APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number ZA-2019-7504-MCUP

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

Street Address[1] 1027 Wilshire Blvd., 621-637 St. Paul Street, Los Angeles Unit/Space Number

Legal Description[2] (Lot, Block, Tract) Lot 67-73, None, Replat of lot 64-67 1/2 of Subdivision of the Lands of St. Paul's School situated in Lot 1 Blck 37 Hancocks Survey

Assessor Parcel Number 5143-025-009, -010, -041 Total Lot Area 90,969 SF

2. PROJECT DESCRIPTION

Present Use Mixed use: residential and commercial

Proposed Use Master CUP for on and off site sales of alcoholic beverages in two restaurants and one rooftop common area

Project Name (if applicable) Wilshire 1027

Describe in detail the characteristics, scope and/or operation of the proposed project Master CUP to permit the on and off site sales and consumption of a full line of alcoholic beverages in two ground floor restaurants and one rooftop terrace dining area. Off-site consumption will be limited to one of the ground floor restaurants, the cafe.

Additional information attached ☑ YES ☐ NO

Complete and check all that apply:

Existing Site Conditions

☐ Site is undeveloped or unimproved (i.e. vacant)

☐ Site has existing buildings (provide copies of building permits)

☐ 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 is located within 500 feet of a freeway or railroad

☐ Site is located within 500 feet of a sensitive use (e.g. school, park)

☐ 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

(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 _____ – Demolish(ed)[3] _____ + Adding _____ = Total 376

Number of Affordable Units[4] Existing _____ – Demolish(ed) _____ + Adding _____ = Total _____

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

Mixed Use Projects, Amount of Non-Residential Floor Area: 10,500 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 Code Section LAMC Section 12.24 W.1

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

Action Requested, Narrative: A master CUP to permit the on and off site sales and consumption of a full line of alcoholic beverages in two ground floor restaurants and one rooftop terrace residential amenity. Off-site consumption of alcoholic beverages will be limited to one of the ground floor restaurants, the cafe.

Authorizing Code Section _____

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

Action Requested, Narrative: _____

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) APCC-2009-3280-SPE-ZV-ZAA-SPP-SPR, ENV-2005-7998-MND

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
☐ Modification of conditions
☐ Revision of approved plans
☐ Renewal of entitlement
☐ Plan Approval subsequent to Master Conditional Use
☐ Clarification of Q (Qualified) classification
☐ Clarification of D (Development Limitations) classification
☐ Amendment to T (Tentative) classification

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. 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 _____
b. Geographic Project Planning Referral _____
c. Citywide Design Guidelines Compliance Review Form _____
d. Affordable Housing Referral Form _____
e. Mello Form _____
f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____
g. HPOZ Authorization Form _____
h. Management Team Authorization _____
i. Expedite Fee Agreement _____
j. Department of Transportation (DOT) Referral Form _____
k. Preliminary Zoning Assessment Referral Form _____
l. SB330 Preliminary Application _____
m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____
n. Order to Comply _____
o. Building Permits and Certificates of Occupancy _____
p. Hillside Referral Form (BOE) _____
q. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____
r. SB330 Determination Letter from Housing and Community Investment Department _____
s. Are there any recorded Covenants, affidavits or easements on this property? ☑ YES (provide copy) ☐ NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant[5] name 1027 Wilshire JV, LLC

Company/Firm

Address: 370 Convention Way Unit/Space Number

City Redwood City State CA Zip Code: 94063

Telephone (650) 369-6700 E-mail:

Are you in escrow to purchase the subject property? ☐ YES ☐ NO

Property Owner of Record ☑ Same as applicant ☐ Different from applicant

Name (if different from applicant)

Address Unit/Space Number

City State Zip Code:

Telephone E-mail:

Agent/Representative name Jim Ries

Company/Firm Craig Lawson & Co., LLC

Address: 3221 Hutchison Avenue Unit/Space Number Suite D

City Los Angeles State CA Zip: 90034

Telephone (310) 838-2400 E-mail: jim@craiglawson.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

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 December 12, 2019

Print Name Rahim Amidhozour

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 San Mateo

On December 12, 2019 before me, Michael Le Dinh, Notary Public
(Insert Name of Notary Public and Title)

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

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

WITNESS my hand and official seal.

Signature (Seal)

MICHAEL LE DINH
Notary Public – California
San Mateo County
Commission # 2219308
My Comm. Expires Oct 21, 2021

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 <u>does not</u> need to be notarized.

Signature: _____ Date: December 12, 2019

Print Name: Rahim Amidhozour

ATTACHMENT A
Request for Discretionary Approvals
1027 Wilshire JV, LLC
1027 Wilshire Blvd; 627, 633, 637 St. Paul Avenue
Los Angeles, CA 90017

The Applicant, ***1027 Wilshire JV, LLC*** requests the following discretionary actions:

1. Pursuant to **LAMC Section 12.24 W.1**, the Applicant requests a Master Conditional Use Permit Beverage ("Master CUB") to permit the sale of a full line of alcoholic beverages for on and off-site consumption in conjunction with the development of a mixed-use project. The Applicant is requesting the ability to sell alcohol within a café and restaurant located on the ground floor and within one private rooftop tenant amenity space. The off-site consumption of alcoholic beverages will be limited to the ground floor café.

Pursuant to various sections of Los Angeles Municipal Code, the Applicant will also request approvals and permits from the Building and Safety Department (and other municipal agencies) for project construction activities including, but not limited to the following: building and tenant improvements, and revocable permit for outdoor dining to encroach into the public right-of-way by approximately 8 feet for the grocery store and approximately 4 feet for the restaurant uses.

PROPOSED MASTER CONDITIONAL USE PERMIT

The Applicant requests a Master Conditional Use Permit Beverage ("Master CUB") to permit the sale of a full line of alcoholic beverages, including beer, wine and distilled spirits, for on and off-site consumption within the ground floor café of the mixed use project and the on-site consumption of alcohol within the ground floor restaurant and the building structure's rooftop (the "Project"). The rooftop space is to be utilized as a residential amenity use, including their guests. The Applicant is requesting a total of three alcohol permits: one permit for the restaurant, one for the cafe, and one for the rooftop tenant amenity space.

Each of the ground floor commercial spaces, the restaurant and café, will have indoor and outdoor seating areas fronting on Wilshire Boulevard. The residential amenity rooftop space will be uncovered, and primarily accessible to residents of the Property and their guests. Total alcohol sales for the 2 requested restaurant permits will cover approximately 6,254 square feet of indoor commercial floor area, plus 3,174 square feet of total outdoor dining at street level (see Table 1 for further breakdown of square footage). The rooftop location will consist of approximately 5,385 square feet of tenant amenity space.

The Applicant is in the process of identifying tenants that wish to operate and sell alcoholic beverages for the three proposed locations. This Master CUB for Alcohol application is being filed by the developer of the Project Site – on behalf of future sub-lessees who may want to serve for on-site and off-site consumption of a full line of alcohol in connection with the operation of individual restaurants and tenant amenity space. The specific details of each alcohol sales establishment will be reviewed pursuant to a subsequent and separate Plan Approval process that will not require a new Public Hearing.

Table 1. Liquor Sales Area – 1027 Wilshire Boulevard

	Indoor SF	Indoor Seats	Outdoor SF	Outdoor Seats	Liquor Storage SF[1]	Permit Type
Street Level Restaurant A (Café)	1,223 SF	30 Seats	1,044 SF	76 Seats	72 SF	Full Line On and off-site Sale
Street Level Restaurant B	5,031 SF	158 Seats	2,130 SF	148 Seats	67.5 SF	Full Line On-site Sale
Rooftop Amenity	NA	NA	5,385 SF	310 Seats	60 SF	Full Line On-site Sale
Total Indoor Floor Area	6,254 SF					
Total Outdoor Floor Area			8,559 SF			

[1] The liquor storage area square footage is included in each sales area square footage.

Total Indoor Seats		188 Seats				
Total Outdoor Seats				534 Seats		
Total Indoor and Outdoor Seats	722 Seats					

PROJECT BACKGROUND

The property located at **1027 Wilshire Boulevard and 621-637 St. Paul Street** (the "Site") has received approval on October 22, 2010 pursuant to APCC-2009-3280-SPA-ZV-ZAA-SPP-SPR for a mixed-use development with 376 residential units located above approximately 10,500 square feet of neighborhood serving retail and office uses. The Project is currently under construction.

The Approved Project is located on approximately 90,969 net square feet (2.08 acres) and is comprised of three Associated Parcel Numbers 5143-025-009, -010, -041 (the "Site"). The Project Site is bounded by Wilshire Boulevard to the southwest, St. Paul Avenue to the southeast and an alley, St. Paul Place, to the northwest. The Site is in the Westlake Community Plan area as well as the Central City West Specific Plan ("CCWSP") area.

The following lists the Project Site's compliance with the conditions set forth in the October 2010 approval (APCC-2009-3280-SPA-ZV-ZAA-SPP-SPR):

Floor Area

The total floor area on the Project Site is limited to a maximum of 390,000 square feet, of which a minimum of 10,500 square feet will be dedicated to commercial (ground floor) and office use.

Height and Number of Stories

The buildings on the Property Site do not exceed 1,268 feet in height, in accordance with Section 8.A.2 of the Central City West Specific Plan. The proposed building is approximately 100 feet tall, 9 stories with 4 levels of subterranean parking.

Parking

The Project will provide 1.7 parking spaces on-site per 1,000 square feet of office use and 2 parking spaces on-site per 1,000 square feet of retail space as required by the Central City West Specific Plan. Additionally, the Project will provide 1 space for each dwelling unit with 3 or fewer than 3 habitable rooms, and 1.25 spaces for dwelling units with more than 3 habitable rooms as required by LAMC Section 12.21 A 4(p). According to the recorded Parking License Agreement No. 20080123548, the Project also includes remote parking spaces for the project located at 1010 Wilshire Blvd.

Parking Access

As shown on the Plot Plan, vehicular access to the Site would be provided via driveways from St Paul Avenue. No vehicular access is permitted from Wilshire Boulevard pursuant to APCC-2009-3280-SPE-ZV-ZAA-SPP-SPR.

All driveways would provide direct access to the Project Site's parking garage, which would provide parking for both the Project's commercial and residential components.

Transit Adjacency

The Site is located within proximity to MTA bus and rail transit lines, and DASH service, thereby affording access to residents and workers in the greater downtown Los Angeles area to enjoy the entertainment, restaurants and retail uses.

- Three Dash Service Lines are located proximate to the site:

  Route A includes a stop at Bixel Street and Wilshire Boulevard, within one block of the Project Site, and Route E picks up at the corner of 6th and Bixel. Route A schedules its pick-ups every seven minutes between the hours of 6:00am to 9:00pm, and

  Route E, the City West – Fashion District Route, of the Dash Services, which also has a pick-up of every five minutes between the hours of 6:30am and 9:00pm.

  The Dash Pico Union/Echo Park includes a stop at the intersection of St Paul and 6th Street, north of the Site. The Pico Union/Echo Park Service Line has a pickup approximately every 10 minutes, 7 days a week between the hours of 5:00am and 10:30pm.

- The Metro Bus system provides local service along Wilshire Boulevard, Route 20, which provides easy access to the Westside of Los Angeles, including Beverly Hills and Santa Monica, and connects to the light rail options in downtown.
- The Metro Rapid line #720 provides access from Commerce on the east to Santa Monica on the west with a stop located at 6th and Witmer and will utilize the Wilshire BRT.
- Subway services are located only a few blocks from the Site. The Red Line station located at Figueroa and 7th Street, and the Blue Line station located at 7th Street and Flower Street (7th/Metro Center) will rapidly take the commuter throughout many parts of the City.
- There are also two Express Bus services, #487 and #489, which operate along Wilshire Boulevard. Finally, 6th Street offers both local and rapid bus services. The local service line, #18, provides access from Montebello on the east end and Wilshire Center on the west end.
- The local and limited lines #16/316 also provide a stop at the intersection of Bixel Street and 6th Street.

Because many trips can be made by transit and walking, there is less need for a car in a downtown environment (a major attraction to people purchasing or renting residential units in the Downtown), and therefore less of a need for parking spaces. The transit options allow for visitors to access the Approved Project, without having to drive to or from the Site.

PROJECT SITE INFORMATION

The Specific Plan defines one zoning designations on the Site, which is zoned C4(CW)-U/6, allowing a floor area ratio of 6 to 1. Pursuant to the Westlake Community Plan, the Site land use designation is Regional Center Commercial. The Site is located in South Subarea 4 and specifically the Wilshire Corridor District within the CCWSP.

The Wilshire Corridor District, situated just to the west of the Harbor Freeway and the Financial District, is currently realizing significant redevelopment activity, especially high-density residential and mixed-use projects. In addition, the Project is located in the Los Angeles State Enterprise Zone that provides certain incentives to encourage economic development.

SURROUNDING ZONING AND USES

North: The Project Site is generally bounded by a parking structure to the north. The northeast corner of 6th Street and South Bixel Street is improved with a surface parking lot. An apartment complex extends from the parking structure to 6th street and St Paul Street. The zoning for the uses to the north is C4(CW)-U/6.

East: South St. Paul Street bounds the site on the east. The area to the east of the project Site along South Bixel Street is developed with luxury apartments and potentially a ground floor commercial retail component. Building heights within the adjacent site range from six to eight stories. The zoning for the uses to the east is C4(CW)-U/6.

South: The area to the south of the Project Site, south of Wilshire Boulevard is developed with a live work facility. The zoning for the uses to the south is C4(CW)-U/6. In addition, there is a 16-story office building that was converted to residential uses with ground floor commercial.

West: An alley bounds the Site to the west. Beyond the ally is a 12-story office structure with street level commercial and a 5-story apartment structure over parking at Wilshire and Bixel. The zoning for the uses to the west is C4(CW)-U/6.

FINDINGS FOR
CONDITIONAL USE PERMIT
PURSUANT TO LAMC SECTION 12.24 W.1

Pursuant to LAMC Section 12.24 W.1, the following findings are required for a proposed development project seeking a Master Conditional Use Permit Beverage ("Master CUB") to permit the sale of a full line of alcoholic beverages for on and off-site consumption in conjunction with the development of a mixed-use project. Off-site consumption of alcoholic beverages will be limited to the ground floor cafe.

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 Applicant's approved Project Site consists of the construction of a mixed-use project, containing residential and commercial floor area, in the heart of the CCWSP Area in the City of Los Angeles. The CCWSP area has experienced substantial residential and commercial growth since its adoption in 1991 and subsequent amendments through 2009.

Examples of residential and mixed-use projects that have been approved and/or developed include reuse of the 1100 Wilshire Building, and the Piero Apartments and a mixed-use project under construction for the 1120 W. 6th Street property. In addition, the new projects have been completed for a mixed-use project at 1111 Wilshire Boulevard, the mixed-use project at 619-628 South Bixel and the GLO Project located at the southeast corner of Wilshire Boulevard and Bixel Street. Well-known restaurants and drinking establishments, such as the Pacific Dining Car has held a prominent and long-term position on 6th Street drawing dinners from the downtown area for power lunches and relaxed evening dining.

Businesses continue to expand, and more residents of mixed-use units are expected to reside in or near the Project area of the Westlake Community Plan area. As a result of commercial and residential growth in the CCWSP area, the built environment in the surrounding neighborhood will be enhanced with the addition of two restaurants that will provide services that are essential and beneficial to the community. The uses will cater to the needs of the community, a diverse neighborhood with appeal that extends beyond the borders of the CCWSP, thereby drawing interest from the growing number of residents, as well as the workers, in the greater downtown Los Angeles area.

The Master CUB is requested to serve a full line of alcoholic beverages for on and off-site consumption within the cafe and on-site consumption of alcoholic beverages within the restaurant and the tenant amenity space located on the rooftop. The rooftop space is to be utilized as a residential amenity use.

The objective of the proposed Project is to create an inviting, pedestrian-friendly development, consistent with the goals of the CCWSP and the Westlake Community Plan Area. Activities such as dining with the availability of alcoholic beverages are an essential part of a quality sit-down restaurant experience. The success of restaurants often depends upon their ability to provide this service to their patrons. Such activities are a natural and vital extension of the restaurant use and a function of a pedestrian-friendly environment. In addition, a residential amenity feature is to provide a common area space located on the rooftop of the Project that allows residential tenants the opportunity to enjoy a get-away to relax in a unique outdoor space. Alcoholic beverages will be served with light dining service from the restaurants on the lower level.

As the growing residential population in mixed-use developments and the day-time work force of the Downtown commercial core expands, so does the need for certain goods and services, which is the primary rationale for the development of the Project restaurant uses.

The Applicant proposes a mixed-use development with improved access to quality food, and beverages. The future restaurant tenants will also help boost the economy of Los Angeles by creating jobs and contributing sales and business tax revenues. Therefore, the proposed Master CUB for on and off-site sales will provide additional services that are beneficial to the community.

For the reasons stated above, the proposed Master CUB will enhance the built environment in the surrounding neighborhood and will provide a service that is essential and beneficial to the community, city or region.

ii. **THAT THE PROJECT'S LOCATION, SIZE, HEIGHT, OPERATIONS AND OTHER SIGNIFICANT FEATURES WILL BE COMPATIBLE WITH AND WILL NOT ADVERSELY AFFECT OR FURTHER DEGRADE ADJACENT PROPERTIES, THE SURROUNDING NEIGHBORHOOD, OR THE PUBLIC HEALTH, WELFARE, AND SAFETY**.

The Applicant's approved design was found to be compatible with the existing and future development of neighboring properties, and consistent with the City's vision of the Westlake Community Plan. The Master CUB application is requested for commercial restaurant uses and a private tenant amenity space located within the floor area of the approved Project and will not change the size, height, operations and other significant features of the approved Project. A maximum of 390,000 square feet of floor area was approved for the Project Site that allows for certain uses of land that are permitted within in the existing zone. Of that square footage, a maximum of 10,500 square feet of ground floor area was approved for neighborhood serving retail and office use. The rooftop space is to be utilized as a residential amenity use.

The proposed café, restaurant, and tenant amenity space are uses that are compatible with and are designed to serve the adjacent properties, the surrounding neighborhood, and the existing tenants. On the contrary the Project will improve that neighborhood character by providing much needed housing and successful commercial uses that will serve the residents of the Project, the surrounding area, and the Downtown Core.

In recent years, new mixed use and residential development has replaced old and outdated commercial sites that are no longer financially viable with much needed residential units together with neighborhood supporting uses proposed by the Project.

Several examples of similar nearby projects consist of:

Glo Project -1050 Wilshire Boulevard – A two building, six story mixed use project was approved in 2010 for 201 dwelling units over 10,000 square feet of ground level commercial space.

1111 Wilshire – A mixed use project was approved with 214 residential units with 7,743 square feet of ground level neighborhood serving commercial space.

1120 W. 6th Street – A mixed use project consisting of 648 residential units, 42 joint live/work units and 39,996 square feet of ground level commercial space divided into seven restaurant/retail spaces including a 16,500 square foot grocery store.

The Project's proposed architectural style reflects and improves on the quality of the immediate neighborhood. The approved bulk, mass and height of the Project's buildings are designed to be compatible and complementary to the other buildings in the immediate vicinity that have been

built as commercial, mixed-use, and residential projects. The proposed ground level restaurant uses will not only complement the surrounding community but enhance it. The Apartments and other mixed-use projects surrounding the Project bring many residential units proximate to the Project Site.

The Project Site adjoins two streets and an alley that serve local traffic. With its commercial frontage oriented primarily to Wilshire Boulevard, the site focuses its vehicular access from St. Paul Avenue. Wilshire Boulevard is a designated Avenue II, and St. Paul Street is designated as a Local Street.

Therefore, 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. Approval of the Master CUB will also be consistent for the following reasons:

1. The development's attractive design contributes significantly to its relationship to adjacent uses.
2. New high-quality restaurants commercial uses which include the sale of alcohol for on and off-site consumption are consistent with existing restaurants in the area.
3. New restaurants will encourage pedestrian activity from residents of nearby mixed-use buildings and commercial businesses, including the residential units in the Project, and will engage visitors from the Downtown.
4. Successful restaurants help to encourage economic development, which is consistent with the goals of the City.
5. The commercial component of the Project is in proper relationship and consistent with the existing development and zoning pattern because it provides restaurants for nearby residents and workers, as well as for the professionals from the Downtown core.
6. The proposed café, restaurant, and tenant amenity space are likely to create synergy with nearby uses. It is anticipated that many residents and workers in the surrounding neighborhood will take advantage of dining opportunities proximate to places of living and work.
7. The rooftop tenant amenity also provides a unique option for the residents to relax in their own private space that would typically be found in a private detached residential setting.

Additionally, the sale of alcohol in on-site restaurants has become necessary in order to compete with other restaurants for patrons who prefer an alcoholic beverage with their meals. The sale of alcohol contributes to the overall financial success of restaurants. Successful restaurants in the area are increasingly contributing to the overall success of the community as a desirable place to live, work and shop, which leads to positively impacting the property values of commercial and mixed-use properties. Therefore, the sale of alcohol for on and off-site consumption will neither adversely affect nor further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety, but rather will be advantageous to the immediate neighborhood.

More importantly, each of the future restaurants to be located in the development will be required to apply for a Plan Approval, which does not require a public hearing with the Los Angeles Department of City Planning. Specific and appropriate findings/justifications, conditions and measures will be applied to the individual restaurants through the required Plan Approval process to further ensure that the character of development in the immediate neighborhood is not negatively impacted.

Lastly, to guarantee that there will not be any deleterious impact to the immediate neighborhood, the City of Los Angeles and State of California Department of Alcoholic Beverage Control ("ABC") independently retains the authority to revoke permits and/or licenses which allow the sale of alcoholic beverages at the Project Site should there be circumstances that rise to the level of non-compliance of the approval conditions of the Master CUB, State of California ABC laws and local LAMC standards.

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.

In the process of approving the Project, the City found that the Project was consistent with the General Plan. Approval was granted for commercial and office use up to 10,500 square feet of floor area within the overall Project floor area. Normally, the General Plan, the Framework Plan and the CCWSP do not regulate the sales of alcoholic beverages. However, there are economic benefits that satisfy many of the goals and objectives of the General Plan and the other related land use documents.

The proposed sales of alcoholic beverages in the commercial spaces of the Project Site can be found to be consistent with many of the goals, objectives and policies of the General Plan. The following will discuss the Project's consistency with various elements of the General Plan, including the Westlake Community Plan, and the Central City West Specific Plan.

The granting of the requested determination is consistent with the principals, intent and goals of the geographical specific plan and any applicable element of the General Plan. The construction of residential units is a major emphasis of the CCWSP, an objective of the Westlake Community Plan as well as the General Plan Housing Element. The Approved Project will add 376 dwelling units.

WESTLAKE COMMUNITY PLAN

Although the Community Plan does not include specific guidelines or policies that address the sales of alcoholic beverage, the approved overall Project is consistent with a number of the residential and commercial objectives of the Community Plan. The provision of alcoholic beverages does not change the overall scope and character of the resultant Site.

Residential Objectives

1. To designate a supply of residential land adequate to provide housing of the types, sizes, and densities required to satisfy the varying needs and desires of all segments of the community's population.

Commercial Objectives

1. To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services.

2. To provide a range of commercial facilities at various locations to accommodate the shopping needs of residents and to provide increased employment opportunities within the community.

The Westlake Community Plan's first residential objective stresses the importance of supplying "residential land adequate to provide housing of the types, sizes, and densities required to satisfy the varying needs and desires of all segments of the community's population." The proposed Project builds urgently needed units on appropriately designated parcels that are under-developed. Under its "Community Issues and Opportunities" Section, the Westlake Community

Plan recognizes that two important land use opportunities include “access and proximity to employment for community residents” and “potential for residential and mixed-use development along Commercial Corridors.” Under its commercial objectives, the Westlake Community Plan seeks “to improve the compatibility between commercial and residential uses,” a target that is attainable with the type of mixed-use development approved at this Site.

This Project Site will result in the construction of urgently needed dwelling units on appropriately designated parcels that are currently underdeveloped and aesthetically unappealing. In connection with the residential units, the inclusion of restaurants will not only provide easily accessible services to the neighborhood, but it also provides the same benefits to the Project residents. The service of alcoholic beverages in the restaurants complements those uses permitting patrons the opportunity to enjoy beer, wine or a cocktail.

The proposed sales of alcoholic beverages are only a small part of those businesses. It is not the focus of the business such as a liquor store and other similar businesses that have their primary focus on sales of alcoholic beverages. The rooftop tenant amenity also provides a unique option for the residents to relax in their own private space. This would typically be found in a private detached residential setting.

CENTRAL CITY WEST SPECIFIC PLAN

While the CCWSP does not regulate the sales of alcoholic beverages, a number of the Specific Plan’s “Purposes” are met as a result of the approved mixed-use Project in relation to the application for the sales of alcoholic beverages:

> ***Section 2.B.*** *Establish a complete 24-hour community for all segments of the population, with jobs and housing, needed public facilities, recreation/entertainment and amenities, open spaces and pedestrian oriented places.*

The Project will provide much needed housing opportunities for those who work in the community. The Project Site is located near one of the major employment centers in the region, Downtown Los Angeles. This Project will create rental-housing opportunities within walking distance of numerous jobs and transit options. Housing typically is the catalyst in creating and expanding commercial and retail services in a given area as there is a new market (of residents) that is yet untapped. Because “residential” is a 24-hour use, these businesses usually extend their hours in order to accommodate those that live in the area giving rise to a more vibrant and a safer community.

With more retail businesses established in the community, the streets are activated for greater pedestrian traffic. The Project will provide a unique focal point along Wilshire Boulevard and St. Paul Avenue with the offer of restaurants that are easily accessible to the neighborhood. The sale of alcoholic beverages is a secondary use but is a desirable amenity for successful restaurants.

> ***Section 2.C.*** *Regulate all development including use, location, height and density to ensure compatibility of uses, and to provide for the consideration of transportation and public facilities, aesthetics, historic preservation, open space and the economic and social well-being of area residents.*

This section has the objective of regulating height and density to ensure compatibility of uses. The Project Site approval made the finding that the development is compatible with the height and floor area ratio districts. The requested Master CUB for a café, restaurant, and a private amenity will be located within the approved floor area and will not change the height and floor area or density of the originally approved development.

> ***Section 2.D.*** *Protect the existing residential community from further displacement, replace dwelling units previously removed from the Specific Plan area, and provide new housing*

in proportion to the need, by household size and income, associated with the existing community and new jobs generated in the Plan area.

The Site proposes a mix of unit sizes to meet the needs of housing by household size and income and will not displace any existing residential units. The new Project residential units are located in an ideal position to provide easy access to the major job center of the Downtown Los Angeles employment center. At the same time new jobs will be created in the restaurant spaces and potentially with the management of the private amenity space.

Section 2.F. *Ensure that commercial, industrial and mixed-use Projects mitigate the impact of their development on the supply of affordable housing stock through the payment of a Housing Linkage Fee and/or the construction of affordable housing within the areas designated by this Specific Plan.*

The Approved Project will provide 15% of its units as affordable housing within the Project Site. Under the "Community Issues and Opportunities" section, the Westlake Community Plan identifies the "need for more affordable housing" as an important residential land use issue. Furthermore, the Community Plan identifies the opportunity to "provide for a variety of housing opportunities by income, with an emphasis on the creation of middle-income neighborhoods especially targeted for downtown workers." With the affordable units and a mix of other unit sizes, the Project proposes to provide housing opportunities for people employed in the downtown area.

Section 2.G. *Provide for an improved jobs/housing ratio over that which would otherwise have occurred, through the requirement that housing be constructed commensurate with commercial Projects.*

The commercial space will provide new jobs within the community. More importantly, bringing 376 housing units to the jobs-rich environment of downtown Los Angeles helps to improve the jobs/housing ratio which otherwise would not occur absent new housing opportunities in the community. The Downtown commercial core, which is proximate to the Project Site, is a major source of jobs in Los Angeles. However, the Downtown area lacks the appropriate jobs/housing ratio due to the presence of many high-rise office buildings that lack residential facilities in proximity.

Section 2.H. *Create new mixed-use residential/commercial land use categories, in order to locate housing closer to jobs, reduce vehicle miles traveled and improve air quality.*

By constructing a new mixed-use building with ground floor neighborhood serving commercial and office spaces, this project fulfills the purpose of the CCWSP to create new mixed use residential and commercial land use. With the major employment center of nearby Downtown Los Angeles, new residents will be able to locate closer to jobs. The use of public transit or the ability to walk to Downtown allows for a significant reduction in vehicle miles traveled, and subsequently, should lead to improvement of local air.

Five of the first seven Purposes listed in Section 2 of the CCWSP discuss the need for housing within the Specific Plan area. Consequently, the construction of housing units is a central purpose of the CCWSP. *Purpose B* of the Plan intends to "establish a complete 24-hour community for all segments of the population, with jobs and housing, needed public facilities, recreation/entertainment and amenities, open spaces and pedestrian oriented places." The Site is located near one of the major employment centers in the region, Downtown Los Angeles.

While the proposed Master CUB is requested for the purpose of alcohol sales, such a request is refinement of the approved commercial space uses within the Project floor area and dimensions. The Master CUB for the commercial uses would result in providing jobs close to housing, as the proposed Project housing would result in reducing miles traveled and improving air quality.

HOUSING ELEMENT

The Housing element has been updated since the original Project approval with the adoption of the Housing Element 2013-2021. The Project Site has achieved goals of the updated Housing element by proposing and obtaining approval of a 376-unit mixed use project, and 10,500 square feet of commercial and office floor area. The Project Site achieves a smart growth objective by locating its density near the transit corridor of Wilshire Boulevard and in proximity the job-rich center of downtown Los Angeles. The proposed Project delivers the type of housing so desperately needed and encouraged by the Housing Element.

While the main objective is to create new housing, as a complement the overall Project Site is the approval of a Master CUB to allow the sale of alcoholic beverages for on and off-site consumption. The Master CUB is essential for a successful commercial development that proposes new high-quality restaurants. Therefore, making the Project consistent with the principles, intents and goals of the Housing Element.

GENERAL PLAN FRAMEWORK

As noted in the Executive Summary Introduction, the General Plan Framework Element is *"a strategy for long-term growth which sets a citywide context to guide the update of the community plan and citywide elements."* The primary objectives of the policies in the Land Use chapter are to "*support the viability of the City's residential neighborhoods and commercial districts, and, when growth occurs, to encourage sustainable growth in a number of higher-intensity commercial and mixed-use districts, centers and boulevards and industrial districts particularly in proximity to transportation corridors and transit stations."* The approved Project is accessible to transportation corridors and transit stations. Moreover, the Executive Summary notes that economic development policies are intended to facilitate job growth. Key policies in this regard include: *"Provide sufficient land to support economic development activities" and "Promote the re-use and recycling of deteriorated commercial and industrial districts."* To those ends, the Project Site is of sufficient size to create a viable mixed-use development that includes new restaurants, to produce a development that will facilitate residential dwellings and job growth so as to enhance the job base and the quality of life.

The General Plan Framework, Land Use Objective 3.4, seeks to *"encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts."* The approved Project follows the consideration of the General Plan and the Specific Plan to locate new housing in proximity to public transportation and other public facilities. Furthermore, the General Plan Framework, in Objective 4.2, seeks to *"Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density developments and surrounding lower-density residential neighborhoods."* The approved Project is located adjacent to the major corridor of Wilshire Boulevard, which provides MTA Rapid Bus and other bus services that also connect to the Metro Rail stations to the east and in downtown Los Angeles.

The Land Use chapter of the General Plan Framework Element includes several goals, policies and objectives that support the Project's request for a Master CUB to provide for the on-site and off-site consumption of alcoholic beverages:

Goal 3A: A physically balanced distribution of land that contributes towards and facilitates the:

- *City's long-term fiscal and economic viability,*

- *Revitalization of economically depressed areas,*
- *Conservation of existing residential neighborhoods,*
- *Equitable distribution of public resources,*
- *Provision of adequate infrastructure and public services,*
- *Reduction of traffic congestion and improvement of air quality,*
- *Enhancement of recreation and open space opportunities,*
- *Assurance of environmental justice and a healthful living environment, and*
- *Achievement of the vision for a more livable city.*

Goal 3A seeks a balanced distribution of land that contributes towards and facilitates the revitalization of economically depressed areas. The Applicant's approved Project is geared to revitalizing an underutilized commercial property so as to provide opportunities for new housing as well as business creation and job growth. The redevelopment of the Project Site that includes restaurant uses that add new jobs will contribute significantly towards the City's long-term fiscal and economic vitality, which is an important goal of the General Plan Framework in its land use and economic development policies.

Successful restaurants contribute to the revitalization of an area that has underutilized property, aging structures and vacant buildings. Moreover, the sale of alcohol for on and off-site consumption in restaurants has become necessary in order to compete with other restaurants for patrons who prefer an alcoholic beverage with their meals.

The approved Project's new commercial restaurants serving alcohol will be neighborhood serving and beneficial to workers at nearby commercial and residential properties and to the residents of mixed-use projects located in the surrounding neighborhood, as well as to the adjacent Downtown Core. The ongoing development of more commercial and mixed-use projects in the general vicinity is beneficial for the City's long-term fiscal and economic viability. The proposed Master CUB will contribute to the City's fiscal and economic viability by creating jobs in the new restaurants and management of the private amenity space by revitalizing an area that is still in need of new investment. Approval of a Master CUB to allow the sale of alcoholic beverages for on and off-site consumption is essential for a successful commercial development that proposes new high-quality restaurants.

In this regard, restaurants and drinking establishments have been approved by the City in other parts of the Downtown Core, consistent with the development of commercial properties that are compatible with the development of the area. This geographic area is experiencing a surge of economic growth that has spilled over from the Downtown Core. Therefore, the approval of a Master CUB for the on and off-site sales of alcoholic beverages is consistent with the goals and policies of the Economic Development chapter of the General Plan Framework, including the following goal and objective:

Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

Goal 7B recognizes that land must be appropriately and sufficiently designated to sustain economic activity that is generated by commercial and industrial enterprises. As such, the Project proposes to include restaurants for the sale of alcoholic beverages for on an off-site consumption. The restaurants will provide essential services for local residents and will sustain economic growth in the area.

The Project also assures environmental quality. The requested MCUB will not result in any proposed changes to the structure, floor area or roof top deck that would change the environmental conditions imposed in Section 15301 of the State CEQA Guidelines for a Class 1 Categorical Exemption. The mitigation measures, and monitoring measures set forth in Section (a) the Additional Findings and in Section 3 the Physical Development of Site findings establish how the proposed Master CUB will be operated and maintained in the restaurants and rooftop amenity spaces. Such findings would become potential conditions of approval that will mitigate any potential negative effects to the surrounding neighborhood and the environment.

As identified above, the Project is consistent with the General Plan and the Central City West Community Plan. The requested Master CUB would be a complement to the approved Project findings, but at the same time, the requested Master CUB is only a part of the overall commercial activity contemplated for the Project.

(a) ADDITIONAL FINDINGS. In addition to the findings otherwise required by this section, the Zoning Administrator shall make all the following findings:

1. **The proposed use will not adversely affect the welfare of the pertinent community;**

Approval of a Master CUB for the approved Project will not adversely affect the welfare of the community. The restaurants serving alcoholic beverages for on and off-site consumption will be carefully controlled. As new tenants are identified for the commercial spaces requiring an alcohol sales permit, each individual establishment will be required to apply for a Plan Approval, which will be carefully reviewed by the Department of City Planning ("DCP") and the California Department of Alcoholic Beverage Control ("ABC"). Security plans, floor plans, seating limitations and other recommended conditions, as well as the mode and character of the operation, will be considered, addressed and enforced through the imposition of specific conditions set forth in the Plan Approvals for each tenant space serving and selling alcoholic beverages. This will allow for further evaluation and continuous monitoring, ensuring that the individual sales outlets will not adversely affect the welfare of the community.

The private amenity space will be closely monitored by the building management and operated pursuant to the Master CUB and in accordance with the ABC guidelines and the LAMC.

The Project is located within a highly urbanized setting situated in the CCWSP. The area surrounding the Project Site is a mix of residential, commercial uses, mixed-use buildings, and restaurants. The request for on and off-site alcohol sales will be compatible with the surrounding neighborhood, as residents and workers will be drawn to the features that accompany quality restaurants.

The proximity to transit and easy walking distance from nearby mixed-use and joint live/work developments, in addition to commercial and industrial uses in the local neighborhood, allows for alternatives to driving for those consuming alcoholic beverages.

The Project is a mixed-use area surrounded by numerous jobs and transit which facilitates pedestrian activity. The ground level restaurants promote the pedestrian activity and allow visitors access the site on foot. As a result, the proposed use of restaurants offering alcoholic beverages for on and off-site consumption will not adversely affect the welfare of the adjacent community. Additionally, the Project will also positively benefit the City through generation of additional sales tax revenue, business licenses and other fees, and by providing additional short-term and long-term employment opportunities to area residents in the new restaurants uses to be provided in this new development.

There are six alcohol licenses within the 600-foot radius as follows:

These two restaurant outlets are located in a mixed-use development West of Bixel Street:

- Plan Check, 1111 Wilshire Boulevard, #103, On-site consumption of a full line
- EBAES, 1111 Wilshire Boulevard, #104, On-site consumption of beer and wine

Other Restaurants:

- Chipotle, 1122 W. 6th Street, #101, On-site consumption of beer and wine
- Harbor House, 1000 Wilshire Boulevard, On-site consumption of a full line

Small market:

- Green Light Market, 664 S. Bixel Street, Off-site consumption of beer and wine

Large Market

- Grocery Outlet, 1120 W. 6ht Street #103, Off-site consumption of a full line

There are eight alcohol establishments within 600 feet to 1000 feet of the Project site:

The following five outlets are part of a single multi-level commercial development:

- Gulp, 735 S. Figueroa Street, #133, Restaurant and brew pub
- Morton's Steakhouse, 735 S. Figueroa Street, #207, restaurant
- California Pizza Kitchen, 735 S. Figueroa Street, #305, restaurant
- Target, 735 South Figueroa Street, #200, department store
- Mendocino Farms, 735 South Figueroa Street, #129, grocery store

The following consists of a freestanding private membership club and two restaurants:

- Jonathan Club, 545 South Figueroa Street, private club
- Engine Company 28, 644 South Figueroa Street, restaurant
- Miro, 888 Wilshire Boulevard, restaurant

The following is a Hotel

- Intercontinental Hotel, 900 Wilshire Boulevard,

All eight of the above alcohol servicing outlets are located on the east side of the 110 Freeway and would be considered a part of a neighborhood of the Central City and disconnected from the CCWSP neighborhood of the Project Site. The impacts of the sales of alcoholic beverages to the Project Site's neighborhood would be minimal as the freeway acts as a separation between these two neighborhoods as well as there is no public access to the Project Site.

Approval of the Master CUB for on and off-site sales will contribute to the success and vitality of the neighborhood and help make the approved Project a unique place to visit and dine in high quality restaurants. At the same time, the private tenant amenity space will give residents a unique option to enjoy alcoholic beverages not offered in most other similar developments.

2. **Explain how that the granting of the application will not result in an undue concentration of such establishments.**

The Los Angeles Police Department ("LAPD") provides a broad range of crime statistics on their website. Each division of the LAPD is divided into Crime Reporting Districts. The Project site is located in the Rampart Division of the LAPD jurisdictions and is located in Crime Reporting District No. 249. However, the crime reporting data is not defined by specifically by the boundaries of Crime Reporting District on the LAPD website.

According to statistics provided by ABC, the Los Angeles Police Department ("LAPD"), within Crime Reporting District No. 249, which has jurisdiction over the Project area, reported a total average of 196 crimes over the last year for the entire reporting area. The LAPD estimates that 120% of that number would be 235 offences in the District No. 249.

In addition, the ABC provided that for Census Tract 2092.0 that for the population number of 2,785 residents that two licenses are allowed, and six licenses exist.

The Project Site is situated in an area primarily developed with commercial, retail and residential uses, with a significant workforce and expanding residential population, both of which demand shopping and dining services. As a result, there is a high concentration of alcohol uses in the immediate area (as measured by census tract data). However, it is not uncommon to have clusters of this nature in urbanized and pedestrian-oriented sections of the City.

According to the ABC website, in Census Tract No. 2092.00, within which the Project is located, the maximum number of on-sale licenses permitted is 2, with 5 existing. Of the 5 on-sale approved licenses, Type 47 full-line of alcoholic beverages, one is for the Los Angeles Center Studios, one is for the Plan Check Kitchen and Bar and one is for Boylston Restaurant for a total of three. Of the 5 on-sale licenses, Type 41, one is for Chipotle Restaurant and one is for Golden Nor Restaurant, AKA EBAES Restaurant. As noted above ABC if there are six existing licenses. Therefore, the sixth license owner is unknown.

Thus, the proposed on-site licenses could result in an undue concentration by definition of alcohol establishments in the area. However, considering the restaurant-rich nature of the greater Downtown Area, the on-site thresholds are unrealistically low based on a small population number of 2,785 people in this census tract.[2] This population figure also seems unrealistically low due to the many newer residential properties built in recent years in the immediate vicinity of the Project. This figure also does not take into consideration that there are thousands of peoples coming into the area for work on a daily basis. In addition, there are 376 residential dwellings entitled for the Project facility. And, there is a complex immediately adjacent to the north and west that is entitled for 350 dwelling units. Therefore, this results in 725 new dwelling units that would likely add to this census tract total.

In addition, the Project is located in an area of the City that is growing with new residential mixed-use and adaptive reuse projects that would potentially affect the local population by increasing the number of residents. The ABC calculates concentration based on the number of residents in a given census tract. The past decade has seen the number of residents in the CCWSP grow significantly. Review of the Census Bureau statistics show a higher population projection figure of 4,083 residents[3] for the ABC figure. With the approved Project and several others in the area, there is a definite trend that is resulting in a rapidly expanding higher density population. Therefore, this census tract would be able to absorb additional alcohol outlets without a substantial increase in over saturation.

It is important to note that the primary use of the Project Site is for residential purposes, which will involve the sale of alcoholic beverages in ground floor commercial spaces, a café and a restaurant. Less than 2% of the approved Project's total floor area will be devoted to the sale of on and off-site alcoholic beverages in connection with high quality restaurants and the private tenant amenity space.

In addition, the proposed Master CUB for on and off-site sales will potentially consist of restaurants with indoor and outdoor dining for on-site sales of a full line of alcoholic beverages in the Project's commercial space. The private tenant space on the rooftop can be utilized for the sales of alcoholic beverages for on-site use as an amenity for tenants and not open to the general public.

Finally, to ensure the on and off-site sales will not create detrimental impacts on the surrounding area, the specific detail of each establishment will be reviewed and conditioned pursuant to a Plan Approval process. It is to be noted that on-site sales will take place at establishments within the commercial space and private rooftop space of the Project. This will allow for a comprehensive review of each request with input from each prospective tenant. Security plans, floor plans, seating limitations and other recommended conditions, as well as the mode and character of the operation, will be addressed and assured through the imposition of site-specific conditions. This extra protection will ensure that no adverse impacts will result due to on and off-site alcohol sales and consumption.

[2] California ABC Statistics shown on the web site
[3] US Census data for Census Tract 2092.0 as of September 18, 2019

Although the Census Tract would be considered to be over-concentrated according to the ABC, based on a population of 2,785 occupants the Applicant is proposing a comprehensive commercial development that will not allow the sales of alcoholic beverages to be the predominant use of the Project and such sales will be a complement and convenience to the other uses in the neighborhood that are shifting with more upscale mixed uses, residential, and commercial development coming into the area. Additionally, as shown by the census tract figures noted by the Census Bureau, compared to the ABC figures, the census tract is experiencing significant population growth and was projected to have a population of 4,083 residents in 2017. It is to be noted that with development of the approved Project an estimated 648 dwelling units have been built in the vicinity to the Project.[4] With the 2017 Census estimate for 4,083 residents there is an additional 1295 residents projected for Tract 2092.0.

There are other planned and approved projects that include residential dwelling units in the area that would also increase the population. Therefore, the resulting saturation would be less significant based on newer Census figures as noted above. The Census will be updated in 2020 that likely show a significant jump in population as the result of numerous multiple dwelling unit projects for this census tract.

3. Explain how the proposed use will not detrimentally affect nearby residential zones or uses.

The proposed Master CUB for on and off-site sales of alcoholic beverages will not detrimentally affect nearby residentially zoned properties. There are no residentially zoned communities within a 600-foot radius of the Project Site, as the subject property is adjoining CCWSP C4 zoned properties to the north, south, east and west.

Within a 600-foot radius there are no single-family residences, but there are 10 multifamily complexes and one condominium building, which have residential components, though the CCWSP, though zoned commercial consists of a mix of commercial, and residential uses with restaurants, a small grocery and a large grocery outlet selling alcoholic beverages located in proximity. The surrounding commercial and residential uses are not impacted by quality ground floor restaurants as proposed that are typical in a high-density area. Most of the seating is indoors which shields noise and there is no outdoor live entertainment proposed that would raise the level of noise to objectionable impacts.

All the commercial tenants will be part of a quality development and all alcohol service and sales will take place within a carefully controlled environment operated by responsible managers. The Master CUB for the on and off-site sales of alcoholic beverages would be a partial addition to the development and would serve as a convenience for those patrons visiting the restaurants as well as serving the onsite residents with the private rooftop amenity. Therefore, this use will not result in detrimental impacts to any nearby residential uses. There will be no outdoor advertising soliciting sales of alcoholic beverages permitted.

QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE

a. What is the total square footage of the building or center the establishment is in?

390,000 SF

The approved Project floor area is located in a 390,000-square foot mixed use building on a lot with a net area of approximately 90,969 square feet. The two proposed restaurant uses in connection with the Master CUB for on and off-site sales of alcoholic beverages will be situated

[4] Craig Lawson & Company estimates from research of previous projects in the vicinity.

on the first floor facing Wilshire Boulevard. The third outlet will be confined to the rooftop open deck exclusively for the private use of the residential tenants of the Project.

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

The approved commercial and office floor area consists of 10,500 square feet. The proposed café and restaurant space will occupy 6,254 square feet of that space. The following provides the area dedicated to the sales of alcoholic beverages:

There will be one cafe with 1,223 square feet of indoor dining and a second restaurant with approximately 5,031 square feet of indoor dining.

An additional space consists 5,385 square feet of a residential tenant amenity facility located on the open rooftop space.

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

Once the commercial spaces have been allocated to tenancy, the occupancy load of all establishments will be determined in accordance with applicable requirements.

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

There will be 30 indoor seats for the cafe and 158 indoor seats for the restaurant for a total of 188 seats. No indoor seating is planned for the rooftop level.

e. **If there is an outdoor area, will there be an option to consume alcohol outdoors?**

Yes, in conjunction with the two ground floor restaurants and approximately 1,044 square feet and 2,130 square feet respectively. In addition, there is a residential amenity rooftop space at approximately 5,385 square feet.

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

The outdoor space will be confined to private property only.

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

Not Applicable

g. **Are you adding floor area?** No. **If yes, how much is enclosed?** Not Applicable **Outdoors?** Not Applicable.

h. Parking

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

There are 674 off-street parking spaces to serve the commercial and residential uses of the Project site.

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

The provided parking will be used for the subject property uses.

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

No added floor area is proposed.

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

No, all parking is to be provided on-site within the parking garage pursuant to the Project design. The Project is providing more parking than required by the Los Angeles Municipal Code standards and parking demand is not anticipated to exceed the supply.

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

Not applicable

Note: Required parking must be secured via a covenant pursuant to LAMC 12.26 E 5. A private lease is only permitted by a Zone Variance.

2. **Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.**

Not Applicable

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

To be determined – the individual restaurant operators may offer valet service likely for a charge.

v. **Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks?** The following uses are within 600 to 1000 feet of the Project Site:

- Para Los Ninos Evelyn Gratts Primary Center, 474 Hartford Ave.
- Gratts Early Education Center, 1415 W. 5th St.
- The Hospital of the Good Samaritan, 1225 Wilshire Blvd.
- Inglesia Evangelica Jesus Salva, 459 Bixel St.

vi. **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**?

Not Applicable

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?**

Since individual tenants are being finalized, the hours of operation are not yet known. Until the hours are known and defined as part of the Plan Approval process, the Applicant is requesting hours from 6 am to 2 am seven days per week. The ABC limits these hours within which the sale of alcohol is permitted, and hours of operation can further be limited within the Plan Approval Process.

b. **Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify:**

No piano bar, dancing or live entertainment, movies, karaoke, video game machines, etc. are currently planned for the commercial tenant spaces at the Project.

Note: An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.

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

Operations of such establishments will be in accordance with the rules and regulations of the ABC. Operators of establishments that impose age restrictions will be required to verify the age and identity of patrons when necessary.

d. Will there be any accessory retail uses on the site? <u>None.</u> What will be sold?

e. Security

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

Since the restaurant's leaseholders have not yet been finalized, the total number of employees is unknown at this time but will be provided at the Plan Approval stage.

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

No, the Applicant does not currently intend to provide security guards for the facility. If at the time of Plan Approval, it is anticipated that security guards are necessary for a proposed use then the responsibility to provide such security guards shall fall upon that use.

If yes, how many and when?

<u>Not applicable.</u>

iii. Has LAPD issued any citations or violations?

No. As the Project is not yet occupied, LAPD has not issued any citations or violations related to the service and sales of alcohol for this development.

f. Alcohol

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

The Applicant is requesting a Master CUB for the on-site sales for a full line of alcoholic beverages in both ground floor restaurants and the rooftop tenant amenity space. The off-site sales of alcoholic beverages will be restricted to the ground floor café.

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

It is possible that a restaurant or private amenity space may wish to serve "fortified" wine or Sake, however since specific tenants and operators have not committed to lease space, this information is not yet available.

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. It is anticipated that signage for such establishments will be coordinated and will generally consist of business identification signs which could include language referring to the sale of alcohol (e.g. "Bar and Grill", "Lounge"). Because all specific tenants have not yet finalized lease space, signage requirements have not yet been fully determined.

g. Food

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

The restaurant establishments are anticipated to have kitchen facilities.

ii. **Will alcohol be sold without a food order?**

It is anticipated that the private rooftop facility could offer the sale of alcoholic beverages without a food order.

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

It is anticipated that gross sales of food items at such establishments (for both restaurant on-site alcohol sales locations) would exceed the gross sale of alcohol on a quarterly basis. The private tenant amenity space sales of alcoholic beverages will likely offer light food and snacks and not full meals. Therefore, sales of alcohol could exceed food sales.

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

Menus will be provided to the Office of Zoning Administrator prior to obtaining building permits for all food and restaurant establishments.

h. On-Site

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

It's possible that a bar or cocktail lounge will be maintained incidental to a restaurant, however since specific tenants have not committed to lease space, this information is not yet available.

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

Restaurant tenants will provide floor plans detailing the cocktail lounge and separation between the dining and lounge facilities during their individual Plan Approval process.

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

The off-site sale of alcoholic beverages is being proposed for the ground floor café. The restaurant and rooftop tenant amenity space will only be serving alcohol for on-site consumption.

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

The request for off-site sales of alcoholic beverages is being requested for the ground floor café.

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

Because all of the specific tenants have not yet finally committed to lease spaces, operations of such facilities cannot yet be determined.

i. Off-Site

i. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? No.

ii. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? No.

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

5.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?

The request is for on and off-site sales of alcoholic beverages within a ground floor café and restaurant, and a rooftop tenant amenity space. The off-site sales of alcoholic beverages will be limited to the café.

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

1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:

a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem,

b. if issuance would result in or add to an undue concentration of licenses.

b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for public convenience or necessity.

6.ADDITIONAL REQUIREMENTS FOR MASTER CUBs/CUXs. In addition to all requirements detailed in the Master Land Use Application Instructions (CP-7810), applications for Master CUBs/CUXs shall include:

- A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating: the type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; the identifying address or suite/unit number corresponding to each CUB/CUX request; and (if known) the tenant-operator of each alcohol or adult entertainment establishment.
- All CUB or CUX requests on the subject site clearly identified and labeled on the plot plan and applicable floor plans, indicating: each type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; and the identifying address or suite/unit number corresponding to each CUB/CUX request.

NOTE: Please consider submitting documents beyond the requirements outlined in this form. If there are other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute the primary opportunity to clarify and define the project.

Photo Exhibit
1027 Wilshire Boulevard
Master Conditional Use Permit

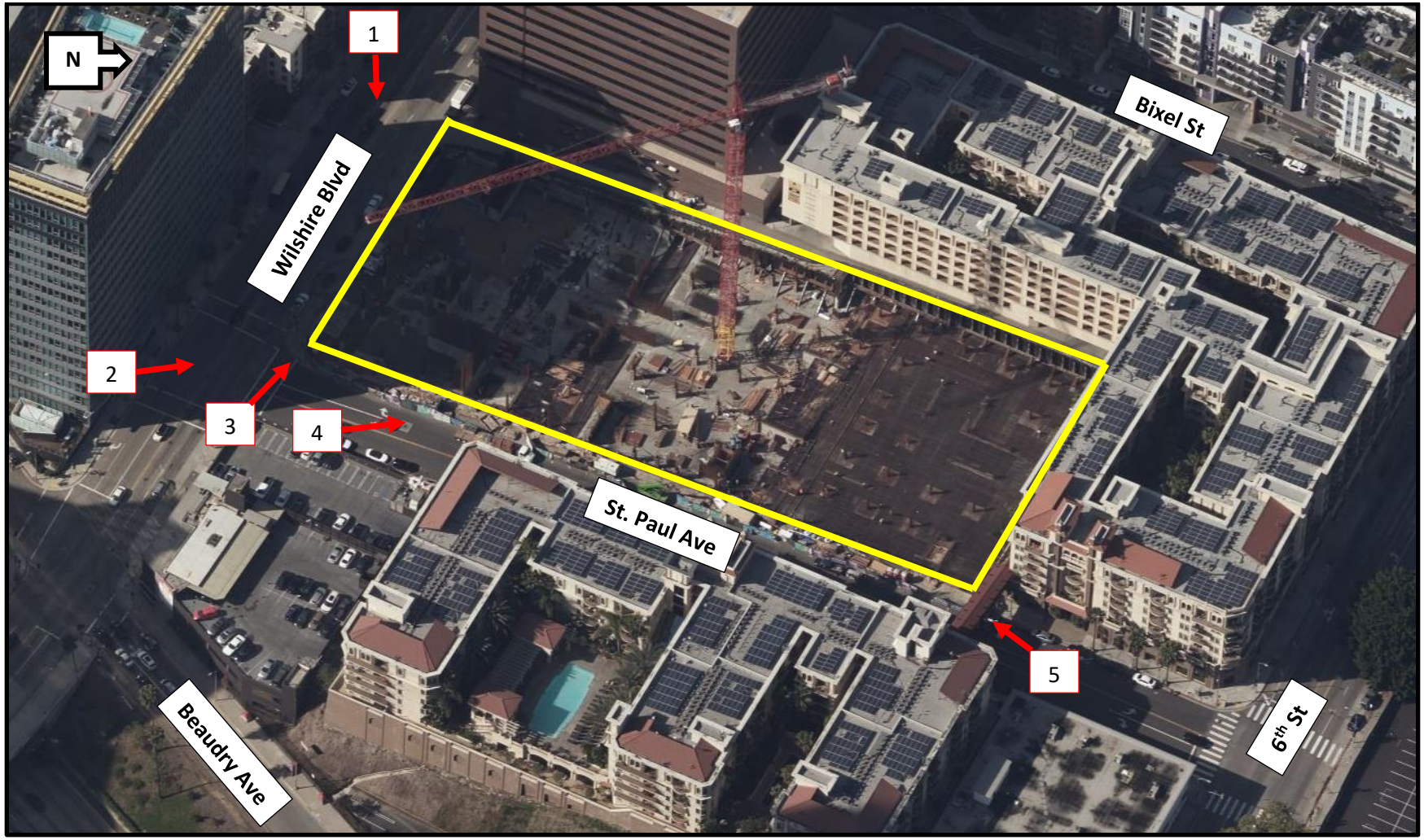


Photo Exhibit
1027 Wilshire Boulevard
Master Conditional Use Permit

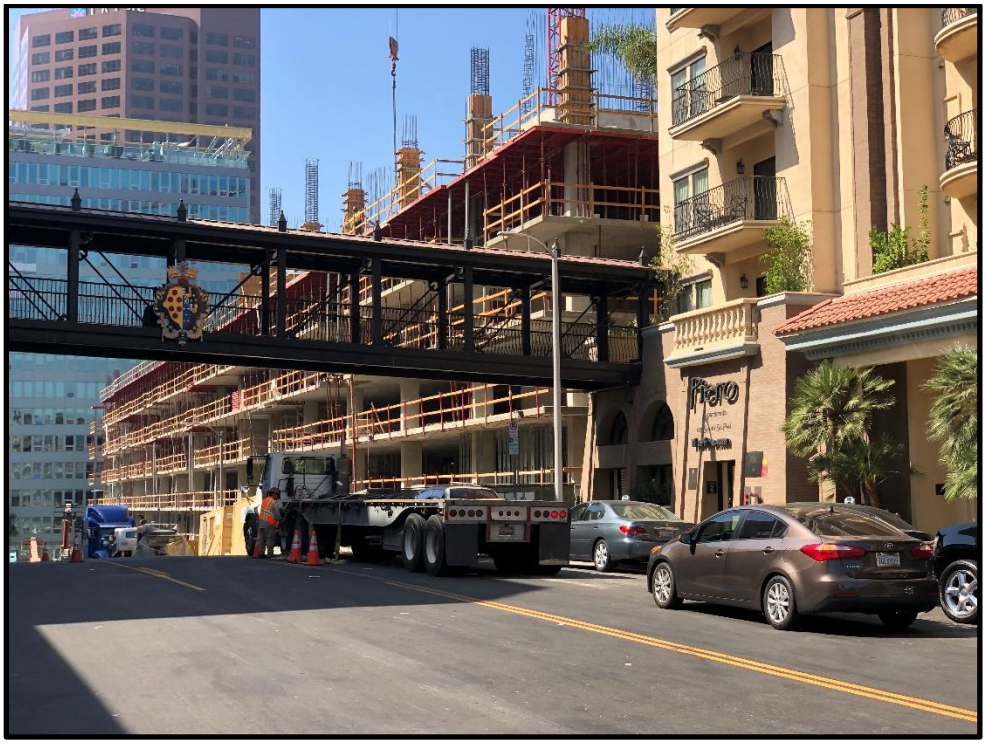
1. Facing east along Wilshire Boulevard

2. Facing north at corner of Wilshire Boulevard and St. Paul Avenue

Photo Exhibit
1027 Wilshire Boulevard
Master Conditional Use Permit

3. Facing northwest on corner of Wilshire Boulevard and St. Paul Avenue

4. Facing north along St. Paul Avenue



5. Facing southwest along St. Paul Avenue

REVISIONS BY:

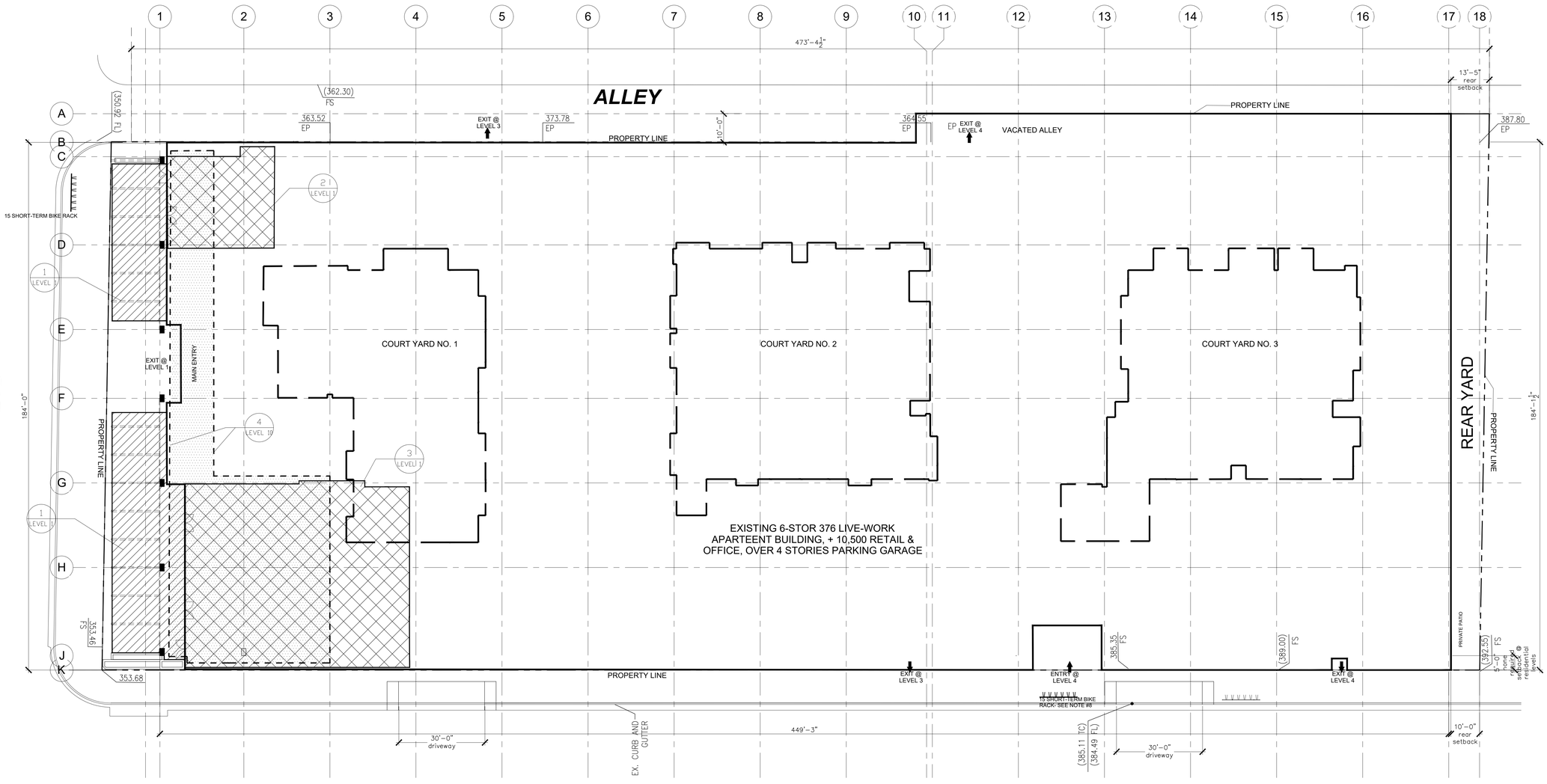
LEGEND

1 LEVEL 1 — STREET LEVEL OUTDOOR SEATING

2 LEVEL 1 — STREET LEVEL COFFEE SHOP/NEIGHBORHOOD RETAIL

3 LEVEL 1 — STREET LEVEL RESTAURANT

4 LEVEL 10 — ROOFTOP AMENITY



SITE PLAN N

TENTEN LIVE/WORK

1027 WILSHIRE BOULEVARD LOS ANGELES, CA

SITE PLAN

LICENSED ARCHITECT BIJAN ARMANDPOUR No. C 15034 Ren 06/30/2021 STATE OF CALIFORNIA

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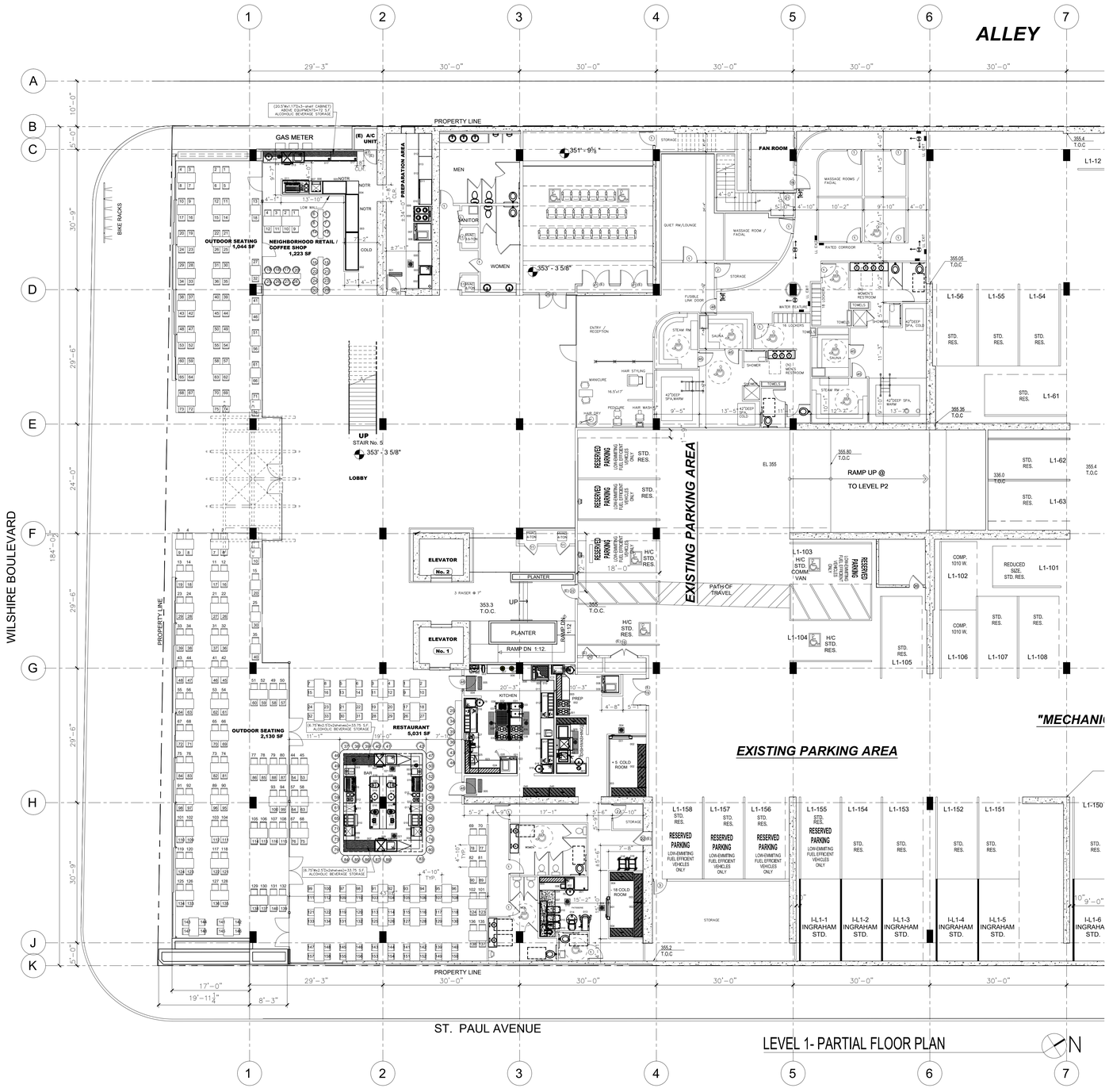
MCUB- TABLE OF ALCOHOL PERMITS- 1027 WILSHIRE BOULEVARD

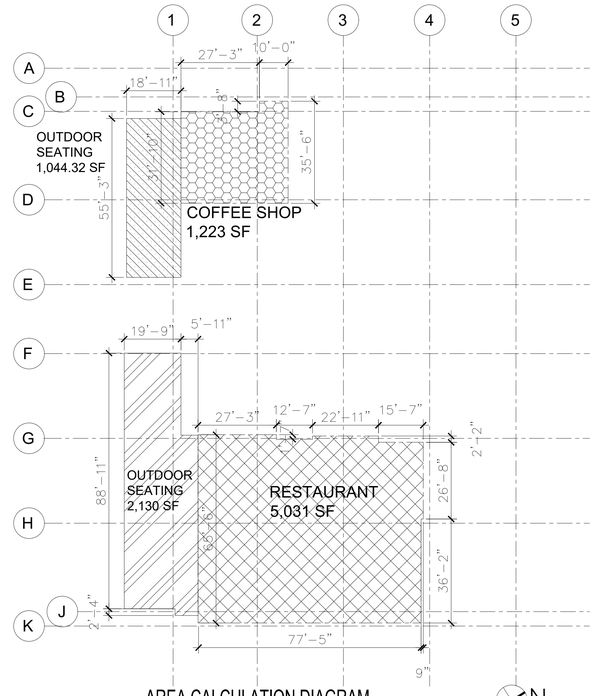
	INDOOR		OUTDOOR		ALCOHOLIC BEVERAGE AREA	PERMIT TYPE
	AREA, SQUARE FEET	NO. OF SEATS	AREA, SQUARE FEET	NO. OF SEATS		
STREET LEVEL COFFEE SHOP/RETAIL	1,223	30	1,044	76	72 SF	FULL LINE ON & OFF-SITE SALE
STREET LEVEL RESTAURANT	5,031	158	2,130	148	67.5 SF	FULL LINE ON-SITE SALE
TOTAL	6,254	188	3,174	224	139.5 SF	



NEIGHBORHOOD RETAIL / COFFEE SHOP EQUIPMENT LIST

CAFE
001 - COFFEE BEAN GRINDER
002 - COLD DISPLAY
003 - NOTR DISPLAY
004 - WORKING BENCH
005 - COLD DISPLAY
006 - WORKING BENCH
007 - ICE MACHINE
008 - FILTER COFFE MACHINE
009 - COFFEE BEAN GRINDER
010 - ESPRESSO COFFE MACHINE
011 -BENCH TYPE REFRIGERATOR
012 - DISHWASHER
013 - SINGLE SINK UNIT
014 - WORKING BENCH
015 - TEA MACHINE
016 - BLENDER
017 - BACK BAR REFRIGERATOR- 48"Wx20"Dx34"H

PREP
001 - INSECT KILLER 20m²
002 - UPRIGHT REFRIGERATOR
003 - SINGLE SINK UNIT
004 - GARBAGE BIN
005 - WORKING BENCH
006 - OVEN BASE W/TRAY HOLDERS
007 - ELECTRIC CONVECTION OVEN 10xGN
008 - ELECTRIC INDUCTION COOKER
009 - EXTRACTOR HOOD W/LIGHTNING
010 - BENCH TYPE REFRIGERATOR
011 - MAKE UP UNIT
012 - WORKING BENCH
013 - WALL CUPBOARD
014 - FLOOR DRAIN 30x30cm



RESTAURANT EQUIPMENT LIST

KITCHEN
001 - HAND WASH SINK UNIT
002 - GALOSH & BONE & MASK DISPENSER
003 - WASH HOSE - 15M
004 - HYGIENE MAT
005 - INSECT KILLER 20m²
006 - WORKING BENCH
007 - HOT LAMP
008 - WORKING BENCH
009 - PIZZA OVEN
010 - EXTRACTOR HOOD
011 - WORKING BENCH
012 - BENCH TYPE REFRIGERATOR
013 - MAKE UP UNIT
014 - WORKING BENCH
015 - PANINI MACHINE
016 - BENCH TYPE REFRIGERATOR
017 - MAKE UP UNIT
018 - SINGLE SINK UNIT
019 - GARBAGE BIN
020 - OVEN BASE W/TRAY HOLDERS
021 - ELECTRIC CONVECTION OVEN 10xGN
022 - EXTRACTOR HOOD
023 - WORKING BENCH
024 - WALL SHELF
025 - WORKING BENCH
026 - MICROWAVE OVEN
027 - WORKING BENCH
028 - SLICER
029 - VEGETABLE PRECESSOR
030 - KNIFE STERILIZER
031 - BASE FREEZER W/4 DRAWERS
032 - BASE REFRIGERATOR
033 - ELECTRIC FRYER
034 - BLANK UNIT
035 - OPEN GAS BURNER
036 - GRILL
037 - ELECTRIC PASTA COOKER
038 - EXTRACTOR HOOD
039 - FLOOR DRAIN 120x30cm
040 - STORAGE SHELF

DISHWASHING
001 - SORTING TABLE W/SINK BOWL
002 - GARBAGE BIN
003 - DISHWASHER INLET TABLE W/BIG BOWL
004 - PRE WASH SPRAY UNIT
005 - HOOD TYPE DISHWASHER
006 - EXTRACTOR HOOD
007 - DISHWASHER OUTLET TABLE
008 - STORAGE SHELF
009 - FLOOR DRAIN 120x30cm

PREP
001 - OPEN GAS BURNER
002 - EXTRACTOR HOOD
003 - WORKING BENCH
004 - WALL SHELF
005 - SINGLE SINK UNIT
006 - GARBAGE BIN
007 - OVEN BASE W/TRAY HOLDERS
008 - ELECTRIC CONVECTION OVEN 10xGN
009 - EXTRACTOR HOOD
010 - FLOOR DRAIN 30x30cm

COLD ROOM
001 - COLD ROOM +4°C
002 - STORAGE SHELF
003 - STORAGE SHELF
004 - FLOOR DRAIN 30x30cm

BAR
001 - WORKING BENCH
002 - BLENDER
003 - WORKING BENCH
004 - GLASS WASHER SPRAY UNIT
005 - DISHWASHER
006 - SINGLE SINK UNIT
007 - WORKING BENCH
008 - WORKING BENCH
009 - ICE MACHINE
010 - COCKTAIL UNIT
011 - WORKING BENCH / DRIWER
012 - BENCH TYPE REFRIGERATOR
013 - COFFEE BEAN GRINDER
014 - FILTER COFFE MACHINE
015 - ESPRESSO COFFE MACHINE
016 - BACK BAR REFRIGERATOR
017 - TURKISH COFFE MACHINE
018 - JUICE MACHINE
019 - TEA MACHINE
020 - SOLID FRUIT PRESS
021 - FLOOR DRAIN 30x30cm

REVISIONS BY:

TENTEN LIVE/WORK
1027 WILSHIRE BOULEVARD LOS ANGELES, CA
LEVEL1 – PARTIAL FLOOR PLAN

LICENSED ARCHITECT RAMIN ARMADJOROV No. C 15034 Ren 04/30/2021 STATE OF CALIFORNIA

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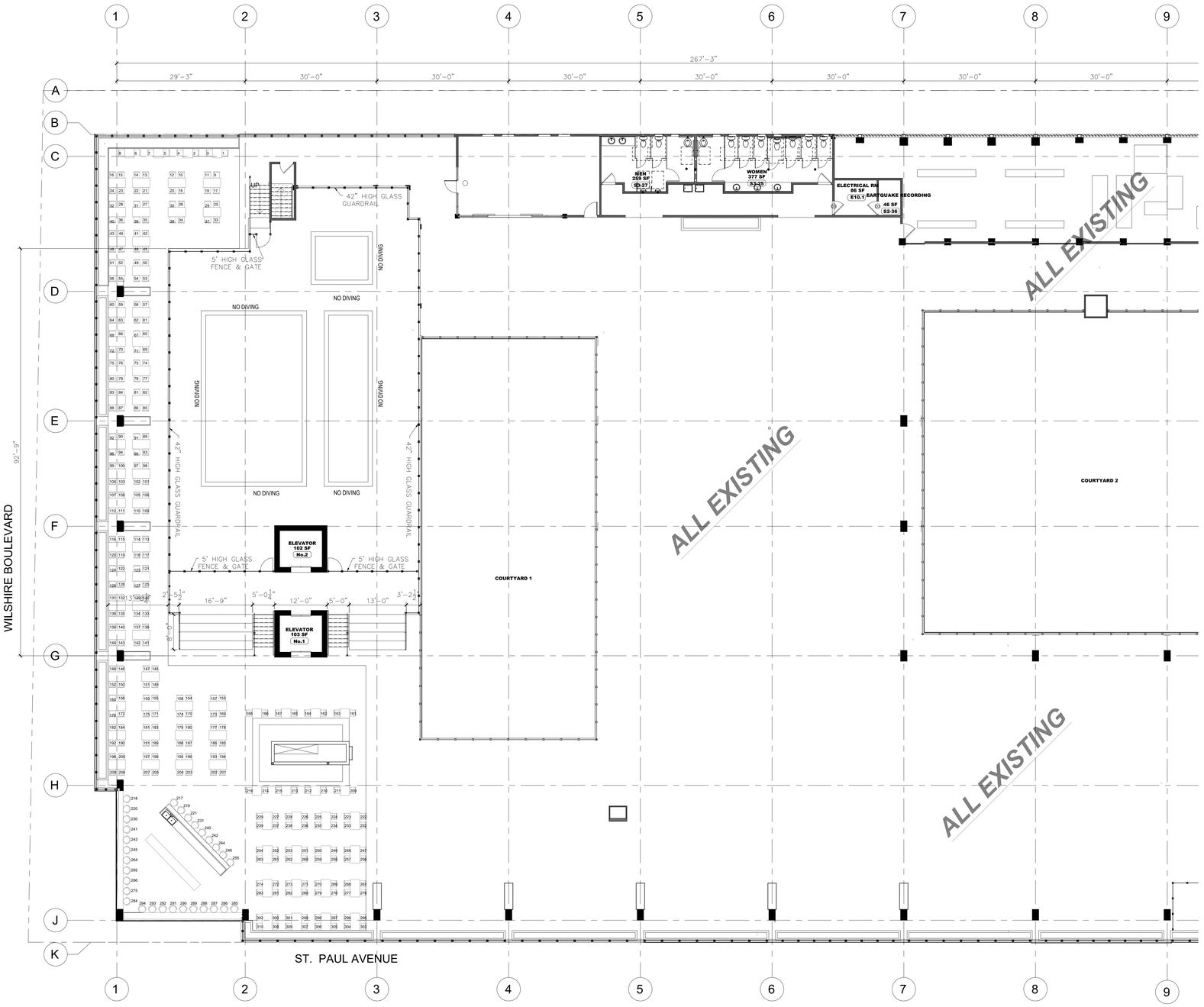
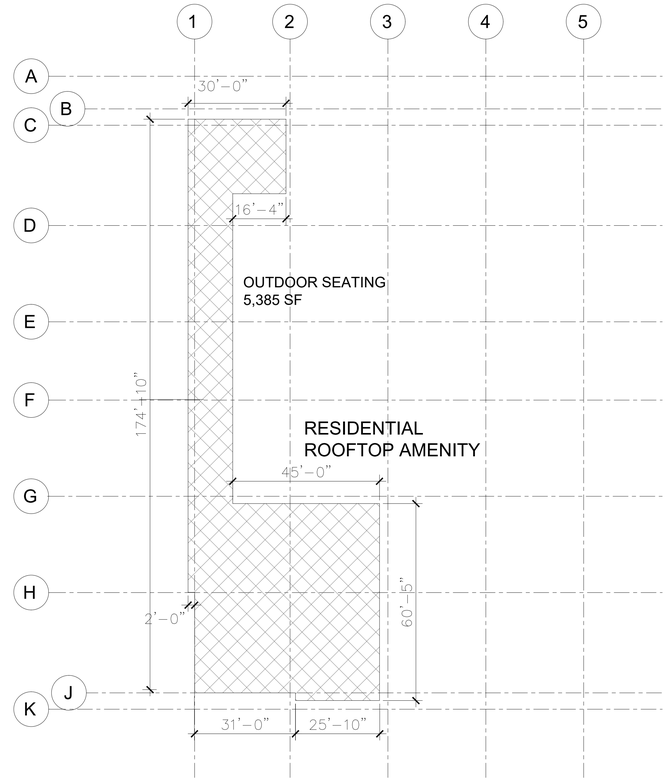
MCUB- TABLE OF ALCOHOL PERMITS- 1027 WILSHIRE BOULEVARD

	INDOOR		OUTDOOR		ALCOHOLIC BEVERAGE AREA	PERMIT TYPE
	AREA, SQUARE FEET	NO. OF SEATS	AREA, SQUARE FEET	NO. OF SEATS		
ROOFTOP AMENITY	NA	NA	5,385	310	60 SF	FULL LINE ON-SITE SALE



LEVEL 10- PARTIAL ROOF PLAN N



AREA CALCULATION DIAGRAM N

REVISIONS BY:

N

TENTEN LIVE/WORK
1027 WILSHIRE BOULEVARD LOS ANGELES, CA
LEVEL10 – PARTIAL ROOF PLAN

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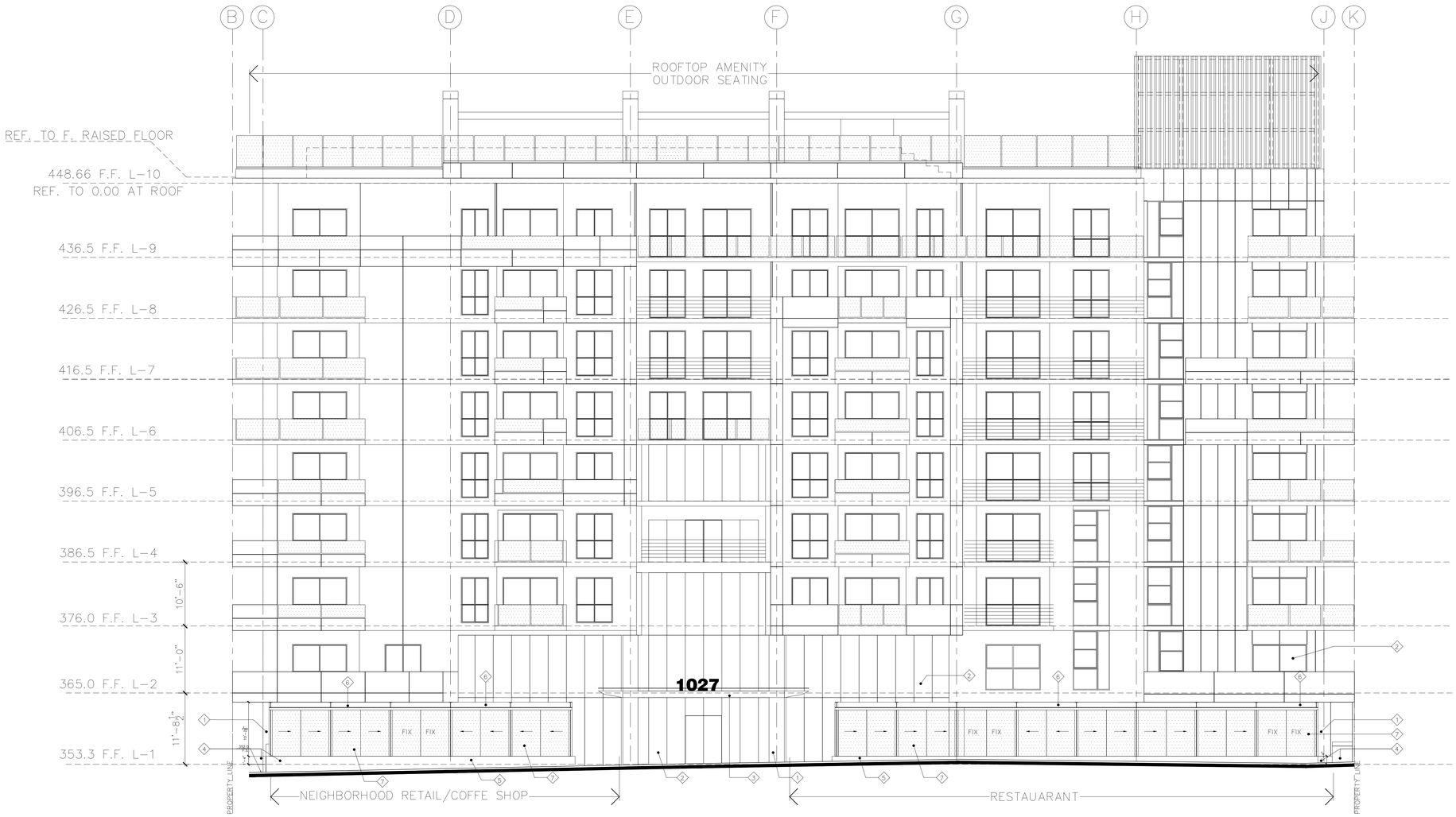

SOUTH ELEVATION

WILSHIRE BOULEVARD

LEGEND:

1. EXISTING CONCRETE COLUMN
2. EXISTING EXTERIOR WINDOW/GLASS DOOR
3. EXISTING METAL ENTRY CANOPY
4. EXISTING RAISED PLANTER BOX
5. NEW CONCRETE CURB
6. NEW CANOPY BEAM
7. NEW FRAMELESS SLIDING GLASS PANELS
8. NEW ALUMINUM SUNSHADE LOUVER– CRL AT710 SERIES CUSTOM TRELLIS WITH T–BRACKET MOUNTING SYSTEMS, BLADES SHALL BE SILVER METALIC MODEL AX08SM 8" AIRFOIL BLADE
9. NEW VINYL SOLAR SHADE MOTORIZED RETRACTABLE SUNSHADE– CANOPY FABRIC SHALL BE EXTERIOR GRADE, CLASS A/ASTM E84, IN ACCORDANCE TO METHOD 1&2/NFPA 701 AND CSFM T19. FABRIC SHALL ALSO BE FLAME RETARDANT TO MEET CA. FIR MARSHAL REQUIREMENTS, MODEL "SERGE FERRARI SATIN 502 VINYL (LEMON 502V2–50674C COLOR)" WITH THE USE OF STEEL TUBE FRAMES AS MANUFACTURED BY "EIDE INDUSTRIES, INC., www.eideindustries.com OR APPROVED EQUAL
10. DECORATIVE METAL LATTICE

REVISIONS BY:

TEATEN LIVE/WORK

1027 WILSHIRE BOULEVARD LOS ANGELES, CA

ELEVATION– OUTDOOR SEATING

LICENSED ARCHITECT
BIJAN ARMANDPOUR
No. C 15034
Ren 04/30/2021
STATE OF CALIFORNIA

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