



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

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

Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address¹ _____ Unit/Space Number _____

Legal Description² (Lot, Block, Tract) _____

Assessor Parcel Number _____ Total Lot Area _____

2. PROJECT DESCRIPTION

Present Use _____

Proposed Use _____

Project Name (if applicable) _____

Describe in detail the characteristics, scope and/or operation of the proposed project _____

Additional information attached YES NO

Complete and check all that apply:

Market open 24 hours, daily.
Requesting alcohol sales from
6am-2am, daily

Existing Site Conditions

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

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 _____

Number of Affordable Units⁴ Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

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

Mixed Use Projects, Amount of Non-Residential Floor Area: _____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 _____

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

Action Requested, Narrative: _____

from 6am-2am, daily

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) _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master Conditional Use

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

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

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

5. 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)

Applicant⁵ name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

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

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Agent/Representative name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip: _____

Telephone _____ E-mail: _____

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

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

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

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 _____

Print Name _____

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 _____

On _____ before me, _____
(Insert Name of Notary Public and Title)

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

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

WITNESS my hand and official seal.

Signature (Seal)

APPLICANT

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

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

Signature: _____

Date: _____

Print Name: _____

**OPTIONAL
NEIGHBORHOOD CONTACT SHEET**

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

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

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

Garai Terramorse Associates

420 South San Pedro #606
Los Angeles, CA 90013
t: 310-600-8545

Project Description

- 1) REQUEST APPROVAL FOR OPERATION OF A RETAIL FOOD MARKET WITH TAKE-OUT FOOD SERVICE, WITH RETAIL SALES OF ALCOHOLIC BEVERAGES, IN A GROUND FLOOR TENANT SPACE IN AN EXISTING MULTI-STORY MIXED-USE BUILDING.
- 2) TENANT SPACE GROSS FLOOR AREA: 900 SF
- 3) SIDEWALK SEATING (NO OPEN ALCOHOL CONTAINERS): 24 TOTAL SEATING
- 4) USES: RETAIL, TAKE-OUT RESTAURANT (NO INDOOR SEATING), NO ON-SITE CONSUMPTION OF ALCOHOL.
- 5) CBC OCCUPANT GROUP: B
- 6) CBC CONSTRUCTION TYPE: I-A (ASSUMED)
- 7) ON-SITE PARKING: 0 SPACES REQUIRED, 0 SPACES PROVIDED

Zoning / Legal - ZIMAS

Address/Legal

Site Address 650 1-176 S SPRING ST
ZIP Code 90014
PIN Number 127-5A211 70
Lot/Parcel Area (Calculated) 20,160.0 (sq ft)
Thomas Brothers Grid PAGE 634 - GRID F5
Assessor Parcel No. (APN) 5144001014
Tract TR 7679
Map Reference M B 176-24
Block None
Lot "UNNUMBERED LT"
Arl (Lot Cut Reference) 1
Map Sheet 127-5A211

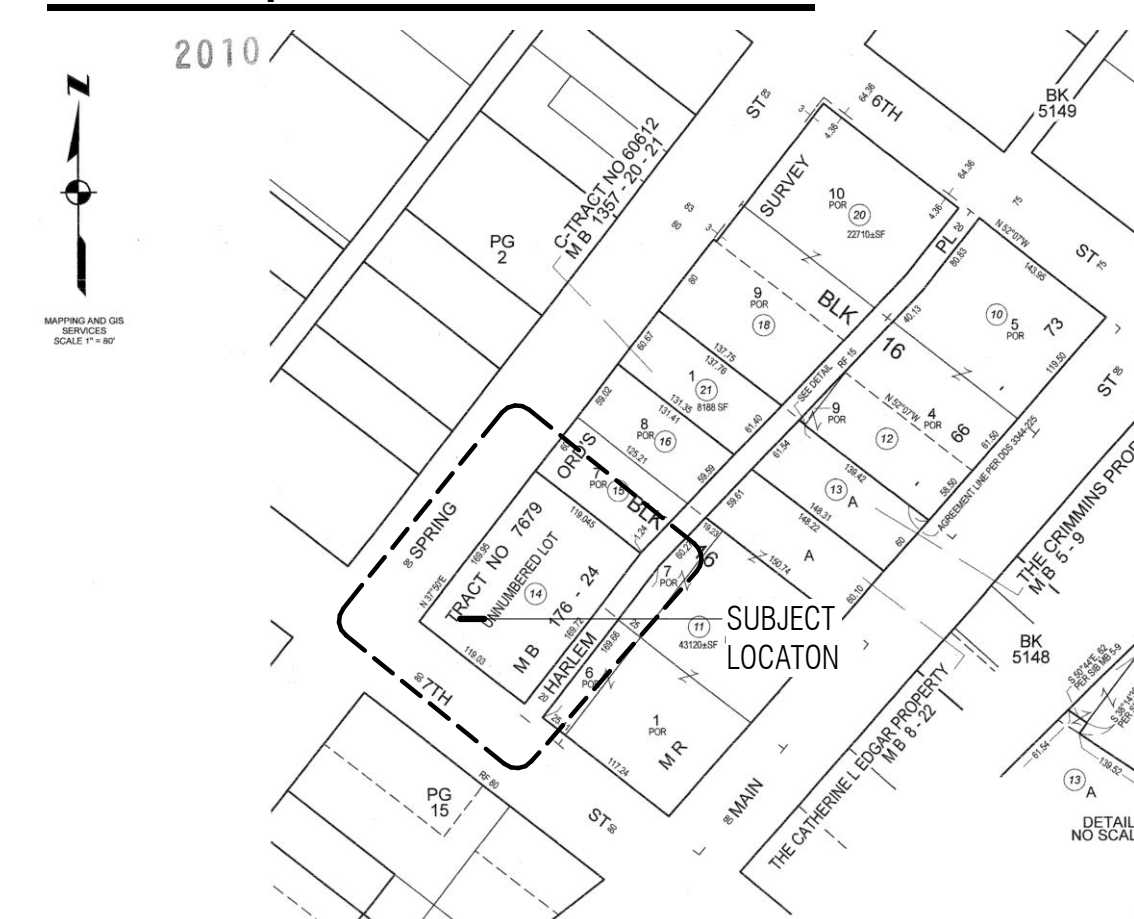
Jurisdictional

Community Plan Area Central City
Area Planning Commission Central
Neighborhood Council Downtown Los Angeles
Council District CD 14 - Kevin de León
Census Tract # 2073.02
LADBS District Office Los Angeles Metro
Building Permit Info View

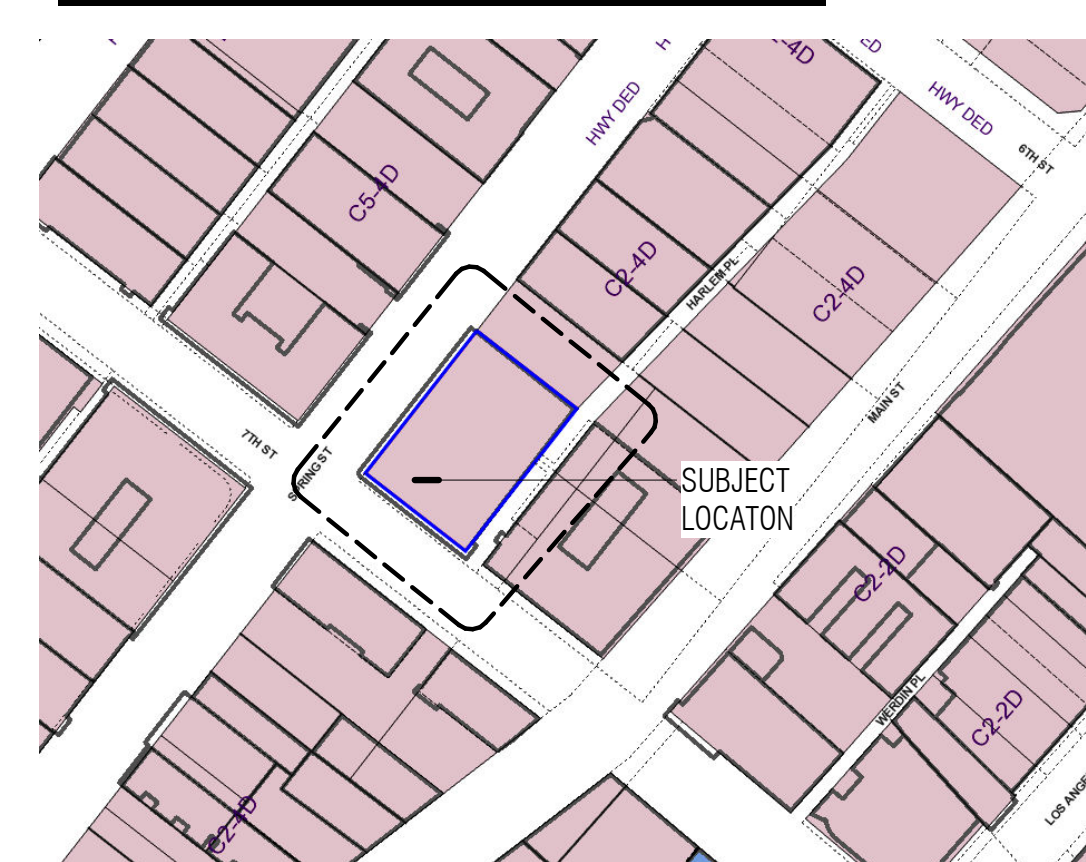
Planning and Zoning

Special Notes None
Zoning C2-4D
Zoning Information (ZI) ZI-2488 Redevelopment Project Area: City Center
Zoning Information (ZI) ZI-2452 Transit Priority Area in the City of Los Angeles
Zoning Information (ZI) ZI-2385 Greater Downtown Housing Incentive Area
Zoning Information (ZI) ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use Regional Center Commercial
General Plan Note(s) Yes
Hillside Area (Zoning Code) No
Specific Plan Area None
Subarea None
Special Land Use / Zoning None
Historic Preservation Review Yes
HistoricPlacesLA View
CDD, Community Design Overlay None
CPID, Community Plan Imp. Overlay None
Subarea None
CUGU, Clean Up-Green Up None
HCR, Hillside Construction Regulation No
NSO, Neighborhood Stabilization Overlay No
POD, Pedestrian Oriented Districts None
RFA, Residential Floor Area District None
RIO, River Implementation Overlay No
SN, Sign District No
SB 35 Eligibility View
Streetscape No
Adaptive Reuse Incentive Area Adaptive Reuse Incentive Area
Affordable Housing Linkage Fee
Residential Market Area Medium-High
Non-Residential Market Area High
Transit Oriented Communities (TOC) Tier 3
RPA, Redevelopment Project Area City Center
Central City Parking Yes
Downtown Parking Yes
Building Line None
500 Ft School Zone No
500 Ft Park Zone No

Assessor's Map



Vicinity Map



applicant:

DTLA Bodega, Inc.
650 S Spring, Los Angeles, CA
90014

CUP:

DTLA Bodega

650 South Spring Street
Los Angeles CA

1st submittal

5-21-2021

No.	Description	Date

Site Plan

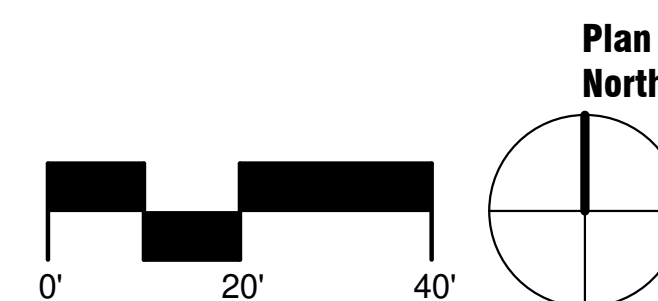
As indicated

A-101

5/21/2021 4:03:27 PM



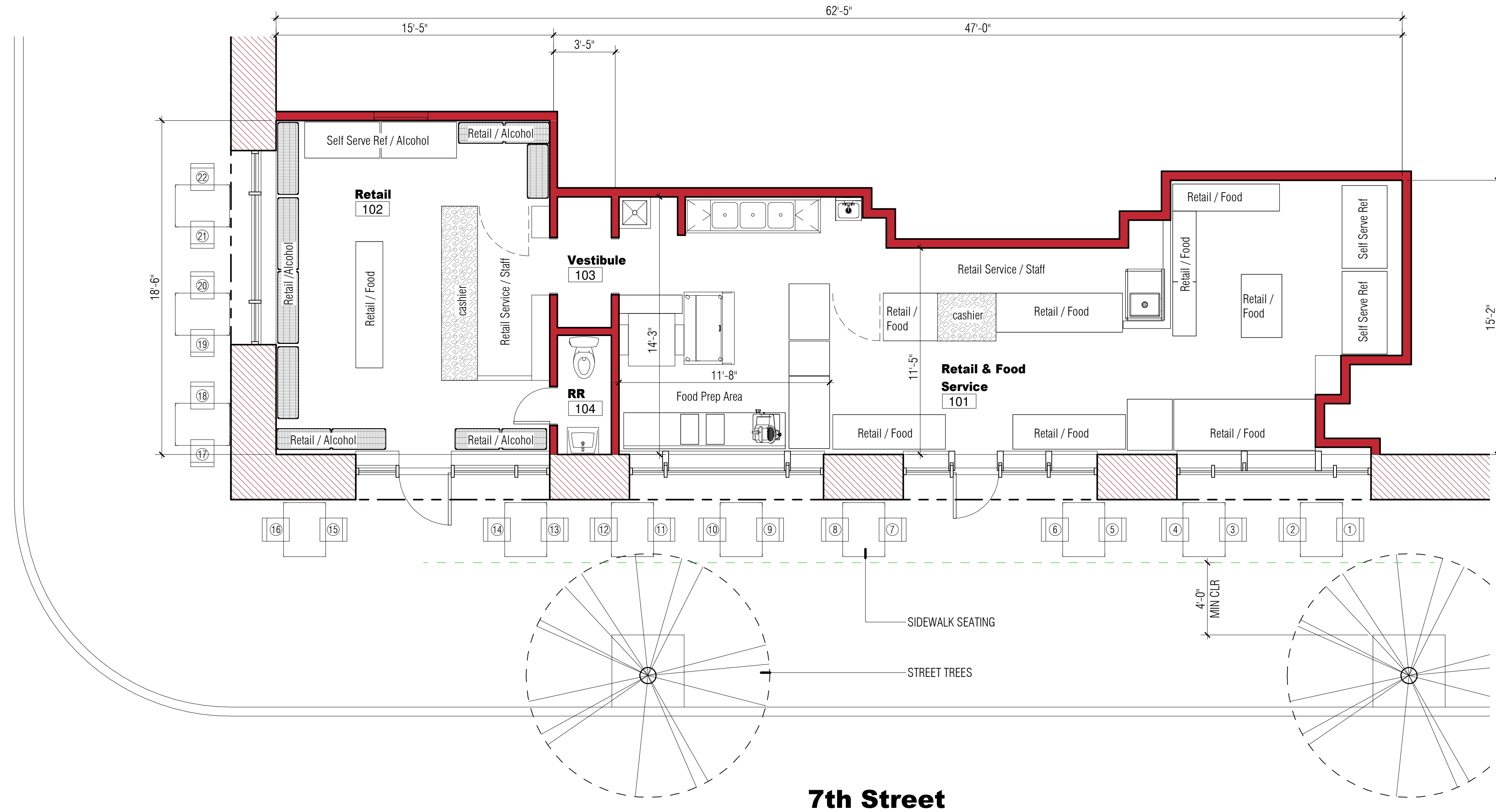
1 Site Plan
1" = 20'-0"



Garai Terramorse Associates

420 South San Pedro #606
Los Angeles, CA 90013
t: 310-600-8545

Spring Street



- Project Description**
- 1) REQUEST APPROVAL FOR OPERATION OF A RETAIL FOOD MARKET WITH TAKE-OUT FOOD SERVICE, WITH RETAIL SALES OF ALCOHOLIC BEVERAGES, IN A GROUND FLOOR TENANT SPACE IN AN EXISTING MULTI-STORY MIXED-USE BUILDING.
 - 2) TENANT SPACE GROSS FLOOR AREA: 900 SF
 - 3) SIDEWALK SEATING (NO OPEN ALCOHOL CONTAINERS): 24 TOTAL SEATING
 - 4) USES: RETAIL, TAKE-OUT RESTAURANT (NO INDOOR SEATING), NO ON-SITE CONSUMPTION OF ALCOHOL.
 - 5) CBC OCCUPANT GROUP: B
 - 6) CBC CONSTRUCTION TYPE: I-A (ASSUMED)
 - 7) ON-SITE PARKING: 0 SPACES REQUIRED, 0 SPACES PROVIDED

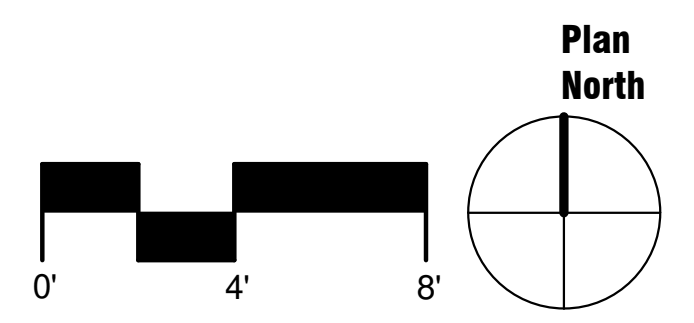
Floor Area Summary

101	Retail & Food Service	568 SF
103	Vestibule	25 SF
104	RR	23 SF
102	Retail	283 SF
Total Floor Area		900 SF

applicant:
DTLA Bodega, Inc.
650 S Spring, Los Angeles, CA
90014

1 Floor Plan CUP
1/4" = 1'-0"

ARRANGEMENTS OF RETAIL SHELVING, DISPLAYS, EQUIPMENT AND COUNTERS ARE FLEXIBLE AND MAY BE SUBJECT TO REARRANGEMENTS.



CUP:
DTLA Bodega

650 South Spring Street
Los Angeles CA

1st submittal		5-21-2021
No.	Description	Date

Floor Plan

As indicated
A-201

CONDITIONAL USE - ATTACHMENT - 1

650 S. Spring St. Units R1, R2

Representative:

Elizabeth Peterson Group, Inc.
400 S. Main Street, Suite 808
Los Angeles, CA 90013
T: 213-620-1904
E: nik@epgla.com

Applicant:

Mohammad Fatall
Vault Lounge, LLC
650 S. Spring St., Unit R1, R2
Los Angeles, CA 90014
E: thebodegala@gmail.com

REQUESTED ENTITLEMENTS:

Pursuant to 12.24-W, 1, A Conditional Use Permit to allow the off-site sale of beer, wine and distilled spirits in conjunction with an existing retail food market of 900 SF with take-out food service and 24 outdoor convenience seats. No alcohol in seating area. Market open 24-hours, daily. Alcohol sales requested from 6am-2am, daily.

CONDITIONAL USE FINDINGS

- i. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The proposed CUP request would allow the existing retail market with take-out food service known as DTLA Bodega to begin selling a full-line of alcoholic beverages for off-site consumption adding a convenient and beneficial service to the market. DTLA Bodega opened in 2020 and has in the past year established a welcome and positive presence at the corner of 6th and Spring Streets in Downtown Los Angeles. Taking inspiration from New York City's ample bodegas, DTLA Bodega sells essential groceries, has a full-service deli that provides take-out food service, and is open 24-hours per day, activating the corner during the day and the night. The proposed CUP to add the off-site sale of beer, wine and distilled spirits will enhance DTLA Bodega's offerings by adding the ancillary sale of alcoholic beverages, a typical and expected offering in a full-service market such as this one. Approval of the requested CUP to add alcohol sales will not only benefit DTLA Bodega's current and future customers, including the many residents in city's dense urban core, it will also help DTLA Bodega maintain a positive presence in the Downtown core. With approval of the CUP, DTLA Bodega would maintain a security guard during all hours that alcohol is being sold to prevent the kinds of nuisance activities sometime associated with markets selling alcoholic beverages. Additionally, DTLA Bodega plans to implement a limited number of outdoor seats in front of the business' frontage where customers can enjoy a deli sandwich or salad prepared at the market. No alcohol would be consumed or at the outdoor seats. The outdoor seating would further activate the corner, enhancing the safety of the streetscape, and would provide a convenient

location for customers to have a quick bite.

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

The subject property was developed in the early 1900's as a bank and offices. It was eventually converted to live/work units along with a commercial ground floor, mezzanine and basement. The existing market has operated in the groundfloor corner retail space since 2020 in a manner that is compatible with adjacent properties in Downtown LA, which include numerous residential apartment buildings with a variety of groundfloor commercial uses. DTLA Bodega has established a positive presence and clientele over the past year of responsible market operation at the subject property. The requested CUP does not propose any changes to the exterior of the building, so it is physically compatible with its surroundings. The addition of retail sales of beer, wine and distilled spirits for off-site consumption will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare and safety. The requested alcohol sales, which will be comprised of a curated selection of beers, wines and distilled spirits, will complement the other food and home goods, along with the take-out meals prepared in the market's deli, as a typical and expected offering at a full-service market. DTLA Bodega is a responsibly operated business, so the retail sale of alcohol beverages will not have the nuisance activities that are sometimes associated with retail alcohol sales. Further, the applicant will provide a security guard at all times that alcohol is sold to further mitigate the potential for any issues associated with alcohol sales. Additionally, the outdoor convenience seating proposed as part of the project will also serve to activate and enhance, rather than degrade, DTLA Bodega's presence in the downtown core. With conditions from the Zoning Administrator, the project's location, size, height, operations and other significant features will be compatible with and not adversely affect or degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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

As a resident- and visitor-serving market use in the densely developed and populated Downtown Los Angeles core, the project is consistent with the Central City Community Plan and is consistent with its land use designation of High Density Residential.

The Central City Community Plan identifies several objectives that promote the development of commercial spaces. The existing market as well as the requested CUP approval for retail sales of beer, wine and distilled spirits supports the following Objectives of the Community Plan:

Objective 2-1 To improve Central City's competitiveness as a location for offices, business, retail and industry.

Objective 2-2.1 Focus on attracting business and retail uses that build on existing strengths

of the area in terms of both the labor force, and businesses.

Objective 2-2.3 Support the growth of neighborhoods with small, local retail services.

Objective 2-4.1 Promote nightlife activity by encouraging restaurants, pubs, night clubs, small theaters, and other specialty uses to reinforce existing pockets of activity.

The City's General Plan provides incentives encouraging housing, jobs and services in closer proximity to one another; and to create balanced communities and neighborhoods. The project meets the above goals and objectives of the Community Plan, as it does not promote a community where people only work in and leave at the end of the day, but provides for a 24/7 full-service market that benefits the many residents who live in the area, as well as Downtown LA's visitors, who come to the area to work, dine and recreate.. The project also realizes the goal of co-locating jobs, housing and services in proximity to transit, which in turn encourages greater pedestrian activity and hopefully aids in the longer-term goal of encouraging a safer, more inviting environment.

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

The existing market has already had a positive affect on the welfare of the Downtown LA community with its operation over the past year by providing a conveniently located full-service market and deli with prepared take-out food and 24-hour operation. The addition of retail sales of beer, wine and distilled spirits will not adversely affect the surrounding community; instead it will enhance the positive impact the market has made by providing a desired and expected amenity in being able to sell alcoholic beverages for off-site consumption. With a security guard during all times that alcohol will be sold, and with input from LAPD and with conditions from the Zoning Administrator, DTLA Bodega will be better able to serve its clientele, which includes Downtown's many residents and visitors without adversely affecting the welfare of the pertinent community. With a year of operation under their belt, the applicant and operator of DTLA Bodega will be able to continue making a beneficial impact to this part of Downtown by being able to offer retail sales of alcohol in conjunction with the rest of the food and home retail goods the market sells.

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

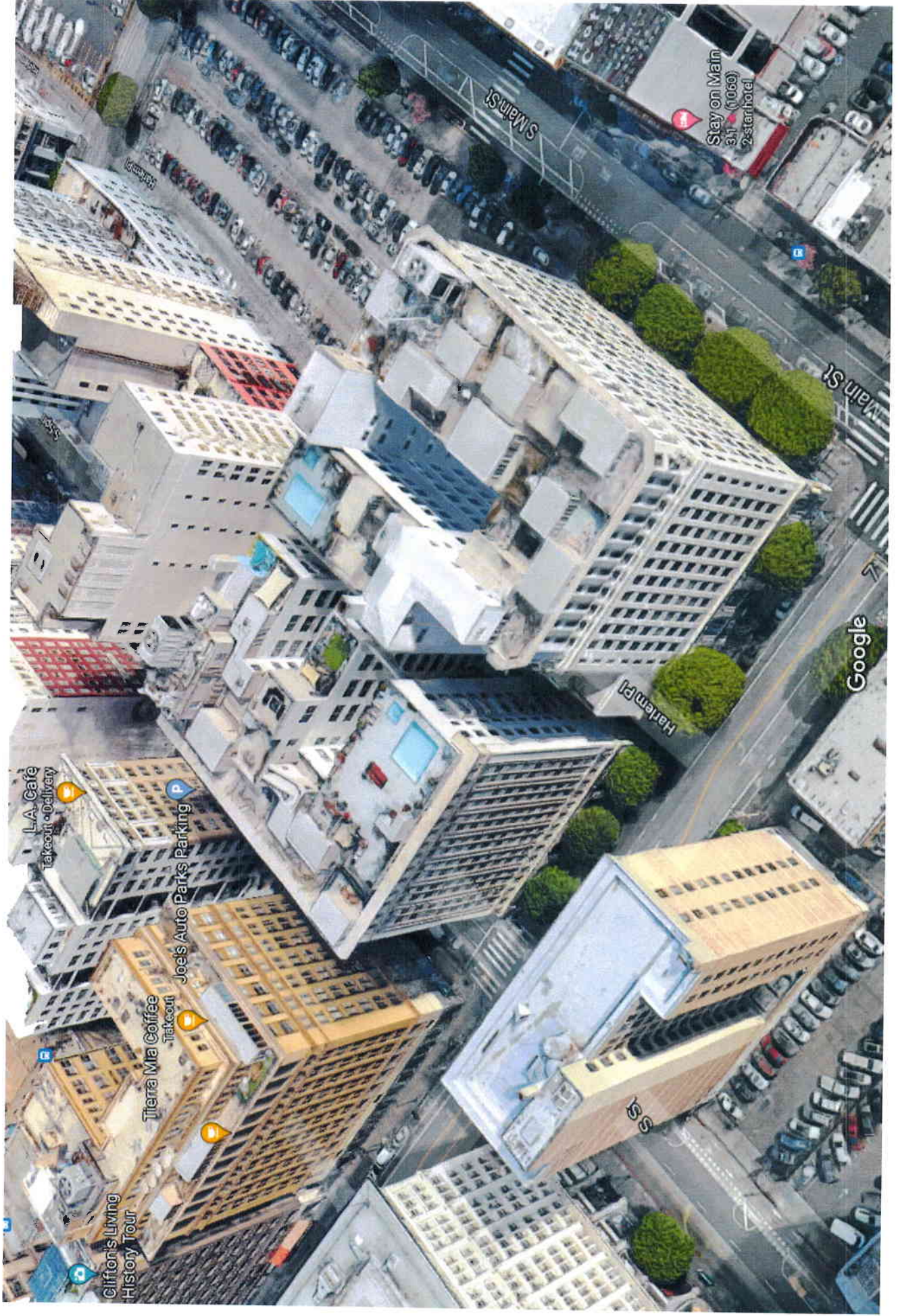
While the granting of the new CUP will result in a new Department of ABC License for the existing market. However, approval of the application will not result in an under concentration of off-sale licenses, especially given Downtown's residential and commercial density as LA's urban center. There exist only four off-sale licenses in the 1000-foot radius of the subject property, a relatively low number given the thousands of residential units in the same radius, along with the thousands of visitors who come to Downtown to work, dine and play. In light of the above, it can be concluded that approval of the requested CUP will not add to an undue

concentration of such establishments, but rather, will provide a beneficial and convenient service in the densest part of the city.

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

The project is currently zoned for commercial uses and is located within the Central City Community Plan in the commercial section. The project is surrounded by mixed-use and commercial uses including, restaurants, cafés, bars, event venues and a Spanish language school. Since the site is located in a commercial corridor, the diversity amongst the uses is not uncommon. Approval of the grant will not result in significant changes to the operation of this groundfloor market, which is surrounded by a mixture of densely developed residential and commercial uses. Approval of the application, which includes the imposition of conditions with input from LAPD and the Zoning Administrator, will allow the market to enhance its offerings without a accompanying detrimental impact to the residential uses at the property itself, as well as those nearby.

Although there are sensitive uses, including residential uses, within and surrounding the subject site, the project will be contained within an existing building and the alcohol sales will be ancillary to the retail food and home good offerings at the market. The proposed use will not detrimentally affect nearby communities and other sensitive uses in the area.



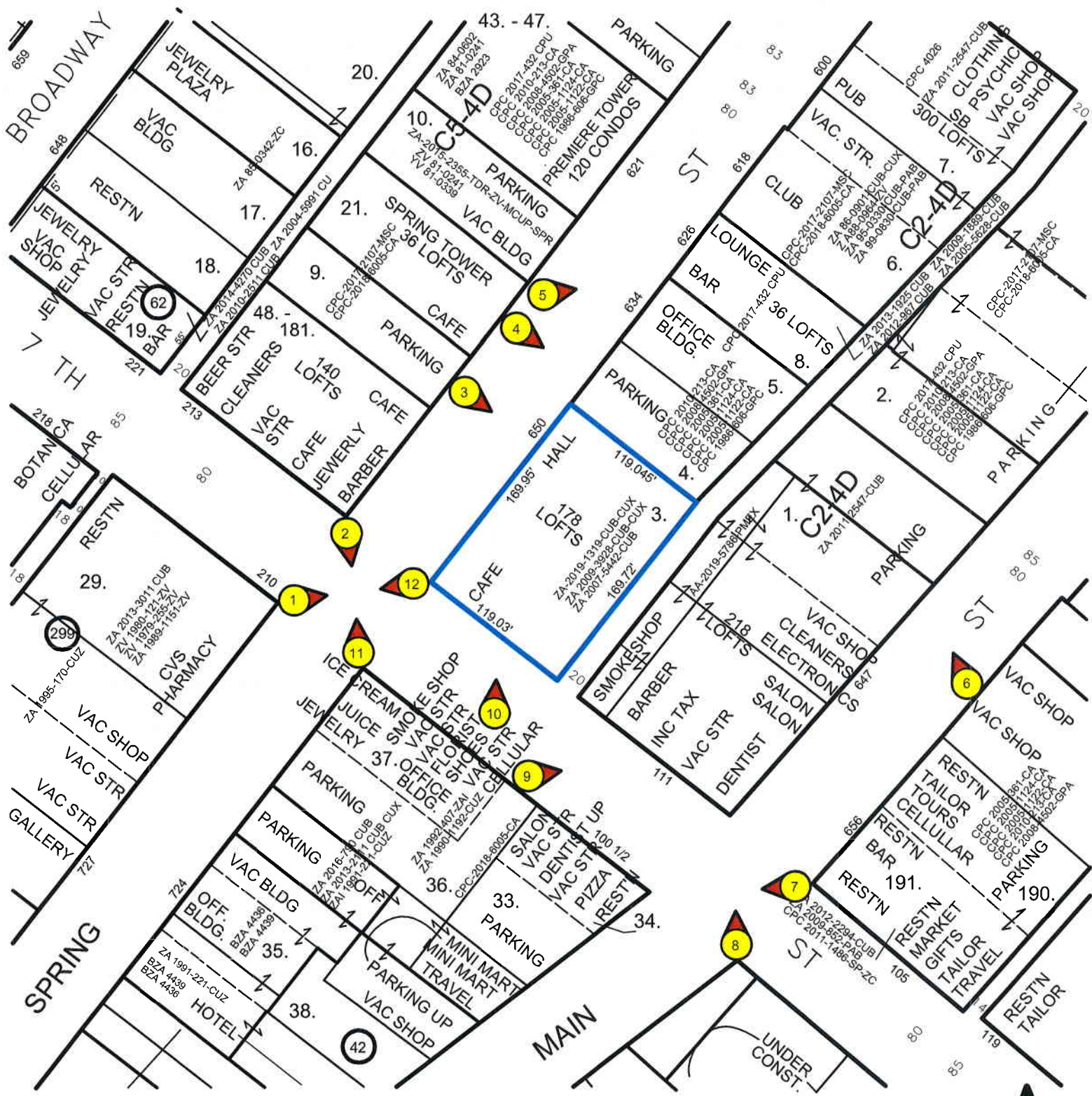


PHOTO BROCHURE

RADIUS MAPS ETC

3544 PORTOLA AVENUE
 LOS ANGELES CA 90032
 OFF/FAX (323) 221-4555
 RADIUSMAPSETC@YAHOO.COM

SITE LOCATION:
 650 S. SPRING STREET
 LOS ANGELES CA 90014

CASE NO.
 DATE: 05-20-2021
 SCALE: 1" = 100'
 D.M.: 127.5 A 211
 T.B. PAGE: 634 GRID: F-5
 APN: 5144-001-014



1.



2.



3.



4.



5.



6.



7.



8.



9.



10.



11.



12.

