



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 (1262 N EDMONT ST, 4880 FOUNTAIN AVE.)

Street Address¹ 4882 - 4884 FOUNTAIN AVENUE, LOS ANGELES, CA 90029 Unit/Space Number _____

Legal Description² (Lot, Block, Tract) LOT:31, ARB:3, BLOCK:NONE, SHAFER AND LANTERMAN TRACT

Assessor Parcel Number 5540012003 Total Lot Area 2,513.648 SQ FT

2. PROJECT DESCRIPTION

Present Use RETAIL

Proposed Use RETAIL

Project Name (if applicable) BESTIES VEGAN PARADISE

Describe in detail the characteristics, scope and/or operation of the proposed project A CUB TO ALLOW THE SALE AND DISPENSING OF BEER AND WINE FOR OFF-SITE CONSUMPTION IN CONJUNCTION WITH AN EXISTING 1,861 SQ FT. SPECIALTY STORE W HOURS OF OPERATION OF 10 AM TO 9 PM DAILY IN THE C4-1D ZONE.

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 checked="" 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 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)? NA 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: A CUB TO ALLOW THE SALE AND DISPENSING OF BEER AND WINE FOR OFF-SITE CONSUMPTION IN EXISTING 1,861 SQ FT. SPECIALTY STORE. HOURS - 10 AM TO 9 PM DAILY

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:

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 _____

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 ASIA PHOENIX

Company/Firm BESTIES VEGAN PARADISE

Address: 4882 FOUNTAIN AVENUE Unit/Space Number _____

City LOS ANGELES State CA Zip Code: 90029

Telephone (765) 413-4265 E-mail: asia@bestiesveganparadise.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) 1262 Edgemount LLC

Address 800 McGarry St. Unit/Space Number 5th FL.

City Los Angeles, State CA Zip Code: 90021

Telephone (213) 749-2724 E-mail: _____

Agent/Representative name LILIGER DAMASO

Company/Firm LIQUOR LICENSE AGENTS

Address: 5243 E. BEVERLY BLVD. Unit/Space Number _____

City LOS ANGELES State CA Zip: 90022

Telephone (310) 614-8492 E-mail: LILI@LIQUORLICENSEAGENTS.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
(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

- 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.*

Date _____

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 06/16/2022 before me,

Sheryl C Hein-Boykin

(Insert Name of Notary Public and Title)

personally appeared

Moses Babazadeh

who

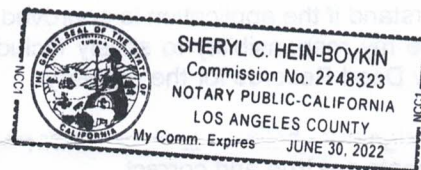
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

Sheryl C Hein-Boykin
Signature

(Seal)



APPLICANT

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

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

Signature: _____

Date: 06/16/2022

Print Name: _____

ASIA PHOENIX



CONDITIONAL USE FINDINGS

PROJECT DESCRIPTION/REQUEST:

Pursuant to Los Angeles Municipal Code Section 12.24 W.1, the Applicant is requesting to obtain a new conditional use permit to allow the sale and dispensing of beer and wine for off-site consumption (ABC Type 20 liquor license) in conjunction with an existing 1,861 square foot convenience store. The existing establishment known as BESTIES VEGAN PARADISE operates from 10 am to 9 pm daily and is in the C4-1D Zone.

BESTIES VEGAN PARADISE

BESTIES Vegan Paradise is the first and only vegan marketplace in the country to sell products exclusively from 100% vegan brands - all of the products we sell are from independent companies that do not use any animal ingredients in anything that they make and never conduct any animal testing. We do not sell any products from companies owned by parent companies who make products that are not vegan or conduct animal testing. Every dollar spent at BESTIES Vegan Paradise goes towards building an entirely vegan economy free of human oppression, corporate profiteers, animal cruelty, and all of those putting profit over people.

BACKGROUND:

The project site is a 2,513 square-foot interior lot bounded by Lexington Avenue to the south, Fountain Avenue to the north, Edgemont Avenue to the West and Berendo Street to the east, within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan. The property is zoned C4-1 D, designated for Neighborhood Office Commercial land uses. Pedestrian access to the building is from the Fountain Avenue frontage. The property is located within the Hollywood Community Plan area and is subject to the regulations set forth within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP). Surrounding properties are characterized by level topography and improved streets, and developed multi-family residential uses and commercial retail uses along Fountain Avenue. Outside of this commercial corridor on Fountain Avenue, there are a multitude of multi-family residential apartment buildings. The commercial corridor along Fountain Avenue is zoned C4-1 D north of Lexington Avenue and C2-1 south of Sunset Boulevard. The properties outside of this commercial corridor and north of Fountain Avenue are zoned RD1 .5-1XL. The properties outside of this commercial corridor and south of Fountain Avenue are zoned R3-1XL.



CIRCULATION:

Berendo Street, adjoining the subject property to the East, is a Local Street-Standard, dedicated to a roadway width of 36 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Edgemont Street, adjoining the property to the west, is a Collector Street, dedicated to a roadway width of 40 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Fountain Avenue, adjoining the property to the north, is a Collector Street, dedicated to a roadway width of 40 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

GENERAL CONDITIONAL USE FOR CUB AND/OR CUX

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 a 2,513 square-foot interior lot bounded by Lexington Avenue to the south, Fountain Avenue to the north, Edgemont Avenue to the West and Berendo Street to the east, within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan. The property is zoned C4-1 D, designated for Neighborhood Office Commercial land uses. Pedestrian access to the building is from the Fountain Avenue frontage. The property is located within the Hollywood Community Plan area and is subject to the regulations set forth within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP). The application is requesting a conditional use to permit the off-site dispensing and consumption of beer and wine in conjunction with the existing 1,861 square foot convenience store having hours of operation from 10 a.m. to 9 p.m. daily.

Besties Vegan Paradise has been serving the needs of the surrounding community for several years. Surrounding properties are characterized by level topography and improved streets, and developed multi-family residential uses and commercial retail uses along Fountain Avenue. Outside of this commercial corridor on Fountain Avenue, there are a multitude of multi-family residential apartment buildings. The commercial corridor along Fountain Avenue is zoned C4-1 D north of Lexington Avenue and C2-1 south of Sunset Boulevard. The properties outside of this commercial corridor and north of Fountain Avenue are zoned RD1 .5-1XL. The properties outside of this commercial corridor and south of Fountain Avenue are zoned R3-1XL. Residents, commuters, visitors, workers and guests from the surrounding area patronize the convenience market on a regular basis.

The development of commercial uses, such as that of the Besties Vegan Paradise, is needed to keep pace with a growing population, and their proportionate needs. The proposed use at this location will allow the business to develop economically and meet the needs of area residents who benefit from having said use located within walking distance of their place of employment or residence. This results in a use which is both proper and positive in its relation to adjacent uses.



A grant of the beer and wine request will allow for a completed shopping service that will be beneficial to the community. The addition of the project will blend into the existing collection of small size businesses serving the local communities and contribute to the variety of dining and shopping options. The subject site is located within an area that is established as a retail corridor that shares a similar massing, scale and intensity of uses. It is accessible by car, foot and public transit and also supported by surrounding commercial and residential uses. Therefore, in conjunction with the imposition of conditions addressing operational issues, the request should result in a use which is compatible with and an asset to the local neighborhood and the community at large.

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 property is located on the corner of Edgemont Street and Fountain Avenue. The proposed project will be a plus for convenient shopping of customers being located within walking distance of residential zones, this project will provide great convenience for nearby residents.

The project site is located within the C2-1D Zone and is in proper relation to the adjacent commercial uses. The location is zoned for commercial uses, which permits convenience markets within its guidelines. The existing store is not undergoing any structural changes that will alter the size or height features of the establishment. The subject property falls within the parameters outlined in the municipal code for commercial zones. The primary function of the establishment is a convenience market, and the current character and method of operation will not change with the herein authorization. Additionally, the current hours of operation from 10:00 am to 9:00 pm daily, prevents late night activity that might disturb the neighboring areas. The grant is requested to complete the product selection at the store and establish an all-inclusive experience for its clients. This assures a use that is both convenient to patrons and respects the welfare of the community.

The services provided in this general commercial area including the proposed use, make it a convenience to the immediate community. As such, it can be found that the proposed use at this location is proper in relation to adjacent uses and the development of the community and will not be materially detrimental to the character of the development in the immediate neighborhood.

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 property is located in the Hollywood Community Plan area and designated for Neighborhood Office Commercial land uses with the corresponding zone of C4 and Height District 1 D. Moreover, the property is also located within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP), which allows residential uses permitted in the R3 Zone and commercial uses permitted in the C1 .5 Zone, regardless of the underlying zoning.



The addition of the sale of beer and wine beverages for off-site consumption at the existing market responds to the diverse needs of the surrounding community, and provides the community with a complementary service, consistent with the type of services the surrounding residential area would enjoy. At this location, the proposed use will promote convenience shopping opportunities for both workers and patrons of the area's commercial business community as well as for the nearby residential neighborhoods, thereby contributing to a viable commercial environment of the immediate area.

Approval of the proposed use will enhance the viability of the local area without creating significant adverse impacts to any surrounding properties, and as such, is consistent with the spirit, intent and objectives of the General Plan. The requested entitlement is consistent with a number of the General Plan's objectives and policies land uses such as:

- ✓ **Objective 1:** *To coordinate the development of Hollywood with that of other parts of the City of Los Angeles and the metropolitan area. To further the development of Hollywood as a major center of population, employment, retail services and entertainment and to perpetuate its image as the international center of the motion picture industry.*
- ✓ **Objective 4:** *To promote economic well-being and public convenience through:*
 - *Allocation and distributing commercial lands for retail, service and office facilities in quantities and patterns based on accepted planning principles and standards.*

The request appears to be consistent with Chapter 7 of the General Plan framework element objectives:

- ✓ **Objective 7.2:** *Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustain economic growth and assures maximum feasible environmental quality.*
- ✓ **Objective 7.3:** *Maintain and enhance the existing business in the City*
- ✓ **Objective 7.3.2:** *Retain existing neighborhood commercial activities within walking distance of residential areas.*

The intersection of Fountain Avenue with Edgmont Street is characterized by a variety of commercial offerings to the local community including, but not limited to supermarkets, restaurants, and retail shops. These businesses cater to a growing local population appreciative of finding services in close proximity to their area of residence, rather than having to travel a considerable number of miles to have access to these services. The sale of a beer and wine, in addition to grocery items, will logically complete the line of products offered by the store. Proposed as a use accessory to the operation of an existing store, part of an existing site oriented towards the provision of services to the surrounding community, the instant request at this location can be found to be desirable to the public convenience and welfare.



Denial of the requested entitlement would unfairly prevent the applicant from enjoying reasonable use of the subject site. The conditional use permit process considers individual unique characteristics of a specific intended use. In this instance, the Code's desire to achieve compatibility between respective sites and protect neighboring properties and the applicants desire to provide a viable business can be accommodated in a manner consistent with the intent and purpose of the zoning regulations. The selling of alcoholic beverages for off-site consumption when incidental to the other goods and services provided in the convenience store, can be proper in relation to adjacent uses when appropriately conditioned.

Additional Findings for CUB

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

The project site is zoned for commercial uses and is located within the Hollywood Community Plan with a Neighborhood Office Commercial land use designation. A variety of commercial uses are an intrinsic part of these service amenities necessary for the conservation, development, and success of a vibrant neighborhood. The Zoning Administrator and Department of Alcoholic Beverages Control will set appropriate conditions to ensure the welfare of the pertinent community is protected.

The project site is located along a developed commercial corridor and will not detrimentally affect the existing commercial uses located along Fountain Avenue. The proposed use will actually attract clientele into the area thereby patronizing nearby businesses. The approval of the requested discretionary actions will benefit the community through the generation of additional business dollars, as well as provide additional tax revenue for the City of Los Angeles.

The establishment of the market and its ancillary use can only benefit the economic welfare of the community by ensuring a diversity of uses and the full occupancy of an under-utilized commercial building. Therefore, the proposed use will not adversely affect the economic welfare of the community.



The surrounding neighborhood has been and continues to be a mixed-use neighborhood with a mixture of residential complexes and restaurants and commercial businesses. The churches and schools are separated from the site by major commercial thoroughfares, commercial developments, and residential neighborhoods. The project site is zoned for commercial uses and will continue to be utilized as such with the existing market use. The project is consistent with the existing adjacent uses to the development. The site will contribute to the neighborhood and will serve the residents and local employees and visitors.

The applicant understands the character of the neighborhood and is committed to help preserve such character through responsible service of alcohol as an ancillary use. This project will contribute to this neighborhood by serving the neighboring residents, local employees as well as visitors. Therefore, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

The applicant is fully aware of the responsibility of serving alcoholic beverages and will take all necessary measures to ensure it is cohesive with its neighboring establishments that also serve beer and wine as an ancillary service. No detrimental effects should be expected from approval of this request.



That the granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration 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 one thousand 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.

According to the California State Department of Alcoholic Beverage Control licensing criteria, 2 on-site and 1 off-site licenses are allocated to the subject Census Tract No. 1912.03. There are currently 3 existing on-site and 2 existing off-site active licenses within this census tract; thus, resulting in a continued undue concentration of alcohol establishments in the area. However, considering how the surrounding area is a mixture of commercial, retail, restaurant and residential uses, the thresholds are unrealistically low.

The subject site is located within one of the largest and most prominent entertainment, tourist, and business centers in Southern California. In these active commercial areas where there is a demand for licenses beyond the allocated number and where an over-concentration of licenses is suggested, the ABC recognized that high-activity retail and commercial centers located within revitalized hubs are supported by a significant employee population, in addition to the increasing resident population base in the area. 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.

Therefore, while the number of licensed establishments within the census tract is high, this does not result in an undue concentration of such establishments for the reasons previously cited.

The granting of this request will help the convenience store to continue to offer a wider range of drink options for its customers and will continue to vitalize the commercial corridor along Fountain Avenue complimenting the other commercial establishments and residential community in the area resulting in economic benefits to the pertinent community.



That 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 buildings, 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 following sensitive uses are located within a 1,000-foot radius of the project site:

- Residential Uses and Type 110 Residential Parcels (SFR, 2-unit, 3-unit, 4-unit, 5+ unit)
- Churches
 - Church of Scientology (1308 L Ron Hubbard Way, Los Angeles, CA 90027)
 - Reality LA Hope Center (4903 Fountain Ave, Los Angeles, CA 90029)
 - Fountain Avenue Baptist Church (4903 Fountain Ave, Los Angeles, CA 90029)
 - Kairos Hollywood (4903 Fountain Ave, Los Angeles, CA 90029)
 - Realty LA Church Office (1313 N Edgemont St, Los Angeles, CA 90027)
- Schools, including Nursery Schools & Child Care Facilities
 - Foundation for Early Childhood Day Care (1220 N Berendo St, Los Angeles, CA 90029)

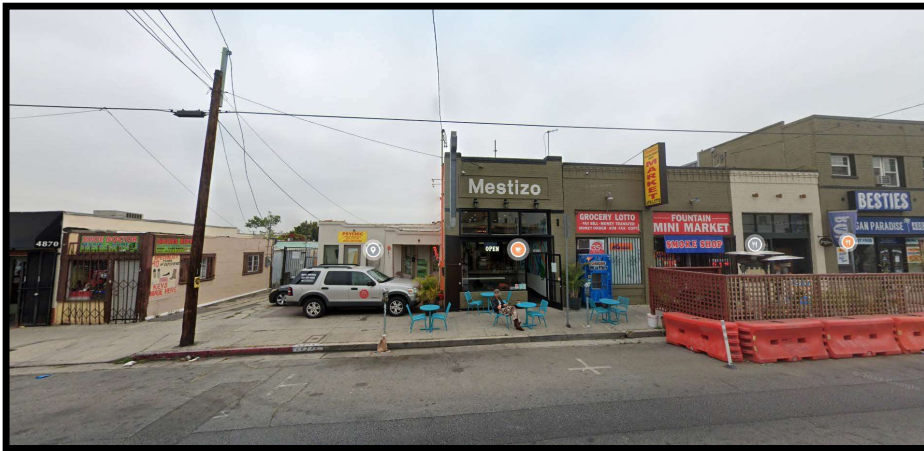
| Establishments Dispensing, for Consideration,alcoholic beverages for consumption on or off premises License Type | Business Name | Address |
|---|----------------------|--|
| 20 | ONE STOP MARKET | 4900 FOUNTAIN AVE,LOS ANGELES, CA 90029 |
| 41 | SABOR LATINOS | 4906-08 FOUNTAIN AVE, LOS ANGELES CA 90029 |
| 41 | FOUND OYSTER LLC | 4878 FOUNTAIN AVE,LOS ANGELES, CA 90029 |
| 47 | ADELAINE ARLO LLC | 4845 FOUNTAIN AVE,LOS ANGELES, CA 90029 |

INDEX MAP



PHOTOS

1.

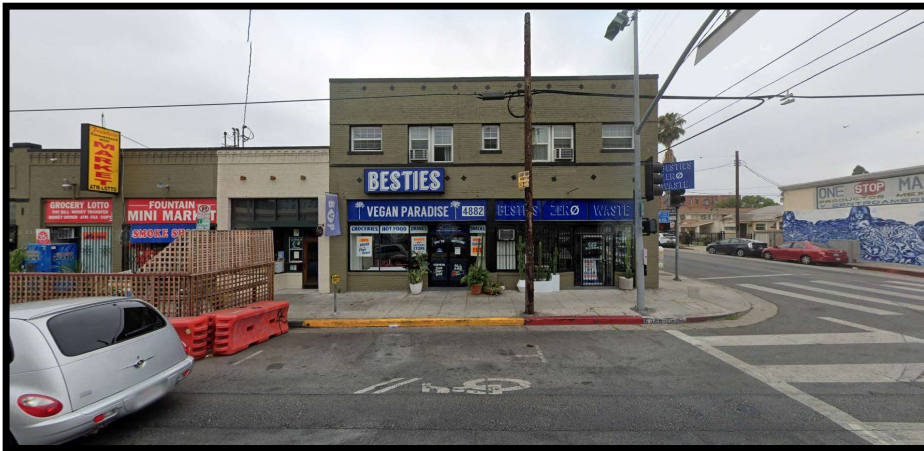


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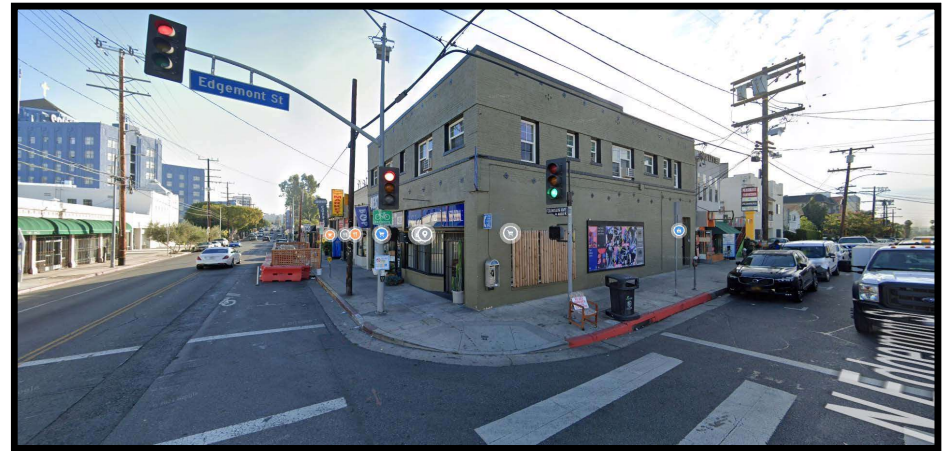


PHOTOS

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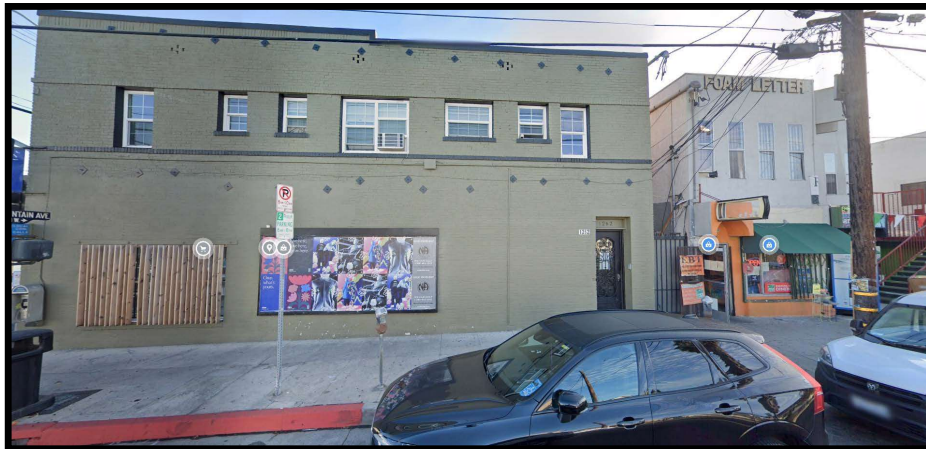


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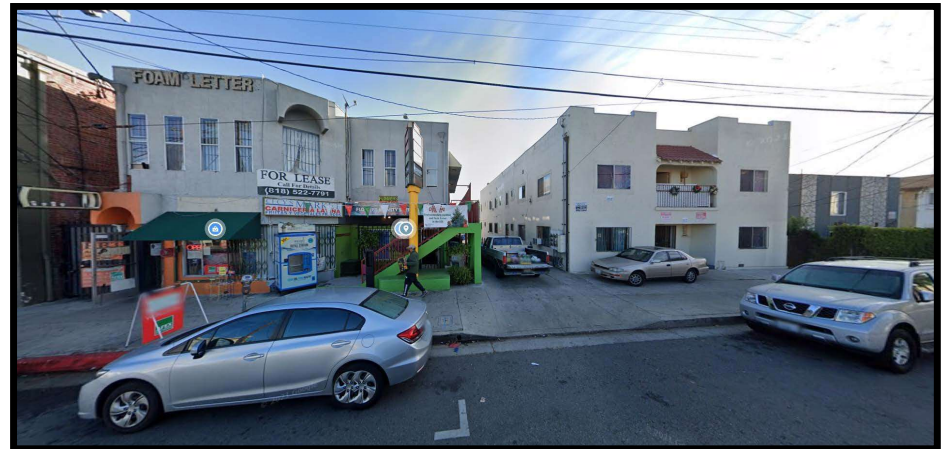


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5.



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PHOTOS

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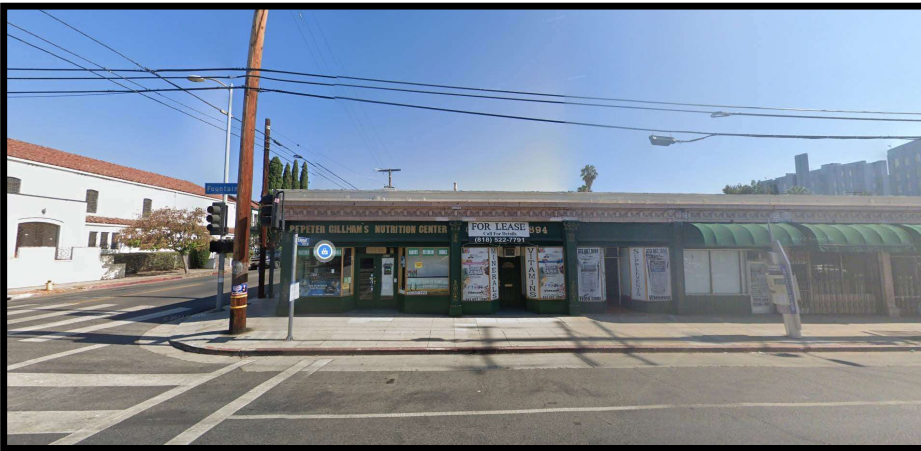


8.



PHOTOS

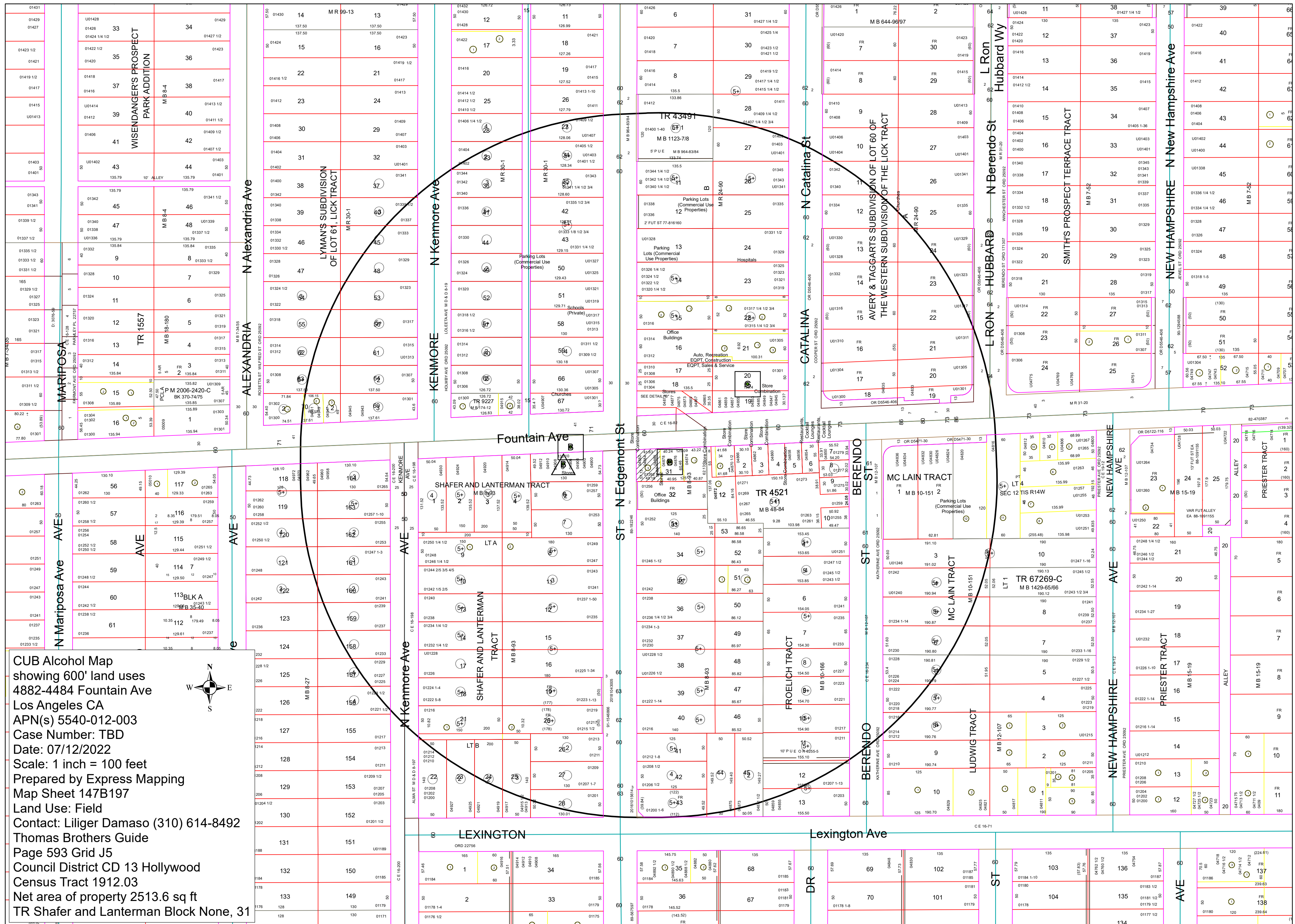
9.



10.



RADIUS MAP FOR ALCOHOL USES (showing land uses to 600ft)





A list of alcohol establishments between 600 and 1000 ft of the site. Include in the list the type of license and address:

4882-4884 Fountain Ave, Los Angeles
Prepared 07/12/2022
by Express Mapping

A list of alcohol establishments between 600 and 1000 ft of the site. Include in the list the type of license and address:

NONE



A List of Uses within 600 ft
4882-4884 Fountain Ave, Los Angeles
Prepared 07/12/2022
by Express Mapping

Residential Uses and Type

110 Residential Parcels (SFR, 2-unit, 3-unit, 4-unit, 5+ unit)

Churches

Church of Scientology (1308 L Ron Hubbard Way, Los Angeles, CA 90027)

Reality LA Hope Center (4903 Fountain Ave, Los Angeles, CA 90029)

Fountain Avenue Baptist Church (4903 Fountain Ave, Los Angeles, CA 90029)

Kairos Hollywood (4903 Fountain Ave, Los Angeles, CA 90029)

Realty LA Church Office (1313 N Edgemont St, Los Angeles, CA 90027)

Schools, including Nursery Schools & Child Care Facilities

Foundation for Early Childhood Day Care (1220 N Berendo St, Los Angeles, CA 90029)

Hospitals

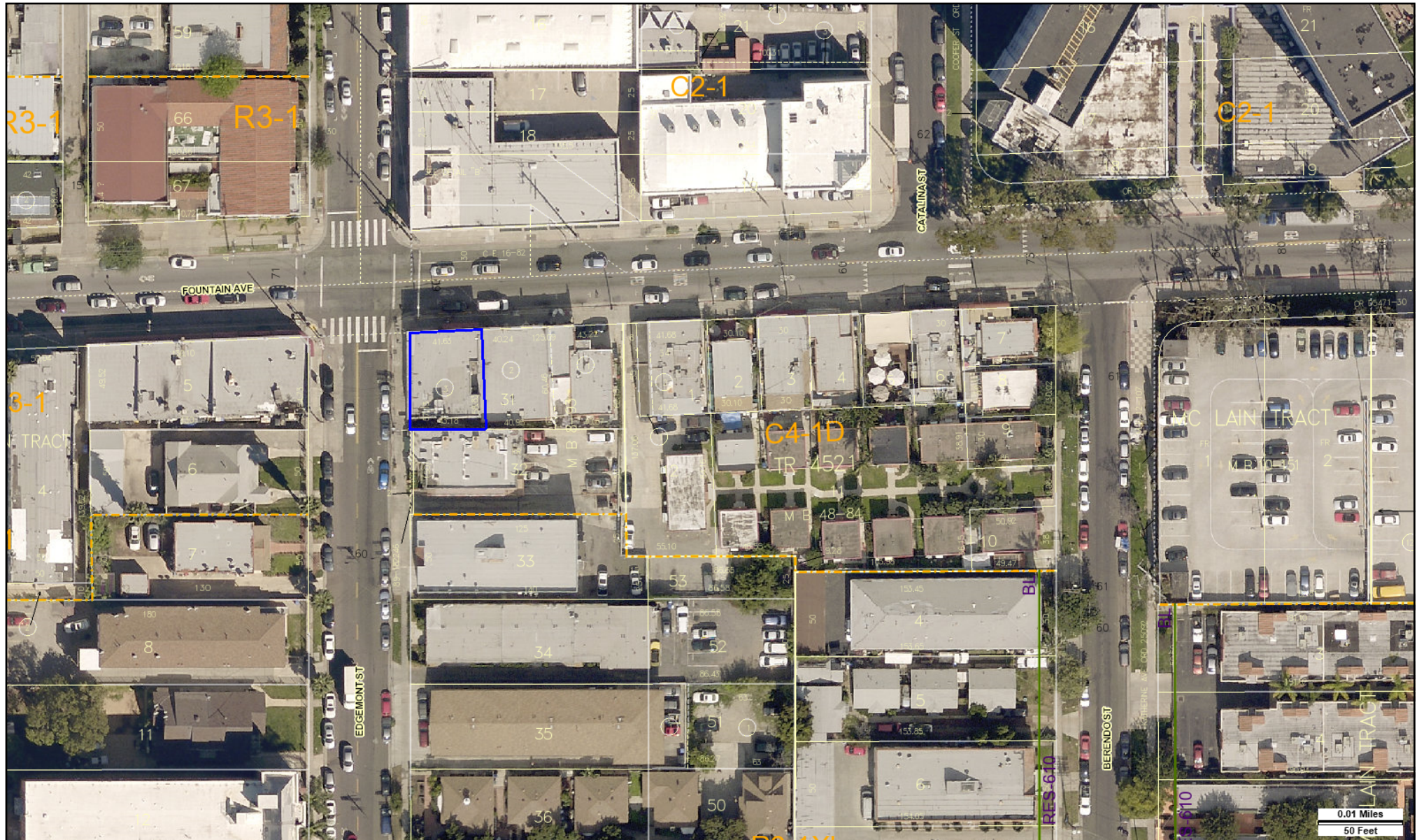
None

Parks, Public Playgrounds & Recreational Areas

None

Establishments Dispensing, for Consideration, alcoholic beverages for consumption on or off premises

| License Type | Business Name | Address |
|--------------|-------------------|--|
| 20 | ONE STOP MARKET | 4900 FOUNTAIN AVE,LOS ANGELES, CA 90029 |
| 41 | SABOR LATINOS | 4906-08 FOUNTAIN AVE, LOS ANGELES CA 90029 |
| 41 | FOUND OYSTER LLC | 4878 FOUNTAIN AVE,LOS ANGELES, CA 90029 |
| 47 | ADELAINE ARLO LLC | 4845 FOUNTAIN AVE,LOS ANGELES, CA 90029 |



Address: 4882 W FOUNTAIN AVE

Tract: SHAFER AND LANTERMAN
TRACT

Zoning: C4-1D

APN: 5540012003

Block: None

General Plan: Neighborhood Office Commercial

PIN #: 147B197 1158

Lot: 31

Arb: 3

