHOL BEVERAGES, SINGLE FAMILY,
MULTI FAMILY, CONDOS, CHURCHES,
SCHOOLS, NURSERY SCHOOLS, CHILD-
CARE FACILITIES, PARKS, PUBLIC
PLAYGROUNDS, RECREATIONAL AREAS
AND HOSPITALS LIST**

600 FT. RESIDENTS, ALCOHOL BEVERAGES & SENSITIVE USES LIST

Site Address: 221 W. 8TH STREET
LOS ANGELES CA 90014

1. RESIDENTIAL USES:

- A. SINGLE FAMILY - NONE
- B. MULTI FAMILY - 12
- C. CONDOMINIUMS - 1

2. CHURCHES: NONE

3. SCHOOLS: NONE

4. HOSPITALS: NONE

5. RECREATIONAL AREAS: NONE

6. ALCOHOL BEVERAGE OUTLETS:



CLIFTON'S REPUBLIC

648 S. BROADWAY

TYPE 47 ON-SALE GENERAL EATING PLACE



GLOBE THEATER

740 S. BROADWAY

TYPE 47 ON-SALE GENERAL EATING PLACE



LOS ANGELES BIERGARTEN

752 S. BROADWAY

TYPE 47 ON-SALE GENERAL EATING PLACE
TYPE 58 CATERER PERMIT



BROADWAY BAR

830 S. BROADWAY













TYPE 48 ON-SALE GENERAL PUBLIC PREMISES
TYPE 58 CATERER PERMIT



THE ORPHEUM THEATRE

842 S. BROADWAY

TYPE 47 ON-SALE GENERAL EATING PLACE
TYPE 68 PORTABLE BAR
TYPE 77 EVENT PERMIT

	THE RESERVE NIGHT CLUB TYPE 47 ON-SALE GENERAL EATING PLACE	650 S. SPRING ST
	THE FOUNTAIN TYPE 47 ON-SALE GENERAL EATING PLACE	724 S. SPRING ST
	TERRONI ITALIAN REST'N TYPE 47 ON-SALE GENERAL EATING PLACE	802 S. SPRING ST
	PEKING TAVERN TYPE 47 ON-SALE GENERAL EATING PLACE	806 S. SPRING ST
	CRANES DOWNTOWN TYPE 48 ON-SALE GENERAL PUBLIC PREMISES	810 S. SPRING ST
	BAR GARCIA TYPE 47 ON-SALE GENERAL EATING PLACE	820 S. SPRING ST
	PREUX & PROPER TYPE 47 ON-SALE GENERAL EATING PLACE	840 S. SPRING ST
	SHIBUMI JAPANESE REST'N TYPE 47 ON-SALE GENERAL EATING PLACE	815 S. HILL ST
	CVS PHARMACY TYPE 20 OFF-SALE BEER/WINE	210 W. 7 TH ST #1
	WEIRD BEERS TYPE 20 OFF-SALE BEER/WINE	213 W. 7 TH ST
	BANG BANG ROOM TYPE 48 ON-SALE GENERAL PUBLIC PREMISES	221 W. 7 TH ST
	CHAPMAN MARKET TYPE 20 OFF-SALE BEER/WINE	221 W. 8 TH ST
	SHAKE SHACK REST'N TYPE 47 ON-SALE GENERAL EATING PLACE	400 W. 8 TH ST

RADIUS MAPS, ETC.

3544 Portola Avenue

Los Angeles, CA. 90032

Tel/Fax: (323) 221-4555

radiusmapsetc@yahoo.com

CITY OF LOS ANGELES 600 FT. TO 1,000 FT. RADIUS ALCOHOL BEVERAGE LIST

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

Site Address: 221 W. 8TH STREET
LOS ANGELES CA 90014



MAIN MARKET

105 E 7TH ST

TYPE 20 OFF-SALE BEER/WINE



BRAAZO PIZZA

1001 ½ W. 7TH ST

TYPE 41 ON-SALE BEER/WINE EATING PLACE



7 ELEVEN

500 W. 7TH ST

TYPE 20 OFF-SALE BEER/WINE



LOS ANGELES ATHLETIC CLUB

431 W. 7TH ST



TYPE 21 OFF-SALE GENERAL
TYPE 57 SPECIAL ON-SALE GENERAL



THE EXCHANGE

416 W. 8TH ST

TYPE 48 ON-SALE GENERAL PUBLIC PREMISES



GOLDEN GOPHER

417 W. 8TH ST

TYPE 21 OFF-SALE GENERAL
TYPE 48 ON-SALE GENERAL PUBLIC PREMISES
TYPE 58 CATERER PERMIT



HAM & EGGS TAVERN

433 W. 8TH ST

TYPE 42 ON-SALE BEER/WINE PUBLIC PREMISES



PATTERN BAR

100 W. 9TH ST

TYPE 48 ON-SALE GENERAL PUBLIC PREMISES
TYPE 58 CATERER PERMIT



WOODSPOON REST'N

107 W. 9TH ST

TYPE 41 ON-SALE BEER/WINE EATING PLACE



JASON'S WINE & SPIRIT

110 E. 9TH ST. #A2

TYPE 21 OFF-SALE GENERAL



AMANTE ITALIAN REST'N

123 E. 9TH ST.

TYPE 47 ON-SALE GENERAL EATING PLACE



THE PALACE THEATER

630 S. BROADWAY

TYPE 48 ON-SALE GENERAL PUBLIC PREMISES



UMAMI BURGER

852 S. BROADWAY

TYPE 47 ON-SALE GENERAL EATING PLACE

TYPE 58 CATERER PERMIT



THE EXCHANGE REST'N

416 W. 8TH ST

TYPE 48 ON-SALE GENERAL PUBLIC PREMISES



THE FALLS

626 S. SPRING ST #A

TYPE 48 ON-SALE GENERAL PUBLIC PREMISES

TYPE 58 CATERER PERMIT



SPRING STREET BAR

626 S. SPRING ST #B

TYPE 47 ON-SALE GENERAL EATING PLACE



THE MAJESTIC DOWNTOWN

650 S. SPRING ST

TYPE 47 ON-SALE GENERAL EATING PLACE

RADIUS MAPS, ETC.

3544 Portola Avenue
Los Angeles, CA. 90032
Tel/Fax: (323) 221-4555

radiusmapsetc@yahoo.com

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

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

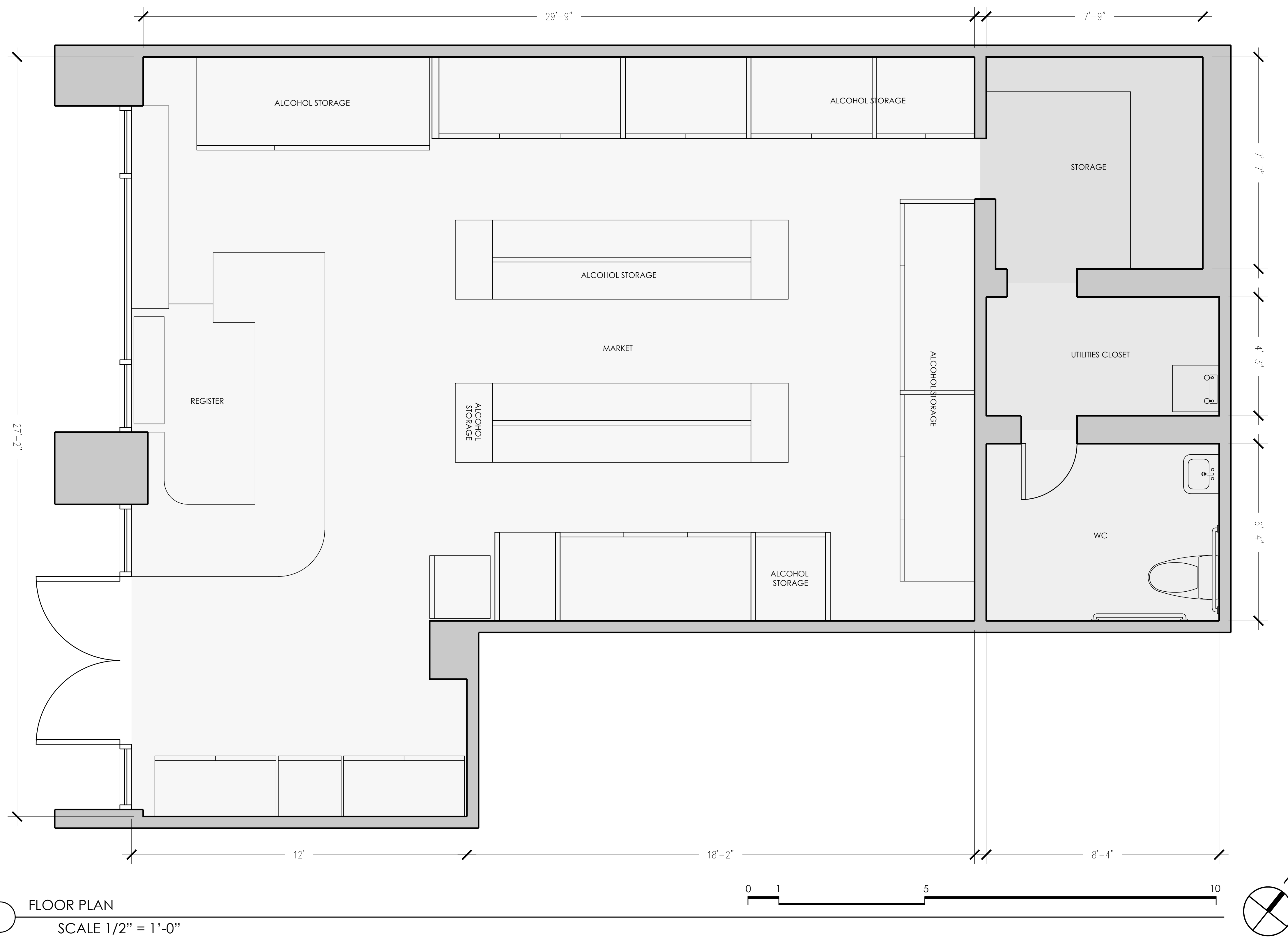
Site Address: 221 W. 8TH STREET
LOS ANGELES CA 90014

UNAM LA

634 S. SPRING ST

FCI FASHION SCHOOL

112 W. 9TH ST #1030



ROOM	AREA (SF)
MARKET	687
WC	54
UTILITIES CLOSET	38
STORAGE	60
OTHER	20
TOTAL	859

1 FLOOR PLAN
SCALE 1/2" = 1'-0"

CHAPMAN MARKET
221 W 8TH STREET
LOS ANGELES, CA 90014

APPLICANT:	DRAFTED BY:	SHEET DESCRIPTION:	SHEET NUMBER:
DAVID DABBOUR 221 W 8TH STREET LOS ANGELES, CA 90014	KARENA CHAN DESIGN 725 N BONNIE BRAE ST LOS ANGELES, CA 90026 (650) 575-2188	FLOOR PLAN 05/20/21	A2

BUILDING INFORMATION

PROJECT ADDRESS: 221 W. 8TH ST.
LOS ANGELES, CA 90014

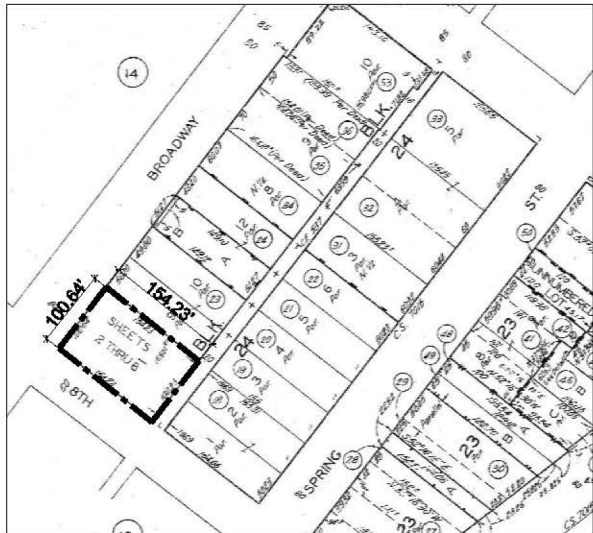
LEGAL INFORMATION

PROPERTY AREA: 21,738.7 S.F.
SUBJECT SITE: 859 S.F.
ASSESSOR PARCEL NO.: 5144 015 056
5144 015 057
TRACT: TR 62954-C
MAP REFERENCE: MB 1328-67/68
BLOCK: NONE
LOT: 1
COMMUNITY PLAN: CENTRAL CITY
ZONING: [Q]C5-4D-CDO-SN
GENERAL PLAN LAND USE: REGIONAL CENTER COMMERCIAL
ZONING INFORMATION: ZI-2450 DOWNTOWN STREETCAR
ZI-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES
ZI-2385 GREATER DOWNTOWN HOUSING INCENTIVE AREA
ZI-2374 STATE ENTERPRISE ZONE: LOS ANGELES
ZI-2488 REDEVELOPMENT PROJECT AREA: CENTRAL CITY
ZI-2408 COMMUNITY DESIGN OVERLY: BROADWAY

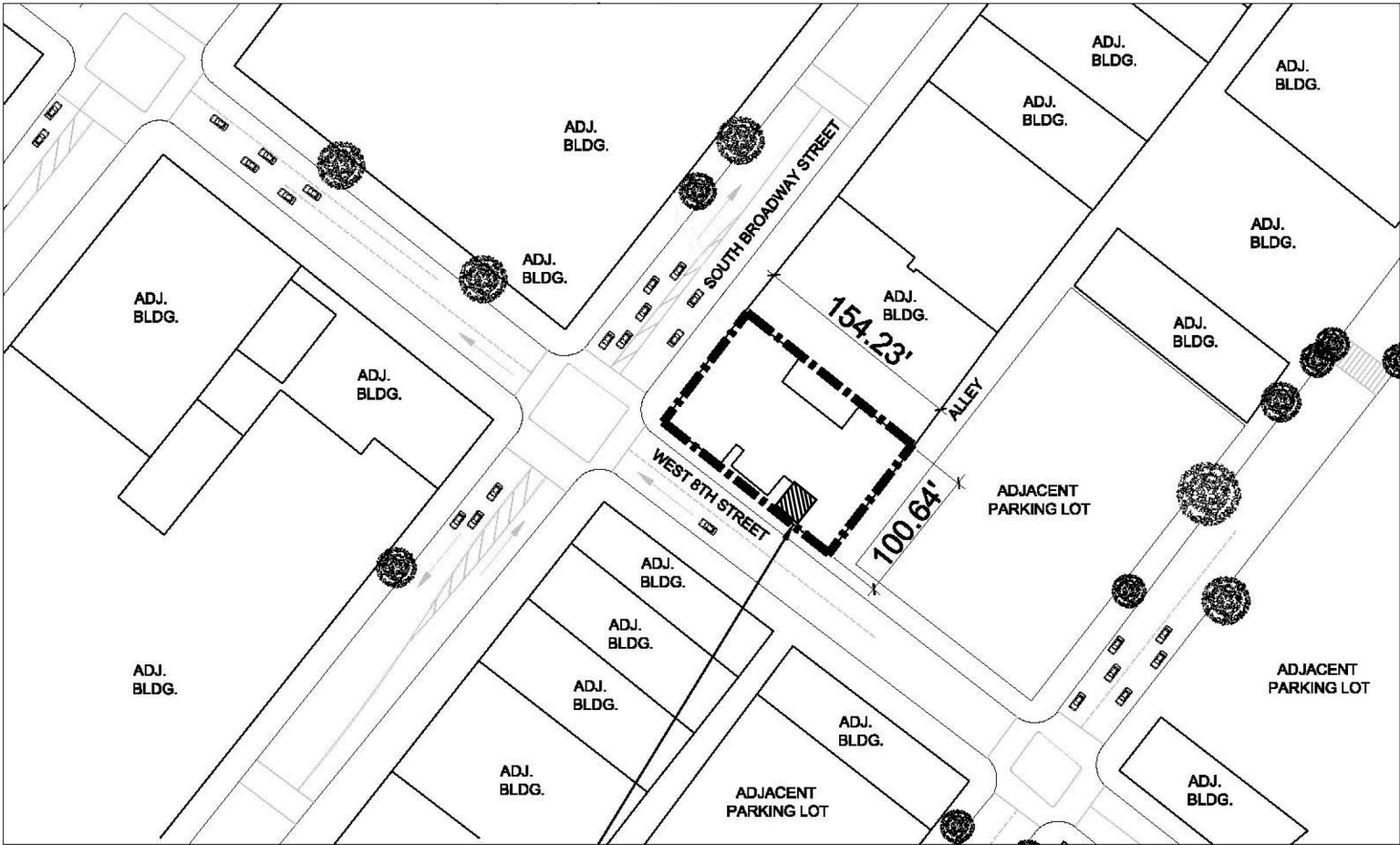
PARKING INFORMATION:

DOWNTOWN PARKING: YES
CENTRAL CITY PARKING: YES

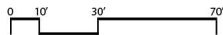
PARKING REQUIRED: 0
PARKING PROVIDED: 0 - NO CHANGE



VICINITY MAP



ENTRY
8TH STREET,
LOS ANGELES,
CA 90014



SITE MAP
SCALE: 1/84"=1'-0"



LEGEND:

- FIRE HYDRANT
- TRAFFIC LIGHT
- STREET LAMP POST
- ELECTRICAL POST
- STREET TREE
- METER

2404 wilshire blvd. suite 1c
los angeles, ca 90057-3310
tel. 213.380.8498
fax. 213.380.8499

KELLY
ARCHITECTS

PROJECT
CHAPMAN MARKET
221 W. 8TH ST.
LOS ANGELES, CA 90014

ISSUED FOR	DATE

INFO	Scale	Job no
Drawn by		
Checked by		
Origin date		

TITLE
SITE PLAN

NUMBER
A-1