

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

Pursuant to Section 23958 and 23858.4
California Business and Professions Code

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

CD 14

COUNCIL FILE NO. 14-0482

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	<u>Silo Vodka Bar</u>
Address	<u>221 W. 7th Street, Los Angeles, CA 90014</u>
Type of Business	<u>Bar / Lounge</u>
Applicant	<u>Silo Vodka Bar</u>
	<u>Name</u>
	<u>221 W. 7th Street, Los Angeles, CA 90014</u>
	<u>Address</u>
	<u>213-221-7956</u>
	<u>Phone Number/Fax Number</u>
Property Owner	<u>Group 7 Enterprises LLC</u>
	<u>Name</u>
	<u>219 W. 7th St Unit 201, Los Angeles, CA 90014</u>
	<u>Address</u>
	<u>Phone Number/Fax Number</u>
Representative	<u>Elizabeth Peterson</u>
	<u>Name</u>
	<u>400 S Main St. Suite 808, Los Angeles, CA 90013</u>
	<u>Address</u>
	<u>213-620-1904</u>
	<u>Phone Number/Fax Number</u>

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 If Yes, what is the City case number(s) ZA 2010-2511-CUB ;

2. Have you recently filed for a new conditional use permit? Yes No . If Yes, provide the City case number(s) ZA 2010-2511-CUB(PA1)

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

Yes, electronic age verification devices will be used for sales of alcoholic beverage or tobacco products.

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.

PLEASE SEE ATTACHMENT

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)

PLEASE SEE ATTACHMENT

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

Yes

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? N/A

2. Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? N/A

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

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

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)? 82 INDOOR ; 16 OUTDOOR

2. What is the proposed seating in all areas? 48 Patrons - Ground Floor; 35 Patrons - Mezzanine; 10 Patrons - Patio

3. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.? (Specify?) Live entertainment is limited to piano or jazz trio

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.

5. Food Service
- a. Will alcohol be sold without a food order? Yes
 - b. Will there be a kitchen on the site as defined in the Los Angeles Municipal Code?
No, however food is served on premise.
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.

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.

Date 4/9/2014

[Signature]
Applicant signature

[Signature]
Signature of property owner if tenant or lessee is filling application

State of California

County of Los Angeles

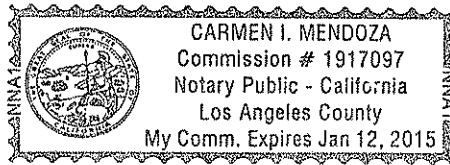
On 4/9/2014 before me, Carmen I Mendoza
Date Name of Notary Public

personally appeared Zuñ Banes L. Bais Mayzels
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]
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.

PCN ATTACHMENT

Silo Vodka Bar
221 W. 7th Street
Los Angeles, CA 90014
2,180 Sq. Ft. Bar / Lounge

Representative:

Elizabeth Peterson Group, Inc.
Elizabeth Peterson
400 S Main St. #808
Los Angeles, CA 90013
T: 213-620-1904
elizabeth@epgla.com

Applicant:

Silo Vodka Bar
Boris Mayzeis
221 W. 7th Street
Los Angeles, CA 90014

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)

Applicant makes an effort to employ downtown L.A. locals. There are currently 6 locals on staff.

b. Generate taxes (provide estimate)

Silo Vodka Bar pays \$6000-\$8000 monthly to the State Board of Equalization.

c. Provide unique goods and services (which ones)

Silo Vodka Bar will continue to provide the downtown Los Angeles community with a pleasant place to socialize at a wide range of hours, offering a variety of high quality food and drink options. The request at hand is the addition of patio service for 10 outdoor seats. Patrons will continue to enjoy the unique and entertaining Silo Freezer, a walk-in freezer kept at frosty 28 degrees where up to 10 people can bundle up to experience premium vodkas from around the world the way they were meant to be experienced.

d. Result in an aesthetic upgrade to the neighborhood (in what exact way)

Silo Vodka Bar has been run respectfully, responsibly, and conscientiously since it opened in June 2011. It is a bright spot on a dynamic street, offering a sleek and contemporary aesthetic that compliments the ongoing revitalization of downtown Los Angeles. The applicant will continue to maintain and develop the property.

e. Contribute to the long-term economic development (how)

As a contributing member to the revitalization of downtown Los Angeles for the past 3 years, this bar is committed to the long-term success and economic development of the downtown community. The expansion of onsite alcohol sales to include the patio service will allow Silo Vodka Bar to increase to its already successful history of being a significant economic contributor.

f. Provide a beneficial cultural/entertainment outlet (specify)

Silo is designed and geared towards the diverse downtown community, welcoming people from all walks of life to enjoy beverages from around the world. The day and late night hours will provide a beneficial cultural/entertainment outlet as people are encouraged to stay and socialize, interacting and establishing a sense of community.

2. Possible Detrimental Impacts

Is the immediate area in which the license is sought subject to:

a. Excessive calls to the Police Department

The subject property is located in downtown Los Angeles, and the bar / lounge is provides a space to gather and enjoy food, drinks, and community, whether briefly or for an extended time. The addition of alcohol sales to the patio is expanding a current license. A new license will not be added to the area and will not result in excessive calls to the Police Department. Silo has not had any calls of service to LAPD since it has been operating.

b. Police resources being already strained

Department maintains a position of non-opposition to the applicant, and the subject site has not been a problematic location in the past.

c. High rates of alcoholism, homelessness, etc.

Silo has proven to be a positive addition to the street and has not contributed to high rates of alcoholism or homelessness.

d. Large "youth" (under 21) population

There is not a large "youth" population in this area.

3. With regard to the operation of the proposed business explain:

a. The method of business operation: (large volume of alcohol to food sales, "late" hours (after midnight), high % unskilled (no ABC training class) staff, high % of underage (under 21) staff, etc.).

The applicant is committed to providing a responsible and safe hospitality venue to the community and will strictly adhere to the conditions of the Conditional Use Permit granted for the site, which were developed in collaboration with LAPD. 1 to 2 security guards will monitor the interior and exterior. All employees involved in alcohol sales attend the Los Angeles Police Department's "STAR"

training program with follow up courses every 24 months. Electronic age verification devices will be used to determine age of patrons purchasing alcohol.

b. Would the business duplicate a nearby business already in existence?

Silo bar is an existing business and a new license is not being added, simply a small patio expansion is being requested.

c. Other non-alcohol sales business options available so alcohol does not have to be sold, e.g., more specialty products, broader range of items like fresh meats, or fruits and vegetables, etc.

Besides on-site sales of alcohol, the applicant will sell a host of other non-alcoholic options. Silo Vodka Bar will sell a variety of high quality food options including salads, gourmet tacos, sliders, and sandwiches.

600 FT. ALCOHOL LIST

219 W. 7TH ST.

1. RESIDENTIAL USES:
 - A. SINGLE FAMILY - NONE
 - B. MULTI FAMILY - 10
 - C. HOTELS - 2

2. CHURCHES:
 - A. CATEDRAL DE LA FE
703 S. BROADWAY

3. SCHOOLS: NONE
4. HOSPITALS: NONE
5. RECREATIONAL AREAS: NONE

6. ALCOHOL ESTABLISHMENTS:
 - A. THE GARDEN JUICE
322 W. 7TH ST.
 - B. HAPPY CORNOR MARKET
700 S. SPRING ST.
 - C. SPRING STREET
626 S. SPRING ST. #B
 - D. THE FALLS
626 S. SPRING ST. #B
 - E. L.A. EXCHANGE
618 S. SPRING ST.
 - F. A-I MINI MARKET
213 W. 7TH ST.



FROM W 7th ST. LOOKING NE (FRONT)



FROM BROADWAY LOOKING SE (LEFT)



FROM ALLEY LOOKING NW (RIGHT)



FROM W 6TH ST LOOKING SW (BACK)