

**MASTER LAND USE PERMIT APPLICATION**  
**LOS ANGELES CITY PLANNING DEPARTMENT**

*Planning Staff Use Only*

ENV No.	Existing Zone	District Map
APC	Community Plan	Council District
Census Tract	APN 5590-026-001	Case Filed With [DSC Staff]
		Date

CASE NO. \_\_\_\_\_

APPLICATION TYPE CONDITIONAL USE / PROJECT PERMIT  
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 4650 KINGSWELL AVE Zip Code 90027  
 Legal Description: Lot 1 Block C Tract EDGEMONT TERRACE  
 Lot Dimensions 150' x 58' Lot Area (sq. ft.) 8,733 Total Project Size (sq. ft.) 982

**2. PROJECT DESCRIPTION**

Describe what is to be done: CONDITIONAL USE - BEVERAGE TO PERMIT THE SALE AND DISPENSATION OF BEER AND WINE FOR ONSITE CONSUMPTION PURSUANT TO AN ALCOHOLIC BEVERAGE CONTROL TYPE 42 LICENSE. CHANGE OF USE FROM RETAIL TO BAR

Present Use: RETAIL Proposed Use: BAR

Plan Check No. (if available) \_\_\_\_\_ Date Filed: \_\_\_\_\_

Check all that apply:

<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:  Rear  Front  Height  Side Yard

No. of residential units: Existing \_\_\_\_\_ To be demolished \_\_\_\_\_ Adding \_\_\_\_\_ Total \_\_\_\_\_

**3. ACTION(S) REQUESTED**

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: 12.24 (W)(1)  
CONDITIONAL USE - BEVERAGE TO PERMIT THE SALE AND DISPENSATION OF BEER AND WINE FOR ONSITE CONSUMPTION PURSUANT TO AN ALCOHOLIC BEVERAGE CONTROL TYPE 42 LICENSE.

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: 11.5.7  
PROJECT PERMIT FOR CHANGE OF USE FROM RETAIL TO BAR FOR 982 SQ FT EXISTING TENANT SPACE IN 2-STORY BUILDING IN SUBAREA R OF VERMONT/WESTERN STATION SPECIFIC PLAN.

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

List related or pending case numbers relating to this site:

\_\_\_\_\_

**4. OWNER/APPLICANT INFORMATION**

Applicant's name MARCI SIEGEL Company CANARSIE MARCI INC.  
 Address: 1728 N. VERMONT AVE. Telephone: ( 845 ) 325-9149 Fax: ( ) \_\_\_\_\_  
LOS ANGELES, CA Zip: 90027 E-mail: coop28handmade@aol.com

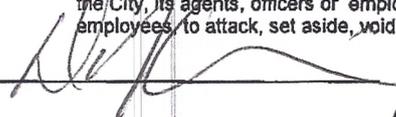
Property owner's name (if different from applicant) David Abramis c/o IPS Realty Management, Inc.  
 Address: 601 E. Glenoaks Blvd., Suite 206 Telephone: ( 818 ) 956-5045 Fax: ( 818 ) 956-1517  
Glendale, CA Zip: 91207 E-mail: saroutiounian@ipsrealtymgmt.com

Contact person for project information BRIAN FRY Company CRAIG FRY & ASSOCIATES LLC  
 Address: 1010 S. ARROYO PKWY STE 6 Telephone: ( 323 ) 379-3483 Fax: ( ) \_\_\_\_\_  
PASADENA, CA Zip: 91105 E-mail: brianfry@craigfryandassociates.com

**5. 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). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature:  Print: DAVID J. ABRAMIS

**ALL-PURPOSE ACKNOWLEDGMENT**

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)

**6. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only		
Base Fee	Reviewed and Accepted by [Project Planner]	Date
Receipt No.	Deemed Complete by [Project Planner]	Date

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

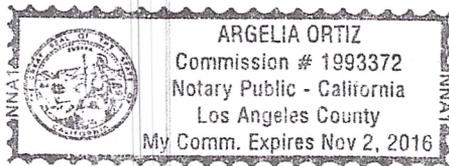
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of LOS ANGELES )  
On FEB. 14, 2015 before me, ARGELIA ORTIZ NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer  
personally appeared DAVID J. ABRAMIS  
Name(s) of Signer(s)

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 Argelia Ortiz  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document MASTER LAND USE PERMIT  
Title or Type of Document: APPLICATION Document Date: \_\_\_\_\_  
Number of Pages: 03 Signer(s) Other Than Named Above: \_\_\_\_\_

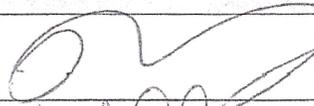
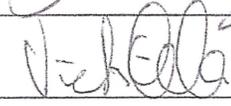
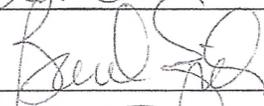
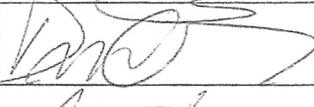
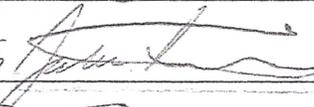
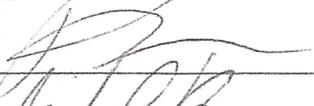
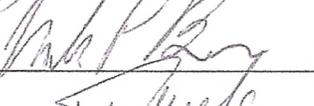
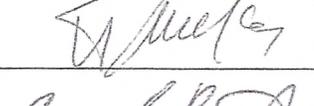
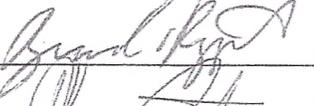
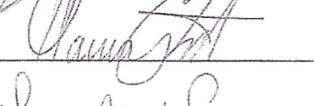
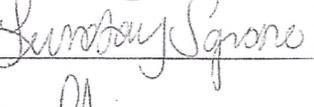
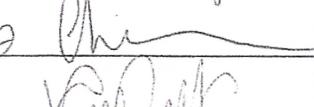
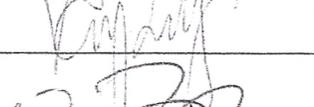
**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

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 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

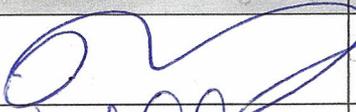
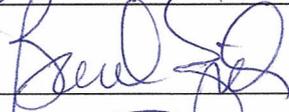
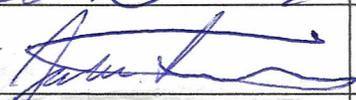
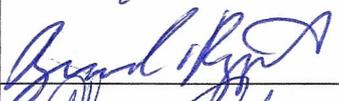
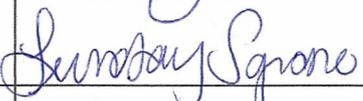
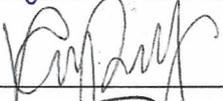
## SIGNATURE SHEET

SIGNATURES of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family residential areas. (Attach additional sheet, if necessary)

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP
Paul Van		1726 N. Vermont Ave	RAM4KIN
VICTOR DILLON		LA CA 90027 1748 N. VERMONT AVE	HAIR OFF CLOTHING
Albert Gonzalez		1726 N. Vermont Ave	REPLAY
BRIAN ZINDA		5125 S. Western Ave LA CA 90042	Business
RAFIK GHAZARIAN		4455 Los Feliz Bl #608 LA CA 90027	Business
DJ CHAVEZ		4091 Kingswell Ave LA CA 90027	Business
JUSTIN STRUBINS		1621 1/2 HILLHURST AVE. LA, CA 90027	APT.
DANIEL SHIMIZU		<del>1726</del> 4651 KINGSWELL AVE LOS ANGELES CA 90027	BUSINESS
Roger Seliner		1326 VIRGIL PLACE LA CA 90027	Business
Michael Botas		<del>1726 Vermont St 90027</del> 4651 Kingswell Ave 90027	Business
MARINE T.P.		4667 Kingswell Ave. LA CA 90027	Business
Brandon Ruzotte		4822 FRANKLIN AVE #1 LA, CA 90027	BUSINESS
Hanna Jellis		1768 N. Vermont Los Angeles CA 90027	Business
Lindsay Sgrosso		1768 N. Vermont Ave Los Angeles, CA 90027	Business
Charon Negues		1766 Vermont	Business
Karen Pridemore		1768 N. Vermont, 90027	Business
Zelda Pacheco		1825 N. Vermont 90027	Business

SIGNATURE SHEET

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NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP
Paul Van		1726 N. Vermont Ave LA CA 90027	RAMAKIN
VICTOR DILLON		1748 N. VERMONT AVE LA CA 90027	HAIR OFF CLOTHING
Manuel Camacho Albert Gonzalez		1776 N. Vermont St LA CA 90027	REPLAY
Brian Linda		5125 S. Western Ave LA CA 90042	Business
Rafik Ghazarian		4455 Los Feliz Bl #608 LA CA 90027	Business
DJ CHAVEZ		4651 Kingswell Ave LA CA 90027	Business
JUSTIN STRUBING		1621 1/2 HILLHURST AVE. LA, CA 90027	APT.
DANIEL SHIMIZU		<del>4651</del> 4651 KINGSWELL AVE LOS ANGELES CA 90027	Business
Roger Selmer		1326 VIRGIL PLACE. LA CA 90027	Business
Michael Barros		<del>1741 Spring St 90028</del> 4651 Kingswell Ave 90027	Business
MARINE T.P.		4667 Kingswell Ave. C.A. - CA 90027	Business
Brandon Rizzato		4822 FRANKLIN AVE #1 LA, CA. 90027	Business
Hanna Jelks		1768 N. Vermont Los Angeles CA 90068	Business
Lindsay Sgrosso		1768 N. Vermont Ave Los Angeles, CA 90027	Business
Charon Noguez		1766 Vermont	Business
Karen Prudicant		1768 N. Vermont, 90027	Business
Zelda Pacheco		1825 N. Vermont 90027	Business

# CONDITIONAL USE PERMIT-ALCOHOL (CUB)

## ADDITIONAL INFORMATION & FINDINGS

### 4650 KINGSWELL AVE.

**Representative:**

Craig Fry & Associates LLC  
Brian Fry  
1010 South Arroyo Parkway  
Suite No. 6  
Pasadena, California 91105  
(P) 323.379.3483  
brianfry@craigfryandassociates.com

**Applicant:**

Canarsie Marci Inc.  
Marci Siegel, owner  
1728 N. Vermont Ave.  
Los Angeles, Ca. 90027  
(P) 845.325.9149  
coop28handmade@aol.com

**Requested Action**

In accordance with the provisions of Los Angeles Municipal Code (“LAMC”), Section 12.24(W)(1), Applicant is requesting a Conditional Use to permit the sale and dispensing of wine and beer for on-site consumption pursuant to an Alcoholic Beverage Control Type 42 license.

**Applicant**

Marci Siegel (“Applicant”) is a self-made entrepreneur. She came to Los Angeles with her Family in 1973 where they opened *Book City Collectibles*, on Hollywood Blvd. She began working there at age 15 and within a couple of years, opened a movie memorabilia store on the same premises and remained there for 19 years. In 1995 she moved back to New York and in 1998 opened a movie memorabilia store in Greenwich Village. In 2009, she moved back to Los Angeles and soon became the sole proprietor of *Co-op 28 Handmade*, a vintage, handmade, and home store boutique located on N. Vermont Ave.

*Co-op 28 Handmade* is a unisex boutique that represents over 125 local, national and international artists. The store features jewelry, a curated collection of men's and women's vintage clothing, artwork, bath and body products, children's products, leather goods, and custom, locally crafted sofas and chairs. Similarly, Applicant's proposed bar will also feature a vintage theme, focusing on antique craftsmanship, local culture and the arts.

Applicant's new business will be located in the culturally-rich Los Feliz neighborhood of Los Angeles. Her vision is to deliver quality beer and wine and unique food items within a safe and

artistically-enhanced environment that appeals to a varied group of patrons— from young professionals, long-time residents, and visitors to the City’s historic Los Feliz community. Applicant believes her proposed establishment will be quite unlike any other business in the Los Feliz district, if not the entire City of Los Angeles.

**Property Description**

Applicant’s business will occupy a subdivided space of approximately 982 square feet (the “Premises”) within a large, two-story, 58’ x 150’ structure that was originally constructed in 1914 (the “Property”). The Property is situated in Los Feliz at the corner of N. Vermont Avenue and Kingswell Avenue. The surrounding area is bordered by Griffith Park to the north, Atwater Village to the northeast, Silver Lake to the southeast, East Hollywood to the south, Hollywood and Hollywood Hills to the west and northwest.

The building in which the Premises is located is further subdivided for retail establishments and apartments. The Premises is subleased by Applicant and has an entrance located on Kingswell Avenue. Previously, the Premises had served as an adjunct storage area for Applicant’s retail business. In earlier times, the area was used to host galleries for local artists. A legal address does not appear to exist for the Kingswell entrance to the Premises. Accordingly, Applicant will obtain through authorizing agencies a legal address prior to opening for business.

Los Feliz is home to wide variety of retail establishments, coffee shops, bars, and restaurants. It has a long and unique history and was graced by such figures as American Architect Frank Lloyd Wright, Actor Lawrence Tierney, and Walt Disney. Los Feliz was also home to dining and drinking establishments frequented by influential American artists, writers and poets, such as Charles Bukowski. Bukowski is a cultural icon whose memory is deeply rooted in the rich history of Los Feliz. He is also the inspiration for Applicant’s boutique bar, which will be named in his honor.

The Property lies in a mixed-use part of Los Feliz that features single family homes and apartment buildings joined by a wide assortment of businesses, including restaurants, retail stores, and professional offices. According to *The Los Angeles Times* “Mapping L.A.” Project, the Los Feliz district ranks #190 in median household income for the Los Angeles area with \$50,793 per household, which is considered average for the City.

**Zoning**

The subject property is zoned as commercial, with a C4-1D designation. The building is located at the corner of N. Vermont, which is classified as a Major Highway Class II, and Kingswell Avenue. The entrance of the proposed establishment will be located on Kingswell Avenue.

## CONDITIONAL USE PERMIT – ALCOHOL (CUB)

Nearly all the land running along Vermont Ave. is dedicated to retail, restaurant and other commercial uses.

Beyond Vermont Ave., smaller feeder streets provide access and egress to a modest residential community zoned as RD2-1XL and RD2-1XL. These nearby zones have been placed alongside a commercial corridor that effectively buffers sounds and other byproducts of the zoned business activity from interfering with the quiet enjoyment of nearby residential property uses. Establishments that serve alcoholic beverages are allowed in the C4 Zone, but are subject to the City's grant of a Conditional Use pursuant to LAMC Section 12.24(W).

The Western/Vermont Plan Map designates the Property as lying within Subarea B, along a mixed-use boulevard. Surrounding Zoning and uses of the subject site include:

North: C4-1D, R2-1XL – On the northern side of Kingswell Avenue are several retail storefronts, including a clothing store, skateboard shop, and copy store. Additional retail stores are located further north on Vermont Avenue along with a restaurant.

South: C4-1D, C2-1D – South on Vermont Avenue are retail stores, a modern-styled ice cream and dessert shop, a restaurant, a bank, and a coffee shop.

East: RD2-1XL, RD1.5-1XL- An alley runs along the easterly side of the Property. Beyond this is a residential neighborhood consisting of single family homes and apartments.

West: C4-1D - Retail stores and restaurants line Vermont Ave. including a mini shopping area with establishments such as a nail salon, dentist office, restaurants, and miscellaneous retail uses.

### **Parking**

The structure in which Applicant's leased space is located occupies the entire parcel, and thus has no on-site parking for any of its tenants or their guests. Any obligation to provided off-street parking at another location would be extremely costly and burdensome for Applicant or any other business owner to meet.

According to City records, the earliest building permits issued by Los Angeles date back to 1914. The structure was originally permitted for retail stores. Subsequent building permits and certificate of occupancies included apartments, or "flats" in conjunction with retail shops as shown in past building applications/permits. These uses appear to predate the requirements for parking that were subsequently established by the City in 1946 (City Ordinance No. 90,500), and subsequently amended and expanded through the years since. However, it appears

## CONDITIONAL USE PERMIT – ALCOHOL (CUB)

Applicant's property was made exempt from these parking regulations.

As recent as 2013, and in previous building permits issued by the Los Angeles Department of Building and Safety, no parking has ever been required for any businesses operating in the Premises or the adjoining units that share the Vermont building. In addition, it does not appear that any changes have been made to the structure or the types of businesses operating at the address that would necessitate the need to adhere to current parking regulations as specified in the LAMC.

The opening of Applicant's establishment will require a change of use from retail to an establishment serving wine and beer with light food options. Ordinarily, such a change of use would require that current parking regulations be met. However, Section 8(E)(4)(a) of the Western/Vermont Station Neighborhood Plan, effective March 2001, provides a safe harbor for specific situations such as this: "Notwithstanding the contrary provisions of Section 12.21 A 4 (m) of the Code, or any other provisions of this Specific Plan, no additional parking shall be required for a change of use in an existing building to a use permitted by this Specific Plan." As bars are a property use that are explicitly called out in the Western/Vermont Station Neighborhood Plan, Applicant believes her change of use should not require her business to meet current parking standards.

### Prior Zoning Cases

After conducting research on the City's ZIMAS system and consulting with the City Planning help desk, Applicant's representative was unable to find any prior relevant zoning Case Files for the subject Property. In addition, a search of the State's ABC records showed that no ABC licenses have been issued on the Property previously.

### Conditional Use Permit Findings

LAMC Section 12.24(E) requires the following findings for all conditional use permits:

- 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.**

Applicant intends to make a substantial investment in improving the current street appeal of the Premises by incorporating a tasteful and charming trompe l'oeil facade displaying the name of her business. Applicant will commission a local artist to fulfill this vision. She also will increase the ambient exterior lighting and install security cameras, all in keeping with the appearance guidelines set forth in the Western/Vermont Station Plan. Applicant believes that

the improvements she will be making to the exterior of the building will positively add to the character of the neighborhood.

While Applicant has certainly set out to establish a small neighborhood bar, she also plans to offer much more than beer and wine to her patrons. In a distinctive concept for a boutique bar, Applicant plans to feature the work of local artists from the Los Feliz community. The interior will be designed as a lounge with a speakeasy atmosphere and a distinctive vintage feel. From the interior furnishings to exterior facade, everything will exude a balance of past and present.

The bar atmosphere, music, and interior design of Applicant's establishment will encourage patrons to be at ease and playful in spirit. Music will enhance the experience without being a distraction; patrons will be able to have an intimate conversation while relaxing with a beer or glass of wine. Quality service will be demonstrated through a low server-client ratio and by ensuring that the staff has been fully educated about the drinks and food served at the establishment.

Applicant's business will provide a unique experience that is not being provided by neighboring businesses, while maintaining and promoting the existing character of the surrounding area.

**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 interior of Applicant's leased space will be remodeled before the bar will be opened to the public. All work will be fully inspected and approved by the City. There will be no structural changes made to the Premises, and no floor space will be added. In addition, Applicant will restore the current facade above the Kingswell Street entrance to a neat and attractive appearance while remaining faithful to the unique character of Los Feliz. This will be accomplished by adhering to the guidelines specified in the Western/Vermont Station Neighborhood Plan, the surrounding architecture in the area, and the style of the neighboring commercial storefronts. There will be no signage on the exterior of the property promoting the availability of alcohol.

It is important to note that Applicant's space does not have any windows or doors directly-facing any nearby residentially-zoned properties. While there are two residential apartments located within the building in which Applicant's business will be located, sound-blocking insulating materials are being used in the remodeling of the Premises to dampen noise from disturbing nearby residents.

Applicant looks forward to further contributing to the Los Feliz community with her proposed

establishment by providing a creative venue where artists can share their talents through acoustical music, comedy, poetry readings, and more. She is committed to managing every aspect of her business so as to respect the interests, welfare and safety of her neighbors. There will be no dancing or amplified music permitted on the Premises. Live acoustic entertainment may be performed between the hours 10am and 10pm, and until 12pm on Friday and Saturday evenings.

Applicant has also taken the time to personally reach out to her soon-to-be neighbors and local business owners to discuss the plans for her new bar. The success of this dialog is demonstrated by the overwhelming support that Applicant has received from residents and fellow nearby business owners, a number of whom have placed their signature of support on the attached signature sheet (See Exhibit A).

In a small setting of 982 square feet, and with a seating capacity not to exceed 49 persons, Applicant's boutique bar will provide guests with an intimate drinking and social experience in an environment that is clean and safe. Applicant will responsibly operate her business so as to avoid any adverse impact to the surrounding neighborhood.

**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.**

The City's General Plan does not specifically designate land uses that are permitted by conditional use. The proposed establishment lies within the area governed by the Vermont/Western Station Neighborhood Plan - a plan that was created for the purpose of making the neighborhood more livable, economically viable, as well as pedestrian and transit friendly. This Plan also does not specifically address the grant of conditional use rights for the sale of alcoholic beverages.

If the proposed Conditional Use is granted, Applicant believes her business would positively contribute to the objectives set forth in the Western/Vermont Station Plan and establish a clean, safe, and comfortable social venue in this pedestrian-oriented community.

In light of the foregoing, Applicant respectfully submits that the requested use is in harmony with the various elements and objectives of both the City's General Plan and the Western/Vermont Station Neighborhood Plan.

**Additional Alcohol-Related Findings**

LAMC Section 12.24(W)(1)(a) requires the Zoning Administrator to make the following findings for any conditional use permit requesting approval of alcohol related uses:

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

The subject Premises is situated in Los Feliz, a culturally diverse part of the City. As explained above, every effort will be made to ensure that Applicant's business is operated in a manner that respects the welfare of the local community and the property rights of nearby residents and businesses.

The launch and operation of this new bar necessarily involves substantial financial risk for its owner. By granting the requested Conditional Use, the City can enable Applicant to positively impact the local economy through the payment of employee salaries, by creating opportunities for local artists and artisans, and by the payment of sales taxes to the City. These financial aspects of Applicant's business will further contribute to the economic vitality of Los Feliz while offering a unique amenity to local residents and visitors.

To minimize problems with public intoxication, Applicant will institute a comprehensive training and compliance program for its employees. Applicant will require all employees to undergo a STAR training program to learn important skills that will help prevent public intoxication and promote safe driving habits. Applicant will also encourage responsible drinking practices by instituting a Designated Driver program that will offer patrons free coffee and, if necessary, assistance in securing alternative transportation home from licensed taxi companies.

The Applicant will have clear and detailed procedures concerning the requirement for guests to show valid identification where age is in question, and will have a means to electronically scan ID's in order to verify their authenticity. Applicant also intends to develop a close working relationship with local law enforcement authorities. Additionally, Applicant will have a California-licensed security guard present during all business hours.

Finally, there will be no amplified music or live dancing on the premises. Applicant is mindful that her business is located in a mixed-use area, and even with sound-deadening materials being used in construction, excessive noise from an establishment such as this could be disturbing to nearby residents. A sign will be posted on the exterior of the premises with a phone number to call should there be any complaints or concerns about the operation of her bar.

By creating an intimate spot for local residents to gather and enjoy quality wine and beer in an environment permeating with arts and culture of the local area, Applicant's establishment will be a valuable addition to the recreation and nightlife of the Los Feliz community. By adding security cameras and by increasing the ambient lighting in front of the establishment, Applicant

will also be contributing positively to the security and welfare of the local community.

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

Los Feliz is considered one of the more densely-populated neighborhoods in Los Angeles, ranked at #50 according to the Los Angeles Times' *"Mapping L.A."* project. The area's land use designation encourages a highly-dense and heterogeneous mixture of land uses, including residential, commercial retail, commercial office, light manufacturing, and a wide assortment of restaurants. The result is a rich, diversified environment that offers residents both choice and convenience. As a consequence of local demographics, it is not unexpected to find a large concentration of establishments vending alcoholic beverages for on-site and off-site consumption.

There are a number of nearby Los Feliz restaurants that currently hold an ABC License. However, according to the records of the State Department of Alcoholic Beverage Control, there are no on-sale establishments holding a Type 42 License within the Census tract of Applicant's proposed location. However, there is one Type 48 License (Drawing Room - ABC License No. 148666) within the Census tract, but it lies beyond a 1,000 foot radius from Applicant's proposed establishment. There is also another bar holding a Type 42 License located just within a 1,000 foot radius from the Premises (Covell - ABC License No. 485564), but this business falls outside the subject census tract.

One additional consideration for the Zoning Administrator is how the grant of the requested Conditional Use would contribute to Los Feliz's crime rate. According to the Los Angeles Times *"Mapping L.A."* project, the overall crime rate in the Los Feliz district is considered average for the City. Over the past six months Los Feliz has experienced a total crime rate of 144.3 crimes per 10,000 persons. However, while this crime rate is somewhat higher than in nearby Atwater Village (with a crime rate of 103.5 crimes per 10,000 persons) and Silver Lake (134.4), it is lower than the crime rate experienced during this period in nearby Hollywood Hills (150.1), and significantly lower than that of Hollywood (202.1).

The theme of Applicant's bar is truly one of a kind, and will differ sharply from any other establishments serving alcohol in the area. Though there may be other places to drink, Applicant does not believe there is anywhere else a Los Feliz resident can go to sample a good California wine or imported beer while having local poets, musicians and artists share their creative works in a safe, clean and comfortable environment.

Accordingly, Applicant submits that there are no other similar-themed bars located within the immediate vicinity of the Property. It is true that Applicant's establishment will be located

within a densely populated area of the City that is proximate to other establishments that have been licensed and permitted by the City to serve alcoholic beverages. However given the large number of residents, employees and visitors to the Los Feliz district, the area is able support a variety of eat-in restaurants and bars that serve alcoholic beverages.

Because of the high foot traffic that the area receives, a variety of bars, such as this one, are needed to satisfy the multiple preferences of residents, workers and visitors to the area. By having the ability to serve only wine and beer, Applicant's restaurant will be able to serve the needs of local residents, many of whom can reach her establishment in a few minutes' walk. Applicant believes that her bar will become a valuable amenity in the local area. It will be a place where residents and visitors can find a friendly, clean, and comfortable atmosphere to enjoy an alcoholic beverage while conversing with friends and colleagues.

The grant of this application will not result in an undue concentration of premises selling alcoholic beverages when considering the Property's location, the highly-dense population of Los Feliz, the nature of Applicant's business that will accompanying the sale of wine and beer beverages, and the character, culture and recreational tastes of the surrounding Los Feliz community.

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

Though there are residentially zoned properties nearby, Applicant has given careful consideration into the operation of the establishment. There will be no dancing or amplified music at Applicant's bar. Entertainment options that will be offered at Applicant's bar will include unamplified music performances, poetry readings, and comedic performances. All alcoholic beverages sold at the bar will be required to be consumed on the premises. There will be no outdoor seating or tables. The proposed alcohol sales will be operated in a conscientious manner with appropriate sensitivity being given to the quality, reputation and character of Applicant's business.

Applicant understands that self-policing the conduct of patrons is essential to maintaining order and avoiding any adverse impact on the local community. Accordingly, Applicant's staff will monitor all areas of the establishment in order to deter loitering, public drunkenness, noise and other nuisance behaviors. All employees involved in the sale and serving of alcoholic beverages will be required attend periodic training programs that will reinforce the restaurant's practices for age verification and preventing the excess consumption of alcohol by patrons.

In consideration of the foregoing, Applicant submits that the approval of the Conditional Use will not detract from the use, enjoyment or valuation of any residentially zoned lands within the

CONDITIONAL USE PERMIT – ALCOHOL (CUB)

vicinity of the Property, nor interfere with the right of neighboring land owners and occupants to the quiet enjoyment of their property rights.

CONDITIONAL USE PERMIT – ALCOHOL (CUB)

EXHIBIT A

Signature Sheet

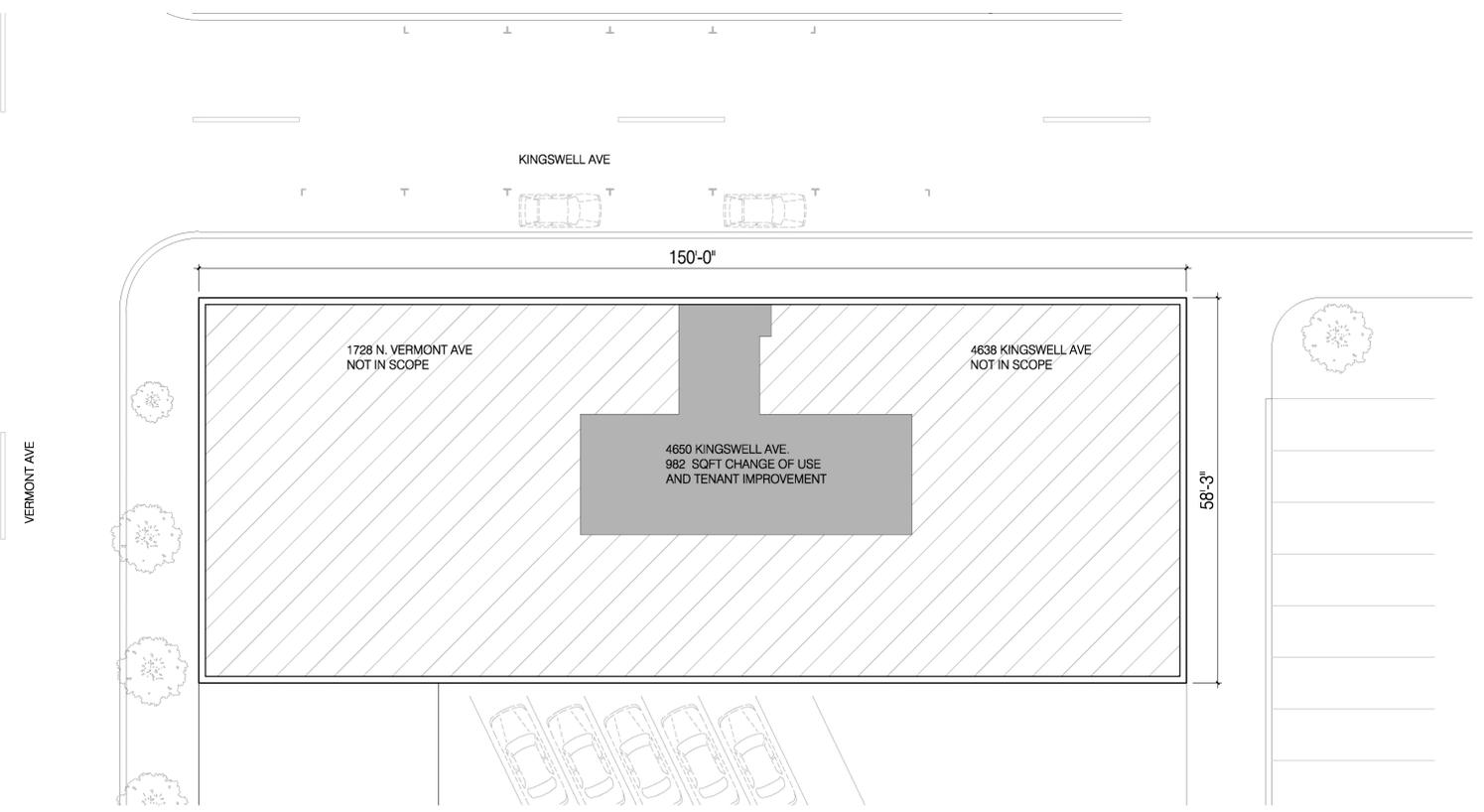
SIGNATURE SHEET

SIGNATURES of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family residential areas. (Attach additional sheet, if necessary)

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP
Paul Yen		1726 N. Vermont Ave LA CA 90027	RAMAKIA
Victor Dillion		1748 N. VERMONT AVE	HIGH OFF COURTNEY
Albert Camacho Albert Gonzalez		1760 N. Vermont 90027	REAR
Brian Zinda		5125 S. Westport Ave LA CA 90062	Business
Rafik Ghazarian		4455 Los Feliz Bl # 608 LA CA 90027	Business
DJ CHAVEZ		4691 Kingswell Ave LA CA 90027	Business
JUSTIN STRUBINS		1621 1/2 HILLHURST AVE. LA, CA 90027	APT.
DANIEL SHIMIZU		<del>4651 KINGSWELL AVE</del> LOS ANGELES CA 90027	BUSINESS
Roger Selmer		1326 VIRGIL PLACE LA CA 90027	Business
Michael Burns		<del>1711 Spring St 90027</del> 4651 Kingswell Ave 90027	Business
MARINE T.P.		4647 N. Kingswell Ave LA CA 90027	Business
Brandon Ruzo		4822 FRANKLIN AVE #1 LA, CA 90027	BUSINESS
Hanna Jelts		1769 N. Vermont Los Angeles CA 90027	Business
Lindsay Sgrasso		1768 N. Vermont Ave Los Angeles, CA 90027	Business
Charon Noguez		1766 Vermont	Business
Karen Freundt		1768 N. Vermont, 90027	Business
Zelda Pacheco		1825 N. Vermont 90027	Business

CP-771 (09/02/11)

CONDITIONAL USE PERMIT – ALCOHOL (CUB)



SITE PLAN 6

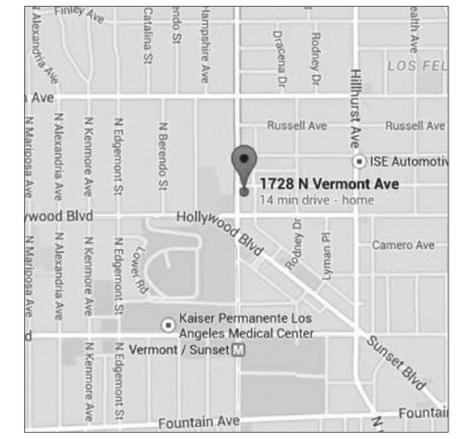
LEGAL DESCRIPTION:

TRACT NUMBER: EDGEMONT TERRACE  
 MAP REFERENCE: MB3-90  
 BLOCK: C  
 LOT NUMBER: 1  
 HEIGHT OF BUILDING: 24'  
 LOT SIZE (APPROXIMATE): 8,733 SQ FT  
 ASSESSOR PARCEL NUMBER: 5590026001  
 PARKING SPACE NUMBER: 0  
 PERMITTED USE: RETAIL / STORAGE  
 F.A.R.: .49 F.A.R.  
 % SF ADDED: 0%  
 ZONING: C4-1D  
 APPLICABLE CODES: 2014 CALIFORNIA BUILDING CODE (TITLE 24), WHICH ADOPTS THE FOLLOWING MODEL CODES: 2014 LABC, 2014 UPC, 2014 UMC, AND THE 2011 NEC

EXISTING HEIGHT: NO CHANGE  
 EXISTING FRONT YARD: NO CHANGE  
 EXISTING REAR YARD: NO CHANGE  
 EXISTING SIDE YARD: NO CHANGE  
 TYPE OF CONSTRUCTION: V-A  
 OCCUPANCY: A-2  
 SPRINKLERS: NO  
 HILLSIDE: NO

SQ FT CALCULATION:  
 (E) INTERIOR = 982 SQ FT  
 BATHROOMS = 92 SQ FT  
 CIRCULATION = 278 SQ FT  
 BAR/PREP = 251 SQ FT = 3 PEOPLE  
 LOUNGE = 340 SQ FT / 15 = 23 PEOPLE  
 RESTROOM REQUIREMENT:  
 TOTAL OCCUPANT LOAD = 23 PEOPLE

12 MEN & 12 WOMEN  
 1 LAVATORIES, 1 TOILET, & 1 URINAL FOR MEN  
 1 LAVATORIES & 1 TOILET FOR WOMEN  
 RESTROOMS PROVIDED:  
 1 LAVATORIES, 1 TOILET, & 1 URINAL FOR MEN  
 1 LAVATORIES & 1 TOILET FOR WOMEN



VICINITY MAP 1

THE CHANGE OF USE OF AN EXISTING 1128 SQFT STORAGE SPACE INTO A 1128 SQFT CAFE.

SCOPE OF WORK 2

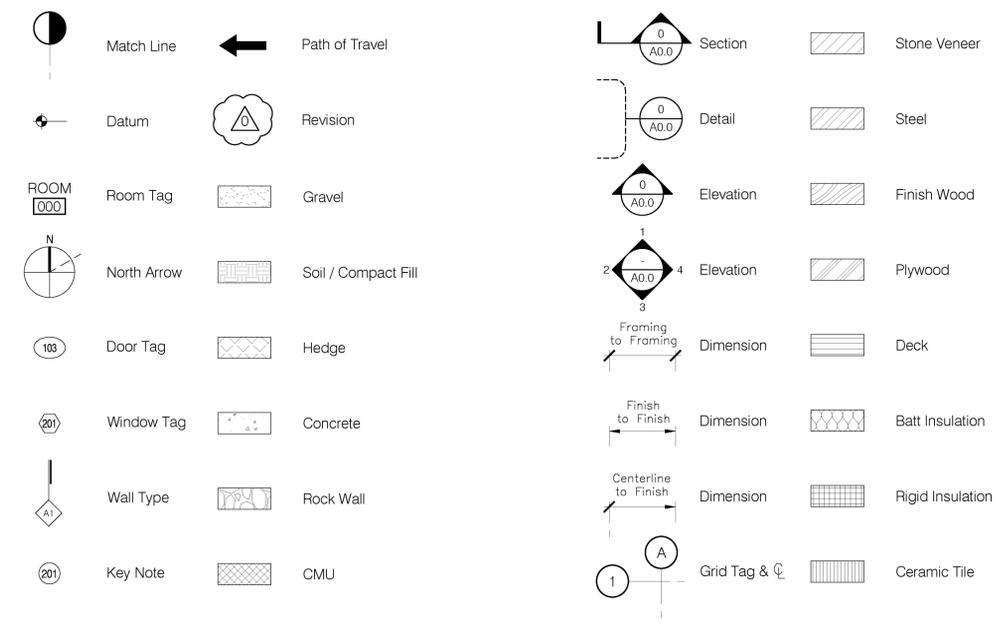
- ARCHITECTURAL
- A000 INDEX
  - A010 GENERAL NOTES
  - A020 ADA NOTES
  - A030 HOSPITALITY NOTES
  - A100 FLOOR PLAN
  - A110 REFLECTED CEILING PLAN
  - A120 KITCHEN EQUIPMENT PLAN
  - A130 FINISHES PLAN
  - A140 PLUMBING PLAN
  - A150 ELECTRICAL PLAN
  - A200 ENLARGED PLAN
  - A300 INTERIOR ELEVATIONS
  - A400 BUILDING SECTIONS
  - A900 DETAILS
  - A910 DETAILS
  - A920 DETAILS
- STRUCTURAL
- G1 NOTES
  - S1 FOUNDATION PLAN
  - SD1 STRUCTURAL DETAILS

PROJECT ADDRESS: 4650 KINGSWELL AVE. LOS ANGELES, CA 90027  
 OWNER: 1728 N. VERMONT AVE LOS ANGELES, CA 90027

KITCHEN CONSULTANT: BILL HUGGINS P. 786.210.2055  
 EXPEDITER: CRAIG FRY AND ASSOCIATES LLC 1010 SOUTH ARROYO PARKWAY #6 PASADENA, CA 91105 P 323.379.3483

ARCHITECT: RYDER DESIGN INC. 1810 14TH ST, #209 SANTA MONICA, CA 90404  
 STRUCTURAL ENGINEER: ARC ENGINEERING 307 NORTH SANTA ANITA AVENUE ARCADIA, CA 91006 P 626.574.1425 F 626.574.0642

SHEET INDEX 3



SYMBOLS & MATERIALS 7

PROJECT INFORMATION 5

PROJECT CONTACTS 4

ryder design & architecture  
 eric@ryderdesign.com www.ryderdesign.com



TENANT IMPROVEMENT @  
 4650 KINGSWELL AVE  
 LOS ANGELES, CA

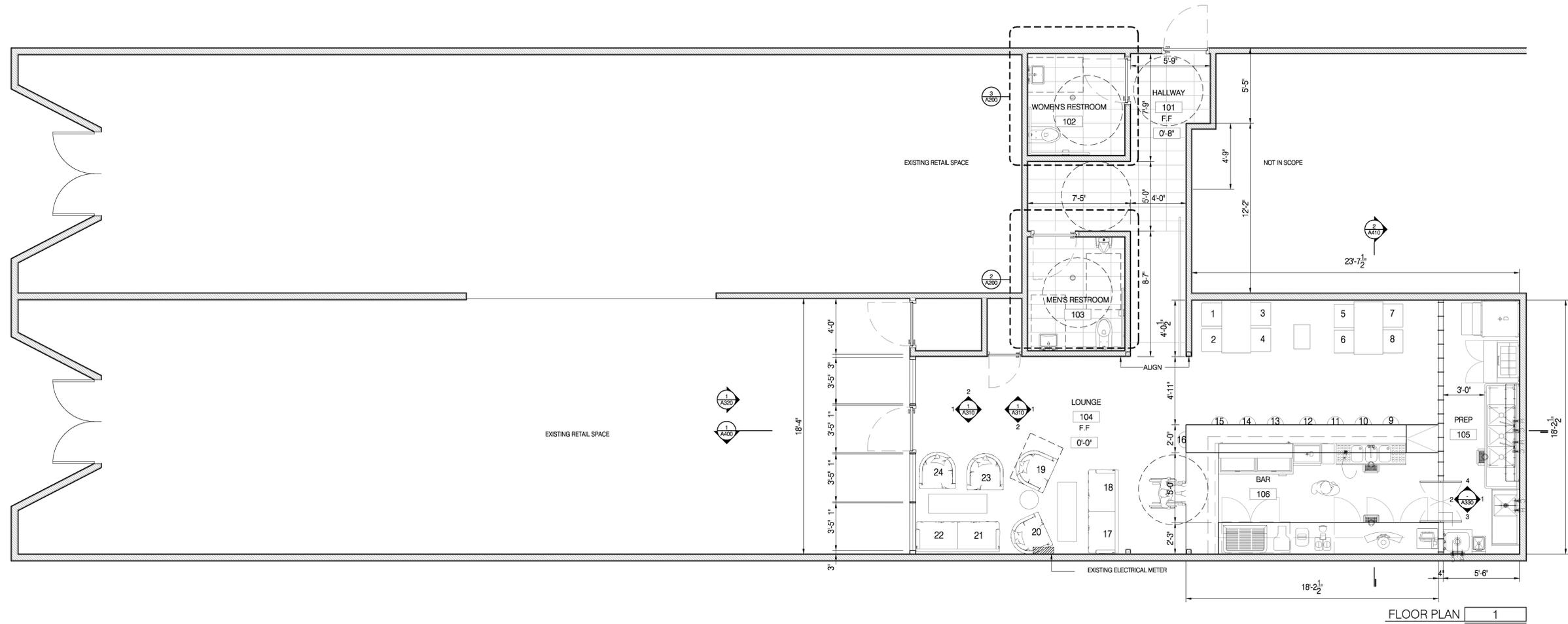
DATE	REMARKS
20141120	INITIAL SITE VISIT
20150123	SCHEMATIC DESIGN
20150129	APPROVED FLOOR PLAN
20150414	PLAN CHECK SUBMITTAL

INDEX/  
SITEPLAN

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DRAWN BY:	EOR
JOB NO.:	--
SCALE:	1/8"= 1'

SHEET  
A000



TENANT IMPROVEMENT @  
 4650 KINGSWELL AVE  
 LOS ANGELES, CA

DATE	REMARKS
20141120	INITIAL SITE VISIT
20150123	SCHEMATIC DESIGN
20150129	APPROVED FLOOR PLAN
20150414	PLAN CHECK SUBMITTAL

## FLOOR PLAN

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DRAWN BY:	EOR
JOB NO.:	--
SCALE:	1/4" = 1'

**PROJECT PERMIT COMPLIANCE REVIEW – VERMONT/WESTERN STATION SPECIFIC PLAN**

**ADDITIONAL INFORMATION & FINDINGS – SUBAREA B**

**4650 KINGSWELL AVE.**

**Representative:**

Craig Fry & Associates LLC  
Brian Fry  
1010 South Arroyo Parkway  
Suite No. 6  
Pasadena, California 91105  
(P) 323.379.3483  
brianfry@craigfryandassociates.com

**Applicant:**

Canarsie Marci Inc.  
Marci Siegel, owner  
1728 N. Vermont Ave.  
Los Angeles, Ca. 90027  
(P) 845.325.9149  
coop28handmade@aol.com

**Project Permit Compliance Review: Vermont/Western Station Specific Plan Additional Findings; Subarea B**

- A. Use.** Notwithstanding any provisions of the Code to the contrary, Residential uses permitted in the R3 Zone by Section 12.10 of the Code and commercial uses permitted in the C1.5 Limited Commercial Zone by Section 12.13.5 of the Code, in addition to Live/Work Quarters and Small Assembly Workshops, shall be permitted on any lot located within Subarea B as shown on Map 1, provided that the following requirements are met:
- 1. Commercial Uses.** Commercial uses in a Mixed Use Project shall be limited to the Ground and second floors of any building, and any commercial use in a Live/Work Quarters shall be limited to those uses permitted in a C1.5 Zone;  
Applicant's proposed establishment will be in compliance with this condition.
  - 2. Enclosed Activities.** With the exception of outdoor merchandise displays during sidewalk sales, outdoor eating areas and newsstands, all commercial activities, including storage, shall be conducted wholly within an enclosed building;  
Does not apply to Applicant's type of business.
  - 3. Mixed Use Regulations.** Projects shall comply with the Mixed Use Development Standards of Section 13.09 F of the Code; and  
Building in which Applicant's establishment will be located is in full compliance.
  - 4. Commercial Corner Exemption.** Notwithstanding any provisions of Sections 12.22 A 23 and 12.24 W 26 of the Code to the contrary, and except as otherwise required

by this Specific Plan, Projects that constitute a Commercial Corner Development or Mini-shopping Center may be developed within Subarea B without first obtaining a conditional use approval pursuant to Section 12.24 W 26 of the Code or having to comply with the requirements and conditions set forth in Section 12.22 A 23 of the Code.

Applicant's establishment is located on a lot which meets criteria.

**B. Height And Floor Area.**

- 1. Mixed Use and Residential Only Projects.** The maximum height of any building for a Mixed-Use Project or a Project comprised exclusively of residential uses, shall not exceed 50 feet, provided, however, that roofs and roof structures for the purposes specified in Section 12.21.1 B 3 of the Code, may be erected up to ten feet above the height limit established in this section, if those structures and features are setback a minimum of ten feet from the roof perimeter and are screened from view at street level by a parapet or a sloping roof. The maximum permitted FAR for a Mixed-Use Project shall be 2.0. Commercial uses in a Mixed-Use Project shall be limited to a maximum FAR of 1.5.

Building is mixed use, residential and commercial and is in compliance.

- 2. Commercial Only Projects.** Projects comprised exclusively of commercial uses shall not exceed a maximum building height of 35 feet and a maximum FAR of 1.5.

Not applicable.

**C. Transitional Height.**

- 1. Height Limits.** Notwithstanding any provisions of Sections 12.21.1 A 10 of the Code to the contrary, portions of buildings on a lot located within the Subarea B shall not exceed the transitional height limits set forth below when located within the distances specified from an abutting lot in Subarea A:

<u>Distance</u>	<u>Height</u>
0 to 49 feet	25 feet
50 to 99 feet	33 feet

Applicant's building was constructed in 1914 and is in compliance with code or has rights grandfathered in.

- 2. Calculating Distance.** Transitional Height limits as set forth above in Section 8 C of this Specific Plan shall only apply to lots adjoining or abutting a lot in Subarea A and shall not apply to lots separated by a public street.

Not applicable to Applicant.

- D. Usable Open Space.** Notwithstanding any provisions of Sections 12.21 G of the Code to the contrary, a Project constituting a Mixed Use Project containing two or more residential units or a Project comprised exclusively of residential uses containing two or more residential units shall contain usable open space in accordance with the standards of Section 12.21 G 2 of the Code, with the following exceptions:

- 1. Above Grade. Up to 50% of the common or private open space, regardless of the underlying zone, may be located above the grade level or first habitable room level;**

Not applicable to Applicant as there is only Tenant Improvement to an existing building.

- 2. Roof decks. Roof Decks, regardless of the underlying zone, may be used in their entirety as common or private open space, excluding that portion of the roof within 20 feet of the roof perimeter.**

Not applicable to Applicant as there is only Tenant Improvement to an existing building.

#### **E. Project Parking Requirements.**

##### **1. Residential Projects.**

- a. Minimum Standards. Notwithstanding the contrary provisions of Section 12.21 A 4 (a) of the Code and regardless of the underlying zone, the minimum number of parking spaces required shall be provided at the following ratios: at least one parking space for each dwelling unit having fewer than three habitable rooms, and at least one and one-half parking spaces for each dwelling unit having more than three habitable rooms, in addition to at least one-quarter parking space for each dwelling unit as guest parking.**

Not applicable.

- b. Maximum Standards. Notwithstanding the contrary provisions of Section 12.21 A 4 (a) of the Code and regardless of the underlying zone, the maximum number of parking spaces provided shall be limited to the following ratios: a maximum of one parking space for each dwelling unit having fewer than three habitable rooms, a maximum of one and one-half parking spaces for each dwelling unit having three habitable rooms, a maximum of two parking spaces for each dwelling unit having more than three habitable rooms, and a maximum of one-half parking space for each dwelling unit as guest parking.**

Not applicable.

- c. Guest Parking. Notwithstanding the contrary provisions of Section 12.21 A 4 of the Code, guest parking spaces for residential uses in Mixed Use Projects, as set forth above, shall be provided through shared use of required commercial parking spaces.**

Not applicable.

- 2. Bicycles. Notwithstanding the contrary provisions of Section 12.21 A 16 of the Code and regardless of the underlying zone, Projects with two or more dwelling units, shall provide off-street parking spaces for bicycles at a ratio of one-half parking space per dwelling unit, and for Projects which include non-residential uses, regardless of the underlying zone, off-street parking spaces for bicycles shall**

be provided at a ratio of one parking space for every 1,000 square feet of non-residential floor area for the first 10,000 square feet of floor area, and one bicycle parking space for every additional increments of 10,000 square feet of floor area. Bicycle parking spaces shall conform to the standards set forth in Section 12.21 A 16 (c) through (h) of the Code, and the Guidelines.

Not applicable to Applicant.

**3. Commercial. Notwithstanding the contrary provisions of Section 12.21 A 4 of the Code and regardless of the underlying zone, the following parking standards shall apply to Projects which include non-residential uses:**

**(i) Except for medical offices, the maximum number of off-street parking spaces which may be provided shall be limited to two parking spaces for each 1,000 square feet of combined floor area of non-residential uses contained within all buildings on a lot;**

Not applicable to Applicant as there is no new development or added floor area, and current parking requirement for subject building is zero spaces.

**(ii) a maximum of 50% of the required non-residential parking spaces may be provided off-site, but within 1,500 feet of the lot for which they are provided; and**

Not applicable as this is a commercial-only tenant.

**(iii) off-site parking facilities may be provided pursuant to leases of existing parking spaces for at least a twenty-year term, in order to provide the parking required by this Specific Plan, and these leased spaces may be shared parking operated or maintained by more than one owner or lessee. If required, Applicant will be in full compliance.**

**4. Existing Buildings.**

**a. Change of use. Notwithstanding the contrary provisions of Section 12.21 A 4 (m) of the Code, or any other provisions of this Specific Plan no additional parking shall be required for a change of use in an existing building to a use permitted by this Specific Plan.**

Applicant's proposed establishment is a Change of Use from retail to bar for 982 sq. ft. in an existing building. No parking is currently required.

**b. Remodeling of Residential Buildings. Notwithstanding the contrary provisions of Section 12.21 A 4 (m) of the Code, or any other provisions of this Specific Plan, no additional parking shall be required for an Extensive Remodeling of an existing residential or Mixed-Use building with so long as the uses are permitted by this Specific Plan.**

Not applicable.

**c. Maintenance of Off Street Parking. Notwithstanding the contrary provisions of Section 12.21 A 4 (m) of the Code, or any other provisions of this Specific Plan,**

**off-street automobile parking spaces being maintained in connection with any existing main building or structure as of the effective date of this ordinance shall be maintained, so long as the main building or structure remains, and shall not be reduced.**

Not applicable.

**F. Conversion Requirements.**

- 1. Acoustics and Utilities.** An acoustical report and a utility metering report meeting the requirements of Section 12.95.2 D 1(c) (2) c and d of the Code, respectively, shall be required as part of any application for a Project Permit Approval for any Project containing dwelling units.

Not applicable.

- 2. Permission to Convert to Condominiums.** Notwithstanding the contrary provisions of Section 91.106.4.1, Exceptions 5 and 11 of the Code, demolition permits may be issued for residential buildings without a requirement for the owner to agree and Covenant to refrain from constructing a condominium, stock cooperative or community apartment Project for any time period following demolition of a building containing two or more dwelling units.

Not applicable.

**G. Yards.** Notwithstanding any contrary provisions of the Code, no front, side or back yards shall be required for the development of any Mixed Use, commercial or residential Project on any lot located within Subarea B.

Not applicable.

**H. Pedestrian Throughways.** Applicants shall provide one public pedestrian walkway, throughway or path for every 250 feet of street frontage for a Project. An arcade or through interior pedestrian path shall be provided from the rear lot line or from the parking lot or public alley or street, if located to the rear of the Project, to the front lot line, and from the side lot line to the lot line on the opposite side of the lot, if the public street, alley or parking lot is located on the side of the Project. The pedestrian throughway shall be accessible to the public and have a minimum vertical clearance of 12 feet, and a minimum horizontal clearance of ten feet.

Not applicable. Applicant's street frontage covers less than 20 feet.

- 1. Facade Treatment.** The building facade facing the pedestrian walkway shall be improved in accordance with the provisions of the Guidelines.

Not applicable.

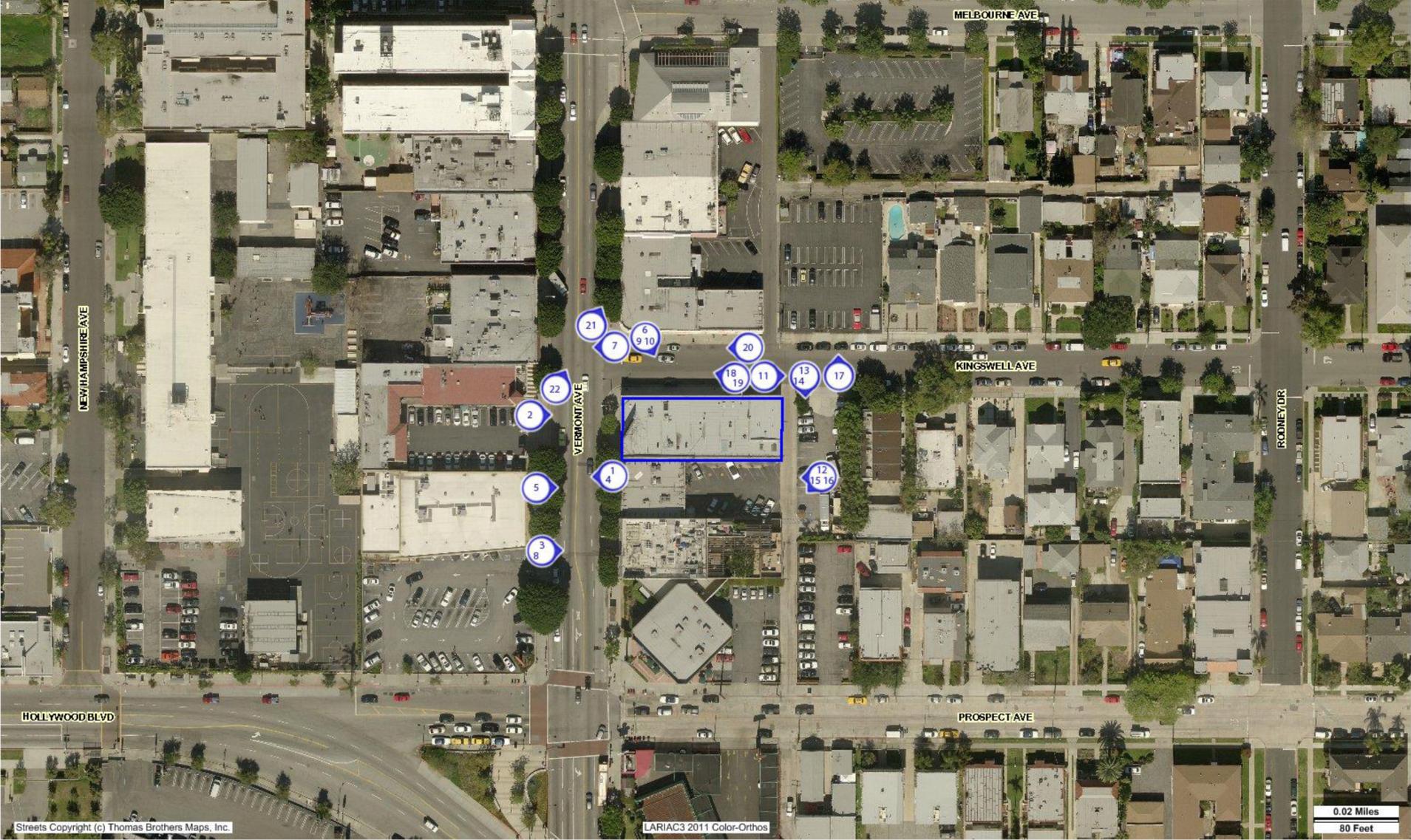
- 2. In Lieu Provision of Throughways.** The Applicant shall provide one or more or a combination of the following in lieu of the throughway requirement in Subdivision 1 prior to the Director granting a Project Permit Compliance:

- a. **Off Site. Provide land area equal to what would be required in Subdivision 1 above as a throughway and construct or covenant to construct improvements for parks and open space on-site, meeting the requirements in Section 6 F 2(c)(3) above, to the satisfaction of the Director of Planning in consultation with the Department of Recreation and Parks; or**  
Not applicable
  
- b. **On Site. Provide land area equal to what would be required in Subdivision 1 above as a throughway and construct or covenant to construct improvements for parks and open space off-site, but within the Specific Plan area, meeting the requirements in Section 6 F 2 (c)(3) above, to the satisfaction of the Director of Planning in consultation with the Department of Recreation and Parks and the Councilmember of the District; or**  
Not applicable.
  
- c. **Cash Payment. Deposit in the Parks First Trust Fund an amount equal to the current cost of purchasing land and constructing improvements for the throughway required in Subdivision above to the satisfaction of the L.A. FOR KIDS Steering Committee. This money shall be used for parks or open space meeting the requirements in Section 6 F 2 (c)(3) of this Specific Plan.**  
Not Applicable.

**Development Standards. Projects shall be in substantial conformance with the Guidelines.**  
Applicant will follow all applicable guidelines with proposed establishment.

4650 KINGSWELL AVE – PHOTOS AND INDEX

MAP



4650 KINGSWELL AVE, LOS ANGELES – CUB ALCOHOL

4650 KINGSWELL AVE – PHOTOS AND INDEX



1



2

1728 N. Vermont (Subject Parcel)



3

1716-1710 Vermont



4

1727 Vermont



5

Ramekin - 1726 N. Vermont (Same Parcel as Subject Property)  
1724-1718 Vermont



6



7

1733-1753 N. Vermont



8

1716-1710 Vermont

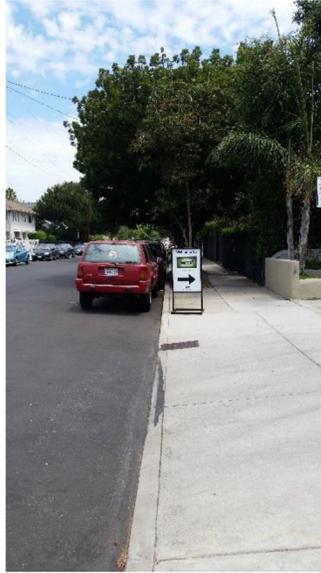


9

4650 KINGSWELL AVE – PHOTOS AND INDEX



10



11



12

Alley (Located behind subject premises)



13



14



15



16



17

4650 KINGSWELL AVE – PHOTOS AND INDEX



18

4655-4647 Kingswell (Pictured right)



19



20



21

1756-1748 N. Vermont



22

1756-1748 N. Vermont