



**APPLICATIONS:**

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 Address<sup>1</sup> 6235 W. 87th St., Los Angeles, CA 90045 Unit/Space Number \_\_\_\_\_

Legal Description<sup>2</sup> (Lot, Block, Tract) Lot: 11,12; Block: None; Tract: TR 14012

Assessor Parcel Number 4123-003-024,025 Total Lot Area 12,000.8 s.f.

**2. PROJECT DESCRIPTION**

Present Use Commercial / Retail

Proposed Use Commercial / Retail

Project Name (if applicable) Triangle Wines

Describe in detail the characteristics, scope and/or operation of the proposed project CUB to allow the sale of beer and wine for on-site and off-site consumption in conjunction with a new approx. 905 sf wine store and 14 seat wine bar located in the [Q]C2-1-CDO zone. Hours of operation 10am to 12am daily.

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)

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

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

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)

**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 0 - Demolish(ed)<sup>3</sup> 0 + Adding 0 = Total 0

Number of Affordable Units<sup>4</sup> Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0

Number of Market Rate Units Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0

Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

**Public Right-of-Way Information**

Have you submitted the Planning Case Referral Form to BOE? (required)  YES  NO

Is your project required to dedicate land to the public right-of-way?  YES  NO

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

If you have dedication requirements on multiple streets, please indicate: N/A

**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 12.24-W,1

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

Action Requested, Narrative: CUB to allow the sale of beer & wine for on-site and off-site consumption at a new approx. 905 sf wine store and 14 seat wine bar located in the [Q]C2-1-CDO zone. Hrs of operation 10am-12am daily

Authorizing Code Section \_\_\_\_\_

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

Action Requested, Narrative: \_\_\_\_\_

Additional Requests Attached  YES  NO

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

<sup>4</sup> 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) N/A

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. N/A

Ordinance No.: N/A

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:

N/A

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 N/A

b. Geographic Project Planning Referral Geo Referral Form from Downtown Westchester CDO

c. Citywide Urban Design Guidelines Checklist N/A

d. Affordable Housing Referral Form N/A

e. Mello Form N/A

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A

g. HPOZ Authorization Form N/A

h. Management Team Authorization N/A

i. Expedite Fee Agreement N/A

j. Department of Transportation (DOT) Referral Form N/A

k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) N/A

l. Order to Comply N/A

m. Building Permits and Certificates of Occupancy Included.

n. Hillside Referral Form N/A

o. Low Impact Development (LID) Referral Form (Storm water Mitigation) N/A

p. Proof of Filing with the Housing and Community Investment Department N/A

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

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant<sup>5</sup> name Alex Belotto  
Company/Firm AMAAA Corp.  
Address: 7833 Croydon Ave. Unit/Space Number \_\_\_\_\_  
City Los Angeles State CA Zip Code: 90045  
Telephone \_\_\_\_\_ E-mail: A.BELO 770@GMAIL.COM  
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) Westchester Triangle 8  
Address 4879 Browndeer Ln. Unit/Space Number \_\_\_\_\_  
City Rancho Palos Verdes State CA Zip Code: 90275  
Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

Agent/Representative name Brett Engstrom  
Company/Firm LiquorLicense.com  
Address: 2222 Damon St. Unit/Space Number \_\_\_\_\_  
City Los Angeles State CA Zip: 90021  
Telephone (626) 993-7350 E-mail: brett@liquorlicense.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) N/A  
Name N/A  
Company/Firm N/A  
Address: N/A Unit/Space Number N/A  
City N/A State N/A Zip Code: \_\_\_\_\_  
Telephone \_\_\_\_\_ E-mail: N/A

Primary Contact for Project Information (select only one)  Owner  Agent/Representative  Applicant  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.

<sup>5</sup> 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 or 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           Nancy R. Veito          

Date           3/11/2021          

Print Name           Nancy R. Veito          

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

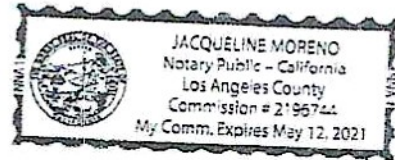
On 3/1/2021 before me, ~~Nancy R. Veits~~ Jacqueline Moreno <sup>Notary Public</sup>  
(Insert Name of Notary Public and Title)

personally appeared Nancy R. Veits 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] (Seal)  
Signature



**PROPERTY OWNER**

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*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 Mary Christine Beloffo

Date Mar. 5, 2021

Print Name Mary Christine Beloffo

Signature \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_

**APPLICATION TO THE ZONING ADMINISTRATOR FOR CONDITIONAL USE PERMIT – BEER & WINE (CUB)**

**APPLICANT: AMAAA CORP.  
DBA: TRIANGLE WINES**

**PROPERTY: 6235 W. 87TH ST.  
LOS ANGELES, CA 90045**

**REFERENCE: CONDITIONAL USE PERMIT TO ALLOW THE SALE OF BEER & WINE FOR ON-SITE CONSUMPTION AND OFF-SITE CONSUMPTION IN CONJUNCTION WITH A NEW 905 S.F. WINE SHOP AND ASSOCIATED WINE BAR.**

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**Summary of Request**

Pursuant to L.A.M.C. Section 12.24-W, 1, the Applicant AMAAA Corp. is seeking discretionary approval to allow the sale of beer & wine for off-site and on-site consumption in conjunction with the operation of a new wine shop and wine bar. The establishment will occupy a 905 sf tenant space within an existing commercial located in the Westchester neighborhood. The main operation will be a wine shop which will cover approx 348 sf of the tenant space. There is also an associated wine bar in the rear of the tenant space that covers approximately 300 sf and has 14 seats. The wine shop will operate with an ABC Type #20 License for off-site sales, and an ABC Type #42 License for on-site consumption. Hours of operation are 10am to 12am daily.

The property is within the [Q]C2-1-CDO zone, and is designated Community Commercial under the General Plan Land Use designations. It is located within Council District 11, the Westchester - Playa Del Rey and the Los Angeles State Enterprise Zone.

**BACKGROUND**

The subject property is comprised of two, level, interior, rectangular parcels of land, consisting of approximately 12,000 sf, having a frontage of 120 feet on the northside of 87th Street (Local Street), a frontage of 120 ft on the south side of an alleyway, and a uniform depth of 100 feet. The property is currently developed with two one-story commercial buildings totaling 8,410 sf, and consists of multiple tenant spaces. The subject site is located within the Downtown Westchester Community Design Overlay District (21-2388), a Los Angeles State Enterprise Zone (21-2374), the Los Angeles Coastal Transportation Corridor Specific Plan, a 500-foot school zone (Westside Innovative School House), an airport hazard zone, and is within 4.45 kilometers of the nearest known fault (Newport - Inglewood Fault Zone).

The northern adjoining property (across the alleyway) is zoned [Q]C2-1-CDO and is developed with a surface parking lot. Beyond the parking lot are commercial buildings that front onto Manchester Avenue.

The eastern adjoining property is zoned [Q]C2-1-CDO and is developed with a 5,268 sf square-foot commercial building.

The southern adjoining properties (across 87th Street) are zoned [Q]C2-1-CDO and are developed with commercial buildings.

The western adjoining property is zoned [Q]C2-1-CDO and is developed with a 5,160 sf commercial building.



West 87th Street, adjoining the subject site to the south, is a Local Street, dedicated to a width of 60 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Sepulveda Eastway, located within the vicinity of the subject site to the south, is a Local Street, dedicated to a width of 50 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Alley, adjoining the subject site to the north, is an alleyway, dedicated to a width of 20 feet and improved with asphalt roadway and concrete gutter.

### **GENERAL FINDINGS**

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

The project site is situated within a commercial strip on the northside of West 87th Street within the Downtown Westchester Community Design Overlay District. No major changes are proposed to the exterior of the building, thereby maintaining the historic facade of the building and quality of the neighborhood. The subject project entails a request for the sale of beer & wine for on-site and off-site consumption, in conjunction with a proposed wine shop and associated wine bar. The overall project is reasonable in size at 905 sf, which keeps it in tune with the surrounding "village" feel of the surrounding neighborhood. The wine bar portion of the business is meant to be ancillary to the wine shop, and as such is limited to only 14 seats. The surrounding area includes a mix of commercial and retail uses and the location is well-buffered from residential and sensitive uses. As such, the request to sell alcohol remains compatible and will provide a service that will be beneficial to the community, which in conjunction with the imposition of suitable operating conditions addressing will result in the enhancement of the built environment.

**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 proposed use will occupy a 905 sf tenant space within an existing commercial building. The building was constructed in 1948, similar to many others in the immediate neighborhood. As such, the property's location, size, height and other features bear a very close resemblance to other properties in the immediate vicinity. As such, the size, height and other significant features are compatible with the surrounding neighborhood. The operation itself is also an appropriate size for the neighborhood. The surrounding businesses are all neighborhood serving businesses of modest size when compared to the larger box stores located on the properties behind along Manchester Ave. A small wine shop with an intimate wine bar in back is the proper type of business to fit in with the nature of the street. The use itself is the proper size for the neighborhood, as the entire project totals only 905 sf. This contributes to the nature of the immediate neighborhood as a collection of small unique operations which appreciate and support the small neighborhood feel.

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

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code. The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The subject site is not located within a designated specific plan area, and located within the Westchester - Playa Del Rey Community Plan. The community plan is silent in regards to alcohol sales. In such cases, the

Zoning Administrator must interpret the intent of the plan. With a responsible operator and appropriate operating conditions delivered by the Zoning Administrator and the Dept of ABC, the proposed project will substantially conform to the purpose, intent, and provision of the General Plan.

**ADDITIONAL CUB FINDINGS**

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

The project will be located in a small commercial area within Westchester. The area consists of a variety of neighborhood serving businesses, each of which are modest in size and contribute to an overall "village" feel of the neighborhood. The proposed use will occupy an existing 905 sf tenant space within a commercial building constructed in 1948. Its size and design blend well with the other properties in the area as they were developed during the same time period. The use will be a small wine shop which will offer a selection of wines from smaller vinters and hard to find items. Along with a small intimate wine bar operation at the rear of the tenant space, the proposed use will fit well with the existing feel of the surrounding neighborhood. With this in mind, applicants feel 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.**

The ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents. Over concentration can be undue when the addition of a license will negatively impact a community. Over concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license will benefit the public welfare and convenience. The proposed use will be located in a small commercial neighborhood consisting of properties originally developed in the 1940's, and maintained to keep the original feel. The proposed use is modest in size and operational characteristics, thereby maintaining the "village" feel of the neighborhood. There are only 3 other off-site ABC Licenses within 1,000 feet of the proposed business. Each of those licenses are assigned to large "big-box" retailers. The proposed wine shop and wine bar will fill a niche in the area with a more personal, boutique operation. Nonetheless, the new business will be operated in a professional and responsible manner should the subject request be granted. The applicants will abide by all operating conditions placed on the restaurant by the City of LA, Dept of ABC and LAPD.

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

The new business will be located within an existing single story commercial building. The property is surrounded by numerous commercial properties with similar neighborhood oriented uses. The nearest residential uses are nearly 500 ft from the proposed business and sufficiently buffered by 100's of feet of existing commercial buildings and businesses. The entire proposed business will be located within the building, with no patio proposed. This will also help to eliminate any unnecessary noise from disrupting nearby uses. Nonetheless, the new business will be operated in a professional and responsible manner so as to avoid detrimentally affecting nearby residential zones or uses.

**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?**

Total s.f. of the building is 3,792 s.f.

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

The new wine shop and wine bar will occupy a 905 s.f. tenant space.

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

Exact occupancy load is yet to be determined.

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

Indoor seating totals 14, no outdoor seating is proposed.

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

No patio is proposed.

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

No patio is proposed.

**i. If any outdoor area is on public right-of-way, has a revocable permit has been obtained?**

No patio is proposed.

**g. Are you adding floor area?**

No, no new floor area is being added.

**h. Parking**

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

There are 18 tandem on-site spaces. However the site abuts a large shopping center with a large number of parking spaces.

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

The on-site parking spaces are shared by all the tenants.

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

No floor area is being added.

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

No off-site parking spaces are being provided.

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

N/A

**2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.**

N/A

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

No valet service is proposed.

**i. Is the site within 1,000 feet of any schools (public private or nursery), churches, or parks?**

There are three sensitive uses within 600 feet of the project:

- LAX Calvary Chapel; 6258 W. Manchester Ave.
- Tenshin-Kai Karate (kids classes); 6238 W. 87th St.
- 360 Self Defense Academy; 8707 Truxton Ave.

There are no sensitive uses between 600 feet and 1,000 feet of the project.

**j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Establishment as defined by LAMC 12.70 B17?**

N/A.

**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	10am to 12am	10am to 12am	10am to 12am	10am to 12am	10am to 12am	10am to 12am	10am to 12am
Proposed Hours of Alcohol Sales	10am to 12am	10am to 12am	10am to 12am	10am to 12am	10am to 12am	10am to 12am	10am to 12am

**b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video games machines, etc..?**

Pre-recorded music will be played over the in house speaker system, and a television may be placed on the interior.

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

There is no minimum age requirement to enter the retail portion of the business. However only those patrons that are 21 years and older will be permitted in the wine bar area.

**d. Will there be any accessory retail uses on the site?**

A portion of the business is a retail wine shop.

**e. Security**

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

There will be 2-5 employees on site at any given moment. Number of employees on site will be influenced in part by time of day, season and anticipated foot traffic.

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

No security guards will be provided by the business.

**iii. Has LAPD issued any citations or violations?**

No, the LAPD has not issued any citations or violations.

**f. Alcohol**

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

Beer & wine is available for on-site and off-site consumption.

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

Specialty wines with greater than 16% alcohol may be sold. However cheap, fortified wines such as "Thunderbird" will not be sold.

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

No, alcohol will not be consumed on adjacent properties.

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

The applicant will abide by all ABC regulations regarding the advertising of alcohol.

**v. Food**

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

No, there is no kitchen on-site.

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

Yes, beer & wine will be available without food. .

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

The sale of beer & wine is expected to exceed the sale of food items on a quarterly basis.

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

There is no established menu for this business.

**vi. On-Site**

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

There is a wine bar in the rear of the business. It includes counter seating as well as tables and chairs.

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

Off-site sales of beer and wine is a part of the proposed business.

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

Applicants would like to offer happy hour in the wine bar section of the business.

**vii. Off-Site**

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

The business may offer glassware, wine openers, and other wine drinking items. These items may be used at the patron's home, or could be a specialty item that can be used within the on-site wine bar.

**2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)?**

All beer and wine for off-site consumption will be sold in predetermined quantities as delivered by the distributor or vintner.

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

**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?**

This request is for on-site and off-site consumption of beer & wine.

**i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel?**

No. The proposed business is a retail wine shop and associated wine bar.



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: 6235 West 87th St., Los Angeles, CA 90045
2. Community Plan Area Name: Westchester - Playa Del Rey
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). Downtown Westchester CDO
3. Project Type (check all that apply)
[ ] New construction [ ] Addition [x] Renovation [x] Sign
[x] Change of Use [ ] Grading [ ] Density Bonus [ ] Small Lot Subdivision
[ ] Other (describe)

If Change of Use, what is: Existing Use? Empty (former Jewelry store) Proposed Use? Wine Sales and Tasting

Description of proposed project: Small, family run boutique wine store offering retail wines as well as wine tasting. Minor renovation required within the space (small office, storage area, counters, bathroom (ADA). We will not be adding square footage or changing the building's exterior, except replacing rear door (fire code and security). Replacing the two existing jewelry store signs to similar ones with our business's name on it.

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

- 4. AUTHORIZATION TO FILE (check all that apply)
Specific Plan/SN
[ ] Project Permit
o Minor (3 signs or less OR change of use)
o Standard (Remodel or renovation in which additions are no greater than 200 sq. ft. more than 3 signs, wireless equipment)
o Major (All other projects, e.g. new buildings, remodels that include an addition of more than 200 sq. ft.
[ ] Modification
[ ] Adjustment
[ ] Exception
[ ] Amendment
[ ] Interpretation
[x] Not a Project
[ ] Other

Design Review Board

- Preliminary Review
- Final Review

CDO/POD/NOD

- Discretionary Action
  - 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.)
- Sign-off only
- Not a Project

Community Plan Implementation Overlay (CPIO)

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

Affordable Housing

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

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)
  - Other Entitlements needed
- Class 32 Categorical Exemption
- 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

Scope of work does not qualify as a project under DW CDO guidelines. New signage will require a Director's Sign-Off for DW CDO compliance.

Project Planning Signature: 	Phone Number: 213-978-1210
Print Name: Kevin Fulton	Date: 9/24/20



COUNTY CLERK'S USE

**CITY OF LOS ANGELES**

OFFICE 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

Triangle Wines

COUNCIL DISTRICT

CD11

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

6235 W. 87th St., Los Angeles, CA 90045

Map attached.

PROJECT DESCRIPTION:

CUB to allow the sale of beer & wine for on-site and off-site consumption at a new wine shop / wine bar.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

AMAAA Corp

CONTACT PERSON (If different from Applicant/Owner above)

Brett Engstrom - LiquorLicense.com

(AREA CODE) TELEPHONE NUMBER

(626) 993-7350

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

# TRIANGLE WINES

6235 W. 87TH

LOS ANGELES, CA. 90045

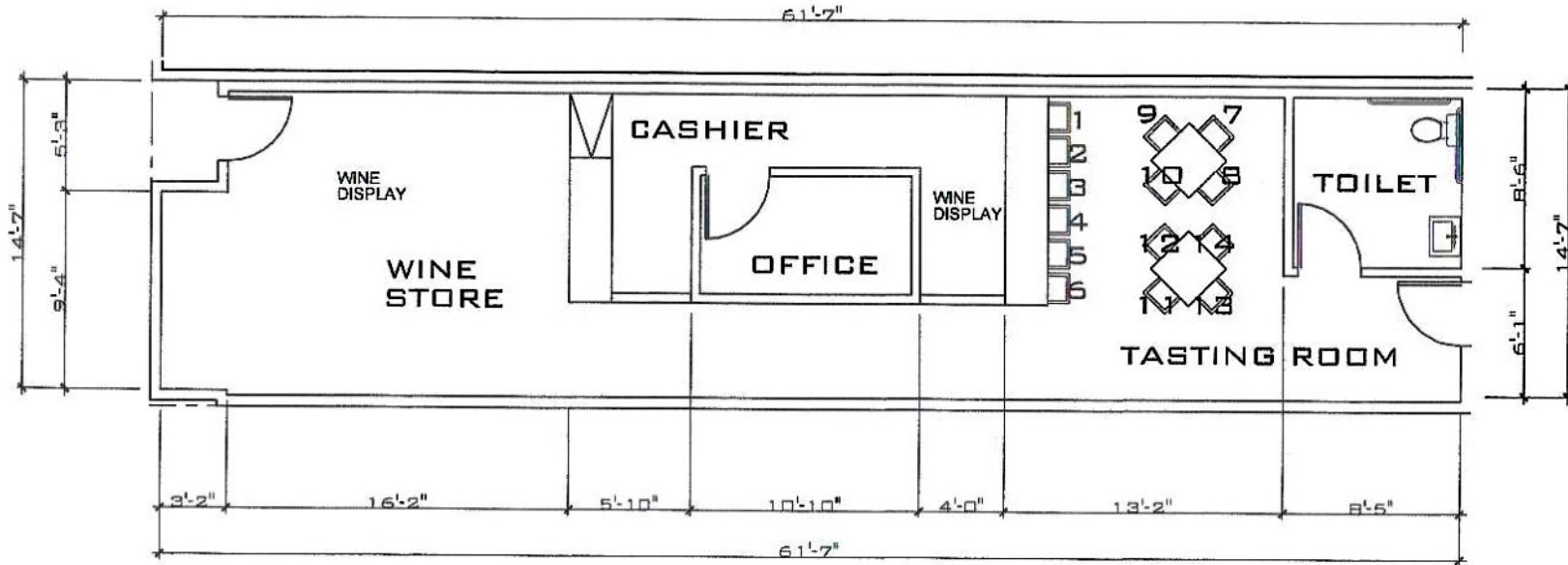


NEWMAN  
BUILDING  
DESIGN  
5670 VISTA DEL MAR  
PLAYA DEL REY, CA. 90295  
(310) 384-9473  
NEWMAN@NDDESIGN.COM

△ CUB DRAWINGS 2/18/21



**TRIANGLE WINES**  
6235 W. 87TH  
LOS ANGELES, CA. 90045



PROJECT  
TRIANGLE WINES  
6235 W. 87TH ST.  
LOS ANGELES, CA 90045

LEGAL DESCRIPTION  
LOTS: 11,12  
BLOCK: NONE  
TRACT: TR 14012  
APN: 4123-003-024,025  
ZONE: JQC2-1-CDO  
LOT AREA: 12,000.8 SF

PROJECT AREA: 905 SF  
SEAT COUNT: 14 INTERIOR SEATS



FLOOR PLAN

1/4" = 1'-0"

TRIANGLE WINES  
6235 W. 87TH  
LOS ANGELES, CA. 90045

OWNER:  
ALEX BELOTTI

FLOOR PLAN

Date: 2/18/21 Scale: Per Plan  
Sheet

X2

# TRIANGLE WINES

6235 W. 87TH  
LOS ANGELES, CA. 90045

### PROJECT DESCRIPTION:

CHANGE OF USE FROM RETAIL TO  
WINE STORE & TASTING ROOM

TRAC - 14212  
APN - 412300325  
BLOCK - 404C  
LOT 12  
LOT AREA - 6000 SF  
AREA OF PROJECT 905 SF  
ZONE - [Q]C2-1-CDO



NEWHAM  
BUILDING  
DESIGN  
3570 VISTA DEL MAR  
PLAYA DEL REY, CA. 90293  
(310) 364-9473

NEWHAMBUILDINGDESIGN@GMAIL.COM

CUI DRAWINGS 2/18/21

ALLEY

PROJECT  
TRIANGLE WINES  
6235 W. 87TH ST.  
LOS ANGELES, CA 90045

LEGAL DESCRIPTION  
LOTS: 11,12  
BLOCK: NONE  
TRACT: TR 14012  
APN: 4123-003-024,025

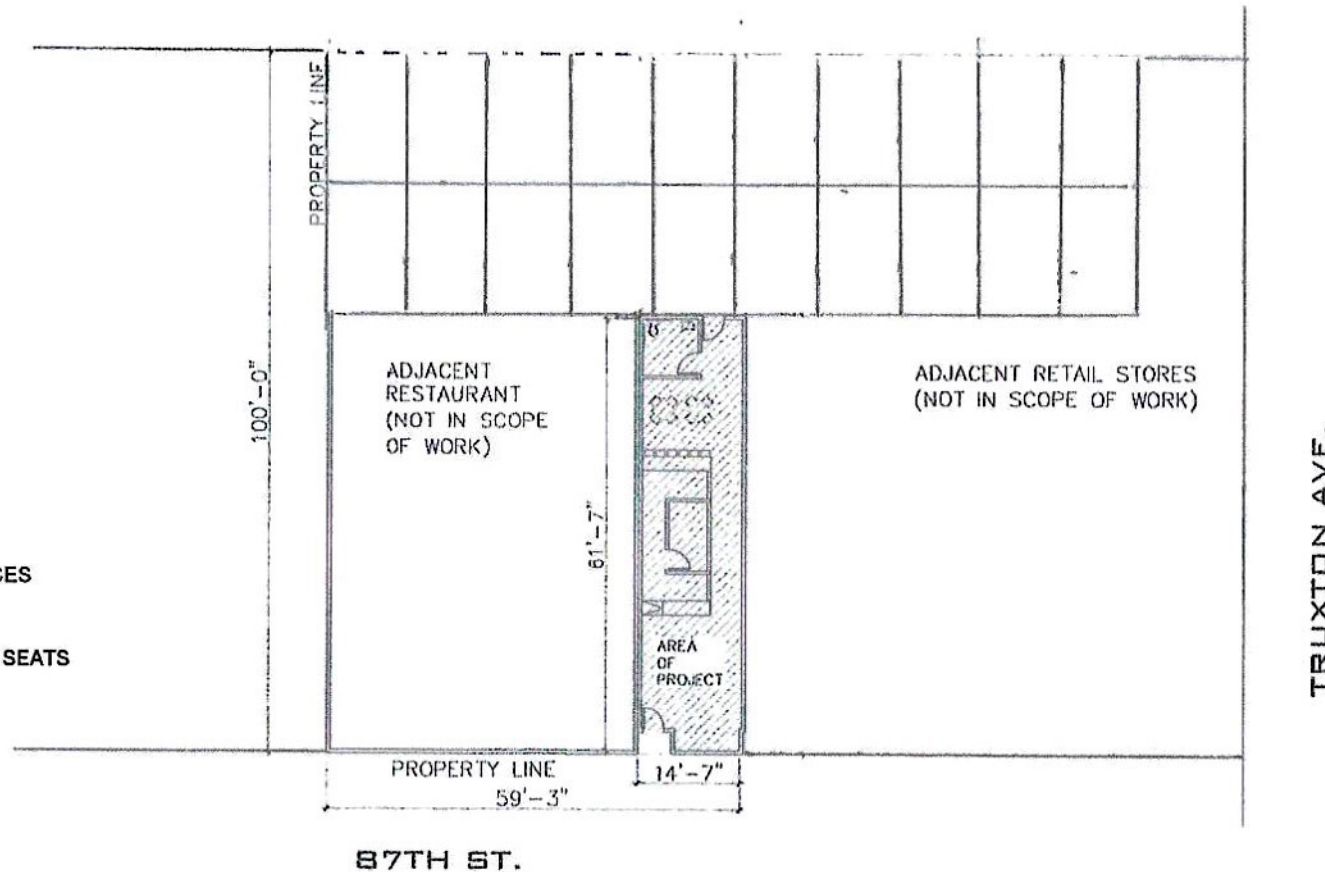
ZONE: [Q]C2-1-CDO

LOT AREA: 12,000.8 SF

ON-SITE PARKING: 18 SPACES

PROJECT AREA: 905 SF

SEAT COUNT: 14 INTERIOR SEATS



TRIANGLE WINES  
6235 W. 87TH  
LOS ANGELES, CA. 90045

TRIANGLE WINES  
6235 W. 87TH  
LOS ANGELES, CA. 90045

OWNER:  
ALEX BELOTTI

FLOOR AND SITE  
SITE PLAN

Date 2/18/21 Scale 1/8"=1'-0"

X1

SITE PLAN

1/8"=1'-0"