



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 353-355 N La Brea Ave Unit/Space Number _____

Legal Description² (Lot, Block, Tract) Lot 4, TR 4924

Assessor Parcel Number 5525033003 Total Lot Area 4,192

2. PROJECT DESCRIPTION

Present Use Retail Use

Proposed Use Retail Use

Project Name (if applicable) _____

Describe in detail the characteristics, scope and/or operation of the proposed project Please see attached

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)

11353 N La Brea Project Description

Proposed Use:

Curated Services, LLC brings a retail specialty wine shop to La Brea and Beverly called Curated Wines. The shop will offer the sale of wine and beer for off-site consumption and on-site instructional tastings in conjunction with a 1,499 sq ft retail shop. The mission of Curated Wines is to help local customers discover their preferred wine styles so that they never feel lost in a wine store again. To accomplish this, the shop will be staffed full-time with at least one wine expert. The shop will also have a subscription-based wine club specifically curated to each customer's taste. Curated Wines will also offer specialized wine menus for offsite events such as birthday parties, weddings, and baby showers. In addition to bottled wine, Curated Wines will also sell a small variety of craft beer and non-alcoholic drinks, as well as prepackaged food and merchandise such as custom gift baskets, clothing, books, mixology barware, and trinkets. The owners of Curated Wine Shop are longtime residents of the area.

Hours of Operation:

| | | | | | |
|-----------|-------------|----------|-------------|------------|-------------|
| Monday: | CLOSED | Tuesday: | 11am – 10pm | Wednesday: | 11am – 10pm |
| Thursday: | 11am – 10pm | Friday: | 10am – 10pm | Saturday: | 10am – 10pm |
| Sunday: | 11am – 7pm | | | | |

Demolition:

There will be no demolition of existing structures, only interior tenant improvements.

Tenant Improvements Interior:

Utilizing a licensed and insured contractor we will be replacing flooring, updating lighting, adding interior wall to create storage space, patch and plaster drywall and adding storefront security gate.

Parking:

There are 3 reserved parking spaces at the rear of the building designated for this unit and meter parking on La Brea in front of the shop.

Seats:

There will be no dining tables with seating for this operation, it is a retail space.

Signage:

Existing signage will be updated to reflect the new name of the business.

Expansion:

No current expansion plans.

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Removal of any on-site tree
- Removal of any street tree
- Removal of protected trees onsite / public right-of-way
- Grading
- Haul Route
- New construction: _____ square feet
- Additions to existing buildings
- Interior tenant improvement
- Exterior renovation or alteration
- Change of use and/or hours of operation
- 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 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)? _____ 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 12.24 W.1

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

Action Requested, Narrative: Sale of wine and beer for off-site consumption and on-site instructional tasting in conjunction with a 1,499 sq ft retail shop, hours of operation, Mon (closed) Tues-Thurs (11am-10pm) Fri-Sat (10am-10pm) Sun (11am-7pm)

Authorizing Code Section _____

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

Action Requested, Narrative: _____

Additional Requests Attached YES NO

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) _____

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 Johnny Josselyn
Company/Firm Curated Services LLC
Address: 353 N La Brea Avenue Unit/Space Number _____
City Los Angeles State CA Zip Code: 90036
Telephone (213) 810-4003 E-mail: johnnyjos@mac.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) Barry Baker Trust
Address PO Box 642217 Unit/Space Number _____
City Los Angeles State CA Zip Code: 90064
Telephone _____ E-mail: bbaker.tb@gmail.com

Agent/Representative name Kristie Ralph
Company/Firm _____
Address: 20024 Tipico St Unit/Space Number _____
City Chatsworth State CA Zip: 91311
Telephone (508) 863-9600 E-mail: krstrlph@gmail.com

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 Owner Applicant
(select only one) 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 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 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 Barry Baker

Date June 23, 2022

Print Name BARRY BAKER

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 June 23, 2022 before me, Marvin Guerra - Notary Public
(Insert Name of Notary Public and Title)

personally appeared Barry Baker, 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.

[Handwritten Signature]
Signature

(Seal)



APPLICANT

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

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

Signature: _____
Print Name: _____ john josselyn

Date: 6/25/2022

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).

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? 4,192
- b. What is the total square footage of the space the establishment will occupy? 1,499
- 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? 0 Outdoors? 0
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? n/a
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? n/a
 - i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? n/a
- g. Are you adding floor area? no If yes, how much is enclosed? n/a Outdoors? n/a

h. Parking

- i. How many parking spaces are available on the site? 3
- ii. Are they shared or designated for the subject use? designated
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? n/a
- iv. Have any arrangements been made to provide parking off-site? no
 - 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? no Will the service be for a charge? n/a
- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? yes
- j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17? n/a

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

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

| | M | Tu | W | Th | F | Sa | Su |
|--------------------------------|----------|-------------|-----------|-----------|-----------|-----------|-----------|
| Proposed Hours of Operation | closed | 11am - 10pm | 11am-10pm | 11am-10pm | 10am-10pm | 10am-10pm | 11am-7pm |
| Proposed Hours of Alcohol Sale | closed | 11am-10pm | 11am-10pm | 11am-10pm | 10am-10pm | 10am-10pm | 11am-7pm |

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: no

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

- c. Will there be minimum age requirements for entry? no If yes, what is the minimum age requirement and how will it be enforced? _____

- d. Will there be any accessory retail uses on the site? yes What will be sold? books, clothing, gift basket
mixology barware, pre packaged food and trinkets

e. **Security**

- i. How many employees will you have on the site at any given time? Owner operated (2 persons)

- ii. Will security guards be provided on-site? no

1. If yes, how many and when? _____

- iii. Has LAPD issued any citations or violations? no If yes, please provide copies.

f. **Alcohol**

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

- ii. Will "fortified" wine (greater than 16% alcohol) be sold? no

- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? no

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

v. **Food**

1. Will there be a kitchen on the site? no kitchen, pre-packaged food only

2. Will alcohol be sold without a food order? sale for off-site consumption only

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? no

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

2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? no

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

3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? no

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? no
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? no

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

5. CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)

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

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

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

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

Findings of Fact

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

The subject site is a rectangular shaped parcel zoned C2-1VL. The site has an overall area of 4,192 sq ft. with a building with an approximate floor area of 2,340 sq ft the lot has a 40-foot frontage along La Brea Avenue with a depth of 105 ft. The subject establishment seeking authorization for the sale of wine for off-site consumption will be utilizing over half of the floor area of the existing building (1,499 sq ft.). The other establishment on the site is currently occupied by an art gallery.

The applicant is seeking a conditional use permit for the sale of beer and wine for off-site consumption and on-site instructional tastings in conjunction with a 1,499 sq ft retail shop. The wine and beer products are produced by a winery and brewery at a remote location. This site is intended to showcase the products of said winery and brewery.

The wine sold at this location will be fermented and processed from a remote winery location. Many of these brands will be chosen with the hope of exposing wine lovers and those who seek to learn more about wine to some amazing brands that would not otherwise be known, giving these brands the exposure necessary to succeed while also enhancing customers' knowledge and curiosity of wine.

The subject property is located in an area that is served and is accessible to public transportation. Entrance to this establishment will be from La Brea Avenue from the north. The proposed hours of operation are from Monday (closed), Tuesday through Thursday 11am-10pm, Friday and Saturday 10am-10pm and Sunday 11am-7pm.

The proposed hours are permitted by the zone, and it is not anticipated that the new operation will be detrimental to the surrounding land uses.

The subject request does not represent the introduction of a new use to the area, the proposed establishment will offer a service in similar commercially designated areas and its location is compatible with the character of the surrounding land uses.

- 2. 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.**

The subject site is a rectangular shaped parcel zoned C2-1VL. The site has an overall area of 4,192 sq ft. with a building with an approximate floor area of 2,340 sq ft the lot has a 40-foot frontage along La Brea Avenue with a depth of 105 ft. The subject establishment seeking authorization for the sale of wine for off-site consumption will be utilizing over half of the floor area of the existing building (1,499 sq ft.). Parking for the establishment is provided at the rear of the site taking access from a public alleyway parallel to La Brea Avenue. 3 onsite parking spaces are provided for the building. The main entrance to the site will be from La Brea Avenue with an additional entrance along the rear from the existing parking area.

The residential uses, which are closest to the project site, are located to the west of the subject property. The alley way abutting the rear of the property will serve as a buffer from the use to the residential uses.

The subject site is located on a primary transportation corridor. Said corridor is intensely developed with commercial and residential land uses. The marketing developed by the applicant is to establish a presence in a middle and upper-middle income communities and to be associated with upscale neighborhoods and neighborhoods catering to young urban professionals.

The project will not affect and/or degrade the public health, welfare and safety. The subject site will adopt effective mitigation measures to control potential criminal activity and other nuisance activities associated with the sale of alcoholic beverages.

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

The subject property is located within the C2-1VL Zones within the Wilshire Community Plan area of the City of Los Angeles. The proposed use is consistent with the General Plan's Neighborhood Office Commercial land use designation. The site is not within any specific plan further restricting uses nor development standards further than what the zone allows.

The Wilshire Community Plan, a part of the General Plan's Land Use Element, sets various goals and objectives for the planning and development of the area. The Community Plan also creates a vision for the growth and development of the area. The 'Commercial' section of the plan lays out the following objectives:

Goal 2: Encourage Strong and Competitive Commercial Sectors Which Promote Economic Vitality and Serve the Needs of The Wilshire Community Through Well-Designed, Safe and Accessible Areas, While Preserving Historic and Cultural Character.

Objective 2-1: Preserve and strengthen viable commercial development and provide additional opportunities for new commercial development and services within existing commercial areas.

Policy 2-1.3: Enhance the viability of existing neighborhood stores and businesses which support the needs of local residents and are compatible with the neighborhood.

Objective 2-2: Promote distinctive commercial districts and pedestrian oriented areas.

Policy 2-2.3: Encourage the incorporation of retail, restaurant, and other neighborhood serving uses in the first floor street frontage of structures, including mixed use projects located in Neighborhood Districts.

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

The proposed wine shop with retail sales is not within a Specific Plan and is proposed to be located along an established commercial corridor and is zoned for commercial use. The subject establishment reinforces pedestrian activity sought by the Community Plan, an attractive and highly visible entry way along La Brea Avenue.

5. **The granting of the application will not result in an undue concentration of premises for the sale of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a 1,000 foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

The proposed establishment is located along a commercial corridor with many other similar establishments. Most properties along La Brea Avenue are developed with commercial uses providing services to the neighborhood.

6. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential building, churches, schools, hospitals, public playgrounds and other similar uses and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The subject establishment is located along La Brea Avenue, a highly urbanized and commercially developed highway. This site is surrounded by commercial retail establishments, restaurants, and various residential properties.