

**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 Address¹ 701-727 N Virgil Avenue, 4001 W Melrose Ave Unit/Space Number _____
Legal Description² (Lot, Block, Tract) Por'n Lots 431 and 432, FORD'S TEMPLE STREET ADDITION Tract
Assessor Parcel Number 5539020030 Total Lot Area 15498.6 s.f.

2. PROJECT DESCRIPTION

Present Use Retail
Proposed Use Retail Store and Bar
Project Name (if applicable) TBD
Describe in detail the characteristics, scope and/or operation of the proposed project Change of use from a retail store to a retail store and bar selling beer and wine for on- and off-site consumption.

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

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

- ☐ Demolition of existing buildings/structures
- ☐ Relocation of existing buildings/structures
- ☒ Interior tenant improvement
- ☐ Additions to existing buildings
- ☐ Grading
- ☐ Removal of any on-site tree
- ☐ Removal of any street tree

- ☐ New construction: _____ square feet
- ☐ Accessory use (fence, sign, wireless, carport, etc.)
- ☐ Exterior renovation or alteration
- ☒ Change of use and/or hours of operation
- ☐ Haul Route
- ☐ Uses or structures in public right-of-way
- ☐ Phased project

Housing Component Information

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

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

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

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

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ☒ NO

Is your project required to dedicate land to the public right-of-way? ☐ YES ☒ NO

If so, what is/are your dedication requirement(s)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

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

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

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

Request: A Conditional Use to permit the sale of beer and wine only for on- and off-site consumption in conjunction with a new retail store and bar having hours of operation from 10 a.m. to 11 p.m. daily.

Authorizing section 11.5.7-C Section from which relief is requested (if any): _____

Request: Project Permit Compliance to permit a change of use from retail to retail and bar within the Vermont/Western Transit Oriented District Specific Plan.

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

Request: _____

Additional Requests Attached ☐ YES ☒ NO

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

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ YES ☒ NO

If YES, list all case number(s) _____

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.: _____

☐ Condition compliance review

☐ Clarification of Q (Qualified) classification

☐ Modification of conditions

☐ Clarification of D (Development Limitations) classification

☐ Revision of approved plans

☐ Amendment to T (Tentative) classification

☐ Renewal of entitlement

☐ Plan Approval subsequent to Master Conditional Use

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

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

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

5. OTHER AGENCY REFERRALS/REFERENCE

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

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

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

☐ Development Services Case Management Number _____

☐ Building and Safety Plan Check Number _____

☐ Bureau of Engineering Planning Referral (PCRF) _____

☐ Bureau of Engineering Hillside Referral _____

☐ Housing and Community Investment Department Application Number _____

☐ Bureau of Engineering Revocable Permit Number _____

☐ Bureau of Sanitation, Low Impact Development (LID) Referral _____

☐ Other—specify _____

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name _____

Company/Firm Voodoo Vin LLC

Address: 1825 N Vermont Ave Unit/Space Number 291141

City Los Angeles State CA Zip Code: 90027

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) 701 VIRGIL LLC

Address 5261 HASKELL ST Unit/Space Number _____

City LA CANADA State CA Zip Code: 91011

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
(select only one)

☐ Owner

☐ Applicant

☒ Agent/Representative

☐ Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

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

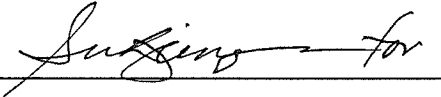
PROPERTY OWNER

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

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

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

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

Signature  for 701 VIRGIL LLC

Date 2/26/11

Print Name Jung Soo Suh

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 February 26, 2018 before me, Jaynie M. Tong, Notary Public
(Insert Name of Notary Public and Title)

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

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

Signature: Natale Hekmat Michael Hekmat

Date: 2/26/18

Print Name: NATALE HEKMAT MICHAEL HEKMAT

OPTIONAL
NEIGHBORHOOD CONTACT SHEET

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

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

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

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Conditional Use Permit-Alcohol (CUB) Specific Plan Permit Compliance (SPP) Additional Information/Findings 713 N Virgil Avenue

Voodoo Vin, LLC (A)
1825 N Vermont Avenue #291141
Los Angeles, CA 90027

701 Virgil, LLC (O)
5261 Haskell Street
La Canada, CA 91011

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

713 N Virgil Avenue
Hollywood Community Plan Area
Zone: C1-1D
C.D.: 13 – Mitch O’Farrell
Legal Description:
Lot: FR 431 & FR 432
Block: None
Tract: Ford’s Temple Street Addition

REQUEST

A Conditional Use to permit the sale of beer and wine only for on- and off-site consumption in conjunction with a new retail store and bar having hours of operation from 10 a.m. to 11 p.m. daily.

Project Permit Compliance to permit a change of use from retail to retail and bar within the Vermont/Western Transit Oriented District Specific Plan.

BACKGROUND

The subject property is comprised of two tied lots (FR 431 and FR 432, Ford’s Temple Street Addition Tract) under the same ownership. Together, the lots have a frontage of 310’ along the west side of Virgil Avenue, 50’ along the north side of Melrose Avenue, and 50’ along the south side of Marathon Street. The property is a flat, rectangular-shaped parcel improved with a one- and two-story 10,811 square-foot commercial building which was built in 1964 with parking lots at the north and south ends.



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The subject unit was until recently “Marshall Security Training Academy.” That tenant left and the landlord leased out the space to the applicants, Michael and Natalie Hekmat. Their vision is to transform the space into a small retail store and wine bar. The store will offer local residents a place to sample and purchase high end food and wine products. The entire space is only 887 s.f., so the new business will be focused on local customers. During the day, customers will be able to come in and purchase unique and high-end food and drink products. In the evening, the retail space will transform into a wine bar, including seating around some of the low retail shelves. Customers can enjoy food and a bottle of wine in an intimate, unique environment.

The applicants will be applying to ABC for a Type 42 license which allows the on-site sale of beer and wine at a bar. Although there will be food preparation equipment on-site, the kitchen will not be robust enough to qualify as a “bona fide restaurant”, so the applicants are opting for a bar license instead of a restaurant license. As part of the requirements for this license, the entire space will be 21+. The on-site license also allows beer and wine sales for off-site consumption. The Hekmat’s will take advantage of this by offering bottles of wine and craft beers for sale as part of their retail component.

Details of the project are as follows:

	New Approval
Use	Retail store and bar
Square Footage	887 s.f.
Hours of Operation	10 a.m. to 11 p.m. daily
Type of Alcohol	Type 42
Food	Limited food for on- and off-site consumption
Interior Seats	42
Live Entertainment	None
Private Parties	Yes (for corporate events, holiday parties, receptions, etc.)
Parking	17 spaces on-site shared between the businesses

CIRCULATION

Virgil Avenue is a Modified Avenue II dedicated to a right-of-way width of 80 feet and improved with curb, gutter, and sidewalk.

Melrose Avenue is a Modified Avenue III dedicated to a right-of-way width of 64 feet and improved with curb, gutter, and sidewalk.

Marathon Street is a Local Street-Standard dedicated to a right-of-way width of 60 feet and improved with curb, gutter, and sidewalk.



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RELATED PRIOR CASES

Subject Property:

None.

Surrounding Properties:

Case No. ZA-2017-910(CUB) - On August 14, 2017, the Zoning Administrator approved a Conditional Use to permit the continued sale and dispensing of beer and wine only for on-site consumption, in conjunction with a 1,642 square-foot restaurant having hours of operation from 8 a.m. to 11:30 p.m. Sunday to Thursday and 8 a.m. to midnight Friday and Saturday, located at 751 N Virgil Avenue.

Case No. DIR-2015-4274(SPP) - On June 20, 2016, the Director of Planning approved with conditions a Project Permit Compliance Review for the demolition of an existing one-story commercial building; and the construction, use and maintenance of a new five-story, mixed-use building that contains 24 dwelling units and 1,721 square feet of commercial/retail space, that will be 49- feet 9-inches in height with a total floor area of 37,756 square feet within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan. A subsequent letter of correction fixed a small typographical error. The project is located at 646-654 North Virgil Avenue and 3966-3976 West Melrose Avenue.

Case No. DIR-2015-4601(SPP) - On April 14, 2016, the Director of Planning approved with conditions a Project Permit Compliance Review to allow a change of use from a dental office to a one-family dwelling unit and beauty salon within a single-story building located in Subarea B of the Vermont/Western Station Neighborhood Area Plan. On April 21, 2016, a corrected determination letter was issued. The project is located at 750 North Virgil Avenue.

Case No. ZA 2010-1152(CUB) - On March 7, 2011, the Zoning Administrator approved a request for the sale and consumption of beer and wine for on-site consumption, in conjunction with the operation of a 2,750 square-foot restaurant having 70 seats, with operating hours from 10:00 am to 10:00 pm, daily, located at 751 N Virgil Avenue.

Case No. ZA-1988-488(CUB) - On July 27, 1988, the Zoning Administrator approved a request for the off-site sale of beer and wine at 720 N Virgil Avenue.

Case No. ZA-1987-1197(CUB) - On January 6, 1988, the Zoning Administrator disapproved a conditional use to permit the sale of beer and wine for off-site consumption in conjunction with a new 1,500 square-foot market featuring fresh meat and produce (50% of floor area), located at 724 N Virgil Avenue.



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GENERAL 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.

The subject establishment is situated on Virgil Avenue in the East Hollywood neighborhood. The property is an existing commercial building with a variety of uses including one existing restaurant, and a few small retail tenants. The space at 713 N Virgil was until recently “Marshall Security Training Academy.” That tenant left and the landlord leased out the space to the applicants, Michael and Natalie Hekmat. Their vision is to transform the space into a small retail store and wine bar. The entire space is only 887 s.f., so the new business will be focused on local customers. The store will offer local residents a place to purchase high end food and wine products, and to enjoy a night out at a quiet, intimate local establishment. Markets and bars are desired amenities, and this business will provide a service that is beneficial to the community.

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 project’s location, size, height and operations will be compatible with the immediate neighborhood due to the fact that the project will be located inside an existing building on an existing commercial corridor. The change of use from retail to retail and bar will not result in any new floor area being added nor will it increase the existing building height. The proposed uses are allowed in the C1 zone and are in conformance with the type of development the zone allows. The purpose of the subject filing is the applicant’s request to add alcoholic beverages to the restaurant’s menu, and to verify compliance with the Vermont/Western Station Neighborhood Area Plan. The Conditional Use Permit will establish clear conditions on the sale and dispensing of alcoholic beverages to ensure that they will not have detrimental impacts on residents, businesses, and visitors to the area. These conditions are intended to clearly define the operational parameters for use of the site in order to make oversight and accountability more efficient. By approving the instant request, the establishment will be on equal footing with similar establishments citywide and will have the best opportunity to remain viable in the long term.

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.



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The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The Hollywood Community Plan designates the property for Limited Commercial land uses, and the property is zoned C1-1D. The subject property is therefore planned and zoned for commercial uses. Objective 1 of the Plan is to “further the development of Hollywood as a major center of population, employment, retail services, and entertainment”¹ – and both retail stores and bars are an important part of that vision of Hollywood.

ADDITIONAL FINDINGS - CUB

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

The subject location is located on a commercial corridor with other similar uses. The property is completely surrounded by other commercially-zoned properties. There is no outdoor seating component, and the proposed hours of operation are modest, with the business closing by 11 p.m. daily. These factors, combined with the conditions of approval which will limit operations, 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.

There are currently 8 active retail ABC licenses in census tract 1914.20: four type 20 licenses (beer and wine off-site), two type 21 licenses (full line off-site), and two type 41 licenses (beer and wine on-site eating place). The proposed space will have a type 42 license to allow beer and wine at a bar. This license also allows beer and wine for off-site sales as part of its licensing privileges. However, it is considered an on-site license.

The ABC has allocated three on-site licenses for this census tract. Currently, there are only two. This will be the third, so the census tract will not be over-concentrated.

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

The subject property is completely surrounded by other commercially-zoned properties. There is no outdoor seating component, and the proposed hours of operation are modest, with the business closing by 11 p.m. daily. These factors, combined with the conditions of approval which will limit operations, will ensure that the business will not detrimentally affect nearby residential zones or uses.

¹ Hollywood Community Plan, Page HO-1.



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ADDITIONAL FINDINGS - SPP

The subject property is located in Subarea B of the Vermont / Western Station Neighborhood Area Plan. The unit is currently permitted for retail uses. However, the subject application includes a request for a wine bar, where patrons will consume food and alcohol on-site. Although there is still a retail component, the additional bar feature is considered a change of use, which triggers a Specific Plan Permit Compliance (SPP) application.

Section 2 of the Vermont / Western Station Neighborhood Area Plan states the purposes of the plan. Purpose C is to “Establish a clean, safe, comfortable and pedestrian oriented community environment for residents to shop in and use the public community services in the neighborhood”.² This project will be a neighborhood-service store that will enhance the pedestrian realm by adding visual interest and “eyes on the street”, helping to achieve this goal.

Section 8 sets out the requirements for Subarea B, where this site is located. This area is for Mixed Use Boulevards, and it allows any 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.³ The site is zoned C1, and all uses in C1 are also allowed in C1.5. Per ZA 2015-2348(ZAI), which establishes allowed uses per zone, both a bar and a wine bar are allowed in the C1 zone, as are a variety of different types of retail stores. Therefore, the proposed uses are allowed in the underlying zone and by the Specific Plan.

Section 8.E.4 sets out the parking requirements for a change of use within an existing building. It states that “no additional parking shall be required for a change of use in an existing building to a use permitted by this Specific Plan.”⁴ This section goes on to state that “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.”⁵ The site has 15 existing parking stalls shared between the different businesses, and the intention is to maintain these spaces. The change of use will not impact the parking, and the Plan allows the change of use without a change in parking.

Therefore, the requested change of use is both in compliance with the requirements of the Specific Plan, and in the spirit of the purpose of the Plan.

² The Vermont / Western Station Neighborhood Area Plan, page 2.

³ The Vermont / Western Station Neighborhood Area Plan, page 19.

⁴ The Vermont / Western Station Neighborhood Area Plan, page 22.

⁵ The Vermont / Western Station Neighborhood Area Plan, page 22.



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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 subject building is 10,811 square feet.

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

There is 887 square feet of interior square footage.

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

The final occupant load of the space will be determined by the Fire Department and the Department of Building and Safety.

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

There will be a maximum of 42 interior seats and 0 outdoor seats.

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?

17 spaces shared between the businesses.



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

Shared.

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 from 10 a.m. 11 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?

Yes, the entire space will be 21+ as required by the Type 42 license.

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

Yes, the space is a retail store which will sell food and alcohol to-go.

e. Security

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

There will be approximately 2-3 employees on-site at any given 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, 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.



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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?

Beer and wine only.

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

No.

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?

No.

v. Food

1. Will there be a kitchen on the site?

There will be limited food prep equipment.

2. Will alcohol be sold without a food order?

Yes.



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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.

This is currently being developed.

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")?

Yes.

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

It is included in the request.

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?

No.



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

Some specialty beers and wines may be 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.

3/9/18 DG
3/26/18 DG



1 of 1

Sensitive Land Use List

Dayton Height Elementary School
607 N Westmoreland

Kingdon Hall of Jehovah Witnesses
621 N Virgil Avenue

Ukrainian Orthodox Church of St. Vladamir
4051 Melrose Avenue

Iglesia Cuadrangular Faro de Luz
771 N Virgil Avenue

Dayton Heights Early Educational Center
3917 Clinton Street

The Church of Melrose
652 N Westmoreland Avenue

Monroe Street Christian Church
4150 Monroe Street

Alcohol Establishments – within 500-feet

Establishment Name:

Address:

Type of License:

Carniceria 21 Market

825 N Virgil Avenue

Full Line / Off-site

Virgil Market, LLC

780 N Virgil Avenue

Full Line / Off-site

Deviate Enterprises, LLC

751 N Virgil Avenue

Beer & Wine / On-site

Virgil Square Market

721 N Virgil Avenue

Beer & Wine / Off-site

Sqirl, LLC

720 N Virgil Avenue

Beer & Wine / Off-site

Trejo Tacos

611 N Virgil Avenue

Beer & Wine / On-site

Within 501 feet to 600 feet

N/A

N/A

N/A

Within 601 feet to 1,000 feet

Virgil Farm Market

868 N Virgil Avenue

Beer & Wine / Off-site

Franciacorta Imports, LLC

859 N Virgil Avenue

Beer & Wine / On-site

Osi Food Mart

601 N Virgil Avenue

Beer & Wine / Off-site

Vinovore

614 N Hoover Street

Beer & Wine / Off-site

Uno market

614 N Hoover Street

Beer & Wine / Off-site

\\CLOUD\\Projects\\3617049 - 713 N Virgil Avenue\\Planning\\Radius Map\\Sensitive Use List.docx



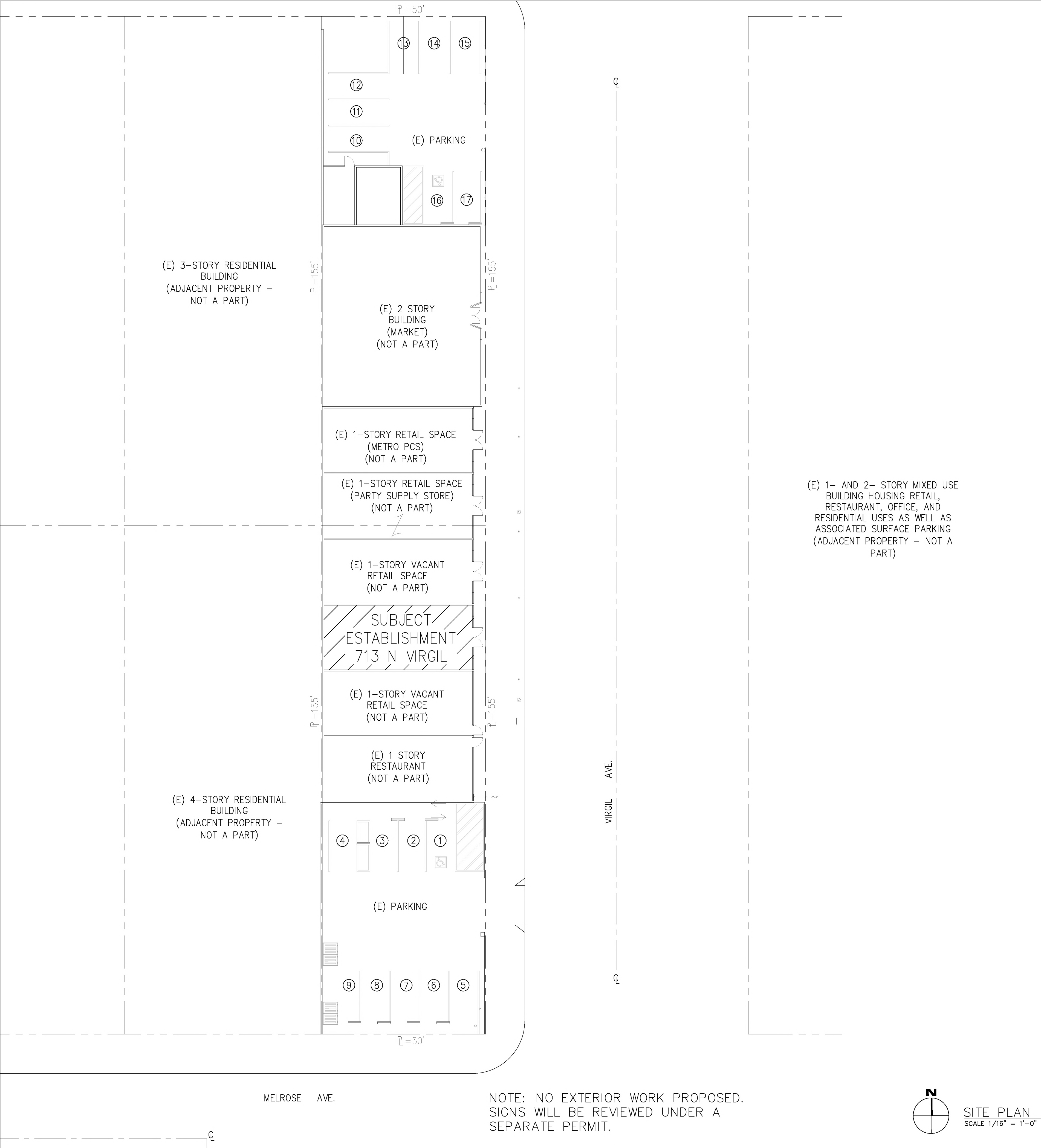
Voodoo Vin LLC Sample Menu (in Progress)
713 N Virgil Ave, LA, CA 90029

Lunch

Oysters with mignonette
Iberico ham
Bresaola
Market greens
Burrata with charred bread
Seasonal salad
Rotating seasonal sandwich
Rotating seasonal dessert
Cheese plates

Dinner

Olives
Pickled vegetables
Spiced Almonds
Iberico ham
Bresaola
Oysters
Clams on toast
Burrata with charred bread
Seasonal salad
Rotating seasonal dessert
Cheese plates



PROJECT INFORMATION	
LEGAL DESCRIPTION	
SITE ADDRESS	: 713 N VIRGIL AVENUE
ZIP CODE	: 90029
PIN NUMBER	: 141B197 436
LOT/PARCEL AREA (CALCULATED)	: 7,758.8 (SQ FT)
THOMAS BROTHERS GRID	: PAGE 594 – GRID B6
ASSESSOR PARCEL NO. (APN)	: 5539020030
TRACT	: FORD’S TEMPLE STREET ADDITION
MAP REFERENCE	: M R 15–97
BLOCK	: NONE
LOT	: FR 431 & FR 432
ARB (LOT CUT REFERENCE)	: NONE
MAP SHEET	: 141B197 & 142–5A201
JURISDICTIONAL	
COMMUNITY PLAN AREA	: HOLLYWOOD
AREA PLANNING COMMISSION	: CENTRAL
NEIGHBORHOOD COUNCIL	: EAST HOLLYWOOD
COUNCIL DISTRICT	: CD 13 – MITCH O’FARRELL
CENSUS TRACT #	: 1914.20
LADBS DISTRICT OFFICE	: LOS ANGELES METRO
PLANNING & ZONING	
SPECIAL NOTES	: NONE
ZONING	: C1–1D
ZONING INFORMATION (ZI)	: ZI–2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES
	: ZI–2374 LOS ANGELES STATE ENTERPRISE ZONE
	: ZI–2433 REVISED HOLLYWOOD INJUCTION
GENERAL PLAN LAND USE	: LIMITED COMMERCIAL
GENERAL PLAN FOOTNOTE(S)	: YES
HILLSIDE AREA (ZONING CODE)	: NO
SPECIFIC PLAN AREA	: VERMONT/WESTERN STATION NEIGHBORHOOD AREA PLAN SUBAREA B: MIXED USE BOULEVARDS
HISTORIC PRESERVATION REVIEW	: NO
CDO: COMMUNITY DESIGN OVERLAY	: NONE
CPIO: COMMUNITY PLAN IMPRO. 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
TRANSIT ORIENTED COMMUNITIES (TOC)	: TIER 3
CRA – COMMUNITY REDEVELOPMENT AGENCY	: NONE
CENTRAL CITY PARKING	: NO
DOWNTOWN PARKING	: NO
BUILDING LINE	: NONE
PROJECT DETAILS	
TYPE OF USE	: RETAIL AND BAR
TYPE OF ALCOHOL	: TYPE 42
HOURS OF OPERATION	: 10 A.M. TO 11 P.M. DAILY
INTERIOR AREA	: 887 S.F.
SEATING	: 33 SEATS
ON–SITE CONSUMPTION	: YES, BEER AND WINE ONLY
OFF–SITE CONSUMPTION	: YES, BEER AND WINE ONLY PER TYPE 42 LICENSE PRIVILEGES
LIVE ENTERTAINMENT	: NO
DANCING	: NO



FE DESIGN & CONSULTING

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

PROJECT INFO.

TBD

713 N VIRGIL AVE.
LOS ANGELES, CA
90029

SUBMITTAL

5/18/18	DESIGN UPDATE
4/5/18	PLANNING SUBMITTAL
1/30/18	SPP SUBMITTAL
DATE	DESCRIPTION

NOTES:

COVER

SHEET NO.

A–0.0

PROJECT INFO.

TBD

713 N VIRGIL AVE.
LOS ANGELES, CA
90029

SUBMITTAL

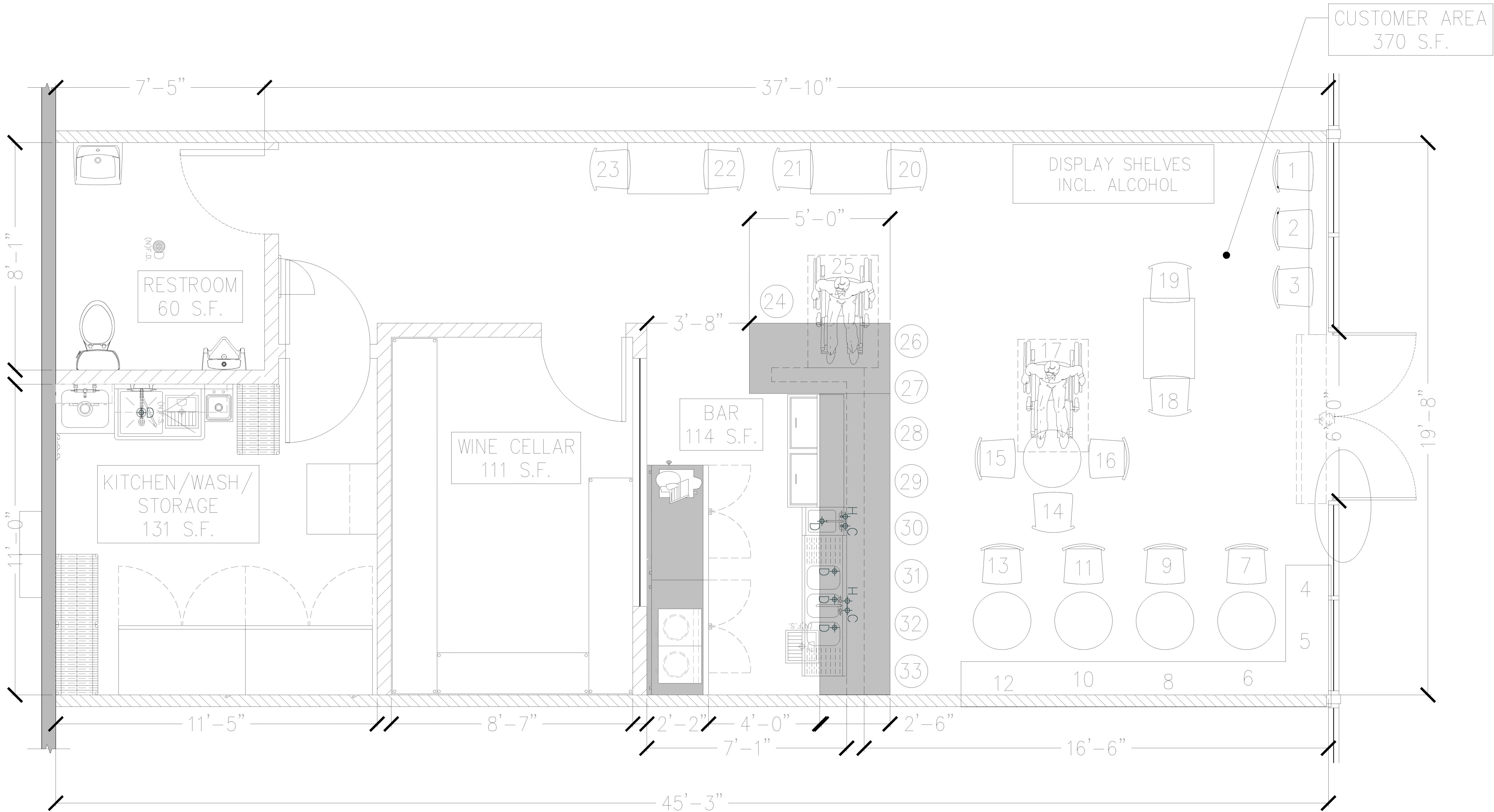
5/18/18	DESIGN UPDATE
4/5/18	PLANNING SUBMITTAL
1/30/18	SPP SUBMITTAL
DATE	DESCRIPTION

NOTES:

FLOOR
PLAN

SHEET NO.

A-2.0



PROPOSED FLOOR PLAN
SCALE 1/2" = 1'-0"
GROUND FLOOR AREA: 887 SQ.FT.