



**APPLICATIONS:**

**DEPARTMENT OF CITY PLANNING APPLICATION**

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number \_\_\_\_\_

Env. Case Number \_\_\_\_\_

Application Type \_\_\_\_\_

Case Filed With (Print Name) \_\_\_\_\_ Date Filed \_\_\_\_\_

Application includes letter requesting:

Waived hearing       Concurrent hearing       Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number \_\_\_\_\_

**Provide all information requested. Missing, incomplete or inconsistent information will cause delays.**  
*All terms in this document are applicable to the singular as well as the plural forms of such terms.*

**1. PROJECT LOCATION**

Street Address<sup>1</sup> 614-620 1/2 N Hoover Street Unit/Space Number \_\_\_\_\_

Legal Description<sup>2</sup> (Lot, Block, Tract) Lot 10, Block I, LINCOLNIAN HEIGHTS Tract

Assessor Parcel Number 5401001017 Total Lot Area 5,034.3

**2. PROJECT DESCRIPTION**

Present Use Retail

Proposed Use Same

Project Name (if applicable) Bar Keeper

Describe in detail the characteristics, scope and/or operation of the proposed project A Conditional Use to permit the off-site sale of a full line of alcoholic beverages and the on-site tasting of a full line of alcoholic beverages in conjunction with a 1,431 s.f. store having hours of operation from 11 a.m. to 10 p.m. daily.

Additional information attached       YES       NO

Complete and check all that apply:

**Existing Site Conditions**

<input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant)	<input type="checkbox"/> Site is located within 500 feet of a freeway or railroad
<input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits)	<input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park)
<input type="checkbox"/> Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)	<input type="checkbox"/> Site has special designation (e.g. National Historic Register, Survey LA)

<sup>1</sup> Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)  
<sup>2</sup> 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   1   – Demolish(ed)<sup>3</sup>   0   + Adding   0   = Total   1    
 Number of Affordable Units<sup>4</sup> Existing   0   – Demolish(ed)   0   + Adding   0   = Total   0    
 Number of Market Rate Units Existing   1   – Demolish(ed)   0   + Adding   0   = Total   1    
 Mixed Use Projects, Amount of Non-Residential Floor Area:   N/A   square feet

**3. ACTION(S) REQUESTED**

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36?       YES       NO

Authorizing section   12.24-W,1   Section from which relief is requested (if any): \_\_\_\_\_

Request:   A Conditional Use to permit the off-site sale of a full line of alcoholic beverages and the on-site tasting of a full line of alcoholic beverages in conjunction with a 1,431 s.f. store having hours of operation from 11 a.m. to 10 p.m. daily.  

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

<sup>3</sup> Number of units to be demolished and/or which have been demolished within the last five (5) years.

<sup>4</sup> 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) \_\_\_\_\_  
\_\_\_\_\_

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. \_\_\_\_\_ Ordinance No.: \_\_\_\_\_

- |   |  |
|---|--|
| <input type="checkbox"/> Condition compliance review                        | <input type="checkbox"/> Clarification of Q (Qualified) classification               |
| <input type="checkbox"/> Modification of conditions                         | <input type="checkbox"/> Clarification of D (Development Limitations) classification |
| <input type="checkbox"/> Revision of approved plans                         | <input type="checkbox"/> Amendment to T (Tentative) classification                   |
| <input type="checkbox"/> Renewal of entitlement                             |  |
| <input type="checkbox"/> Plan Approval subsequent to Master Conditional Use |  |

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project?  YES  NO

Have you filed, or is there intent to file, a Subdivision with this project?  YES  NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**5. OTHER AGENCY REFERRALS/REFERENCE**

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

Are there any outstanding Orders to Comply/citations at this property?  YES (provide copy)  NO

Are there any recorded Covenants, affidavits or easements on this property?  YES (provide copy)  NO

- Development Services Case Management Number \_\_\_\_\_
- Building and Safety Plan Check Number \_\_\_\_\_
- Bureau of Engineering Planning Referral (PCRF) \_\_\_\_\_
- Bureau of Engineering Hillside Referral \_\_\_\_\_
- Housing and Community Investment Department Application Number \_\_\_\_\_
- Bureau of Engineering Revocable Permit Number \_\_\_\_\_
- Other—specify \_\_\_\_\_

**6. PROJECT TEAM INFORMATION (Complete all applicable fields)**

**Applicant<sup>5</sup> name** Joe Keeper  
Company/Firm Bar Keeper  
Address: 3910 W Sunset Blvd Unit/Space Number \_\_\_\_\_  
City Los Angeles State CA Zip Code: 90029  
Telephone \_\_\_\_\_ 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) 614 HOOVER PARTNERS LLC  
Address 4427 SANTA MONICA BLVD Unit/Space Number \_\_\_\_\_  
City Los Angeles State CA Zip Code: 90029  
Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

**Agent/Representative name** Eddie Navarrette  
Company/Firm F.E. Design & Consulting  
Address: 327 E 2nd Street Unit/Space Number 222  
City Los Angeles State CA Zip: 90012  
Telephone (213)687-6963 x207 E-mail: dafne@fedesignandconsulting.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.

<sup>5</sup> An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

**PROPERTY OWNER**

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

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

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

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

Signature \_\_\_\_\_

Date 10/3/17

Print Name CLAYTON LUKENS

Signature \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

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

State of California

County of LOS ANGELES

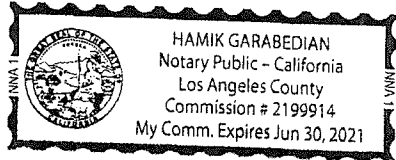
On OCTOBER 3, 2017 before me, Hamik Garabedian, Notary  
(Insert Name of Notary Public and Title)

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

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

WITNESS my hand and official seal.  
[Signature]  
Signature

(Seal)

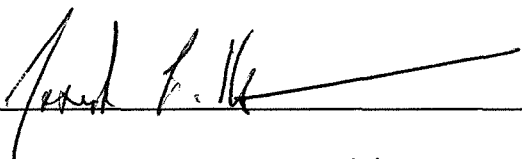


**APPLICANT**

**10. APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- A. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- B. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project, in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- C. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- D. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- E. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- F. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- G. I understand that if this application is denied, there is no refund of fees paid.
- H. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
- I. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

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

Signature: 

Date: 10/3/17

Print Name: JOSEPH L KEEPER



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# **Conditional Use Permit-Alcohol (CUB) Additional Information/Findings 614 N Hoover Street**

Joe Keeper, Bar Keeper (A)  
614 N Hoover Street  
Los Angeles, CA 90004

Silver Lake-Echo Park Planning Area  
Zone: C1.5-1VL  
D.M.: 141A201  
C.D.: 13

614 HOOVER PARTNERS LLC (O)  
4427 SANTA MONICA BLVD  
Los Angeles, CA 90029

Legal Description: Lot 10, Block I, Lincolnian Heights  
Tract

FE Design & Consulting (R)  
327 E. 2nd St. #222  
Los Angeles, CA 90012

### **REQUEST**

A Conditional Use to permit the off-site sale of a full line of alcoholic beverages and the on-site tasting of a full line of alcoholic beverages in conjunction with a 1,431 s.f. store having hours of operation from 11 a.m. to 10 p.m. daily.

### **BACKGROUND**

The subject property is a flat, irregular-shaped lot being a total of 5,034.3 sq. ft. and having a frontage of 56.8 feet along the east side of Hoover Street with a varying depth of 95.9 to 122.45 feet. The property is zoned C1.5-1VL and is developed with a one-story retail building and a rear one-story residential building. The subject request is for a new store in the retail building. Up until recently, the retail building was one business, “Uno Market”, which had a Type 20 license to sell beer and wine for off-site consumption. There is no CUB on-site, which indicates that this Type 20 license pre-dates the Conditional Use Permit process. The property owner decided to close Uno Market and divide the space into two retail tenants. A new business, “Vinovore”, has already opened and is using the existing Type 20 license.

The second retail space, which is the subject of this application, is being taken over by Joe Keeper to open up a retail store, “Bar Keeper.” The plan is to sell a full line of alcoholic beverages, so we are requesting a Type 21





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license to allow a full line of alcohol for off-site consumption. Joe would also like to have on-site alcohol tastings using a Type 86 license. This license allows certain qualified suppliers to conduct “instructional tasting events” at off-sale retail locations, and to provide tastes of alcoholic beverages to consumers under very specific conditions, restrictions and limitations. So, while a Type 86 license is applied for and held by a retail licensee, its core privileges require the involvement or participation of a qualified supplier.<sup>1</sup> The ABC places strict restrictions on tastings held under a Type 86 license, including:

- No charge of any sort shall be made for tastings at an instructional tasting event.
- An instructional tasting event may only take place between the hours of 10 a.m. and 9 p.m. The city or ABC can further limit these hours.
- At all times during an instructional tasting event, the instructional tasting event area shall be separated from the remainder of the off-sale licensed premises by a wall, rope, cable, cord, chain, fence, or other permanent or temporary barrier. The type 86 license-holder shall prominently display signage prohibiting persons under 21 years of age from entering the instructional tasting event area.
- If the retailer allows anyone under 21 into the tasting area, both the retailer and the person under 21 will be guilty of a misdemeanor.
- A single tasting of distilled spirits cannot exceed one-fourth of one ounce and a single tasting of wine cannot exceed one ounce.
- No more than three tastings of distilled spirits or wine shall be provided to any person on any day. The tasting of beer is limited to eight ounces of beer per person per day.

“Bar Keeper” is an existing Silver Lake business which is currently located at 3910 W Sunset Boulevard in the heart of the Sunset Junction area. Due to increasing rents, Joe Keeper is moving his business to the Hoover Street location. The store specializes in specialty bar products including vintage barware, glassware, bitters, and spirits. He is not changing the core of his business model – the Hoover Street location will mirror the Sunset location, he is simply moving to a new location. The Type 86 license is a new option offered by ABC and he would like to include this at his Hoover Street location in order to allow customers to sample some of the specialty and high-end products that he sells at his store.

The table below illustrates the requested details of this application:

	<b>New Approval</b>
<b>Use</b>	Retail
<b>Square Footage</b>	1,431 sq. ft.
<b>Unit/Address</b>	614 N Hoover Street
<b>Patio</b>	No
<b>Hours of Operation</b>	11 a.m. to 10 p.m. daily
<b>Type of Alcohol</b>	Type 21 License- Full Line Off-Site Type 86 License - Instructional Tasting full line

<sup>1</sup> <https://www.abc.ca.gov/trade/Advisory-Type%2086.pdf>



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Food	None
Seats	None
Occupancy	TBD
Live Entertainment	None
Dancing	None
Off-Site Sales	Yes, full line of alcohol
Private Parties	None
Census Tract	1959.03
Neighborhood Council	Silver Lake
Council District	CD-13 – Mitch O’Farrell

**SURROUNDING PROPERTIES**

Property to the north of the subject property is zoned C1.5-1VL and is developed with a one-story commercial building that is currently vacant.

Property to the south is zoned C1.5-1VL and is developed with a one-story commercial building housing a mix of uses including clothing stores, a party supply store, and a travel agency.

Property to the east is zoned RD2-1VL and is developed with single-family housing.

Property to the west is zoned PF-1XL and is developed with an LADWP station.

**CIRCULATION**

Hoover Street, fronting the subject site, is designated as a Collector with a 66-foot wide right-of-way dedication and all improvements including curbs, gutters, sidewalk, and street lights.

**RELATED PRIOR CASES**

***Subject Property:***

None.

***Surrounding Property:***

No similar cases within 500’.



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### GENERAL CONDITIONAL USE FINDINGS

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.

“Bar Keeper” is an existing Silver Lake business with over a decade on Sunset Boulevard. The subject property has held an off-site alcohol license since before the city required Conditional Use Permits almost 40 years ago. This is therefore not a new use for either this property or the applicant. Bar Keeper is a staple of the neighborhood, but rising rents have pushed this small business out of its existing home in the Sunset Junction. Store owner Joe Keeper is excited to have found a space less than a mile south of the Sunset location to reopen his business. This will allow existing customers to continue to have easy access to his specialty alcohol and bar supply products while also introducing his business to a new corner of Silver Lake. His store is a specialty shop that sells products that are not available in other stores. Therefore, he provides a service that is essential and beneficial to the entire city.

ii. That the project’s location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The property is an existing retail store, so the proposed new business will not alter or significantly impact adjacent properties or the surrounding neighborhood. Store owner Joe Keeper has held a Type 21 ABC license since 2010. He has built up a positive reputation in Silver Lake and has proven himself to be a respectful operator that is not a nuisance to the surrounding community. In addition, the requested hours of operation are very modest and will ensure that there are no late-night or early-morning disturbances, ensuring that public health, welfare and safety are all maintained.

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.

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

The Land Use Element of the City’s General Plan divides the city into 35 Community Plans. The Silver Lake-Echo Park-Elysian Valley Community Plan Map designates the property for Neighborhood Commercial land uses. The lot is zoned C1.5-1VL and is planned and zoned for commercial uses. The property is not within the area of any Specific Plan or Interim Control ordinance.



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The subject property is planned and zoned for commercial uses. The request conforms to the Community Plan in that it aims “to preserve and improve the quality of pedestrian-oriented commercial centers.”<sup>2</sup> This Plan also “encourages, where appropriate, intensification, re-use and more efficient use of obsolete or underused commercial space.”<sup>3</sup> The subject request will intensify and existing commercial space and strengthen the pedestrian-oriented nature of Hoover Street.

### ADDITIONAL FINDINGS

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

As mentioned above, the site is an existing retail store with a history of selling alcohol. In addition, the applicant is an experienced and well-respected ABC license holder in the neighborhood. The addition of Bar Keeper to this property will not introduce a use that is substantially different from the historic use of the property, and the applicant’s track record and modest hours of operation will ensure that the business will not adversely affect the welfare of the pertinent community.

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

The applicant already holds a Type 21 license at his business less than a mile away. He is moving the license to his new business, so this will not affect the number of licenses in the Silver Lake community.

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

The approval of the Conditional Use will not detrimentally affect nearby residentially zoned properties due to the fact that the subject property is an existing retail store. Self-policing by the owner is essential for an establishment to not adversely impact the community. The applicant-owners will monitor all areas of the establishment in order to prevent loitering, public drunkenness, and noise. All employees involved in the sale of alcoholic beverages will attend STAR training and a certificate or similar document of proof will be kept on site at all times. In addition, security cameras and sufficient night lighting are maintained on the property in order to create an environment conducive to a responsible establishment.

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<sup>2</sup> Silver Lake-Echo Park-Elysian Valley Community Plan, Page III-15

<sup>3</sup> Silver Lake-Echo Park-Elysian Valley Community Plan, Page III-16



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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?

The store is inside of a 2,276 square-foot, 1-story building.

b. What is the total square footage of the space the establishment will occupy?

The store will be 1,431 square feet.

c. What is the total occupancy load of the space as determined by the Fire Department?

This is still to be determined.

d. What is the total number of seats that will be provided indoors? Outdoors?

None.

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?

N/A

i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained?

N/A

g. Are you adding floor area? If yes, how much is enclosed? Outdoors?

No.

h. Parking

i. How many parking spaces are available on the site?

None.



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ii. Are they shared or designated for the subject use?

N/A

iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety?

N/A

iv. Have any arrangements been made to provide parking off-site?

No.

1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? 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.

N/A.

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.

N/A.

3. Will valet service be available? Will the service be for a charge?

No.

i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks?

See attached radius maps.

j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17?

N/A.



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### QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT

a. What are the proposed hours of operation and which days of the week will the establishment be open and Proposed Hours of Alcohol Sales?

Hours of operation and alcohol sales are to be 11 a.m. to 10 p.m. daily.

b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: Note: An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.

No.

c. Will there be minimum age requirements for entry? If yes, what is the minimum age requirement and how will it be enforced?

No, this is a retail store with no age requirements. Patrons who are under 21 are welcome to enter the store and purchase non-alcoholic items such as specialty glassware. Anyone who wishes to purchase alcohol will need to be 21 years of age or older and must show proper identification at the time of purchase. In addition, the alcohol tastings which will be offered in conjunction with the Type 86 license will be limited to patrons 21 years of age and older. The store will check IDs of anyone wishing to be involved in the tastings. The tastings will occur in a back area of the store, so it will be convenient for staff to cordon off an area for tastings and ensure that no one under 21 is allowed anywhere near the alcohol consumption.

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

Yes, the entire site is a retail store. In addition to alcohol, the store sells bar wares including glassware, bar tools, mixers and decanters.

e. Security

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

There are approximately 2 employees on-site at any given time depending on the day and time. The applicant owner and on-site manager(s) shall comply with all applicable laws and conditions and shall properly manage the facility to discourage illegal and criminal activity on the subject premises and any accessory parking areas over which they exercise control.

All employees involved with the sale of alcoholic beverages shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). Upon completion of such training,



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the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter from the Police Department to the Zoning Administrator as evidence of compliance. In the event there is a change in the licensee, within one year of such change, this training program shall be required for all staff.

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

No.

**1. If yes, how many and when?**

N/A

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

No.

**f. Alcohol**

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

A full line of alcohol.

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

Yes, high-end fortified wine such as port, marsala, sherry, or vermouth are sold.

**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?**

There will be interior alcohol displays visible from outside due to the fact that this is a very small store.

**v. Food**

**1. Will there be a kitchen on the site?**

No.





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2. Will alcohol be sold without a food order?

Yes. There is no food.

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.

N/A.

vi. On-Site

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

No.

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

N/A.

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

Off-site sales are the main use of the business.

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

Yes.

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

No.

vii. Off-Site

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises?



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All glasses are sold to enjoy off-site.

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

There may be specialty products which are sold in smaller containers.

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements.

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?

Both.

i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel?

No.

11/28/2017 DG  
2/13/2018 DG



1 of 1

**Sensitive Land Use List**

N/A

**Alcohol Establishments**

***Within 500-feet***

<u>Establishment Name:</u>	<u>Address:</u>	<u>Type of License:</u>
Corner Shop	559 N Hoover Street	<b>Beer &amp; Wine / Off-Site</b>
Vinovore	614 N Hoover Street	<b>Beer &amp; Wine / Off-Site</b>
Uno Market	614 N Hoover Street	<b>Beer &amp; Wine / Off-Site</b>

***Within 501 feet to 600 feet***

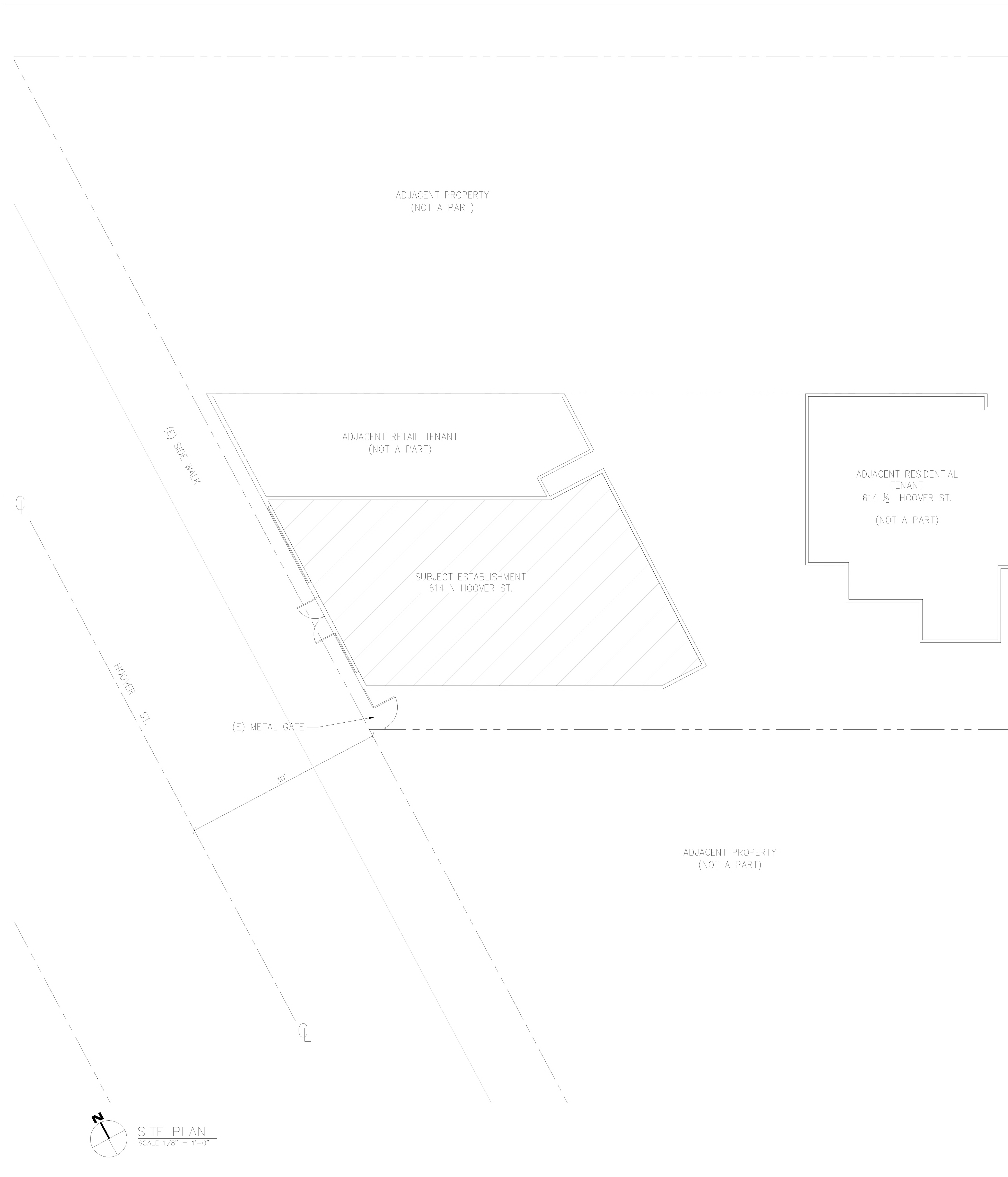
<u>Establishment Name:</u>	<u>Address:</u>	<u>Type of License:</u>
N/A	N/A	N/A

***Within 601 feet to 1,000 feet***

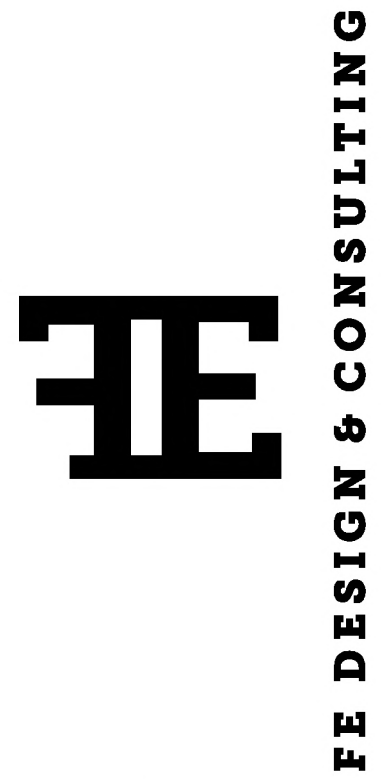
<u>Establishment Name:</u>	<u>Address:</u>	<u>Type of License:</u>
Virgil Square Market	721 N Virgil Avenue	<b>Beer &amp; Wine / Off-Site</b>
Sqirl, LLC	720 N Virgil Avenue	<b>Beer &amp; Wine / Off-Site</b>
Trejos Tacos	611 N Virgil Avenue	<b>Beer &amp; Wine / On-Site</b>
Osi Food Mart	601 N Virgil Avenue	<b>Beer &amp; Wine / Off-Site</b>

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PROJECT INFORMATION	
<b>LEGAL DESCRIPTION</b>	
SITE ADDRESS	: 614 N HOOVER STREET
ZIP CODE	: 90004
PIN NUMBER	: 141A201 55
LOT/PARCEL AREA (CALCULATED)	: 5,034.3 (SQ FT)
THOMAS BROTHERS GRID	: PAGE 594 - GRID B7
ASSESSOR PARCEL NO. (APN)	: 5401001017
TRACT	: LINCOLNIAN HEIGHTS
MAP REFERENCE	: M R 18-70
BLOCK	: I
LOT	: 10
ARB (LOT CUT REFERENCE)	: NONE
MAP SHEET	: 141A201
<b>JURISDICTIONAL</b>	
COMMUNITY PLAN AREA	: SILVER LAKE-ECHO PARK-ELYSIAN VALLEY
AREA PLANNING COMMISSION	: EAST LOS ANGELES
NEIGHBORHOOD COUNCIL	: SILVER LAKE
COUNCIL DISTRICT	: CD 13 - MITCH O'FARRELL
CENSUS TRACT #	: 1959.03
LADBS DISTRICT OFFICE	: LOS ANGELES METRO
<b>PLANNING &amp; ZONING</b>	
SPECIAL NOTES	: NONE
ZONING	: C1.5-1VL
ZONING INFORMATION (ZI)	: ZI-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES
GENERAL PLAN LAND USE	: NEIGHBORHOOD COMMERCIAL
GENERAL PLAN FOOTNOTE(S)	: YES
HILLSIDE AREA (ZONING CODE)	: NO
SPECIFIC PLAN AREA	: NONE
HISTORIC PRESERVATION REVIEW	: NO
CDO: COMMUNITY DESIGN OVERLAY	: NONE
CPIO: COMMUNITY PLAN IMPROV. OVERLAY	: NONE
CUGU: CLEAN UP-GREEN UP	: NONE
NSO: NEIGHBORHOOD STABILIZATION OVERLAY	: NO
POD: PEDESTRIAN ORIENTED DISTRICTS	: NONE
SN: SIGN DISTRICT	: NO
STREETSCAPE	: NO
ADAPTIVE REUSE INCENTIVE AREA	: NONE
ELLIS ACT PROPERTY	: NO
RENT STABILIZATION ORDINANCE (RSO)	: NO
CRA - COMMUNITY REDEVELOPMENT AGENCY	: NONE
CENTRAL CITY PARKING	: NO
DOWNTOWN PARKING	: NO
BUILDING LINE	: NONE
<b>PROJECT DETAILS</b>	
TYPE OF USE	: STORE
TYPE OF ALCOHOL	: TYPES 21 & 86
HOURS OF OPERATION	: 11 A.M. TO 10 P.M. DAILY
INTERIOR AREA	: 1,431 S.F.
SEATING	: NONE
ALCOHOL TASTING	: YES, FULL LINE OF ALCOHOL TASTINGS PER TYPE 86 LICENSE RESTRICTIONS
OFF-SITE ALCOHOL SALES	: YES, FULL LINE
LIVE ENTERTAINMENT	: NO
DANCING	: NO



327 E. 2ND ST. #222 LOS ANGELES CALIFORNIA 90012

**PROJECT INFO.**

**BAR KEEPER**

614 N HOOVER ST  
LOS ANGELES, CA 90004

**SUBMITTAL**

DATE	DESCRIPTION
2/13/18	UPDATE TO HOURS
11/28/17	PLANNING SUBMITTAL
9/21/17	PRE-APPLICATION
9/13/17	DRAFTING

**NOTES:**

**COVER**

SHEET NO.  
**A-0.0**



PROJECT INFO.

BAR KEEPER

614 N HOOVER ST  
LOS ANGELES, CA 90004

SUBMITTAL

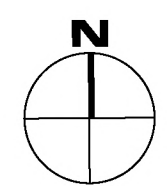
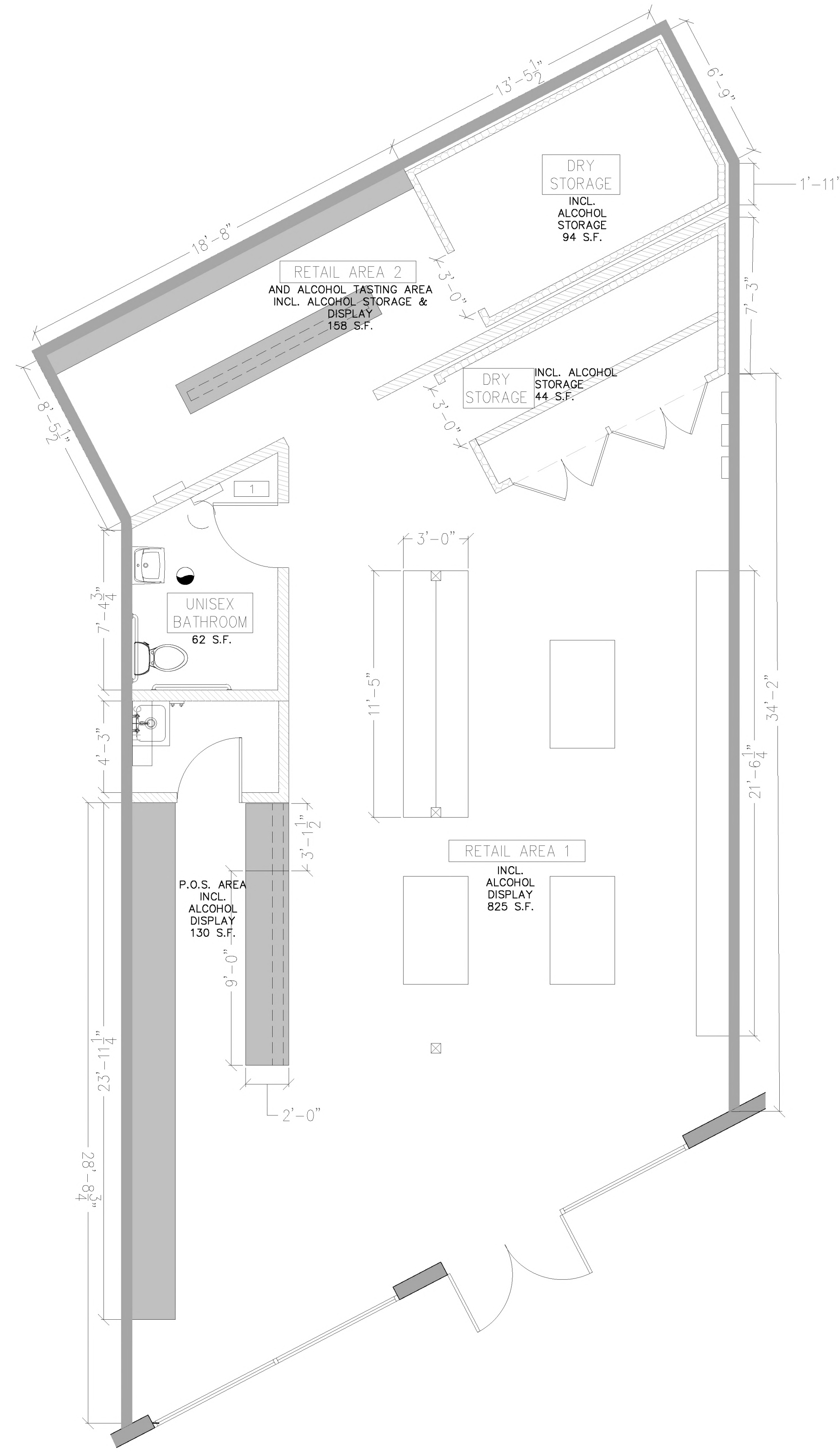
DATE	DESCRIPTION
11/28/17	PLANNING SUBMITTAL
9/21/17	PRE-APPLICATION
9/13/17	DRAFTING

NOTES:

PROPOSED FLOOR PLAN

SHEET NO.

A-2.0



PROPOSED FLOOR PLAN

SCALE 1/4" = 1'-0"

GROUND FLOOR AREA: 1,431 SQ.FT.