

TMG SOLUTIONS, INC.

Land Use Consultants
Mr. Lanny Kusaka

Office: (310) 337-7290
lanny@tmgsolutions.net
Fax: (310) 337-7294

6733 Sepulveda Boulevard #265
Los Angeles, California 90045

TMG SOLUTIONS, INC.
6733 S. Sepulveda Blvd., #265
Los Angeles, CA 90045
310 337-7290 Fax 310 337-7294

TRANSMITTAL

To: City of Los Angeles
Office of the City Clerk
200 N. Spring St., Room 395
Los Angeles, CA 90012-4870

Attn: John A. White, Deputy City Clerk

From: Lanny Kusaka

Re: 225 S. Lincoln Blvd.

Date: June 9, 2008

Via: Hand Delivery

Please find enclosed the filing for the Public Convenience & Necessity Application for Whole Foods Market:

- Application for Determination of "Public Convenience or Necessity" Alcohol Sales
- Findings
- Abutting Labels/List
- Site Plan/Floor Plan
- Photo Exhibit
- Building Permit
- ABC Crime Statistics

Thank you

cc: Lydia Cervera, Whole Foods Market

**APPLICATION FOR DETERMINATION OF
"PUBLIC CONVENIENCE OR NECESSITY"
ALCOHOL SALES**

Pursuant to Section 23958 and 23958.4
California Business and Professions Code

TO BE SUBMITTED TO CITY CLERK'S OFFICE
ROOM 395, CITY HALL

COUNCIL FILE NO. _____

BACKGROUND INFORMATION

TIME LIMIT FILE: _____

As part of the application, the applicant must submit the names and addresses of property owners of all property adjacent (including across the street/alley) to the subject property on gummed labels. Applicant must also submit the following information: 1) notarized signature, 2) a site plan prepared by a map maker (see Planning Department for map maker's list), 3) one 4- by 6-inch picture of the property from each side of the site, and 4) a copy of all previous building permits for the site (Room 400; 201 North Figueroa Street). When you meet with ABC to get the crime and license concentration information for your site, you must bring back the ABC information (on the ABC form) to the City Clerk.

Project Name Mrs. Gooch's Natural Food Markets, Inc. dba Whole Foods Market

Address 225 S. Lincoln Boulevard

Type of Business Grocery Store

Applicant Mrs. Gooch's Natural Food Markets, Inc. dba Whole Foods Market
 Name 15315 Magnolia Blvd., Suite 320, Sherman Oaks, CA 91403
 Address 818-501-8484
 Phone Number/Fax Number

Property Owner Combined Lincoln Rose LLC c/o Combined Properties
 Name 9320 Wilshire Blvd., #320, Beverly Hills, CA 90212
 Address 310-205-9616
 Phone Number/Fax Number

Representative TMG Solutions
 Name 6733 S. Sepulveda Blvd., #265, LA, CA 90045
 Address 310-337-7290 310-337-7294
 Phone Number/Fax Number

A. PROJECT DETAILS

THE FOLLOWING QUESTIONS ARE TO BE ANSWERED BY ALL APPLICANTS:

1. Has the City previously approved a conditional use permit for alcoholic beverage sales at this site?
Yes ___ No X If Yes, what is the City case number(s) _____
2. Have you recently filed for a new conditional use permit? Yes X No ____ If Yes, provide the City case number(s) ZA 2007-5397-CUB

3. Has a previous ABC license been issued? Yes No . If Yes, when and what type of license

4. Type of Alcohol Sales Requested (on- or off-site, beer and wine, full alcohol, etc.):
Off-site full alcohol (Type 21); On-site wine tasting (Type 42)

5. Size of Business Approximately 48,750 square feet

6. % of floor space devoted to alcoholic beverages 4%

7. Hours of Operation:

a. What are the proposed hours of operation and which days of the week will the establishment be open? Everyday 7 am - 11 pm

b. What are the proposed hours of alcohol sales? Everyday 7 am - 11 pm

8. Parking:

a. Is parking available on the site? (If so, how many spaces?) 302

b. If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? N/A

c. Where? N/A

d. How many off-site spaces? N/A

9. Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and if so, for what reasons? Provide ABC case number and a copy of final ABC action.

No

10. Will video game machines or pool or billiard tables be available for use on the subject property and if so, how many? No

11. Will you have signs visible on the outside which advertise the availability of alcohol?
No

12. How many employees will you have on the site at any given time? 80

13. Will all employees who sell alcohol attend the local State ABC training class on how to properly sell alcohol? Yes

14. What security measures will be taken including:

a. Posting of rules and regulations on the premises to prevent such problems as gambling, loitering, theft, vandalism and truancy. Yes

b. Will security guards be provided and if so, when and how many?

The applicant will comply with all Conditions of Approval of

Office of Zoning Administration and Alcoholic Beverage Control Board.

15. Will there be minimum age requirements for patrons? If so, how will this be enforced?

The Applicant will comply with all Conditions of Approval of Office of Zoning Administration and Alcoholic Beverage Control Board.

16. Are there any other alcoholic beverage outlets within a 600-foot radius of the site? Provide names and address of such business and type of business.

Casablanca Restaurant 220 Lincoln Blvd.

CVS Drug Store 219 Lincoln Blvd.

17. Are there any schools (public or private and including nursery schools) churches or parks within 1,000 feet of your proposed business? Where? (Give Address)

Development Center 720 Rose Ave. Jewish Center 726 Rose Ave.

City Park Southeast corner of Ozone St, & Ruth St. St. Joseph Center 404 Lincoln Blvd.

18. Will the exterior of the site be fenced and locked when not in use?

No - Subject site is part of an outdoor mall

19. Will the exterior of the site be illuminated with security lighting bright enough to see patrons from the street? Yes

B. THE FOLLOWING QUESTIONS ARE TO BE ANSWERED WHERE ONLY THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES IS SOUGHT:

1. Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis? No

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

3. Will beer and wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)? Yes

4. Will "fortified" wine (greater than 16% alcohol) be sold? Yes

C. THE FOLLOWING QUESTIONS ARE TO BE ANSWERED WHERE ONLY THE ON-SITE SALE OF ALCOHOLIC BEVERAGES IS SOUGHT:

1. What is the occupancy load as determined by the Fire Department (number of patrons)? 1,087

2. What is the proposed seating in all areas? Approximately 40 inside, 20 outside

3. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.? (Specify?) None

4. If a cocktail lounge is to be maintained incidental to a restaurant, the required floor plans must show details of the cocktail lounge and the separation between the dining and lounge facilities.

N/A

5. Food Service

- a. Will alcohol be sold without a food order? N/A
- b. Will there be a kitchen on the site as defined in the Los Angeles Municipal Code?
No

6. Will discount alcoholic drinks or a "Happy Hour" be offered at any time?

No

Provide a copy of the proposed menu if food is to be served. N/A

D. PUBLIC CONVENIENCE AND NECESSITY EVALUATION

The City of Los Angeles is very concerned if a new request to sell alcohol is subject to one of the conditions below. There is a strong likelihood that the City will deny your "public convenience or necessity" application if one of the above listed conditions apply to your site. (It is strongly suggested that you contact your Council Office and discuss your project. If the Council Office does not oppose your project, you should then check with your local area police vice unit as well as the Planning Department Public Counter at (213) 977-6083 for the determination of whether the proposed site is within a Specific Plan area, and the Community Redevelopment Agency (CRA) project staff at (213) 977-1682 or 977-1665, to determine if your site is in a CRA Project Area. If any of the five conditions listed below apply to your site, you should carefully consider if you want to file for a Public Convenience or Necessity finding.

1. The proposed site is in an area with a long-term level of undue concentration of alcoholic beverage outlets.
2. The geographic area is the target of special law enforcement activity, i.e., police task force is working on reducing vice in the area, or eliminating juvenile crime (such as cruising or graffiti) or gang activity.
3. The proposed site is in close proximity to sensitive uses, including schools, parks, churches, youth activities, homeless shelters, mental health or alcohol or drug treatment centers.
4. The geographic area has elevated levels of alcohol-related crimes, including but not limited to: public intoxication, driving under the influence, assault, vandalism, prostitution, drug violations, loitering.
5. The proposed site is located in a Specific Plan or Community Redevelopment Agency Project area which specifically includes a policy to control future alcoholic beverage sales.

E. If the project site is not subject to one of the above criteria, your project will be evaluated by the City Council with consideration given to the following possible benefits and detriments to the community:

1. Possible Benefits

Would the business:

- a. Employ local residents (how many)
- b. Generate taxes (provide estimate)
- c. Provide unique goods and services (which ones)
- d. Result in an aesthetic upgrade to the neighborhood (in what exact way)
- e. Contribute to the long term economic development (how)
- f. Provide a beneficial cultural/entertainment outlet (specify)

F. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof).
- b. The information presented is true and correct to the best of my knowledge.

Applicant signature

Date

See attached executed signature page
Signature of property owner if tenant or lessee is filling application

State of _____

County of _____

On _____ before me, _____
Date Name of Notary Public

personally appeared _____
Name(s) of Signer(s)

personally known to me (or 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 of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary Public

* The Planning Department has a list of private map makers who will prepare the names and addresses for you. This list is available at the public counter, Room 300, Counter N, 201 North Figueroa Street or 6251 Van Nuys Boulevard, Van Nuys. Alternatively, you may obtain a list of such adjoining owners from the City Clerk's Office (Room 730, 201 North Figueroa Street) or from a title company and prepare the labels yourself.

** You may add additional pages to your response if needed. Please utilize numbering system of this form to assist in the review of the responses.

APPLICATION FOR DETERMINATION OF
"PUBLIC CONVENIENCE OF NECESSITY"
ALCOHOL SALES

Executed Signature Page of Property Owner

COMBINED LINCOLN ROSE LLC, a Delaware limited liability company

By: Haft Equities-Bladen Limited Partnership,
a Maryland limited partnership, its sole member

By: Bladen GP, Inc., a Delaware corporation,
its sole general partner

By: 
Alexis S. C. Iszard, Vice-President

6/2/08

District of Columbia: SS
Subscribed and Sworn to before me,

this 02 day of June, 2008



Michele R. Davis, Notary Public, D.C.

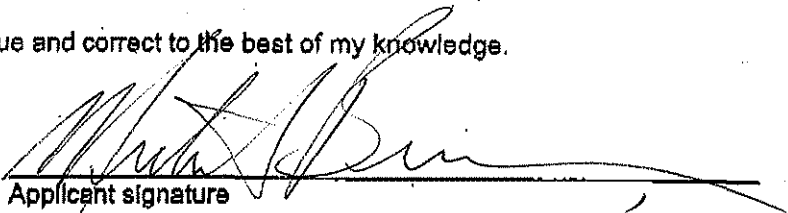
My commission expires September 30, 2012

Michele R. Davis
Notary Public, District of Columbia
My Commission Expires 9/30/2012

F. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof).
- b. The information presented is true and correct to the best of my knowledge.


 Applicant signature

5-30-08
 Date

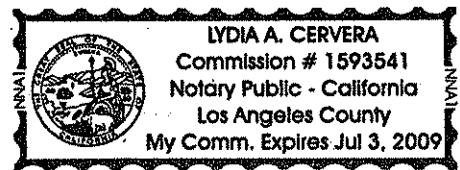
 Signature of property owner if tenant or lessee is filling application

State of California

County of Los Angeles

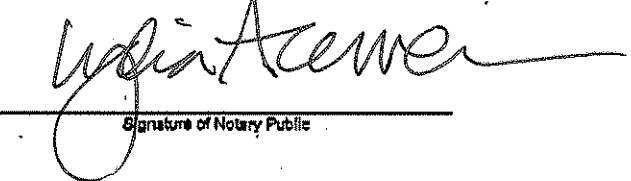
On May 30, 2008 before me, LYDIA A. CERVERA
Date Name of Notary Public

personally appeared MICHAEL BESANCON
Name(s) of Signer(s)



personally known to me (or 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 of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


 Signature of Notary Public

* The Planning Department has a list of private map makers who will prepare the names and addresses for you. This list is available at the public counter, Room 300, Counter N, 201 North Figueroa Street or 6251 Van Nuys Boulevard, Van Nuys. Alternatively, you may obtain a list of such adjoining owners from the City Clerk's Office (Room 730, 201 North Figueroa Street) or from a title company and prepare the labels yourself.

** You may add additional pages to your response if needed. Please utilize numbering system of this form to assist in the review of the responses.

Public Convenience or Necessity Application
115-225 S. Lincoln Boulevard
Venice, CA 90291

REQUEST:

The applicant respectfully requests the uses in conjunction with the operation of a Whole Foods market:

- 1. The sale and dispensation of a full line of alcoholic beverages for off-site consumption [Type 21 License], and*
- 2. The sale and dispensation of wine/beer for on-site consumption [Type 42 License] for wine/beer tasting purposes.*

As this is only a tenant improvement and there is not an intensification of use, no Project Permit under the Venice Specific Plan or Coastal Development Permit is required.

BACKGROUND:

The subject site is part of a 5.41 acre commercial development located on the southwest corner of Lincoln Boulevard and Rose Avenue, abutting 7th Avenue to the rear.

The site is zoned C2-1 and P-1 and was previously developed with:

- 4,800 square foot laundromat
- 27,550 square foot BIG LOTS! retailer
- 21,000 square foot CVS Pharmacy retailer (existing off-site sale full line of alcoholic beverages), now relocated to a pad.
- 15,000 square foot 99 Cent Store retailer
- 7,000 square foot pad

The proposed use is a 48,750 square-foot Whole Foods Market, including a tasting area with 302 parking spaces, and hours of operation and alcohol sales from 7 a.m. to 11 p.m., 7 days a week.

The Whole Foods Market will occupy both the CVS Pharmacy and BIG LOTS! tenant spaces. Off-site sales of a full line of alcoholic beverages has been conducted from the CVS Pharmacy space as a grandfathered use since the Safeway Supermarket first came to the site in the mid 1960's. Since Whole Foods Market will be expanding the alcohol sales into the BIG LOTS! space, the applicant had to file for a full Conditional Use Permit in lieu of a Plan Approval.

SURROUNDING USES:

Abutting properties to the east across Lincoln Boulevard are zoned C2-1 and P-1 and are developed with two-story office buildings, first floor retail and restaurant uses.

Abutting properties to the north are mixed commercial and multiple family residential zoning and are developed with commercial buildings along Lincoln Boulevard, backing onto multiple family residential uses running west along Machado Drive.

Abutting properties to the west, across Seventh Avenue are zoned RD2-1 and are developed with one-story single family residences.

Abutting properties to the south across Rose Avenue are zoned C2-1 and are developed with a variety of uses including a motel, private school, La Cabana Restaurant, and a commercial corner development fronting on Lincoln Boulevard.

PUBLIC CONVENIENCE OR NECESSITY FINDINGS:

Mrs. Gooch's Whole Foods Markets are currently the world's leading retailer of natural and organic foods, with more than 270 stores in North America and the United Kingdom. Based on a corporate mission of being highly selective about what they sell, a dedication to stringent quality standards, and a commitment to sustainable communities, the Whole Foods Market makes a highly beneficial contributor to the economy.

The property is classified in the C2-1 Zone which allows an expansive variety of retail uses. It is also one of the few designated for Neighborhood Oriented Commercial in the Community Plan. It is good planning policy to allocate alcohol sales to locations which are planned and zoned for large scale commercial uses, have high quality and professional operations, and where alcohol sales are limited to an ancillary capacity.

The associated 302 parking spaces for the center will meet parking demand with convenient access from the major arterials. The development of the shopping center enhances this location as a major commercial center with landscaping, orientation and buffering to prevent potential impacts of the commercial uses on any sensitive use. In addition, Whole Foods encourages its employees to use public transportation. Transportation guides are also displayed on bulletin boards or kiosks which are visible for all employees, including local transit routes, schedules and maps, and ridesharing marketing materials.

A Type 21 license has been operational at this location since the 1960's, most recently under the CVS Pharmacy. The applicant is applying for a full Conditional Use Permit due to the expansion. However, it is important to note that the sale of alcoholic beverages will still be an ancillary use to the primary use on the property, a high-quality, community-serving grocery market.

After several meetings the Venice Neighborhood Council voted to support the application as requested, with a list of conditions that the applicant has agreed to.

Whole Foods also communicated closely with the Police Department Pacific Area Vice Unit

representative Sgt. Burrus. He is very familiar with the area and the operation. He has no problem with the request, and does not oppose the application. Here is an email submitted by Sgt. Burrus to Associate Zoning Administrator Sue Chang:

----- Original Message ----- From: "DAVID BURRUS" <31791@lapd.lacity.org>
To: <Sue.Chang@lacity.org>
Cc: "Lanny Kusaka" <lanny@tmgsolutions.net>
Sent: Monday, May 19, 2008 10:43 AM
Subject: Whole Food Market

Ms. Chang

This message is in regards to meetings and email between the establishment named Whole Food Market. I have had several meetings with their representatives over the past few months and have had a chance to sit down and discuss the questions and concerns from both sides.

Mr. Kusaka has requested that I prepare a statement from the department acknowledging our position on this new establishment. Unfortunately, I have been assigned downtown to Risk Management for the past few weeks and did not have the opportunity to draft such a response.

I would however, like to acknowledge that after meeting with the representatives from Whole Foods, that I, as Officer in Charge of Pacific Area Vice, do not have any concerns or reservations about this establishment. I have been to their site and have a detailed knowledge of this location as well as the historical reference this intersection has with the community.

Although, a police department can not support any establishment moving into the community, we have no opposition to the presence of this business.

It has been our impression that the representatives from Whole Foods intent on working with the police department to address any concerns that may arise in the future

Should you have any questions or comments, please do not hesitate to give me a call

Regards

Sergeant II David Burrus
Officer in Charge
Pacific Area Vice
(310) 482-6481

Nor will there be a negative impact surrounding land uses. Due to the fact that the market is expanding into adjacent tenant spaces with similar trip generation rates, there will be no net increase in traffic impacts.

The wine tasting use is a benign, ancillary use for the market. The ability to learn about and taste wine before buying it has become an expected amenity to quality markets and enhances the quality of service to amateur and professional wine connoisseurs. To ensure the wine tastings are well-run the wine tasting area will be physically controlled for entry per Alcohol Beverage Control Board standards to contain adult participants.

Finally, the proposed use is consistent with the Goals and Policies of the Wilshire Community Plan:

The Venice Community Plan States among its Objectives and Policies:

Objective 2-1 To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services within existing commercial areas.

Policies

2-1.1 New commercial uses shall be located in existing established commercial areas or shopping centers.

2-1.5 Require that commercial projects be designed and developed to achieve a high level of quality, distinctive character and compatibility with surrounding uses and development.

As stated in the Venice Community Plan Commercial Uses discussion:

Several areas in the Plan are designated for Neighborhood Commercial uses, totaling 15 acres. They are characterized by small-scale commercial establishments that provide daily convenience services to local residents. They include the west side of Abbot Kinney Boulevard between Washington Way and South Venice Boulevard; ***the west side of Lincoln Boulevard bounded by Rose and Seventh Avenues and Machado Drive***; the west side of Main Street north of Rose Avenue; and the blocks bounded by Pacific and Westminster Avenues, and Market and Main Streets.

This language in the Community Plan clearly demonstrates that the subject site is one of a limited number of locations in Venice specifically planned for Neighborhood Commercial uses which are planned to provide a daily convenience to local residents.

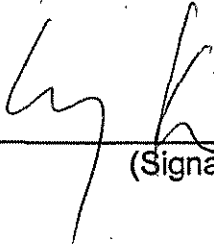
For these reasons, findings of Public Convenience or Necessity can be made.

PROCEDURES FOR PREPARATION OF PERJURY STATEMENT

THE FOLLOWING STATEMENT IS TO BE TYPED AND SIGNED AND ATTACHED TO THE LIST OF OWNERSHIPS AND LIST OF OCCUPANTS FOR ALL CASES:

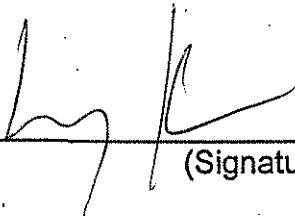
I hereby certify that to the best of my knowledge the attached radius map correctly depicts the required data obtained from records of the Office of the City Engineer, City Clerk and/or City Planning Department of the City of Los Angeles and, where appropriate, the State Division of Highways.

I further hereby certify that to the best of my knowledge and under the penalty of perjury, the attached ownership list correctly shows the latest names and addresses on the City Clerk's records as of the following date: MAY 9, 2008. In certain circumstances, such as in annexation proceedings, where there may be no City Clerk's records, the records of the County Assessor's Office may be accepted by the Planning Commission.



(Signature)

I further certify that to the best of my knowledge and under the penalty of perjury, the attached occupants list correctly indicates addresses of the required occupants that fall within the radius as of the following date: MAY 9, 2008



(Signature)

Abutting List
Page 1 of 2

- | | | |
|--|---|---|
| 3 | 1 | 2 |
| Dan & Lyle Wulff
213 7 th Ave.
Venice, CA 90291-2702 | Combined Lincoln Rose LLC
1255 22 nd St. NW, #600
Washington, DC 20037 | Demirjian Enterprises
2435 Military Ave.
Los Angeles, CA 90064 |
| 6 | 4 | 5 |
| Rob Pollard
P.O. Box 1403
Venice, CA 90294 | Gonzalez, Hermelinda
221 7 th Ave.
Venice, CA 90291-2702 | Esther J. Morales
225 7 th Ave.
Venice, CA 90291-2702 |
| 9 | 7 | 8 |
| Brad Waskewich
241 7 th Ave.
Venice, CA 90291 | Jared Levy
251 7 th Ave.
Venice, CA 90291 | Ida Sheppard
9943 Richeon Ave.
Downey, CA 90240 |
| 12 | 10 | 11 |
| Maredand, LLC
c/o Marian D. Simonian
1460 Carla Rodge
Beverly Hills, CA 90210 | Oneill, Brian & Eleanor
712 Marine St.
Santa Monica, CA 90405 | Cunningham Fam. Ltd. Ptnsp.
246 Westminster Ave.
Venice, CA 90291 |
| 15 | 13 | 14 |
| Lyu Yen Chen
1527 Malcolm Ave.
Los Angeles, CA 90024 | Venice Comm. Housing Corp.
318 Lincoln Bl. #225
Venice, CA 90291 | Philip Giroux
702 Rose Ave.
Venice, CA 90291-2710 |
| 18 | 16 | 17 |
| Thomas Gountoumas
108 Washington Bl.
Marina Del Rey, CA 90292 | Juan & Celia Padilla
1305 Abbot Kinney Rd.
Venice, CA 90291 | Pacific Jewish Ctr.
720 Rose Ave.
Venice, CA 90291 |
| 21 | 19 | 20 |
| Douglas & Sandra Green
523 Bienvenida Ave.
Pac. Plsds., CA 90272 | Tommy R. Woods
3207 Malcolm Ave.
Los Angeles, CA 90034 | Nina L. Haro
3224 18 th St.
Santa Monica, CA 90405 |
| 24 | 22 | 23 |
| Marian D. Simonian
1460 Carla Rdg.
Bev. Hills, CA 90210 | John Barthell
10116 Cheviot Dr.
Los Angeles, CA 90064 | Louies Gruen
476 22 nd St.
Santa Monica, CA 90402 |
| 27 | 25 | 26 |
| Angela Gustafson
2118 3 rd St.
Santa Monica, CA 90405 | Lynn Coffman
110 Lincoln Bl.
Venice, CA 90291 | Roy E. & Maxine Naylor
2342 Pearl St.
Santa Monica, CA 90405 |
| | 28 | 29 |
| | Norcreo Limited Ptshp.
122 Lincoln Blvd. #204.
Venice, CA 90291-2811 | Morris Fleck
12766 W. Washington Bl.
Los Angeles, CA 90066 |

Abutting List
Page 2 of 2

30
Thomas S. Nadarzynski
3646 Military Ave.
Los Angeles, CA 90034

City of Santa Monica
Office of City Clerk
1685 Main St. #102
Santa Monica, CA 90401

LA Unified School Dist.
Facilities Serv. Div.
Master Planning & Demographics
355 S. Grand Ave., 10th Fl.
Los Angeles, CA 90071

Combined Properties
Attn: Marianne Lowenthal
9320 Wilshire Bl., #310
Bev. Hills, CA 90212

The Clover Co.
Attn: Patrick L. Gilhooly
8675 Washington Bl., #201
Culver City, CA 90232

Dept. of Regional Planning
County of LA
320 W. Temple St., Room 1382
Los Angeles, CA 90012

TMG Solutions
6733 Sepulveda Bl. #265
Los Angeles, CA 90045

Neighborhood Council

Whole Foods Market
Attn: Lydia Cervera
15815 Magnolia Bl., #320
Sherman Oaks, CA 91408

State of CA – Cal Trans/Dist. 7
Attn: Public Info.
100 S. Main St. #100
Los Angeles, CA 90012

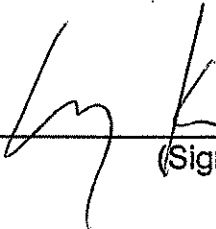
Combined Properties
Attn: Scot A. Ginsburg
9320 Wilshire Bl., #310
Bev. Hills, CA 90212

PROCEDURES FOR PREPARATION OF PERJURY STATEMENT

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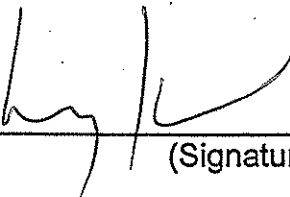
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(Signature)

Abutting List
Page 1 of 2

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3	4
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9	10
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	29

Combined Lincoln Rose LLC 1255 22 nd St. NW, #600 Washington, DC 20037	Demirjian Enterprises 2435 Military Ave. Los Angeles, CA 90064
Dan & Lyle Wulff 213 7 th Ave. Venice, CA 90291-2702	Gonzalez, Hermelinda 221 7 th Ave. Venice, CA 90291-2702
Esther J. Morales 225 7 th Ave. Venice, CA 90291-2702	Rob Pollard P.O. Box 1403 Venice, CA 90294
Ida Sheppard 9943 Richeon Ave. Downey, CA 90240	Brad Waskewich 241 7 th Ave. Venice, CA 90291
Oneill, Brian & Eleanor 712 Marine St. Santa Monica, CA 90405	Cunningham Fam. Ltd. Ptmsp. 246 Westminster Ave. Venice, CA 90291
Venice Comm. Housing Corp. 318 Lincoln Bl. #225 Venice, CA 90291	Philip Giroux 702 Rose Ave. Venice, CA 90291-2710
Juan & Celia Padilla 1305 Abbot Kinney Rd. Venice, CA 90291	Pacific Jewish Ctr. 720 Rose Ave. Venice, CA 90291
Tommy R. Woods 3207 Malcolm Ave. Los Angeles, CA 90034	Nina L. Haro 3224 18 th St. Santa Monica, CA 90405
John Barthell 10116 Cheviot Dr. Los Angeles, CA 90064	Louies Gruen 476 22 nd St. Santa Monica, CA 90402
Lynn Coffman 110 Lincoln Bl. Venice, CA 90291	Roy E. & Maxine Naylor 2342 Pearl St. Santa Monica, CA 90405
Norcreo Limited Ptshp. 122 Lincoln Blvd. #204. Venice, CA 90291-2811	Morris Fleck 12766 W. Washington Bl. Los Angeles, CA 90066

Abutting List
Page 2 of 2

30
Thomas S. Nadarzynski
3646 Military Ave.
Los Angeles, CA 90034

The Clover Co.
Attn: Patrick L. Gilhooly
8675 Washington Bl., #201
Culver City, CA 90232

Whole Foods Market
Attn: Lydia Cervera
15815 Magnolia Bl., #320
Sherman Oaks, CA 91408

City of Santa Monica
Office of City Clerk
1685 Main St. #102
Santa Monica, CA 90401

Dept. of Regional Planning
County of LA
320 W. Temple St., Room 1382
Los Angeles, CA 90012

State of CA – Cal Trans/Dist. 7
Attn: Public Info.
100 S. Main St. #100
Los Angeles, CA 90012

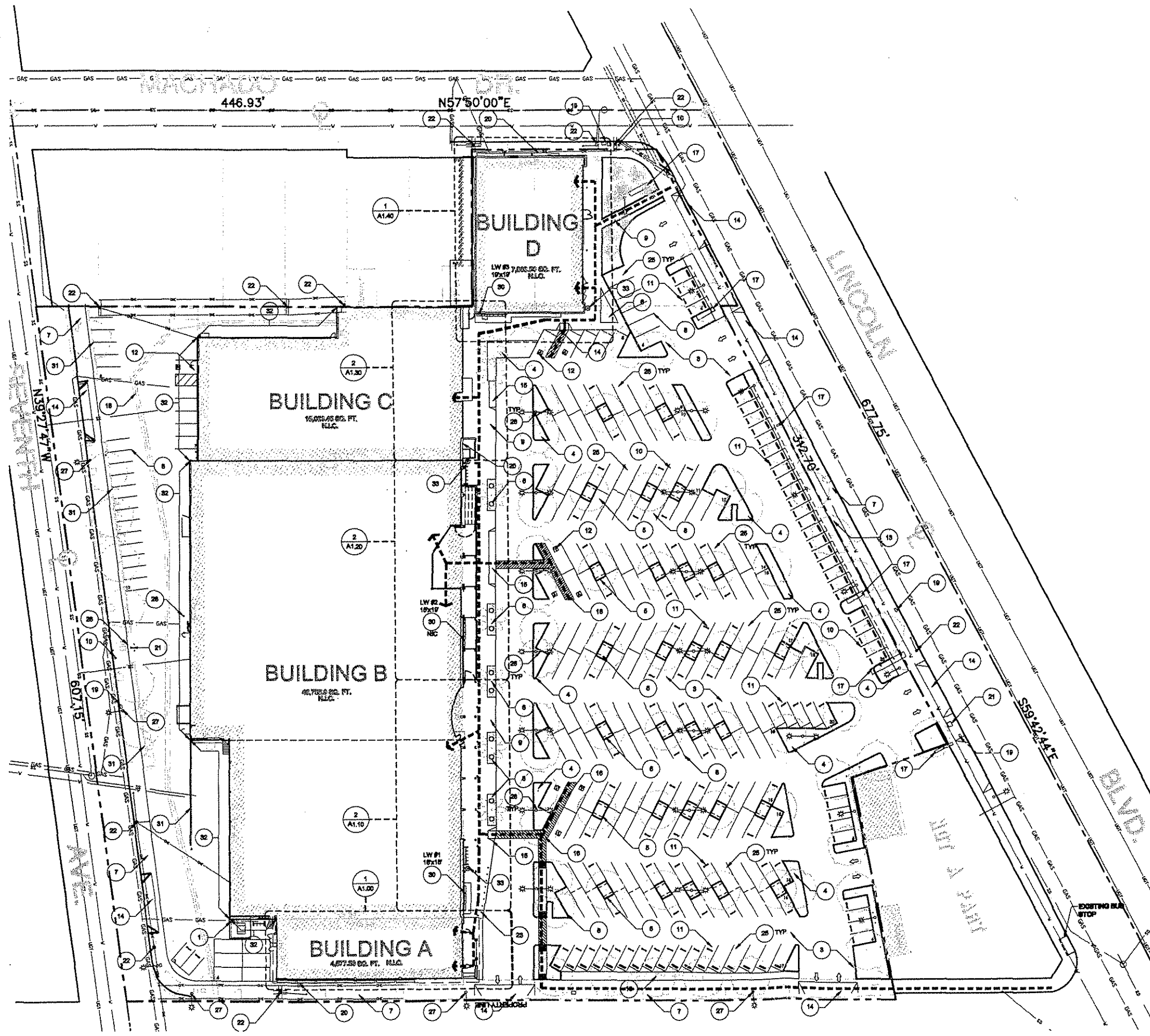
LA Unified School Dist.
Facilities Serv. Div.
Master Planning & Demographics
355 S. Grand Ave., 10th Flr.
Los Angeles, CA 90071

TMG Solutions
6733 Sepulveda Bl. #265
Los Angeles, CA 90045

Combined Properties
Attn: Scot A. Ginsburg
9320 Wilshire Bl., #310
Bev. Hills, CA 90212

Combined Properties
Attn: Marianne Lowenthal
9320 Wilshire Bl., #310
Bev. Hills, CA 90212

Neighborhood Council



REFERENCED KEYNOTES

1. EXISTING TRANSFORMER ON 6" CONCRETE SLAB - REFER TO ELEC. DRAWINGS
2. EXISTING ELECTRICAL SERVICE TO TRANSFORMER - REFER TO ELEC. DRAWINGS
3. ASPHALT PAVEMENT - REFER TO CIVIL DRAWINGS
4. LANDSCAPE PLANTER (SHRUBS AND TREE VARY) - REFER TO LANDSCAPE DRAWINGS
5. GENERAL PLANTER 24" x 36" x 18" - REFER TO LANDSCAPE DRAWINGS
6. EXISTING SIDEWALK - REFER TO CIVIL & LANDSCAPE DRAWINGS
7. 6" WIDE PARKING STRIP
8. SIDE WALK - REFER TO CIVIL DRAWINGS
9. EXISTING FIRE HYDRANT - REFER TO CIVIL DRAWINGS
10. COMPACT PARKING STALL 7'-0" x 10'-0"
11. ACCESSIBLE PARKING STALL 8'-0" x 10'-0"
12. CURB - REFER TO CIVIL DRAWINGS
13. EXISTING CURB CUT
14. ACCESSIBLE PATH OF TRAVEL
15. EXISTING PAVEMENT - REFER TO CIVIL DRAWINGS
16. EXISTING CONCRETE DRIVE - REFER TO CIVIL DRAWINGS
17. EXISTING FULL BOX - REFER TO CIVIL DRAWINGS
18. VINE PLANTER - 10" WIDE x 10" DEEP (MINIMUM)
19. EXISTING WATER VALVE - REFER TO CIVIL
20. EXISTING POWER POLE - REFER TO CIVIL
21. HOLLAND - REFER TO LANDSCAPE
22. IRRIGATION SYSTEM LINE - REFER TO LANDSCAPE
23. STANDARD PARKING STALL 8'-0" x 10'-0" (TYP)
24. SIGN LIGHT POLE 10" W/ CONCRETE BASE - REFER TO ELECTRICAL DRAWINGS
25. EXISTING ELECTRICAL LIGHT POLE
26. EXISTING HOLLAND
27. BICYCLE RACK - REFER TO LANDSCAPE
28. TRIM PLANTER (VINE WALL) - REFER TO LANDSCAPE
29. PAINT EXISTING MASONRY WALL
30. PAINT EXISTING BUILDING
31. WASTE DISPOSAL LOCATION - REFER TO LANDSCAPE

ZONING SUMMARY

Project / Zoning Summary

Regulations	<ul style="list-style-type: none"> Venice Coastal Zone Specific Plan Delwood-Midwood-Southeast Venice Sub Area Venice Community Plan Los Angeles Municipal Code (LAMC) City of LA Landscape Ordinance
Zoning Designation	<ul style="list-style-type: none"> Commercial Zone C2-1 Commercial Corner Dev. P-1
Proposed Use	No Change in Use
Site Area	5.41 acres (236,689.6 sq. ft.)
Allowable Building Height	45 ft. (LAMC 12.22A.32)
Proposed Building Height	30 ft. (LAMC 12.22A.32)
Landscape Trees	75 1 per 4 stalls (LAMC 12.22A.32)
Proposed Trees	90
Landscape Areas	9570 7% of surface parking areas
Proposed Areas	13,490 sq. ft.
Landscape Setback	5'-0" wide
Signage Requirements	Plan Approval/Conditional Use (LAMC 12.22A.32)
Required Parking (see Parking Summary)	

PARKING SUMMARY

Standards and Compact Parking

Total Pkg. Stalls Existing	244
Permanent Parking Field	270 spaces
Rear Parking Area	32 spaces
Total Pkg. Stalls Provided	302 spaces

	REQUIRED	PROVIDED
Total Sp.	7	9
Compact stalls (max allowed = 40% of total)	120	114
Bicycles (% of parking)	6	

LINCOLN & ROSE
 115-225 S. LINCOLN BLVD.
 VENICE, CA 90291

Date: 07.18.07
 Job No. 05.363.25

Scale: 1" = 30'-0"
ARCHITECTURAL SITE PLAN
SA1.0

NOT ISSUED FOR CONSTRUCTION

studio
 111 West Ocean Boulevard
 Suite 1750
 Long Beach, CA 90802
 (562) 901-1500 (f)
 (562) 901-1501 (r)

ARCHITECTURAL SITE PLAN

SCALE
 1" = 30'-0" 1

REFERENCED KEYNOTES

1. EXISTING TRANSFORMER ON 6" CONCRETE SLAB - REFER TO ELEC. DRAWINGS
2. 4" WIDE BROKEN "HIGHWAY WHITE" LINES TO DEMARKATE DRIVER LANES
3. ASPHALT PAVING - REFER TO CIVIL DRAWINGS
4. HARDSCAPE/PLANTER (SHAPE AND SIZE VARY) - REFER TO LANDSCAPE DRAWING
5. HARDSCAPE/PLANTER 7'-6" x 10'-5" - REFER TO LANDSCAPE DRAWINGS
6. SIDEWALK PLANTER 20'-0" x 5'-0" - REFER TO LANDSCAPE DRAWINGS
7. EXISTING SIDEWALK - REFER TO CIVIL & LANDSCAPE DRAWINGS
8. 4" WIDE PARKING STRIPING
9. SIDE WALK - REFER TO CIVIL DRAWINGS
10. EXISTING FIRE HYDRANT - REFER TO CIVIL DRAWINGS
11. COMPACT PARKING STALL 7'-6" x 15'-0"
12. ACCESSIBLE PARKING STALL 9'-0" x 15'-0"
13. SWALE - REFER TO CIVIL DRAWINGS
14. EXISTING CURB CUT
15. SIDEWALK CURB CUT
16. ACCESSIBLE PATH OF TRAVEL
17. EXISTING PYLON SIGN TO REMAIN
18. EXISTING CONCRETE SWALE - REFER TO CIVIL DRAWINGS
19. EXISTING PULL BOX - REFER TO CIVIL DRAWINGS
20. VINE PLANTER - 15" WIDE x 18" DEEP MINIMUM
21. EXISTING WATER VALVE - REFER TO CIVIL
22. EXISTING POWER POLE - REFER TO CIVIL
23. BOLLARD - REFER TO LANDSCAPE
24. IRRIGATION CONTROLLER - REFER TO LANDSCAPE
25. STANDARD PARKING STALL 9'-0" x 15'-0" (TYP)
26. ELEC LIGHT POLE 30' H W/ CONCRETE BASE - REFER TO ELECTRICAL DRAWINGS
27. EXISTING ELECTRICAL LIGHT POLE
28. EXISTING BOLLARD
29. BYCYCLE RACK - REFER TO LANDSCAPE
30. TUBE PLANTER (LIVING WALL) - REFER TO LANDSCAPE
31. PAINT EXISTING MASONRY WALL
32. PAINT EXISTING BUILDING
33. WASTE DISPOSAL LOCATION - REFER TO LANDSCAPE

PHOTO EXHIBIT

225 Lincoln Boulevard

Applicant: Mrs. Gooch's Natural Food Markets, Inc.

**TMG Solutions, Inc.
6733 S. Sepulveda Blvd., #265
Los Angeles, CA 90045
(310) 337-7290**



1. View of tenant space looking westerly from parking lot.



2. View of tenant space looking westerly from parking lot.



3. View of tenant space looking westerly from parking lot.



4. View of tenant space looking westerly from parking lot.



5. View of frontage looking southerly.



6. View of frontage looking northerly from Rose Avenue.



7. View of west property line looking northerly from Rose Avenue.



8. View of west property line looking southerly from 7th Avenue.



9. View of northerly property line looking westerly from Machado Drive.



10. View of Laundromat at south end of building looking westerly from parking lot.



11. View of 99¢ Store at north end of building looking westerly.



12. View of vacant separate building at north end of lot looking westerly.



13. View of service station at SWC of Rose Avenue and Lincoln Boulevard.



14. View of service station at SWC of Rose Avenue and Lincoln Boulevard



15. View of snack shop at SWC of Rose Avenue and Lincoln Boulevard.

Address of Building 215 & 225 Lincoln Blvd.

CITY OF LOS ANGELES
Certificate of Occupancy



NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Licensing Act—for following occupancies:

Issued 12-9-66 Permit No. and Year WIA60952/65 WIA66056/66

72079

One story, Type V, 150 x 295,
Market, 99 required parking spaces,
except for board deviations,
G-1 and G-2 occupancy

Owner Lincoln Square
Owner's Address 756 South Spring Street
Los Angeles, California

**APPLICATION TO CONSTRUCT NEW BUILDING
AND FOR CERTIFICATE OF OCCUPANCY**

S&S FORM 1-A

CITY OF LOS ANGELES

DEPT. OF BUILDINGS

0-2-6

INSTRUCTIONS: 1. Applicant to Complete Information Below Only
2. Fee Plus Received on Back of Original

LEGAL SECT.	LOT	BLK.	TRACT	APPROX. APPROVED					
	See attached			HA					
NAME OF BUILDING									
741 Rose									
NAME OF ARCHITECT									
Hartford Engineers									
NAME OF CONTRACTOR									
Not selected									
CONTRACTOR'S ADDRESS									
741 Rose									
11. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA					
100x245	1	20	None	475					
12. MATERIAL									
<input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> ROOF <input type="checkbox"/> WOOD <input checked="" type="checkbox"/> STEEL ROOFING <input checked="" type="checkbox"/> EXT. WALLS <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input checked="" type="checkbox"/> CONCRETE <input type="checkbox"/> CONST. <input type="checkbox"/> OTHER									
13. VALUATION TO INCLUDE ALL FEES AND USE PROPOSED									
\$ 400,000 \$ 65,000									
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.									
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance, and I have read reverse side of application.									
Signed: <i>[Signature]</i> (agent)									
This Form When Properly Validated is Permit to Do the Work Described.									
APPLICATION CHECKED PLANS CHECKED CORRECTIONS VERIFIED PLANS APPROVED APPLICATION APPROVED INSPECTOR				AFFIDAVIT 2A 15746 2A 16135 2A 16135 AFF. 15142 DWELL. UNITS 0 SPACES PARKING 99 1/2 GUEST ROOMS 0 FILE WITH CONT. INSP. Concrete, Steel					
TYPE	GROUP	MAX. OCC.	I.P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
V	0-1/2	21177	299.98	-		637			

OWNER'S USE ONLY

NOV 24 1965
 JAN - 465 001785 • • Z - 2.0m 299.98
 NOV-24-65 32266 C = 3 CK 414.05
 NOV-24-65 32267 C = 1 CK 637.00
 P.C. No. T-1729 GRADING CRIT. SOIL CONS.

6374146

Page 2 . . .

DESCRIPTION:

Parcel 1:

That portion of Lot A, Estate of Dolores Machado, deceased, in the Rancho La Ballona, in the city of Los Angeles, county of Los Angeles, state of California, as per map attached to Decree of Partition recorded in book 3232 page 222 of Deeds, records of said county, described as follows:

Beginning at a point in the northeasterly line of Seventh Avenue, 30 feet wide, per Tract 6622, as per map recorded in book 71 page 82 of Maps, records of said county, said point being distant South $57^{\circ} 49' 55''$ West 10.08 feet from the most southerly corner of Lot 9, Tract 1763, as per map recorded in book 21 page 94 of Maps, records of said county; thence along said Seventh Avenue, South $39^{\circ} 28' 00''$ East 450.83 feet to the northwesterly line of Rose Avenue, 60 feet wide; thence along said northwesterly line North $57^{\circ} 43' 40''$ East 227.61 feet; thence North $32^{\circ} 10' 05''$ West 441.77 feet to a point lying 5.00 feet, measured at right angles, southeasterly of the southeasterly line of said Tract 1763; thence parallel with said southeasterly line South $57^{\circ} 49' 55''$ West 4.62 feet to a point on the southeasterly prolongation of the southwesterly line of Lot 16 of said Tract 1763; thence North $32^{\circ} 10' 05''$ West 5.00 feet to the most southerly corner of said Lot 16; thence along the southeasterly line and its southwesterly prolongation of said Tract 1763, South $57^{\circ} 49' 55''$ West 280.22 feet to the point of beginning.

EXCEPT therefrom the southwesterly 30 feet, measured at right angles and the southeasterly 53 feet, measured at right angles.

Parcel 1A:

That portion of Lot A, Estate of Dolores Machado, deceased, in the Rancho La Ballona, in the city of Los Angeles, county of Los Angeles, state of California, as per map attached to Decree of Partition recorded in book 3232 page 222 of Deeds, records of said county, described as follows:

Beginning at a point in the northeasterly line of Seventh Avenue, 30 feet wide, per Tract 6622, as per map recorded in book 71 page

6374146

Page 3 . . .

82 of Maps, records of said county; said point being distant South $57^{\circ} 49' 55''$ West 10.08 feet from the most southerly corner of Lot 9, Tract 1763, as per map recorded in book 21 page 94 of Maps, records of said county; thence along said Seventh Avenue South $39^{\circ} 28' 00''$ East 450.83 feet to a point in the northwesterly line of Rose Avenue, 60 feet wide; thence along said northwesterly line North $57^{\circ} 43' 40''$ East 227.61 feet; thence North $32^{\circ} 10' 05''$ West 13.00 feet, more or less, to a point on a line parallel with and 13 feet northwesterly, measured at right angles from said northwesterly line of Rose Avenue; thence along said parallel line South $57^{\circ} 43' 40''$ West 181.37 feet to the beginning of a tangent curve concave northeasterly, having a radius of 20 feet; thence westerly and northwesterly along said curve an arc length of 28.90 feet to a tangent line bearing North $39^{\circ} 28' 00''$ West, said line being parallel to and 30.00 feet northeasterly, measured at right angles, from the northeast line of said Seventh Avenue; thence along said parallel line North $39^{\circ} 28' 00''$ West 420.05 feet to a point in the southeasterly line of said Tract 1763; thence along said southeasterly line South $57^{\circ} 49' 55''$ West 30.24 feet to the point of beginning.

Parcel 2:

Described
That portion of Lot A, Estate of Dolores Machado, deceased, in the Rancho La Ballona, in the city of Los Angeles, county of Los Angeles, state of California, as per map attached to Decree of Partition recorded in book 3232 page 222 of Deeds, records of said county, described as follows:

Beginning at the most southerly corner of Lot 16, Tract 1763, as per map recorded in book 21 page 94 of Maps, records of said county; thence along the southeasterly prolongation of the southwesterly line of said Lot 16, South $32^{\circ} 10' 05''$ East 5.00 feet; thence parallel to the southeasterly line of said Lot 16, North $57^{\circ} 49' 55''$ East 4.62 feet to the true point of beginning; thence continuing parallel with the southeasterly line of said Tract 1763, North $57^{\circ} 49' 55''$ East 157.49 feet to a point on the southwesterly line of Lincoln Boulevard, 100 feet wide; thence along said southwesterly line South $59^{\circ} 42' 20''$ East 312.76 feet; thence South $38^{\circ} 31' 51''$ West 65.00 feet; thence South $43^{\circ} 04' 32''$ East 145.07 feet to the northwesterly line of Rose Avenue, 60.00 feet wide; thence along said northwesterly line South $57^{\circ} 43' 40''$ West 268.15 feet; thence

C.H.

6374146

Page 4

North $32^{\circ} 10' 05''$ West 441.77 feet to the true point of beginning.

Parcel 2A:

Machado
That portion of Lot A, Estate of Dolores Machado, deceased, in the Rancho La Ballona, in the city of Los Angeles, county of Los Angeles, state of California, as per map attached to Decree of Partition recorded in book 3232 page 222 of Deeds, records of said county, described as follows:

Beginning at a point in the northeasterly line of Seventh Avenue, 30 feet wide, per Tract 6622, as per map recorded in book 71 page 82 of Maps, records of said county, said point being distant South $57^{\circ} 49' 55''$ West 10.08 feet from the most southerly corner of Lot 9, Tract 1763, as per map recorded in book 21 page 94 of Maps, records of said county; thence along said Seventh Avenue South $39^{\circ} 28' 00''$ East 450.83 feet to a point in the northwesterly line of Rose Avenue, 60 feet wide; thence along said northwesterly line North $57^{\circ} 43' 40''$ East 227.61 feet; thence North $32^{\circ} 10' 05''$ West 13.00 feet, more or less, to a point on a line parallel with and 13 feet northwesterly, measured at right angles from said northwesterly line of Rose Avenue, said point being the true point of beginning; thence along said parallel line South $57^{\circ} 43' 40''$ West 181.37 feet to the beginning of a tangent curve concave northeasterly, having a radius of 20 feet; thence westerly and northwesterly along said curve an arc length of 28.90 feet to a tangent line bearing North $39^{\circ} 28' 00''$ West, said line being parallel to and 30.00 feet northeasterly, measured at right angles, from the northeast line of said Seventh Avenue; thence North $39^{\circ} 28' 00''$ West along said parallel line to a line that is parallel with and distant 53 feet northwesterly (measured at right angles) from said northwesterly line of Rose Avenue (60 feet wide); thence North $57^{\circ} 43' 40''$ East along said parallel line to a line that bears North $32^{\circ} 10' 05''$ West from the true point of beginning; thence South $32^{\circ} 10' 05''$ East 40 feet, more or less, to the true point of beginning.

AF:gr
Plt Encl.

Department of Alcoholic Beverage Control
INFORMATION AND INSTRUCTIONS -

State of California
 GRAY DAVIS, Governor
 Business, Transportation and Housing Agency
 MARIA CONTRERAS-SWEET, Secretary

SECTION 23958.4 B&P

Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.

- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
- Part 2 is to be completed by the applicant, and returned to ABC.
- Part 2 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

ART 1 - TO BE COMPLETED BY ABC

APPLICANT'S NAME
 MRS GOODCHS NATURAL FOOD MARKETS INC

PREMISES ADDRESS (Street number and name, city, zip code)
 225 S. Lincoln Blvd, Venice, CA, 90291

3. LICENSE TYPE
 21-42

TYPE OF BUSINESS

<input type="checkbox"/> Full Service Restaurant	<input type="checkbox"/> Hofbrau/Cafeteria	<input type="checkbox"/> Cocktail Lounge	<input type="checkbox"/> Private Club
<input type="checkbox"/> Deli or Specialty Restaurant	<input type="checkbox"/> Comedy Club	<input type="checkbox"/> Night Club	<input type="checkbox"/> Veterans Club
<input type="checkbox"/> Cafe/Coffee Shop	<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Tavern: Beer	<input type="checkbox"/> Fraternal Club
<input type="checkbox"/> Bed & Breakfast:	<input type="checkbox"/> Theater	<input type="checkbox"/> Tavern: Beer & Wine	<input type="checkbox"/> Wine Tasting Room
<input type="checkbox"/> Wine only	<input type="checkbox"/> All		

<input type="checkbox"/> Supermarket	<input type="checkbox"/> Membership Store	<input type="checkbox"/> Service Station	<input type="checkbox"/> Swap Meet/Flea Market
<input type="checkbox"/> Liquor Store	<input type="checkbox"/> Department Store	<input type="checkbox"/> Convenience Market	<input type="checkbox"/> Drive-in Dairy
<input type="checkbox"/> Drug/Variety Store	<input type="checkbox"/> Florist/Gift Shop	<input type="checkbox"/> Convenience Market w/Gasoline	
<input type="checkbox"/> Other - describe:			

COUNTY POPULATION
 4363

6. TOTAL NUMBER OF LICENSES IN COUNTY
 4 On-Sale Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY
 On-Sale Off-Sale

CENSUS TRACT NUMBER
 2732

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT
 4 On-Sale Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT
 On-Sale Off-Sale

IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)
 Yes, the number of existing licenses exceeds the number allowed
 No, the number of existing licenses is lower than the number allowed

DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?
 Yes (Go to Item #13) No (Go to Item #20)

CRIME REPORTING DISTRICT NUMBER
 1414

14. TOTAL NUMBER OF REPORTING DISTRICTS
 1012

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS
 246,076

AVERAGE NO. OF OFFENSES PER DISTRICT
 243

17. 120% OF AVERAGE NUMBER OF OFFENSES
 310

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT
 799

IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)
 Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17
 No, the total number of offenses in the reporting district is lower than the total number in item #17

CHECK THE BOX THAT APPLIES (check only one box)

a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.

b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.

c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

DEPARTMENT USE ONLY
 PREPARED BY (Name of Department Employee)

239-4 B & P APPLICATION WORK SHEET

Attn: Lanny Kusaka

1 310-
337-
729A

PREMISES ADDRESS:

225 S. Lincoln Blvd.
Venice, CA 90291

LICENSE TYPE:

21/42

1. CRIME REPORTING DISTRICT

Jurisdiction unable to provide statistical data.

Reporting District:

1414

Total number of reporting districts:

1012

Total number of offenses:

266,076

Average number of offenses per district:

263

120% of average number of offenses:

316

Total offenses in district:

(799)

Location is within a high crime reporting district: Yes / No

2. CENSUS TRACT / UNDUE CONCENTRATION

Census Tract:

2732

Population:

4363

/County Ratio

Number of licenses allowed:

~~4~~ / ~~075~~ (3)

Number of existing licenses:

~~4~~ / ~~075~~ (2)

Undue concentration exists: Yes / No.

Letter of public convenience or necessity required: Governing Body / Applicant.

Three time publication required: Yes / No

Doffman

Person Taking Application

Investigator

Supervisor