



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number ZA-2017-3100-MPA

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) Steve Kim Date Filed 8/4/2017

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 757-787 South Alameda Street and 1318-1320 East 7th Street Unit/Space Number Building 2, #180

Legal Description² (Lot, Block, Tract) Lot A, B, and C of Tract PM 6524

Assessor Parcel Number 5146-009-003, 5149-003-007 Total Lot Area 1,364,806.6 sf (31.33 acres)

2. PROJECT DESCRIPTION

Present Use Garage, parking lot; warehouse; light manufacturing; commercial retail/restaurant/office

Proposed Use Garage, parking lot; warehouse; commercial retail/restaurant/office

Project Name (if applicable) Flask & Field (at ROW DTLA)

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

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 checked="" 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

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

Housing Component Information

Number of Residential Units: Existing 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: _____ 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 _____ Section from which relief is requested (if any): _____

Request: See Attachment A.

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-16881, CPC-1997-190-SPR, AFF-68359, AF-91-232253, and AF-91-145295-CP
ZA-2015-4211-MCUP-CUX-ZV; AA-2016-3387-PMLA; ENV-2015-4212-EAF

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-2015-4211-MCUP-CUX-ZV

Ordinance No.: N/A

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:

Parcel Map to subdivide two existing parcels into three parcels.

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 Alameda Square Owner, LLC

Company/Firm Atlas Capital Group

Address: 1318 E. 7th St., Suite 200 Unit/Space Number _____

City Los Angeles State CA Zip Code: 90021

Telephone (213) 290-8890 E-mail: _____

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) _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Agent/Representative name Jerry Neuman and Andrew Brady

Company/Firm Liner LLP

Address: 633 W. 5th St., Suite 3200 Unit/Space Number _____

City Los Angeles State CA Zip: 90071

Telephone (213) 447-6771 E-mail: abrady@linerlaw.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).

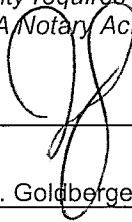
PROPERTY OWNER

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 LOAs 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  _____
Print Name Jeffrey A. Goldberger _____

Date 07/20/17 _____

Signature _____
Print Name _____

Date _____

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.

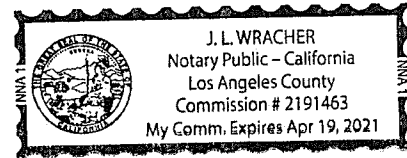
State of CALIFORNIA)
County of LOS ANGELES)

On July 20, 2017, before me, J. L. WRACHER, a Notary Public, personally appeared JEFFREY A. GOLDBERGER, 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 of 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 J. L. Wracher



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 _____

On _____ before me, _____
(Insert Name of Notary Public and Title)

personally appeared _____, 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 (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 it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - I. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

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

Signature: _____

Date: 07/20/17

Print Name: Jeffrey A. Goldberger

**OPTIONAL
NEIGHBORHOOD CONTACT SHEET**

SIGNATURES of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).



FINDINGS / SPECIALIZED REQUIREMENTS:

PLAN APPROVAL (PA/PAD/PAB) FOR ALCOHOL & ADULT ENTERTAINMENT ESTABLISHMENTS – L.A.M.C. 12.24.M

The Plan Approval Findings/Justification is a required attachment to the *MASTER LAND USE APPLICATION INSTRUCTIONS (CP-7810)*. This form is to be utilized only when filing a Plan Approval pursuant to LAMC section 12.24 M for alcohol establishments that are subject to 12.24 W1 or 12.24 X2, or for adult entertainment establishments subject to 12.24 W18.

Public Noticing Requirements: This entitlement requires notification to extend to the abutting property owners of the subject property. Please note that the original Conditional Use Permit may specify, as a condition, a different noticing requirement that may be greater.

Continuing Term-Limited Conditional Uses (ZA Memo 122): This form is to be completed when utilizing the provisions established in ZA Memorandum No. 122. The memorandum allows for applicants to continue any **still valid** approval that has been term-limited, through the Plan Approval procedure. Applicants are advised that the Plan Approval must take effect **before** the original approval expires in order for it to remain valid – there can be no lapse in time. For example, if the original approval dated 1/1/2010 was approved for a term-limit of 5 years (expiring on 1/1/2015), and if the average case processing time is 1 year, the applicant would be advised to file **latest** on 1/1/2014. Therefore, filing **well before** the expiration date is strongly recommended.

ADDITIONAL INFORMATION/FINDINGS FOR APPROVAL OF A PLAN APPROVAL:

In order to grant your request, the following additional information and findings must be provided on this form and/or on a separate sheet:

1. Original Approval

- Provide a copy of the original entitlement, together with any appeals.
- If there is no original entitlement, and the Plan Approval is being filed on a Deemed-to-be-Approved Conditional Use establishment (PAD), provide a copy of the Building Permit, Certificate of Occupancy, or other documentation that originally permitted the use.

2. Condition Compliance (on a separate sheet)

- Provide supplemental information that verifies compliance with all current conditions of approval. List the condition number, the text of the condition, and an explanation or documented proof of how the condition has been met.
- *For example:* Condition 22 – No dancing or dance floor is permitted.
Proof: The attached floor plan and accompanying photos show fixed seats and tables throughout the venue with no room for a dance floor or dancing.

3. 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

Produce B-2, Retail 180

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 approval of the application will not result in, or contribute to an undue concentration of such establishments.
- ii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

4. 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? 346,135 sf
Center sf: 1,653,280 sf
- b. What is the total square footage of the space the establishment will occupy? 1,129 sf
- c. What is the total occupancy load of the space as determined by the Fire Department? TBD
- d. What is the total number of seats that will be provided indoors? 12 Outdoors? 0
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? N/A
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? Private
- g. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? N/A
- h. Are you adding floor area? No If yes, how much is enclosed? N/A Outdoors? N/A

i. Parking

- i. How many parking spaces are available on the site? 3,915
- ii. Are they shared or designated for the subject use? Shared Parking
- 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
- j. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? Yes
- k. 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

Produce B-2, Retail 180

5. Questions Regarding the Operation of the Establishment

- a. Has the use been discontinued for more than a year? No
 - i. If yes, it is **not eligible** for the Plan Approval process.
 - ii. If no, the applicant may be required to prove that the discontinuance of the use did not occur – see LAMC section 12.23 B9 or 12.24 Q.
- b. 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	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am
Proposed Hours of Alcohol Sale	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am

- c. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: No
 - **Note:** An establishment that allows for dancing needs a conditional use pursuant to 12.24 W18.
- d. Will there be minimum age requirements for entry? No If yes, what is the minimum age requirement and how will it be enforced? N/A
- e. Will there be any accessory retail uses on the site? Yes What will be sold? general merchandise

f. Security

- i. How many employees will you have on the site at any given time? 3
- ii. Will security guards be provided on-site? TBD
 - 1. If yes, how many and when? TBD
- iii. Has LAPD issued any citations or violations? No If yes, please provide copies.

g. Alcohol

- i. Will there be beer & wine only, or a full-line of alcoholic beverages available? Full Line
- ii. Will "fortified" wine (greater than 16% alcohol) be sold? Yes
- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? No
- iv. Will there be signs visible from the exterior that advertise the availability of alcohol? Yes

v. Food

- 1. Will there be a kitchen on the site? No
- 2. Will alcohol be sold without a food order? Yes, tasting only.
- 3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? Yes
- 4. Provide a copy of the menu if food is to be served.

Produce B-2, Retail 180

vi. On-Site

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? No
 - If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.
2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? No
 - 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? Yes

vii. Off-Site

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

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

6. Caldera Bill (CA Business and Professions Code Section 23958 and 23958.4)

- a. Is this application a request for on-site or off-site sales of alcoholic beverages? Off-Site and On-Site instructional tasting
 - i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? N/A
 1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:
 - issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
 - 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**.
 - Please note that this is **in addition** to obtaining the Conditional Use Permit or Plan Approval.

Attachment A: Project Description and Actions Requested

FLASK & FIELD

767 South Alameda Street, Unit #180

I. PROJECT DESCRIPTION

Alameda Square Owner, LLC (the "Applicant") proposes to establish a variety of restaurant and retail uses within the revitalized existing office, warehouse, and manufacturing space at the southwest corner of Alameda Street and 7th Street in the Central City Community Planning Area of Downtown Los Angeles. The proposed project ("Project") consists of refurbishing 378,651 square feet for restaurant, bar, retail, gym, and event space uses within six existing office, warehouse, and manufacturing structures. The Project also includes permitting for the permanent use of an existing paved surface lot currently utilized as a public market on Sundays from 9 a.m. to 7 p.m. incorporating live music, bar areas, food vendors, beverage vendors, and general retail ("Smorgasburg"). Among the uses proposed for the Project is Flask & Field, which seeks to reuse 1,215 sf of existing space for an upscale wine store. The tenant suite is located within Building 2 of the Project, and is proposed to have hours of operation from 7 a.m. to 2 a.m. daily.

The Project is located at 757-787 South Alameda Street and 1318-1320 East 7th Street (the "Site") in the City of Los Angeles (the "City"). The Project Site is zoned M2-2D, is within the State Enterprise Zone and is generally bound by South Central Avenue, South Alameda Street, and East 7th Street, all of which are major traffic thoroughfares that provide access to the 10 Freeway located only a few blocks to the south. The combined gross land area of the Site totals approximately 1,364,807 square feet (31.3 acres) across Assessor's Parcel Numbers 5146-009-003 and 5146-009-007. The Site is situated within a highly urbanized area. The uses immediately surrounding the Site are M-2 zoned commercial, manufacturing, retail, and restaurant uses.

The Site's six existing office, warehouse, and manufacturing structures are identified as:

Address	Reference on Site Plan	Approximate Floor Area
777 South Alameda Street	Building 1	158,020 square feet
767 South Alameda Street	Building 2	346,135 square feet
757 South Alameda Street / 746 Terminal Street	Building 3	341,412 square feet
747 South Warehouse Street	Building 4	403,858 square feet
1318 East 7 th Street	Produce B1	153,724 square feet
1320 East 7 th Street	Produce B2	144,986 square feet

Smorgasburg is located on the western side of Produce B1 and Produce B2 and consists of approximately 16,400 square feet of event area and 15,000 square feet of bar area for a total of 31,400 square feet. The Project will utilize an existing, 1.4 million square-foot parking structure in addition to significant surface and below grade parking already existing at the Project Site to provide a total of 3,915 parking spaces. Environmental review for the Project will consider its impacts both on its own as well as within the context of the repositioning of certain uses within the six existing office, warehouse, and manufacturing structures at the Site to other uses allowed in the M-2 zone that will also be analyzed.

The Project will include up to twenty-four (24) establishments with up to twenty-six (26) licenses for alcohol uses. The licenses are set forth in greater detail in the attached Project Licenses Table provided in the related Master Conditional Use Permit application for the Project under ZA-2015-4211-MCUP-CUX-ZV, which includes the requested licenses for the subject tenant, Flask & Field. The Project will also include public dancing and live entertainment within any restaurant or bar within the Project, or within up to five (5) restaurants or bar/nightclubs anywhere within the commercial uses in the Project, as well as live entertainment as part of Smorgasburg occurring on Sundays from 9 a.m. to 7 p.m. Also included in the Project is a parcel map (Case No. AA-2016-3387-PMLA) sought solely to facilitate refinancing. No construction of new structures or expansion of the size of existing structures is proposed under the parcel map.

The development will offer several common vehicular and pedestrian access points throughout the Site. The Project also includes landscaping and pedestrian amenities such as gathering spaces, outdoor eating areas, public patios, and walkable pathways to incentivize pedestrian activity and revitalize this pocket of the City.

II. ACTIONS REQUESTED

A. MASTER PLAN APPROVAL

1. Pursuant to LAMC Section 12.24-M, the Project requests a Master Plan Approval to permit the sale and service of a full line of alcoholic beverages for off-site consumption and on-site instructional tasting in connection with a 1,129 sf retail and spirits shop (1,129 sf indoor, 0 sf outdoor), including a tasting area of 207 sf and a total of 12 seats (12 indoor, 0 outdoor). [Flask & Field in Building 2, #180].

Attachment B: Project Findings

FLASK & FIELD
767 South Alameda Street Unit #180

I. FINDINGS REQUIRED FOR CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOL

A. 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.

LAMC Section 12.24.W.1 allows a Conditional Use Permit to be granted for the sale and dispensing of alcoholic beverages in the City's commercial and industrial zones. A Master Conditional Use Permit ("MCUP") has been requested for the property ("Row DTLA") under Case ZA-2015-4211-MCUP-CUX-ZV. The MCUP requested approval for a total of up to 24 alcohol establishments within 1,653,280 square feet ("sf") of restaurants, event space, breweries, public market, and retail store within a commercial center development on an approximately 31.3 acre, irregular-shaped site generally bounded by South Central Avenue, East 7th Street, South Alameda Street, and East 8th Street ("Row Site"). The Row Site, and by extension, the tenant suite in question ("Site"), is located within the Central City area of Downtown Los Angeles, a regional destination for tourists, visitors, and residents. It is designated for Light Manufacturing uses by the Community Plan and is zoned M2-2D.

The Applicant requests a Plan Approval associated with the above MCUP to entitle a retail store within the commercial center to allow the off-sale of a full-line of alcoholic beverages (type 21 Department of Alcoholic Beverage Control Office (ABC) license) and on-site instructional tasting (type 86 ABC license). The tenant suite is located within Building 2 of the proposed Row DTLA project, and is proposed to have hours of operation from 7 a.m. to 2 a.m. daily.

The Plan Approval application does not request new construction, but only to reuse existing structure for an up-scale wine store. At the moment, the tenant space is underutilized and is not sufficiently contributing to the economic wellbeing of the region. By allowing a Flask & Field to provide instructional tasting service to educate people on wine selection, flavor characteristics, wine pairing, local wines producers, and wine making process, the wine store will be able to draw a sophisticated clientele that will be interested in culture and education. The proposed wine store, Flask & Field, will also provide a selection of a full-line of alcoholic beverages for off-sale retail purposes. The wine store will be beneficial to the community, city, and region by contributing to the region economically to revitalize the region. It will compliment neighboring retail stores and restaurants and establish an exciting local destination for enthusiasts and hobbyists to learn about and enjoy wine and other alcoholic beverages.

B. 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 proposed Project will be located in a 1,215 sf tenant suite in Building 2 of the Row DTLA project. The applicant seeks a Plan Approval in connection to a MCUP for the Project Site in order to provide the ability to provide instructional wine tasting on-site and to have retail sale of a full-line of alcoholic beverages for off-site consumption. Located within the Central City area of Downtown Los Angeles, the project area is a regional destination for tourists, visitors, and residents. The Row DTLA seeks to provide retail, restaurant, event uses, and this Project will be consistent with the MCUP requested use. The Row Site is approximately 1,364,806.6 sf (31.3 acres) in size, and it expands beyond the tenant suite in question by over 300 feet in all directions. The proposed wine store will not be adjacent to any neighboring properties that are not a part of the commercial center development. The Row Site also abuts Alameda Street and Central Avenue, which are Major Class II Highways. The Site is surrounded on all sides by similarly zoned M2-2D properties. Because of the Project Site's location and distance to neighboring properties, it will have no impact on adjacent properties.

Approval of the proposed Plan Approval will not adversely affect the community's welfare. The proposed Flask & Field wine store will reuse an existing underutilized suite, contribute to the economic revitalization of the area, and by being an upscale wine store that provides instructional tasting service in addition to the off-sale of beer, wine, and spirits, the wine store will attract a wide client base from wine enthusiasts to community members. The establishment will be carefully controlled and monitored, and it is compatible with immediately surrounding uses. The wine store will provide a service to the community that many residents will use and enjoy, and the store will be an asset to the surrounding neighborhood, improve public welfare, generate additional economic growth, and provide new employment opportunities for local residents.

C. THAT THE PROJECT SUBSTANTIALLY CONFORMS WITH THE PURPOSE, INTENT AND PROVISIONS OF THE GENERAL PLAN, THE APPLICABLE COMMUNITY PLAN, AND ANY APPLICABLE SPECIFIC PLAN.

Alcohol Sales and Live Entertainment

The proposed Project conforms with the following Central City Community Plan objective and policy:

Obj. 2-5 To increase specialty and ethnic markets in order to foster a diverse range of retail and commercial uses in Central City

Policy 3-1.2 Encourage development and public improvements in the Fashion District and South Markets area that enhance the pedestrian environment, improves pedestrian circulation within the area and provides pedestrian linkages to other downtown activity centers, particularly the Broadway retail and theater district

To promote economic well-being and public convenience through allocating and distributing commercial lands for retail, service, and other facilities in quantities and patterns based on Los Angeles City Planning Department accepted planning principles and standards.

The proposed wine store is a specialty retail store that specializes in the sale of fine wine, craft beer, spirits, art work, and alcoholic beverage accessories. In addition to retail sales, the wine store will also hold instructional wine tasting events to educate their customers on various aspects related to the enjoyment of wine. Alcohol

sales is a key component to the Project's viability. The store will attract a variety of consumers and local workforce, actively promoting the area as a destination, and economically enhance the region. The wine store will complement other retail and restaurant uses in the area, and help build the Row DTLA project as a destination in the Central City area.

The Framework Element of the General Plan encourages the development of community centers, which the proposed Project is a part of. The availability of quality alcoholic beverages for retail purchase and the possibility to be informed about wine history and taste notes adds to the range of job-creating activities on the Row Site and contributes to its ability to positively affect the economic wellbeing of the region.

Overall, the Project supports an identity for the community and promotes the welfare of the residents of the City.

D. THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE WELFARE OF THE PERTINENT COMMUNITY.

The Applicant requests a Plan Approval associated with the MCUP to allow the off-sale of a full-line of alcoholic beverages (type 21 ABC license) and on-site instructional tasting (type 86 ABC license). The establishment will be a part of the controlled and monitored Row DTLA project, and is proposed to have hours of operation from 11 a.m. to 7 p.m. daily. The Plan Approval will be subject to additional establishment-specific conditions that would address and assure that the safety and welfare of the community is not affected.

The Project Site is zoned M2-2D, and is surrounded by a mix of commercial uses such as banks, restaurants, and retail stores. The request for off-site alcohol sales will be compatible with the surrounding uses, provide a place for residents, visitors, and shoppers to learn about wine tasting and to purchase a full-line of alcoholic beverages, as well as related paraphernalia. This will increase the range of activities available at the Row Site, create desirable social experiences for patrons, and benefit the City through the generation of additional sales tax, revenue, fees, and employment opportunities. Further, the site is currently underutilized, and the specialty retail store will contribute to the site being revitalized and the trigger additional economic growth in the region. The proposed use will not adversely affect the welfare of the pertinent community. It will benefit the pertinent community through adaptive reuse of an existing site.

E. THE GRANTING OF THE APPLICATION WILL NOT RESULT IN AN UNDUE CONCENTRATION OF PREMISES FOR THE SALE OR DISPENSING FOR CONSIDERATION OF ALCOHOLIC BEVERAGES, INCLUDING BEER AND WINE, IN THE AREA OF THE CITY INVOLVED, GIVING CONSIDERATION TO APPLICABLE STATE LAWS AND TO THE CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL'S GUIDELINES FOR UNDUE CONCENTRATION; AND ALSO GIVING CONSIDERATION TO THE NUMBER AND PROXIMITY OF THESE ESTABLISHMENTS WITHIN A ONE THOUSAND FOOT RADIUS OF THE SITE, THE CRIME RATE IN THE AREA (ESPECIALLY THOSE CRIMES INVOLVING PUBLIC DRUNKENNESS, THE ILLEGAL SALE OR USE OF NARCOTICS, DRUGS OR ALCOHOL, DISTURBING THE PEACE AND DISORDERLY CONDUCT), AND WHETHER REVOCATION OR NUISANCE PROCEEDINGS HAVE BEEN INITIATED FOR ANY USE IN THE AREA.

The property is located within Census Tract 2260.02 where the State's Department of Alcoholic Beverages Control (ABC) has allocated nine on-site and nine off-site licenses. Based on state licensing criteria, there is an overconcentration of licenses in the census tracts, however, allocation of licenses does not take into consideration the types land uses or the pattern and intensity of development in the areas the census tracts are located.

Overconcentration is determined by a census tract's existing population compared to the total number of alcohol licenses within the same census tract. Overconcentration can be undue when the addition of a license will negatively impact a neighborhood. Overconcentration is not undue, however, when approval of a license does not negatively impact the area, and such license benefits the public welfare and convenience. Here, the alcohol license will be contained within a commercial center, and because it provides instructional wine tasting in addition to the retail of alcoholic beverages, the wine store will be attracting wine enthusiasts and beer hobbyists as well as families and residents. The wine store will not front any public street and will be located in Building 2, at least 300 feet from any public street. Although the Census Tract is numerically over-concentrated, the Project will not adversely affect community welfare because it will enable the creation of a desirable mixed use development appropriately situated adjacent to the Arts District within a growing area in downtown Los Angeles. The growth of the downtown community and increasing demand for a mix of uses and services also create demand for additional offsite sales of alcoholic beverages. While licensing criteria may see this as overconcentration, it is in fact a reflection of demand by the community for greater options with regard to dining and shopping. Taking into account the influx of workers, visitors, and tourists to the area, as well as the addition need created by the development of the Project itself, the granting of the application will not result in an overconcentration.

Within 1,000 feet of the subject property, only the YXTA Cocina Mexicana operates a full-line on-site consumption bar on 601 South Central Avenue and the only sensitive uses are schools, Para Los Ninos, located at 1617 E. 7th Street and Inner City Arts at 720 Kholer Avenue.

A finding of public convenience and welfare will be required from the City Council pursuant to AB 2897, Caldera Legislation. A significant concentration of restaurants and nightclubs offering a full range of alcoholic beverages is not undue for an entertainment destination serving both City residents and visitors. While the proposed specialty retail store sells alcohol for off-site consumption, the store compliments a range of retail stores and restaurants in the region and offers patrons and residents an option to support local business and to enjoy fine wine, craft beer, and artisan spirits. The wine store will operate in a safe and secure manner and be closely controlled and monitored as a part of the larger Row DTLA development. The approval of the conditional use will not contribute to an undue overconcentration of premises for the on-site instructional tasting and off-site sale of alcoholic beverages.

F. THE PROPOSED USE WILL NOT DETRIMENTALLY AFFECT NEARBY RESIDENTIALLY ZONED COMMUNITIES IN THE AREA OF THE CITY INVOLVED, AFTER GIVING CONSIDERATION TO THE DISTANCE OF THE PROPOSED USE FROM RESIDENTIAL BUILDINGS, CHURCHES, SCHOOLS, HOSPITALS, PUBLIC PLAYGROUNDS AND OTHER SIMILAR USES, AND OTHER ESTABLISHMENTS DISPENSING, FOR SALE OR OTHER CONSIDERATION, ALCOHOLIC BEVERAGES, INCLUDING BEER AND WINE.

The Project Site is located in a highly urbanized area within downtown Los Angeles and it is surrounded by M2-2D zoned properties being utilized for mostly commercial uses. The nearest residentially zoned properties are near the corner of East 7th Street and South San Pedro Street. These properties are zoned R5-2D and

generally commercial in characteristics. As previously mentioned, the only sensitive uses within 1,000 feet are two schools, Para Los Ninos, located at 1617 E. 7th Street and Inner City Arts at 720 Kholer Avenue.

Flask & Field will be located a reasonable distance from these sensitive uses so as not to directly impact them. The immediate vicinity of the Site is surrounded by retail, restaurant, office, entertainment, bar, and hotel uses, some of which currently serve alcohol as an integral part of their daily operations. Many consider alcohol service to be a staple in commercially improved and entertainment-related uses and would want to increase the availability of such amenities to both residents and visitors alike. As such, the sale of alcoholic beverages will enhance the region rather than detrimentally affect nearby sensitive uses.