



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.
 Detailed filing instructions are found on form CP-7810*

1. **PROJECT LOCATION** (4101-4123 SANTA MONICA BLVD.; 1106-1112 N. MYRA AVE.)
 Street Address¹ 4121 Santa Monica Blvd., Los Angeles, CA 90029 Unit/Space Number _____
 Legal Description² (Lot, Block, Tract) Lots: 128-134 & FR 135-137; Block: None; Tract: TR 4763
 Assessor Parcel Number 5429-002-034,035 Total Lot Area 28,106 s.f.

2. **PROJECT DESCRIPTION**
 Present Use Vacant
 Proposed Use Supermarket
 Project Name (if applicable) Erewhon
 Describe in detail the characteristics, scope and/or operation of the proposed project CUB to allow sale of a full line of alcohol for off-site consumption & ancillary on-site instructional tastings of alcoholic beverages in conjunction with a new 9,375 s.f. Erewhon supermarket. Hours of operation 6am - 1am daily.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

- Site is undeveloped or unimproved (i.e. vacant)
- Site is located within 500 feet of a freeway or railroad
- Site has existing buildings (provide copies of building permits)
- Site is located within 500 feet of a sensitive use (e.g. school, park)

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)

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)

Site has special designation (e.g. National Historic Register, Survey LA)

Proposed Project Information

(Check all that apply or could apply)

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

Removal of protected trees on site or in the public right of way

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)? N/A ft.

If you have dedication requirements on multiple streets, please indicate: N/A

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 Code Section 12.24 W, 1

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

Action Requested, Narrative: CUB to allow sale of full-line of alcohol for off-site consumption & ancillary on-site instructional tastings of alcoholic beverages at new 9,375 s.f. Erewhon supermarket. Hours of oper 6am-1am daily.

Authorizing Code Section 12.24 W, 27

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

Action Requested, Narrative: CU to allow a deviation from commercial corner operating hours of 7am to 11pm, to allow operating hours of 6am to 1am daily.

Additional Requests Attached YES NO

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

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

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

If YES, list all case number(s) ZA 2018-5987 (CUB)(CU)

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. N/A

Ordinance No.: N/A

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master Conditional Use

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

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

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

N/A

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form N/A

b. Geographic Project Planning Referral N/A

c. Citywide Urban Design Guidelines Checklist N/A

d. Affordable Housing Referral Form N/A

e. Mello Form N/A

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A

g. HPOZ Authorization Form N/A

h. Management Team Authorization N/A

i. Expedite Fee Agreement N/A

j. Department of Transportation (DOT) Referral Form N/A

k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) N/A

l. Order to Comply N/A

m. Building Permits and Certificates of Occupancy N/A

n. Hillside Referral Form N/A

o. Low Impact Development (LID) Referral Form (Storm water Mitigation) N/A

p. Proof of Filing with the Housing and Community Investment Department N/A

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

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Tony Antoci

Company/Firm Nowhere Partners Corp

Address: 7660-A Beverly Blvd. Unit/Space Number _____

City Los Angeles State CA Zip Code: 90036

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) 4121 Santa Monica (CA) I, LLC

Address 4700 Wilshire Blvd. Unit/Space Number _____

City Los Angeles State CA Zip Code: 90010

Telephone _____ E-mail: _____

Agent/Representative name Brett Engstrom - Cindy Block

Company/Firm LiquorLicense.com

Address: 2222 Damon St. Unit/Space Number _____

City Los Angeles State CA Zip: 90021

Telephone (626) 993-7350 E-mail: brett@liquorlicense.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) N/A

Name N/A

Company/Firm N/A

Address: N/A Unit/Space Number N/A

City N/A State N/A Zip Code: _____

Telephone _____ E-mail: N/A

Primary Contact for Project Information Owner Applicant
(select only one) Agent/Representative Other

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

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

PROPERTY OWNER

7. **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 or 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 7/17/2019

Print Name Shaul Kuba

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 July 17, 2019 before me, MAGGIE MURADIAN NOTARY PUBLIC
(Insert Name of Notary Public and Title)

personally appeared SHAUL KUIBA, 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.

[Handwritten Signature]
Signature

(Seal)



APPLICANT

8. **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.
 - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

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

Signature:  _____

Date: 7-12-19

Print Name: Tony Antford

**APPLICATION TO THE ZONING ADMINISTRATOR FOR CONDITIONAL USE PERMIT –
ALCOHOLIC BEVERAGES (CUB)**

**APPLICANT: NOWHERE PARTNERS CORP.
 DBA: EREWHON MARKET**

**PROPERTY: 4121 SANTA MONICA BLVD.
 LOS ANGELES, CA 90029**

**REFERENCE: SALE OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR OFF-SITE
 CONSUMPTION AND ON-SITE INSTRUCTIONAL TASTINGS OF ALCOHOLIC
 BEVERAGES IN CONJUNCTION WITH A NEW SUPERMARKET LOCATED IN
 C2-1D ZONE.**

Summary of Request

Pursuant to L.A.M.C. Section 12.24-W,1, the Applicant Nowhere Partners Corp. is seeking an approval to allow the sale of a full line of alcohol for off-site consumption, and the ancillary on-site instructional tastings of alcoholic beverages in conjunction with the operation of a new 9,375 Erewhon Market. The market will operate with a Dept of ABC Type #21 License to allow the off-site sales, and a Type #86 License to allow the instructional tastings. The supermarket will occupy a tenant space within a new commercial building. It will include a small area for prepared food that may be consumed on-site, or to be taken away to be enjoyed elsewhere. There are 55 interior seats and 30 patio seats for patrons use. However no alcohol consumption is proposed at these seating areas.

Erewhon operates 5 stores in the Southern California area. Their mission statement is to make healthy, pure, nutrient rich foods and products available to all and to inspire people to eat better, eat less and live longer.

The property is within the C2-1D zone, and is designated Highway Oriented Commercial under the General Plan Land Use designations. It is located within Council District 13, the Hollywood Community Plan area and the Los Angeles State Enterprise Zone.

BACKGROUND

The subject property is a sloping, irregularly-shaped site consisting of ten (10) lots with approximately 28,106 square feet having a frontage of 250 feet along West Santa Monica Boulevard. The subject property is zoned C2-1 D with a land use designation of Highway Oriented Commercial within the Hollywood Community Plan area. The project site is located within a Transit Priority Area in the City of Los Angeles and a Los Angeles State Enterprise Zone.

The predominant land use pattern within the Community Plan Area is low-density commercial uses on major corridors and interior multi- and single-family residential uses. The property is located along West Santa Monica Boulevard in the Silver Lake neighborhood. The Community Plan lists issues expressed from the community such as the lack of quality building design, inadequate transitions between commercial and residential uses, and a lack of overall parking and access within commercial strips due to physical constraints.

The subject property is currently undergoing the construction of a 40,281 square-foot commercial building with multiple commercial tenant spaces. The subject application proposes the tenant improvement of a portion of the ground floor tenant spaces. The request herein is for a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption (via a Dept of ABC type #21 License) in conjunction with a proposed 9,375 square-foot Erewhon Market. The market will include 55 interior seats

and 30 patio seats, although no consumption of alcohol is proposed in the seating areas. Ancillary on-site instructional tastings will be offered as well, via a Dept of ABC Type #86 License. Hours of operation are 6:00am to 1:00am daily.

Properties to the north are zoned RD1 .5-1XL and C2-1 D and are improved with commercial and multi-family residential structures.

Properties to the east are zoned [Q]C2-1 VL and are improved with commercial structures and surface parking lots.

Properties to the south are zoned C2-1D and R3-1VL and are improved with multi-family residential structures and commercial structures.

Properties to the west abutting the subject site are zoned R1-1 and are improved with single family residential structures.

West Santa Monica Boulevard, adjoining the subject property to the south is a Modified Avenue II dedicated to a width of 90 feet and improved to a varying width from 70 to 80 feet with asphalt roadway and concrete curb, gutter, and sidewalk.

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 full service supermarket provides a service to nearby residents, supermarket shoppers and employees of surrounding businesses. The subject property is located in an area that is served and is accessible to public transportation. The new specialty market with an associated food component helps create a safe environment and by extension, increase security during the evening hours. The sale of alcoholic beverages in conjunction with a full service market is an expected amenities, and allows a patron to purchase all their desired food & beverage purchases in a single location. With a responsible operator such as the Erewhon group, and suitable operating conditions, the use as proposed will not create adverse conditions or negatively impact the surrounding area.

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 subject property is a sloping, irregularly-shaped site consisting of ten (10) lots with approximately 28,106 square feet having a frontage of 250 feet along West Santa Monica Boulevard. The subject property is zoned C2-1 D with a land use designation of Highway Oriented Commercial within the Hollywood Community Plan area. The project site is located within a Transit Priority Area in the City of Los Angeles and a Los Angeles State Enterprise Zone. The subject property is currently undergoing the construction of a 40,281 square-foot commercial building with multiple commercial tenant spaces. The subject application proposes the tenant improvement of a portion of the ground floor tenant spaces.

The subject specialty market is in proper relation to adjacent uses of the community. The request for alcohol sales in conjunction with the new market will not conflict with other commercial neighbors and their patrons. Appropriate operating conditions placed on the operation will ensure the uses will operate in a reasonable manner in relation to adjacent uses and development of the community. With this in mind, the subject establishment will serve the public convenience and will not affect and/or degrade the public health, welfare and safety.

iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The subject property is located within the C2-1D zone within the Hollywood Community Plan area of the City of Los Angeles. The use is consistent with the General Plan's Highway Oriented Commercial land use designation. The supermarket use is permitted by right in the C2 Zone classification. The issue of alcoholic beverages is not specifically addressed by the General Plan, but permitted with conditional approvals. The intent and purpose of the General Plan, is to allow for an arrangement of land uses which are compatible with each other. The plan encourages the proximity of services to the areas they serve, and the subject request is consistent with these objectives. As such, the requested use will be in harmony with the general plan and specific plan's goals and objectives.

ADDITIONAL CUB FINDINGS

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

The subject use is located within the Hollywood Community Plan. The subject establishment does not in any way diminish the goals nor purpose of the community plan. The subject establishment reinforces pedestrian activity sought by the specific plan by creating an attractive and highly visible entry way along Santa Monica Blvd. The subject use is permitted by right in the C2-1D zone and is consistent with the General Plan's Highway Oriented Commercial land use. Conditional approval for the sale of alcoholic beverages is allowed through the approval of the Zoning Administrator subject of findings pursuant to LAMC 12.24-W,1 supporting the approval. The intent and purpose of the General and Community Plan, is to allow for an arrangement of land uses which are compatible with each other. The plan encourages the proximity of services to the areas they serve. With suitable operating conditions attached to the approval, the use is consistent with these objectives and will be safeguarded from detrimentally affecting the public welfare of the surrounding community.

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

The proposed supermarket will operate via ABC Type #21 and Type #86 Licenses. There are no other off-sale licenses within 600 feet of the market's location, thereby limiting the possibilities of an over concentration of off-sale licenses in the area. Nonetheless, the proposed market will be operated in a responsible manner and avoid detrimentally affecting the surrounding area.

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

The Subject Property is located within the C2-1D Zone and in the Hollywood Community Plan area. It is designated highway Oriented Commercial under general plan land use designations. The proposed use will be located along Santa Monica Blvd., a major thoroughfare for this part of the city. This site is surrounded by commercial retail establishments, restaurants and a variety of other establishments with similar hours of operation from those the applicant has requested in this application. Coupled with suitable operating conditions, the proposed use will not be detrimental to nearby residents.

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?

Total s.f. of the building is 40,281 s.f.

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

The operating supermarket occupies a 9,375 s.f. portion of the building.

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

Applicant is uncertain of exact occupancy load.

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

There are 55 interior seats and an additional 30 seats in the adjacent outdoor areas. No alcohol consumption is proposed in the seating areas. However on-site instructional tastings of alcoholic beverages is proposed at the store via a Dept of ABC Type #86 instructional tastings license.

e. If there is an outdoor area, will there be an option to consume alcoholic outdoors.

No, no on-site consumption of alcohol is proposed in the seating areas.

f. If there is an outdoor area, is it on private property or the public right of way, or both?

All outdoor areas are located within the parcel.

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

N/A.

g. Are you adding floor area?

The proposed Erewhon Market is part of a larger development. However no additional floor area is being added as a part of this application.

h. Parking

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

There are a total of 40 spaces located on-site, 21 of which are designated for the commercial uses on the site. The project is located within the Los Angeles State Enterprise Zone.

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

The 21 spaces are shared by the on-site commercial tenants.

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

No floor area is being added.

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

No off-site parking spaces are being provided.

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

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, valet service is not planned.

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

There are no sensitive uses within 600 feet of the project:

There are three sensitive uses between 600 feet and 1,000 feet of the project:

- Valdez Family Child Care; 1033 Hyperion Ave.
- Jewish Community Recreation & Learning Center; 110 Bates Ave.
- Guardian Angel PN Catholic Church; 1118 Commonwealth Ave.

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

N/A.

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?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	6am to 1am	6am to 1am	6am to 1am	6am to 1am	6am to 1am	6am to 1am	6am to 1am
Proposed Hours of Alcohol Sales	6am to 1am	6am to 1am	6am to 1am	6am to 1am	6am to 1am	6am to 1am	6am to 1am

b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video games machines, etc..?

Pre-recorded music will be played over the in house speaker system, and a few televisions will be placed in the cafe area.

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

There is no minimum age requirement to enter the premises. However, all patrons who wish to purchase alcohol will be required to provide valid identification.

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

Yes, the business is a retail supermarket.

e. Security

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

There will be 5-25 employees on site at any given moment. Number of employees on site will be influenced in part by time of day, season and anticipated foot traffic.

ii. Will security guards be provided on-site?

No security guards will be provided by the store.

iii. Has LAPD issued any citations or violations?

No, the LAPD has not issued any citations or violations.

f. Alcohol

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

A full line of alcohol will be available for off-site consumption and on-site instructional tastings.

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

Specialty wines with greater than 16% alcohol may be sold. However cheap, fortified wines will not be sold.

iii. Will alcohol be consumed on any adjacent property under the control of the applicant?

No, alcohol will not be consumed on adjacent properties.

iv. Will there be signs visible from the exterior that advertise the availability of alcohol?

The applicant will abide by all ABC regulations regarding the advertising of alcohol.

v. Food

1. Will there be a kitchen on the site?

There is a full kitchen on-site.

2. Will alcohol be sold without a food order?

Alcohol will be available without a food order.

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis?

The sale of alcohol is not expected to exceed the sale of food items on a quarterly basis.

4. Provide a copy of the menu if food is to be served.

Request is for off-site consumption and on-site instructional tastings.

vi. On-Site

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

There is an on-site eating area with both indoor and outdoor seating. However no alcohol consumption is proposed there.

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

The main request is for the sale of alcohol for off-site consumption, with an ancillary use of on-site instructional tastings.

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

No happy hour is proposed.

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, containers will not be sold for use of consumption of alcohol on the premises.

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

Alcoholic beverages will be sold in predetermined quantities as delivered by the distributor.

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

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?

This request is for the sale of a full line of alcohol for off-site consumption and ancillary on-site instructional tastings of alcoholic beverages.

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

The establishment is a proposed retail supermarket.