

**APPLICATIONS:****DEPARTMENT OF CITY PLANNING APPLICATION***THIS BOX FOR CITY PLANNING STAFF USE ONLY*

Case Number _____

Env. Case Number ZA-2018-99-CUB

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.***1. PROJECT LOCATION**

Street Address¹ 460 S. Spring Street Los Angeles, CA Unit/Space Number _____

Legal Description² (Lot, Block, Tract) Lot 1, TR 63018-C

Assessor Parcel Number 5149023020 Total Lot Area 30,825.2sqft

2. PROJECT DESCRIPTION

Present Use Retail

Proposed Use Retail

Project Name (if applicable) Buzz Wine Beer Shop

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

Obtain a new City of Los Angeles Conditional Use Permit (CUP) to allow for an upgrade of off-site

sales of beer and wine to full liquor, in conjunction with continued on-site beer and wine tastings.

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

- | | |
|--|---|
| <input type="checkbox"/> Demolition of existing buildings/structures | <input type="checkbox"/> New construction: _____square feet |
| <input type="checkbox"/> Relocation of existing buildings/structures | <input type="checkbox"/> Accessory use (fence, sign, wireless, carport, etc.) |
| <input type="checkbox"/> Interior tenant improvement | <input type="checkbox"/> Exterior renovation or alteration |
| <input type="checkbox"/> Additions to existing buildings | <input type="checkbox"/> Change of use <u>and/or</u> hours of operation |
| <input type="checkbox"/> Grading | <input type="checkbox"/> Haul Route |
| <input type="checkbox"/> Removal of any on-site tree | <input type="checkbox"/> Uses or structures in public right-of-way |
| <input type="checkbox"/> Removal of any street tree | <input type="checkbox"/> Phased project |

Housing Component Information

Number of Residential Units: Existing 0 – Demolish(ed)³ 0 + Adding 0 = Total 0

Number of Affordable Units⁴ Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0

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

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

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 section 12.27 W. 1 Section from which relief is requested (if any): _____

Request: Conditional Use Permit to allow for an upgrade of beer and wine off sales, to full liquor. Maintaining the on-site beer and wine consumption, in conjunction with the existing 2,135 square-foot shop with 25 seats, on the ground floor of a mixed-use building. Maintaining hours of operation from 11am – 2am.

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

Request: _____

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

Request: _____

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) ZA 2010-1568 (CUB)

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. ZA 2010-1568 (CUB)

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. OTHER AGENCY REFERRALS/REFERENCE

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property?

☐ YES (provide copy)

☒ NO

Are there any recorded Covenants, affidavits or easements on this property?

☐ YES (provide copy)

☒ NO

☐ Development Services Case Management Number _____

☐ Building and Safety Plan Check Number _____

☐ Bureau of Engineering Planning Referral (PCRF) _____

☐ Bureau of Engineering Hillside Referral _____

☐ Housing and Community Investment Department Application Number _____

☐ Bureau of Engineering Revocable Permit Number _____

☐ Other—specify _____

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Buzzboyz, Inc.
Company/Firm _____
Address: 460 S. Spring Street Unit/Space Number _____
City Los Angeles State CA Zip Code: 90013
Telephone 310.259.1567 E-mail: davidcreations@yahoo.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) MSGG Rowan Realty Partners, LLC
Address 818 W. 7th Street Unit/Space Number 410
City Los Angeles State CA Zip Code: 90017
Telephone _____ E-mail: _____

Agent/Representative name Elizabeth Peterson
Company/Firm Elizabeth Peterson Group, Inc.
Address: 400 S. Main Street Unit/Space Number 808
City Los Angeles State CA Zip: 90013
Telephone (213) 620-1904 E-mail: samira@epgla.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

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

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

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

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

Signature MSGG ROWAN REALTY PARTNERS, LLC Date _____
By: ROWAN REALTY PARTNERS, LLC, its Managing Member
By: DOWNTOWN LOFT PROPERTIES, LLC, its Managing Member

Print Name _____

Signature By: William Stevenson

Date Oct. 16, 2017

Print Name William Stevenson, VP

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 October 16th, 2017 before me, Alice Chan, Notary Public
(Insert Name of Notary Public and Title)

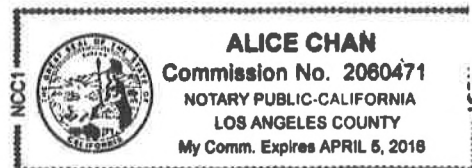
personally appeared William Stevenson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature

(Seal)



APPLICANT

10. 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.
- H. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
- I. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

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

Signature: _____

Date: _____

Print Name: _____

David Bakshi

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? 460 S. Spring Str
- b. What is the total square footage of the space the establishment will occupy? _____
- c. What is the total occupancy load of the space as determined by the Fire Department? Lot 1, TR 63018-C
- d. What is the total number of seats that will be provided indoors? 514902302 Outdoors? 30,825.2sqft
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? Retail
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? Retail
- i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? Buzz Wine Bee
- g. Are you adding floor area? _____ If yes, how much is enclosed? Obtain a ne Outdoors? sales of beer al

h. Parking

- i. How many parking spaces are available on the site? 0
- ii. Are they shared or designated for the subject use? N/A
- 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? N/A

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	11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 2am
Proposed Hours of Alcohol Sale	11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 2am

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: 0

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? 0 If yes, what is the minimum age requirement and how will it be enforced? 0

- d. Will there be any accessory retail uses on the site? 0 What will be sold? 0

e. **Security**

- i. How many employees will you have on the site at any given time? 0

- ii. Will security guards be provided on-site? 0

1. If yes, how many and when? 0

- iii. Has LAPD issued any citations or violations? 0 If yes, please provide copies.

f. **Alcohol**

- i. Will there be beer & wine only, or a full-line of alcoholic beverages available? 0

- ii. Will "fortified" wine (greater than 16% alcohol) be sold? 0

- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? 0

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

v. **Food**

1. Will there be a kitchen on the site? No

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

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? 12.27 W. 1

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

vi. **On-Site**

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

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

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

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

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

vii. **Off-Site**

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

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

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

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

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

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

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

CONDITIONAL USE FINDINGS

Buzz Beer Wine Shop
460 South Spring Street
LOS ANGELES, CA 90013

Representative:

Elizabeth Peterson
Elizabeth Peterson Group, Inc.
400 S. Main Street #808
Los Angeles, CA 90013
Tel: 213-620-1904
Email: samira@epgla.com

Applicant:

David Bakhshi
460 South Spring Street
Los Angeles, CA 90013
Tel: 213-612-3000
Fax: 213-612-3060
Davidcreations@yahoo.com

REQUEST:

Pursuant to LAMC § 12.24 W, 1, the applicant is requesting to obtain a new Conditional Use Permit to allow for an upgrade of off-site sales of beer and wine to full liquor with on-site beer and wine consumption, in conjunction with a 2,135 square-foot gourmet wine shop on the ground floor of a mixed-use building. Maintaining hours of operation from 11am – 2am.

BACKGROUND:

The subject property is a level, irregular-shaped corner parcel, located east of the intersection of Spring Street and 5th Street. The site is approximately 0.708 acres, and 266.42 linear feet along the West side of the 20-foot alley, and 159.44 linear feet along the North side of 5 Street. The shop is developed with the historic Rowan Building [LA-722] in downtown. The site is located within the Central Business District, West of the intersection of Spring Street and 5th Street with a mix of adaptively reused buildings comprised of a mix of commercial uses and lofts.

The Rowan building is located on South Spring Street on the northeast corner of Spring and 5th Streets. It was built in 1914 as the “Title Insurance Building” headquarters, and is a made a National Register of Historic Places in 1979 under US-79000489, and Los Historical Cultural Monument LA-722

The applicant is requesting to obtain a new Conditional Use Permit to allow the sale of a full-line of liquor for off-site consumption with on-site beer and wine tasting upgrading their privileges under case ZA 2010-1568(CUB), in conjunction with the gourmet wine shop on the ground floor of an existing building. The establishment would continue to operate daily from 11 :00 a.m. to 2:00 a.m.

FINDINGS:

- 1. 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.**

CONDITIONAL USE FINDINGS

The existing shop occupies retail space in the adaptive reuse building known as the “Rowan” and continues to service the residents above and the surrounding downtown neighborhood. The shop is proper in relation to the adjacent uses and the development of the community, as it complements the current surrounding commercial, retail and residential uses. This shop will continue to provide a much-desired amenity of a neighborhood gourmet shop with off-site sales of a selection of beer, wine, and distilled spirits that will attract patrons from the adjacent downtown community and beyond. Additionally, the project will bring new businesses to the area by continuing to revive the commercial portion of Spring Street and the Historic Core of Downtown Los Angeles in conjunction with projects like LA Live, the Bringing Back Broadway initiative, and similar mixed-use properties in downtown such as the Eastern Columbia Building and Santee Court. Additionally, the existing shop is located within a Los Angeles State Enterprise Zone, the Greater Downtown Housing Incentive Area, and the Central Business District Redevelopment Project.

Buzz Beer Wine Shop is fitting with the surrounding historic properties from the same era and retains its association with the commercial and retail uses now coming to life along Spring St. Its current renovation has sensitively adapted the building to accommodate the growing, diverse downtown population. The 12 stories of live/work loft units above will complement the ground floor commercial space and will service both neighborhood residents and visitors to downtown alike.

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

The existing space is compatible with the adjacent properties and will not have an adverse impact on the surrounding neighborhood. The location would be desirable to the public convenience and welfare. The subject area has experienced growth, and the project would bring a viable option to residents to purchase wine and beer. It will allow for residents to conveniently walk to the wine shop rather than drive to another destination to make such purchases. Furthermore, it would expand the mix of neighborhood-serving commercial uses that are needed in the area. The operators will take measures to ensure that no adverse impacts are felt by the surrounding neighborhood, particularly adjacent residential uses, and any foreseeable adverse impacts will be mitigated by conditions set forth by the Zoning Administrator. In this way, the project will be compatible with the surrounding neighborhood and support public health, welfare, and safety.

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.

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of Los Angeles Municipal Code. The existing shop project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code.

CONDITIONAL USE FINDINGS

ADDITIONAL FINDINGS:

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

The approval of the conditional use will not adversely affect the welfare of the downtown community. The subject property is zoned for commercial uses and will be utilized as such with the sale of beer and wine in conjunction with a wine store and wine tasting area. The tenant space will create a positive benefit both aesthetically and economically to the community. Thus, the economic success of the business is in proper relation to the surrounding neighborhood. The proposed use will also contribute to the business tax base, and in turn, generate resources into the community. Therefore, the proposed wine tasting area will serve to enhance the economic well-being of the community and will not adversely affect the welfare of the pertinent community.

- 2. Explain how the approval of this application will not result in, or contribute to an undue concentration of such establishments.**

The approval of the conditional use will not result in or contribute to an undue concentration of such establishment because it's an existing business. The subject site is in proper relation to adjacent commercial uses and will benefit the development of the community. In addition, this project is in a commercially dense part of the Historic district and will serve the growing population's demand for hospitality options. The applicant is committed to continue working with the community to mitigate any foreseeable adverse impacts.

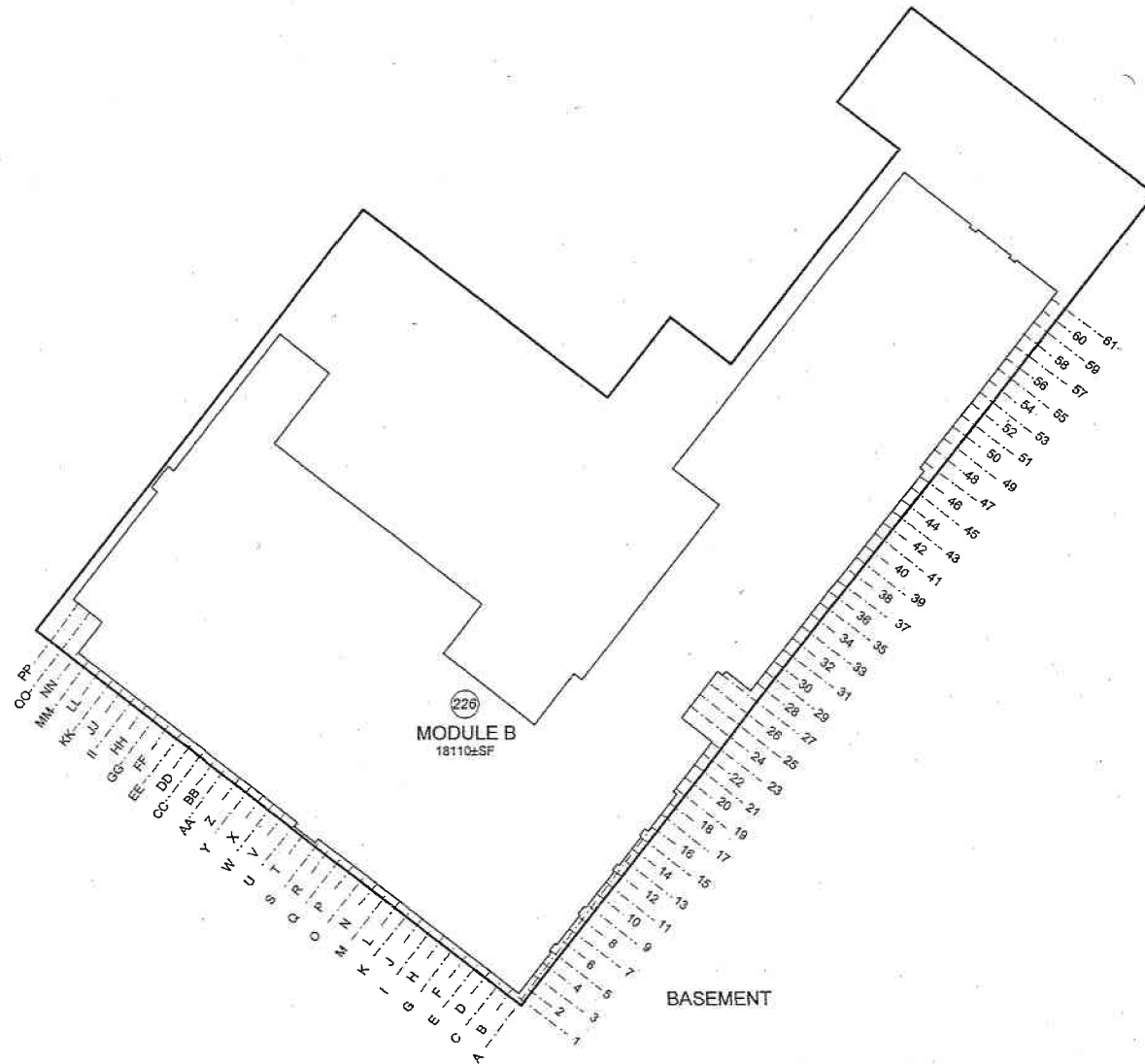
- 3. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.**

The approval of the application will not detrimentally affect nearby residential zones. The existing shop is along an active commercial corridor and therefore is already a part of the community. It is anticipated that no such inconvenience or detrimental impacts are anticipated because peak times for the gourmet wine shop will not coincide with the peak times for the sensitive uses. The applicant has demonstrated an understanding of the character of the neighborhood and is committed to help preserve such character through responsible service of alcohol in conjunction with the operation of the wine tasting bar. The store is self-contained use that will not interfere with sensitive uses in the area.

2009

THE ASSESSMENT OF UNITS IN THE FOLLOWING AIRSPACE PLANS, INCLUDES ALL RIGHTS AND INTERESTS IN THE COMMON AREAS AS SET FORTH IN DEEDS OF RECORD. EACH PLAN DEPICTS APPROXIMATE DIMENSIONS FROM WHICH AREAS ARE COMPUTED. AREAS ARE FOR CORRESPONDING ELEMENTS ONLY.

AIRSPACE PLAN REFERENCE	COMMON AREA				SUBDIVISION OF AIRSPACE SHEET(S)
	TRACT NO	BLK	LOTS	TYPE	
#2797335 12-20-07	63018	-	1	CONDO	2 THRU 16
#371901 3-4-08	63019	-	1	CONDO	PG 38, SHTS 1 THRU 4

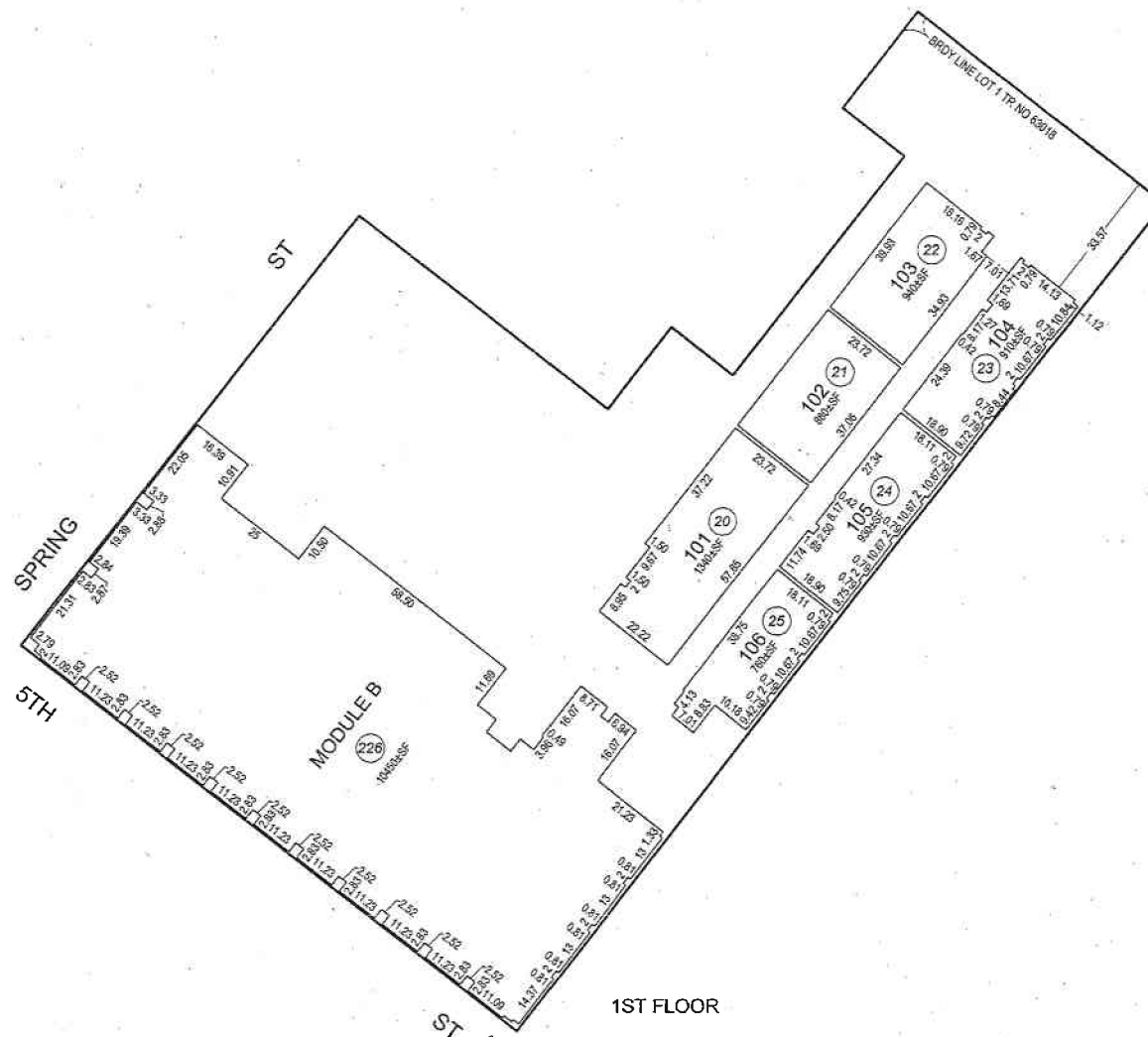


226
 MODULE B
 18110±SF

BASEMENT

SUBDIVISION OF AIRSPACE
 CONDOMINIUM TRACT NO 63018

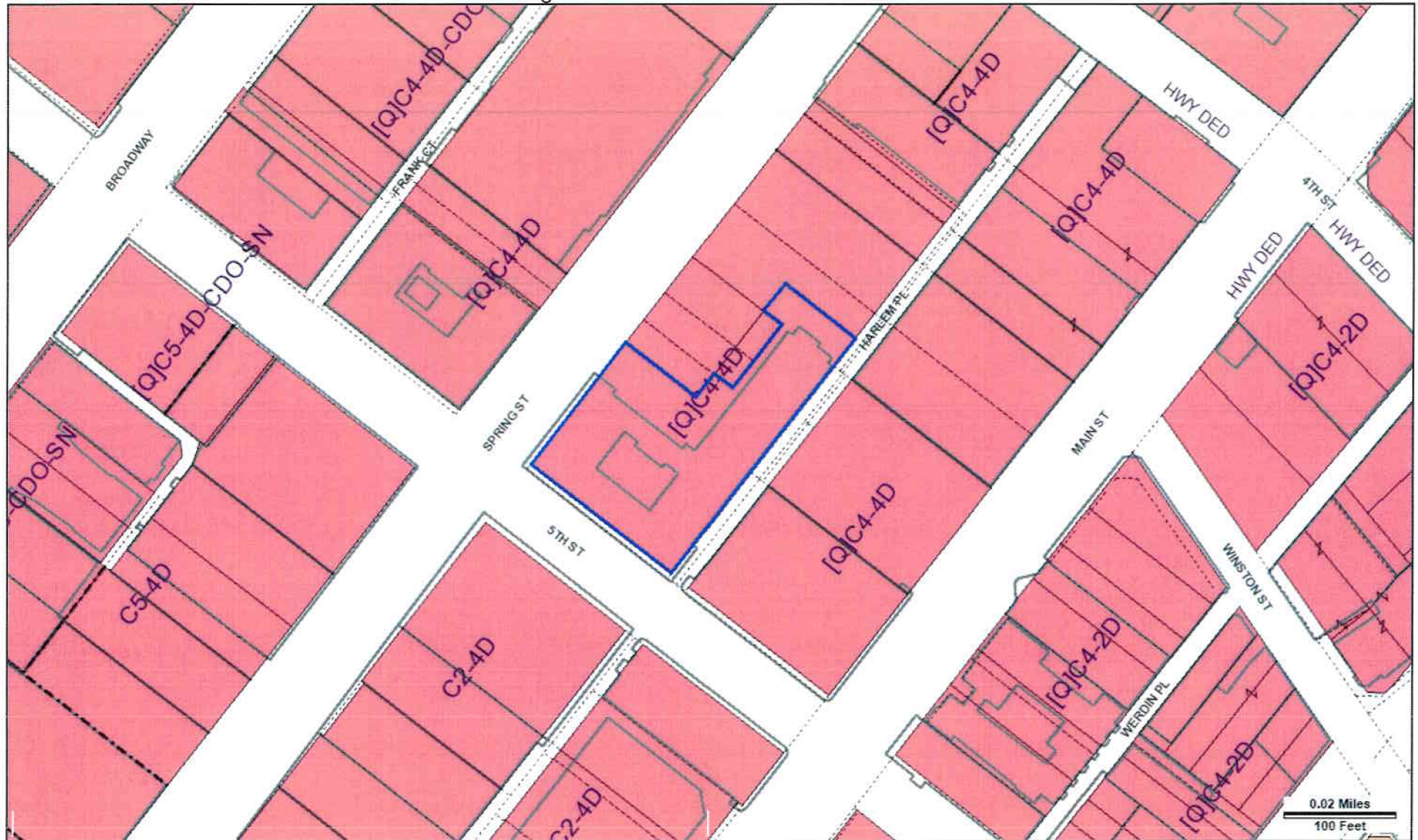
FOR COMMON AREA SEE SHEET 1
 SEE RECORDED CONDOMINIUM PLAN FOR ELEVATIONS AND COMPLETE DIMENSIONS OF UNITS



SUBDIVISION OF AIRSPACE
CONDOMINIUM TRACT NO 63018

FOR COMMON AREA SEE SHEET 1

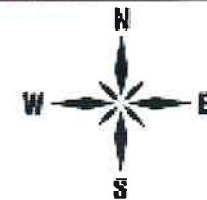
SEE RECORDED CONDOMINIUM PLAN FOR ELEVATIONS AND COMPLETE DIMENSIONS OF UNITS



Address: 460 S SPRING ST
APN: 5149023BRK
PIN #: 129A211 275

Tract: TR 63018-C
Block: None
Lot: 1
Arb: None

Zoning: [Q]C4-4D
General Plan: Regional Center Commercial





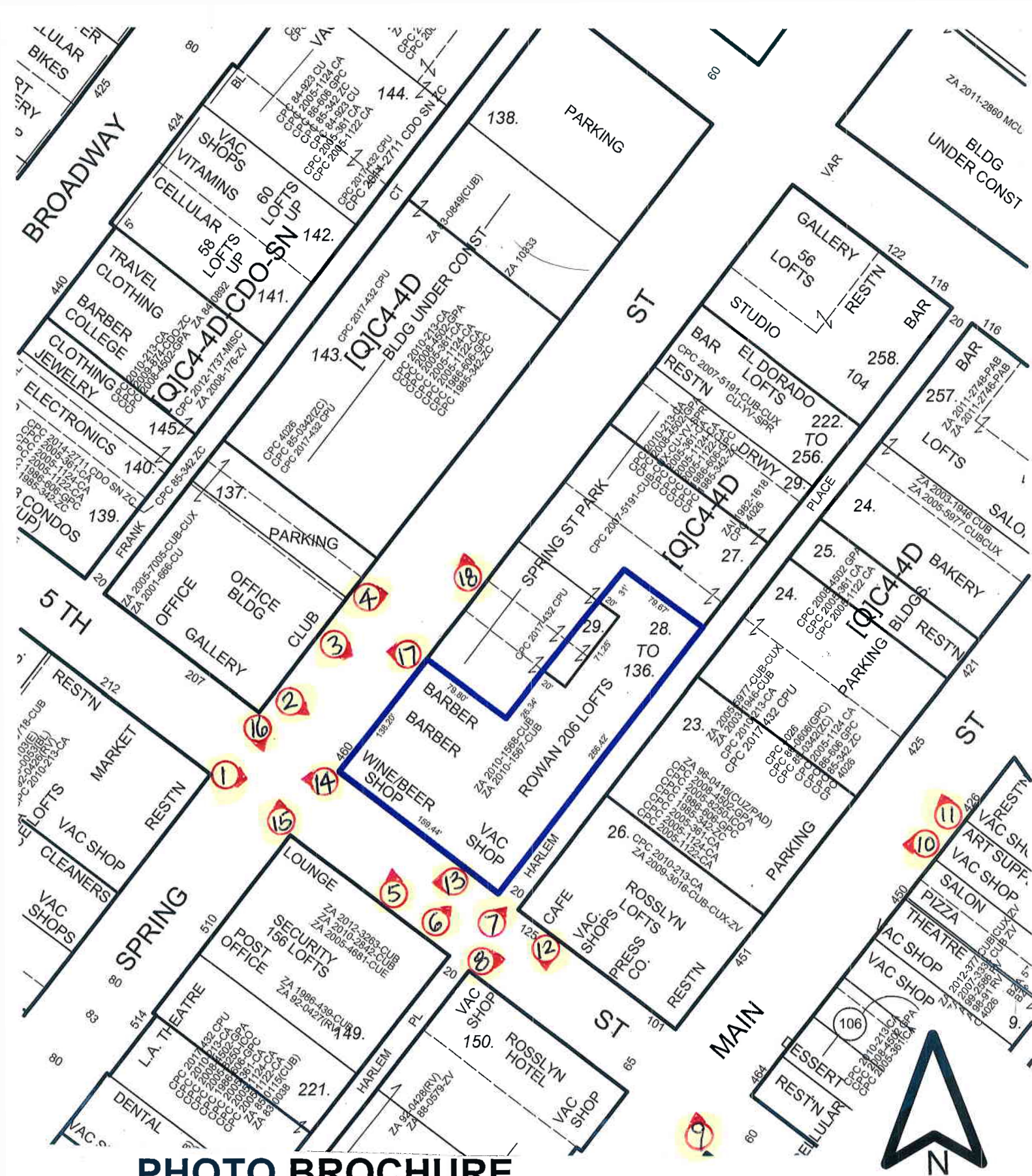


PHOTO BROCHURE

RADIUS MAPS ETC

3544 PORTOLA AVENUE
LOS ANGELES CA 90032
OFF/FAX (323) 221-4555
radiusmapsetc@sbcglobal.net

SITE LOCATION:

BUZZ WINE & BEER SHOP
460 S. SPRING STREET #C
LOS ANGELES, CA 90013

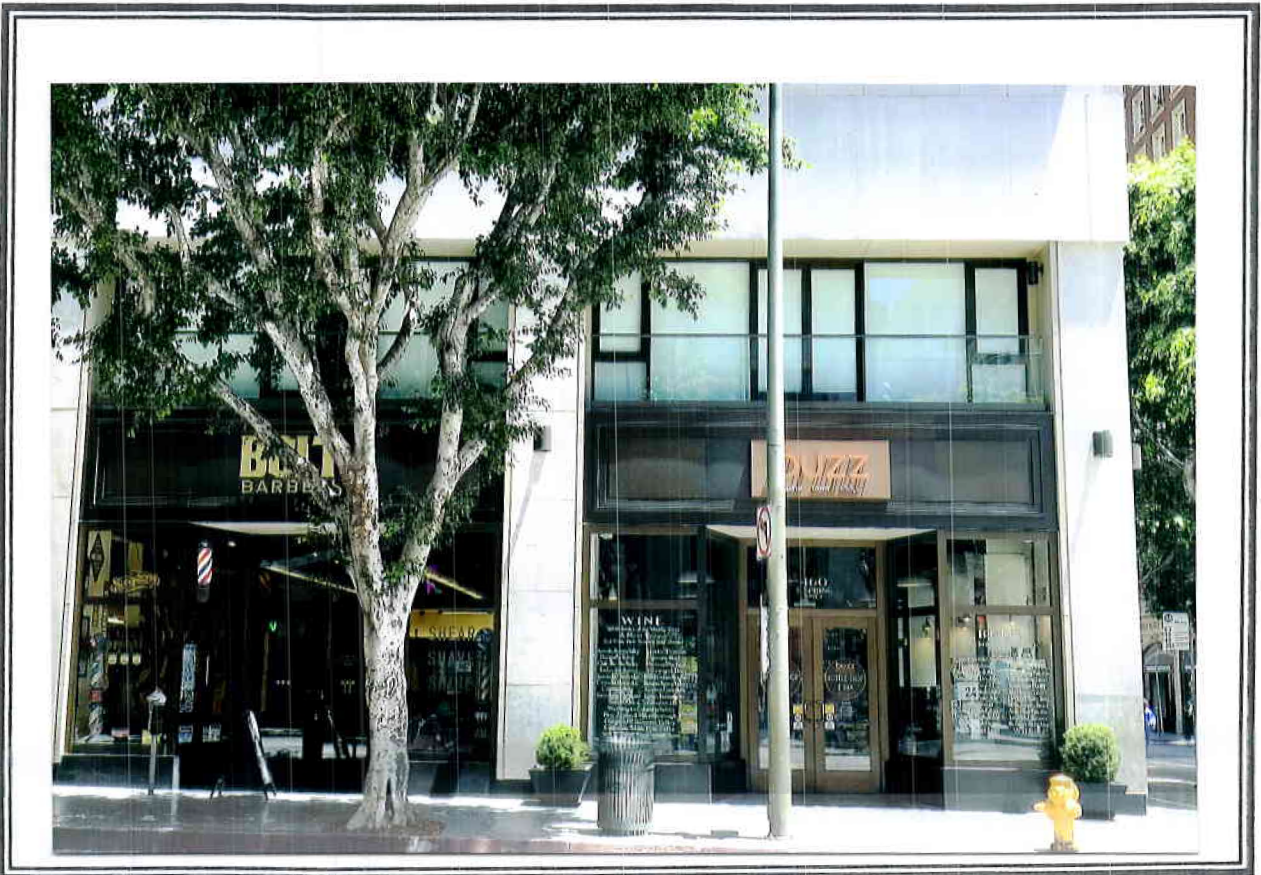
CASE NO.

DATE: 10 - 10 - 2017
SCALE: 1" = 100'
D.M.: 129 A 211
T.B. PAGE: 634 GRID: F-4
APN: 5149-023-020 THRU 226

1.



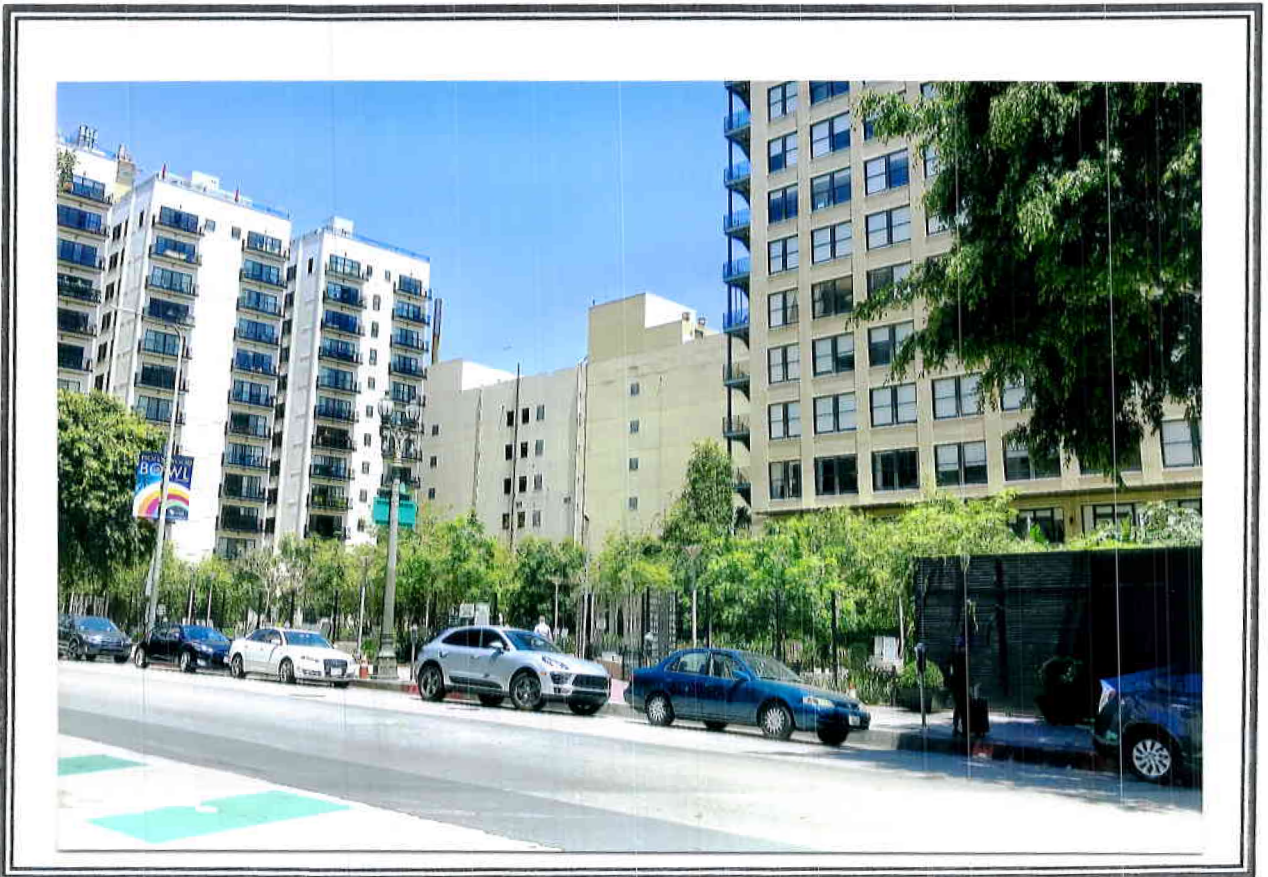
2.



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18.



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? 460 S. Spring Str
- b. What is the total square footage of the space the establishment will occupy? _____
- c. What is the total occupancy load of the space as determined by the Fire Department? Lot 1, TR 63018-C
- d. What is the total number of seats that will be provided indoors? 514902302 Outdoors? 30,825.2sqft
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? Retail
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? Retail
- i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? Buzz Wine Bee
- g. Are you adding floor area? _____ If yes, how much is enclosed? Obtain a ne Outdoors? sales of beer al

h. Parking

- i. How many parking spaces are available on the site? 0
- ii. Are they shared or designated for the subject use? N/A
- 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? N/A

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	11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 2am
Proposed Hours of Alcohol Sale	11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 2am

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: 0

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? 0 If yes, what is the minimum age requirement and how will it be enforced? 0

- d. Will there be any accessory retail uses on the site? 0 What will be sold? 0

e. **Security**

- i. How many employees will you have on the site at any given time? 0

- ii. Will security guards be provided on-site? 0

1. If yes, how many and when? 0

- iii. Has LAPD issued any citations or violations? 0 If yes, please provide copies.

f. **Alcohol**

- i. Will there be beer & wine only, or a full-line of alcoholic beverages available? 0

- ii. Will "fortified" wine (greater than 16% alcohol) be sold? 0

- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? 0

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

v. **Food**

1. Will there be a kitchen on the site? No

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

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? 12.27 W. 1

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

vi. **On-Site**

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

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

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

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

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

vii. **Off-Site**

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

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

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

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

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

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

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



www.dlanc.org
P.O. Box #13096
Los Angeles, CA 90013-0096

May 8, 2018

Los Angeles Department of City Planning
Office of Zoning Administration, 7th Floor
200 North Spring Street
Los Angeles, California 90012

RE: **Planning Case No:** ZA-2018-99-CUB, ENV-2018-100-CE
Project Address: 460 S. Spring Los Angeles, CA 90013
Applicant: Buzzyboyz, Inc./Buzz Wine Beer Shop
Project Description: Obtain Conditional Use Permit to upgrade of the sale of beer and wine off-site sales, to full liquor on and off-site sales. The shop will maintain the onsite beer and wine consumption in conjunction with the existing 2,135 sf shop with 25 seats on the ground floor of a mixed use building. Hours of operation will be maintained from 11am-2am.

Dear Zoning Administrator:

At our regularly held public meeting on May 8, 2018, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to support the below request, pursuant to the motion passed on April 17, 2018, by DLANC's Planning & Land Use Committee ("PLUC").

DLANC supports the Applicant's request listed below:

1. Pursuant to LAMC § 12.27 W.1, the Applicant is requesting a conditional use permit to allow for an upgrade of beer and wine off sales, to full liquor. Maintaining the on-site beer and wine consumption, in conjunction with the existing 2.135 square-foot shop with 25 seats, on the ground floor of a mixed-use building. Maintaining hours of operation from 11am-2am.

In DLANC's view, the information presented provides adequate justification for granting Applicant's request. *Subject to the conditions set forth below*, and any additional conditions recommended by the LAPD or City Council, DLANC encourages the Los Angeles Department of City Planning to approve the Applicant's project.

CONDITION:

- (1) In the event of change of operator/tenant, the new operator/tenant will return to present to DLANC when required to apply for plan approval.
- (2) Approval is conditioned on revising the Planning Case Application requests under "SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ADULT ENTERTAINMENT" Sect. 4f listed below:

May 8, 2018

Page 2

Fi. "Will there be beer and wine only, or a full-line of alcoholic beverages available?"

Answer will be changed from "0" to "YES"

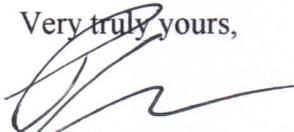
Fii: "Will 'fortified' wine (greater than 16% alcohol) be sold? "Answer will be changed from "0" to "YES"

Fiii: "Will alcohol be consumed on any adjacent property under the control of the applicant?" Answer will be changed from "0" to "NO"

- (3) Applicant will provide a security guard on site at all times during the open hours of operation.

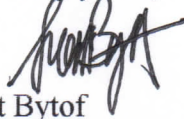
If possible, please provide a digital copy of your decision letter by mail to planning@dlanc.com instead of sending a hard copy. Thank you in advance for your consideration of the comments presented in this Letter.

Very truly yours,



Patricia Berman
DLANC President

Very truly yours,



Scott Bytof
DLANC Planning & Land Use Committee Chair

CC: Shawn Kuk (Council District 14) (via email)
Sgt. John Strasner (Los Angeles Police Department) (via email)
Samira Squires of The Elizabeth Peterson Group, Inc. / samira@epgla.com (on behalf of Buzzyboyz, Inc) (via email)