



**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 Address<sup>1</sup> \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

Legal Description<sup>2</sup> (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:

**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) |

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

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

**Proposed Project Information**

(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)<sup>3</sup> \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Number of Affordable Units<sup>4</sup> 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:** \_\_\_\_\_

**Authorizing Code Section** \_\_\_\_\_

**Code Section from which relief is requested (if any):** \_\_\_\_\_

**Action Requested, Narrative:** \_\_\_\_\_

Additional Requests Attached  YES  NO

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

<sup>4</sup> As determined by the Housing and Community Investment Department

**4. RELATED DEPARTMENT OF CITY PLANNING CASES**

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

If YES, list all case number(s) \_\_\_\_\_

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

Case No. \_\_\_\_\_

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

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

## 2. PROJECT DESCRIPTION

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

A Conditional Use Permit to allow an upgrade from an off-sale beer and wine license to a license allowing the sale of a full line of alcoholic beverages for off-site consumption with instructional on-site tasting, in conjunction with an existing 859 square-foot market (Chapman Market) located within the [Q]C5-4D-CDO-SN Zone. No exterior modifications are proposed. Hours of operation will remain from 8:00 a.m. to 2:00 a.m., Monday through Saturday, and from 9:00 a.m. to 2:00 a.m., Sunday.

## 3. ACTION(S) REQUIRED

**Authorizing Code Section:** 12.24-W.1

**Code Section from which relief is requested (if any):** N/A

**Action Requested, Narrative:**

Pursuant to Section 12.24-W.1 of the Los Angeles Municipal Code, a Conditional Use Permit to upgrade from beer and wine to the sale of a full line of alcoholic beverages for off-site consumption with instructional on-site tasting, in conjunction with an existing 859 square-foot market (Chapman Market) located within the [Q]C5-4D-CDO-SN Zone.

**CP-7773, #2 – FINDINGS**

**APPLICATION TO THE ZONING ADMINISTRATOR FOR CONDITIONAL USE PERMIT FOR ALCOHOLIC BEVERAGE SERVICE**

APPLICANT: **CHAPMAN MARKET  
221 W. 8<sup>th</sup> STREET, LOS ANGELES, CA 90014**

AGENT: **MARIA IMPALA, ART RODRIGUEZ ASSOCIATES  
444 E. HUNTINGTON DRIVE, SUITE 208, ARCADIA, CA 91006**

REFERENCE: **PER LAMC 12.24, W-1, A CONDITIONAL USE PERMIT TO ALLOW AN UPGRADE FROM AN OFF-SALE BEER AND WINE LICENSE TO A LICENSE ALLOWING THE SALE OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION WITH INSTRUCTIONAL ON-SITE TASTING, IN CONJUNCTION WITH AN EXISTING 859-SQUARE-FOOT MARKET (CHAPMAN MARKET) LOCATED WITHIN THE C5-4D-CDO-SN ZONE. NO EXTERIOR MODIFICATIONS ARE PROPOSED. HOURS OF OPERATION WILL REMAIN FROM 8:00 A.M. TO 2:00 A.M., MONDAY THROUGH SATURDAY, AND FROM 9:00 A.M. TO 2:00 A.M., SUNDAY.**

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**PROJECT BACKGROUND**

Pursuant to Section 12.24-W.1 of the LAMC, Chapman Market is requesting to allow an upgrade from an off-sale beer and wine license to a license allowing the sale of a full line of alcoholic beverages for off-site consumption with instructional on-site tasting. Hours of operation will remain from 8:00 a.m. to 2:00 a.m., Monday through Saturday, and from 9:00 a.m. to 2:00 a.m., Sunday.

The property is a level, rectangular-shaped corner lot with approximately 15,508-square-feet with a frontage of approximately 100.64 feet along Broadway and 154.8 feet along West 8<sup>th</sup> Street in the [Q]C5-4D-CDO-SN zone. “Q” conditions were imposed by Ordinance No. 180,187, which established the Broadway Theater and Entertainment District Design Guide Community Design Overlay (CDO), which will be addressed in General Conditional Use finding “a.iii,” below. Chapman Market occupies a southern-most portion of the 13-story mixed-use building known as Chapman Building and is located on the ground floor. The project site is located off of West 8<sup>th</sup> Street within the Central City Community Plan Area. The application is not proposing any changes to the physical conditions of the site including the size, façade or parking spaces.

**GENERAL FINDINGS**

**a. General Conditional Use**

**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.**

Operating since 2010, Chapman Market serves as a convenience market in the downtown area, which is underserved by grocery stores and traditional supermarkets. The market services the residents of the Chapman Building, located on the upper floors, and also services visitors and workers of Downtown Los Angeles and the surrounding community. They also provide a delivery service to customers within a certain radius of the market. In addition to the current sale of beer and wine, Chapman Market offers a variety of grab-n-go items such as prepackaged foods, protein bars, pastries, and crackers as well as cereals, canned foods, condiments, almond milk, and other types of sundry goods found in traditional grocery stores. Chapman Market enhances the built environment in the surrounding neighborhood and provides a service that is essential and beneficial to the community, city, and region functioning as a convenience market to the local community. The applicant is requesting to upgrade their license type to a full line of alcohol sales for off-site consumption in order to meet their customers' demands.

The continued availability of alcoholic beverages for off-site consumption will continue to provide a beneficial service to patrons and the surrounding community by providing an amenity as is expected in convenience markets of this nature. Chapman Market is committed to providing quality products to the Downtown Los Angeles community and will continue to responsibly sell alcoholic beverages for off-site consumption. Neither the structure nor the space will be altered or changed in any way as a result of this conditional use permit. Thus, the request will not affect the built environment of the surrounding neighborhood and will only serve to continue providing an essential service to the community.

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

Chapman Market operates within a developed 13-story building, which contains ground-floor commercial uses and rental dwellings on the upper floors. To the north, west and south of the property, parcels are zoned C5-4D-CDO-SN; east of the subject site, parcels are zoned C2-4D. Immediately to the left of Chapman Market off of West 8<sup>th</sup> Street, or northwest, there is an office space and dry cleaners. South of the property and across West 8<sup>th</sup> Street, there is a theatre known as The Tower Theatre. Down 8<sup>th</sup> Street, oriented southeast of the subject site, there is also an ice cream parlor. The physical components of the building, including but not limited to its size, height and operations, blend with the commercial nature of the area and will remain the same. As such, the convenience store will not adversely affect or further degrade the adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.

Operating for over 10 years, the operators of Chapman Market understand their responsibilities as an established market providing convenience items in addition to a full line of alcoholic beverages. The market is prepared to ensure that their operations continue to act as a service that benefits the community without detrimentally affecting

the neighborhood. Should this application be granted, Chapman Market will continue to operate in a professional manner and coexist with the other uses in the vicinity and will not adversely affect or degrade the adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety of nearby residents.

**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.**

Chapman Market is in the C5 Commercial Zone and 4D Height District in the Central City Community Plan Area of Council District 14. The General Plan Land Use element designates this property as a “Regional Center Commercial.” The proposed project is consistent with the guidelines laid forth in the General Plan and the Zoning Code where a market is allowed by right. The project is also located within the Redevelopment Project Area: City Center (ZI-2488), Downtown Streetcar (ZI-2450), Transit Priority Area in the City of Los Angeles (ZI-2452), Community Design Overlay: Broadway (ZI-2408)/Sign District: Historic Broadway, State Enterprise Zone: Los Angeles (ZI-2374), and Historic Preservation Review area.

Central City Community Plan

As this commercial use project is located in a “C” Zone, it addresses the following objectives and policies of the Central City Community Plan:

Objective 2-2 To retain the existing retail base in Central City.

Policies 2-2.1 Focus on attracting businesses and retail uses that build on existing strengths of the area in terms of both the labor force, and businesses.

Objective 2-4 To encourage a mix of uses which create an active, 24-hour downtown environment for current residents and which would also foster increased tourism.

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

Objective 2-5 To increase specialty and ethnic markets in order to foster a diverse range of retail and commercial uses in Central City.

Policies 2-5.1 Make Downtown a tourist destination by combining its cultural and commercial offerings with those of the ethnic communities surrounding it.

General Plan

Chapman Market will continue to be in harmony with various elements and objectives of the General Plan as the Regional Center Commercial designation encourages “a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.” The proposed project is consistent with the zoning designation of the subject property and is within the bounds of the various elements and objectives of the General Plan.

ZI-2488 Redevelopment Project Area: City Center

The Redevelopment Project Area: City Center designation identifies land that was transferred from the CRA/LA To the City of Los Angeles, which is now responsible for implementing and enforcing unexpired Redevelopment Plans, Design for Development Guidelines, and Development Guidelines. Further instruction is required for projects that

are requesting a discretionary land use approval that includes the issuance of building, grading, demolition, sign or change of use permit. This project does not include any of the aforementioned changes/permits; therefore, it is not subject to seek clearance under ZI-2488.

ZI-2450 Downtown Streetcar

A portion of the subject project's parcel is adjacent to the proposed Streetcar Project, which will consist of a 3.8-mile one-way loop. Any projects that require an issuance or any building permit to develop parcels adjacent to the proposed route are subject to further review and approval from the Bureau of Engineering. This project does not involve any issuance of such permits. As such, it is not subject to further review under this designation.

ZI-2452 Transit Priority Area in the City of Los Angeles

The Transit Priority Area designation indicates the site is within one-half mile of a major transit stop that is existing or planned. There is no text with regard to the regulation of alcoholic beverage sales.

ZI-2408 Community Design Overlay: Broadway | [Q] Conditions

The Broadway Theatre and Entertainment District Design Guide was approved in 2009 to establish "Q" Conditions which address allowed uses, building form and massing, parking, ground floor treatment, urban design, mechanical equipment, and signage. These "Q" Conditions do not affect the subject project as the property is existing and developed and no physical changes to the exterior or interior of the site are being requested.

ZI-2374 Los Angeles State Enterprise Zone

The site is located in a Los Angeles State Enterprise Zone. The Enterprise Zone designation specifically is intended to stimulate development through "increasing the buildable area of the parcel which is critical in older areas of the City where parcels are small." The efforts of this designation are to improve development opportunities in the commercial node. However, this project does not involve any new construction, therefore they remain consistent with current parking standards.

Historic Building

The subject property is the site of the historic, 13-story Beaux Arts-style Charles Chapman Building, which was built between 1911 and 1913 and designated as City of Los Angeles Cultural Monument No. LA-899 and United States Historical Monument No. US-79000484. No further action is required, as the application does not propose any exterior or interior modification.

This request is for a Conditional Use Permit to allow an upgrade from an off-sale beer and wine license to a license allowing the sale of a full line of alcoholic beverages for off-site consumption with instructional on-site tasting, in conjunction with an existing convenience market. Chapman Market has and will continue to conform to the purpose, intent, and provisions of the General Plan as a commercial use following the C5-4D-CDO-SN Zone.

**b. Additional Findings**

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

The proposed use will not adversely affect the welfare of the pertinent community as the convenience store has been operating with the sale of beer and wine for off-site



consumption since 2012. As such, a new use is not being introduced to the area. As previously mentioned, the subject store was permitted for the sale of alcoholic beverages for off-site consumption in 2008 under case no. ZA-2009-0094-CUB-CUX. The aforementioned case permitted beer and wine for off-site consumption in conjunction with a convenience market and the sale and dispensing of a full line of alcohol for on-site consumption in conjunction with a restaurant, and 900-square-foot bar, which also offered, live. In 2011, an approval of plans (case no. ZA-2009-0094-CUB-PA1) was filed to combine the restaurant and bar uses under one establishment and continued both the on- and off-sale uses with the restaurant and convenience market, respectively.

In 2013, a plan approval was approved under case no. ZA-2009-0094-CUB-PA2, which separated the convenience market use grant. The applicant requested modifications to certain conditions relating strictly to sale of alcoholic beverages so as to better match and satisfy customer needs and demand. Today, once more, the applicant is applying for a new conditional use permit to upgrade their license type to sell a more complete selection of alcoholic beverages as is expected in convenience markets of this nature. The applicant has demonstrated to being a responsible operator and during their previous plan approval, no public opposition was received. Chapman Market pride themselves in being able to provide the residents, workers, and visitors alike with a convenience store in area deficit of full service grocery stores. They will continue to responsibly sell alcoholic beverages and to provide a beneficial service to the pertinent community serving only to impact the community in a positive manner.

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

Chapman Market has been operating with an alcoholic beverage license at this location since 2010. Approval of this Conditional Use Permit will not increase or change the license saturation of such establishments for this Census Tract.

According to the State Department of Alcoholic Beverage Control (ABC), four (4) on-sale and two (2) off-sale licenses are allocated for authorization in Census Tract No. 2073.01. There are currently a total of one hundred and six (106) active licenses within the census tract. Of the active alcohol licenses, nine (9) are off-sale and sixty-six (66) are on-sale. Over-concentration is not undue when the addition of a license does not negatively impact a neighborhood, but rather such a license benefits the public welfare and convenience of the area. As this area is designated Regional Center Commercial, it supports a concentration of licenses without negatively impacting the pertinent community.

The following is a list of alcohol establishments within 1000-feet:

- See Exhibit A, attached to findings

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

Chapman Market is located in Downtown Los Angeles and zoned as a Regional Center, Commercial; as such, the use is appropriate at this location. Although there are nearby residential uses, Chapman Market has operated harmoniously with the residential uses on the upper floors of the subject building for over 10 years. Furthermore, the surrounding land uses are zoned for commercial uses with the corresponding zones of C2 and C5. The neighborhood is urban in character comprising of mostly mixed-use buildings with ground floor retail and on the upper floors with office or residential uses.

The area is fully improved with streets, sidewalks, utility poles, storm drains, sewers and other infrastructure. The location is appropriate for the sale of alcoholic beverages within a grocery store. Chapman Market has been operating as a convenience market for over 10 years, providing grab-n-go items such as prepackaged foods, protein bars, pastries, and crackers as well as cereals, canned foods, condiments, almond milk, and other types of sundry goods found in traditional grocery stores to nearby residents, workers and commuters. The continued sale of alcoholic beverages for off-site consumption, more specifically the upgrade to a full line of alcoholic beverages, will not adversely affect nearby residences, as the store will continue to operate responsibly as it has done for the last 10 years. Chapman Market is fully aware of its responsibilities as an establishment offering alcoholic beverages for off-site consumption and will continue to operate in a responsible manner to maintain the integrity of nearby residential zones or uses.

The following residential uses are within a 600-foot radius of the subject site:

- Single Family – None
- Multifamily – 12
- Condominium –1

# EXHIBIT A













## 600 FT. RESIDENTS, ALCOHOL BEVERAGES & SENSITIVE USES LIST Site Address: 221 W. 8<sup>TH</sup> STREET LOS ANGELES CA 90014

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1. RESIDENTIAL USES:
  - A. SINGLE FAMILY - NONE
  - B. MULTI FAMILY - 12
  - C. CONDOMINIUMS - 1
2. CHURCHES: NONE
3. SCHOOLS: NONE
4. HOSPITALS: NONE
5. RECREATIONAL AREAS: NONE

6. ALCOHOL BEVERAGE OUTLETS:

- |   |   |                        |
|---|---|------------------------|
| <div style="border: 1px solid black; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center; margin-bottom: 5px;">C</div> | <p><b>CLIFTON'S REPUBLIC</b></p> <p>TYPE 47 ON-SALE GENERAL EATING PLACE</p>  | <p>648 S. BROADWAY</p> |
| <div style="border: 1px solid black; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center; margin-bottom: 5px;">C</div> | <p><b>GLOBE THEATER</b></p> <p>TYPE 47 ON-SALE GENERAL EATING PLACE</p>   | <p>740 S. BROADWAY</p> |
| <div style="border: 1px solid black; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center; margin-bottom: 5px;">C</div> | <p><b>LOS ANGELES BIERGARTEN</b></p> <p>TYPE 47 ON-SALE GENERAL EATING PLACE<br/>TYPE 58 CATERER PERMIT</p>                     | <p>752 S. BROADWAY</p> |
| <div style="border: 1px solid black; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center; margin-bottom: 5px;">C</div> | <p><b>BROADWAY BAR</b></p> <p>TYPE 48 ON-SALE GENERAL PUBLIC PREMISES<br/>TYPE 58 CATERER PERMIT</p>                            | <p>830 S. BROADWAY</p> |
| <div style="border: 1px solid black; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center; margin-bottom: 5px;">C</div> | <p><b>THE ORPHEUM THEATRE</b></p> <p>TYPE 47 ON-SALE GENERAL EATING PLACE<br/>TYPE 68 PORTABLE BAR<br/>TYPE 77 EVENT PERMIT</p> | <p>842 S. BROADWAY</p> |

	<b>THE RESERVE NIGHT CLUB</b> TYPE 47 ON-SALE GENERAL EATING PLACE	650 S. SPRING ST
	<b>THE FOUNTAIN</b> TYPE 47 ON-SALE GENERAL EATING PLACE	724 S. SPRING ST
	<b>TERRONI ITALIAN REST'N</b> TYPE 47 ON-SALE GENERAL EATING PLACE	802 S. SPRING ST
	<b>PEKING TAVERN</b> TYPE 47 ON-SALE GENERAL EATING PLACE	806 S. SPRING ST
	<b>CRANES DOWNTOWN</b> TYPE 48 ON-SALE GENERAL PUBLIC PREMISES	810 S. SPRING ST
	<b>BAR GARCIA</b> TYPE 47 ON-SALE GENERAL EATING PLACE	820 S. SPRING ST
	<b>PREUX &amp; PROPER</b> TYPE 47 ON-SALE GENERAL EATING PLACE	840 S. SPRING ST
	<b>SHIBUMI JAPANESE REST'N</b> TYPE 47 ON-SALE GENERAL EATING PLACE	815 S. HILL ST
	<b>CVS PHARMACY</b> TYPE 20 OFF-SALE BEER/WINE	210 W. 7 <sup>TH</sup> ST #1
	<b>WEIRD BEERS</b> TYPE 20 OFF-SALE BEER/WINE	213 W. 7 <sup>TH</sup> ST
	<b>BANG BANG ROOM</b> TYPE 48 ON-SALE GENERAL PUBLIC PREMISES	221 W. 7 <sup>TH</sup> ST
	<b>CHAPMAN MARKET</b> TYPE 20 OFF-SALE BEER/WINE	221 W. 8 <sup>TH</sup> ST
	<b>SHAKE SHACK REST'N</b> TYPE 47 ON-SALE GENERAL EATING PLACE	400 W. 8 <sup>TH</sup> ST

# 600 FT. TO 1,000 FT. ALCOHOL BEVERAGE LIST

Site Address: 221 W. 8<sup>TH</sup> STREET  
LOS ANGELES CA 90014

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- |   |   |                                |
|---|---|--------------------------------|
|    | <b>MAIN MARKET</b><br>TYPE 20 OFF-SALE BEER/WINE  | 105 E 7 <sup>TH</sup> ST       |
|    | <b>BRAAZO PIZZA</b><br>TYPE 41 ON-SALE BEER/WINE EATING PLACE   | 1001 ½ W. 7 <sup>TH</sup> ST   |
|    | <b>7 ELEVEN</b><br>TYPE 20 OFF-SALE BEER/WINE   | 500 W. 7 <sup>TH</sup> ST      |
|    | <b>LOS ANGELES ATHLETIC CLUB</b><br>TYPE 21 OFF-SALE GENERAL<br>TYPE 57 SPECIAL ON-SALE GENERAL                       | 431 W. 7 <sup>TH</sup> ST      |
|    | <b>THE EXCHANGE</b><br>TYPE 48 ON-SALE GENERAL PUBLIC PREMISES  | 416 W. 8 <sup>TH</sup> ST      |
|  | <b>GOLDEN GOPHER</b><br>TYPE 21 OFF-SALE GENERAL<br>TYPE 48 ON-SALE GENERAL PUBLIC PREMISES<br>TYPE 58 CATERER PERMIT | 417 W. 8 <sup>TH</sup> ST      |
|  | <b>HAM &amp; EGGS TAVERN</b><br>TYPE 42 ON-SALE BEER/WINE PUBLIC PREMISES   | 433 W. 8 <sup>TH</sup> ST      |
|  | <b>PATTERN BAR</b><br>TYPE 48 ON-SALE GENERAL PUBLIC PREMISES<br>TYPE 58 CATERER PERMIT                               | 100 W. 9 <sup>TH</sup> ST      |
|  | <b>WOODSPOON REST'N</b><br>TYPE 41 ON-SALE BEER/WINE EATING PLACE   | 107 W. 9 <sup>TH</sup> ST      |
|  | <b>JASON'S WINE &amp; SPIRIT</b><br>TYPE 21 OFF-SALE GENERAL  | 110 E. 9 <sup>TH</sup> ST. #A2 |



**AMANTE ITALIAN REST'N**

123 E. 9<sup>TH</sup> ST.

TYPE 47 ON-SALE GENERAL EATING PLACE



**THE PALACE THEATER**

630 S. BROADWAY

TYPE 48 ON-SALE GENERAL PUBLIC PREMISEST



**UMAMI BURGER**

852 S. BROADWAY

TYPE 47 ON-SALE GENERAL EATING PLACE  
TYPE 58 CATERER PERMIT



**THE EXCHANGE REST'N**

416 W. 8<sup>TH</sup> ST

TYPE 48 ON-SALE GENERAL PUBLIC PREMISES



**THE FALLS**

626 S. SPRING ST #A

TYPE 48 ON-SALE GENERAL PUBLIC PREMISES  
TYPE 58 CATERER PERMIT



**SPRING STREET BAR**

626 S. SPRING ST #B

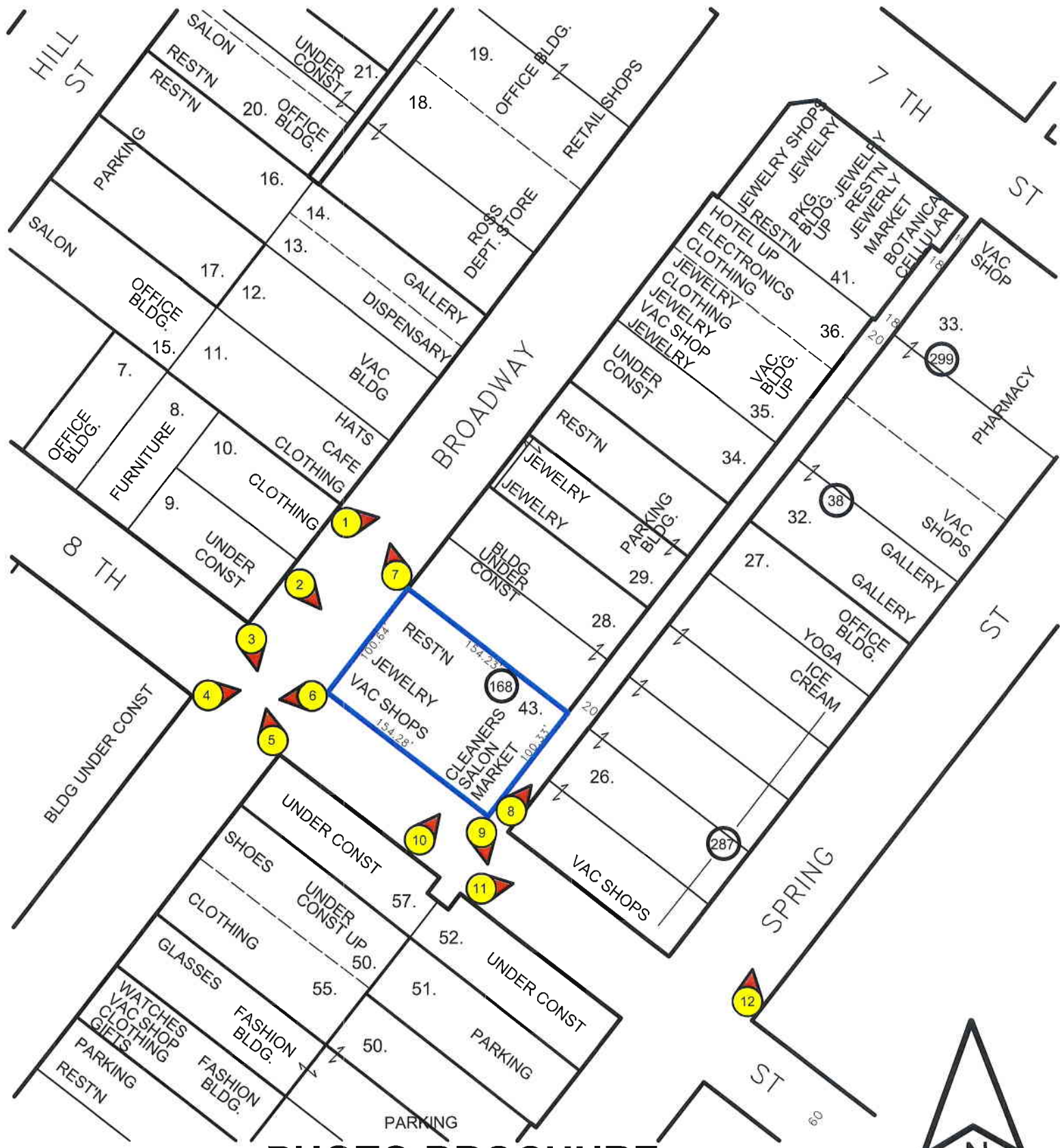
TYPE 47 ON-SALE GENERAL EATING PLACE



**THE MAJESTIC DOWNTOWN**

650 S. SPRING ST

TYPE 47 ON-SALE GENERAL EATING PLACE



# PHOTO BROCHURE

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

**SITE LOCATION:**  
 221 W. 8TH STREET  
 LOS ANGELES CA 90014

CASE NO.:  
 DATE: 04 - 06 - 2021  
 SCALE: 1" = 100'  
 D.M.: 127.5 A 209, 127.5 A 211  
 T.B. PAGE: 634 GRID: E-5  
 APN: 5144-015-056 TO 225



CHAPMAN MARKET

CHAPMAN'S FLOWERS  
2023  
Flowers & Plants  
1000 W. 10th St. Suite 100  
Wichita, KS 67202  
Tel: 316.262.1234

CHAPMAN'S FLOWERS  
2023  
Flowers & Plants  
1000 W. 10th St. Suite 100  
Wichita, KS 67202  
Tel: 316.262.1234

HASHTAG  
Coffee & Tea

LEASED  
Call Chris  
316.351.8712  
CENTRE

Historic Core District

RIGHT LANE  
TURNS HIGH  
AHEAD

Person in blue uniform walking on sidewalk



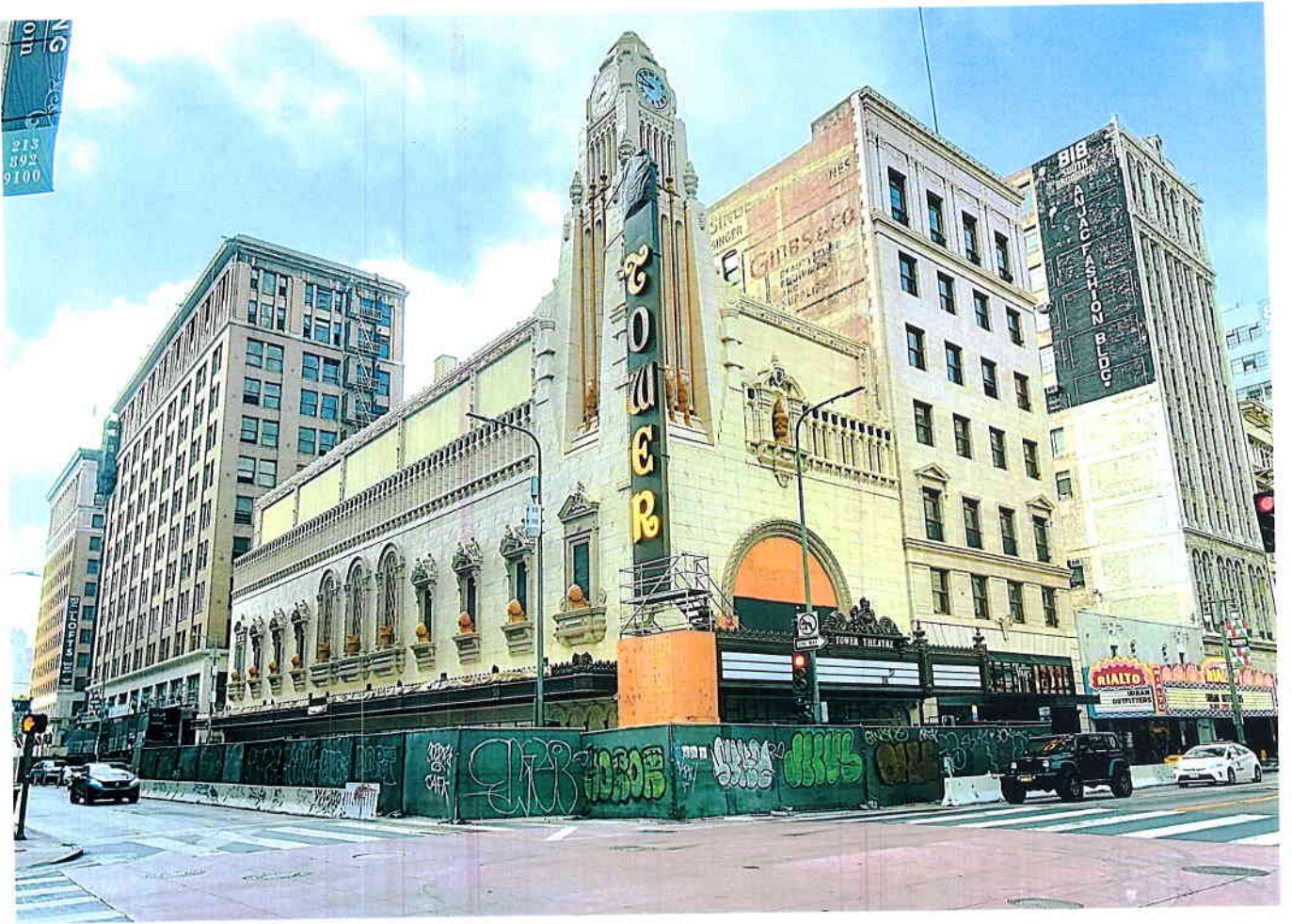
1.



2.



3.



4.



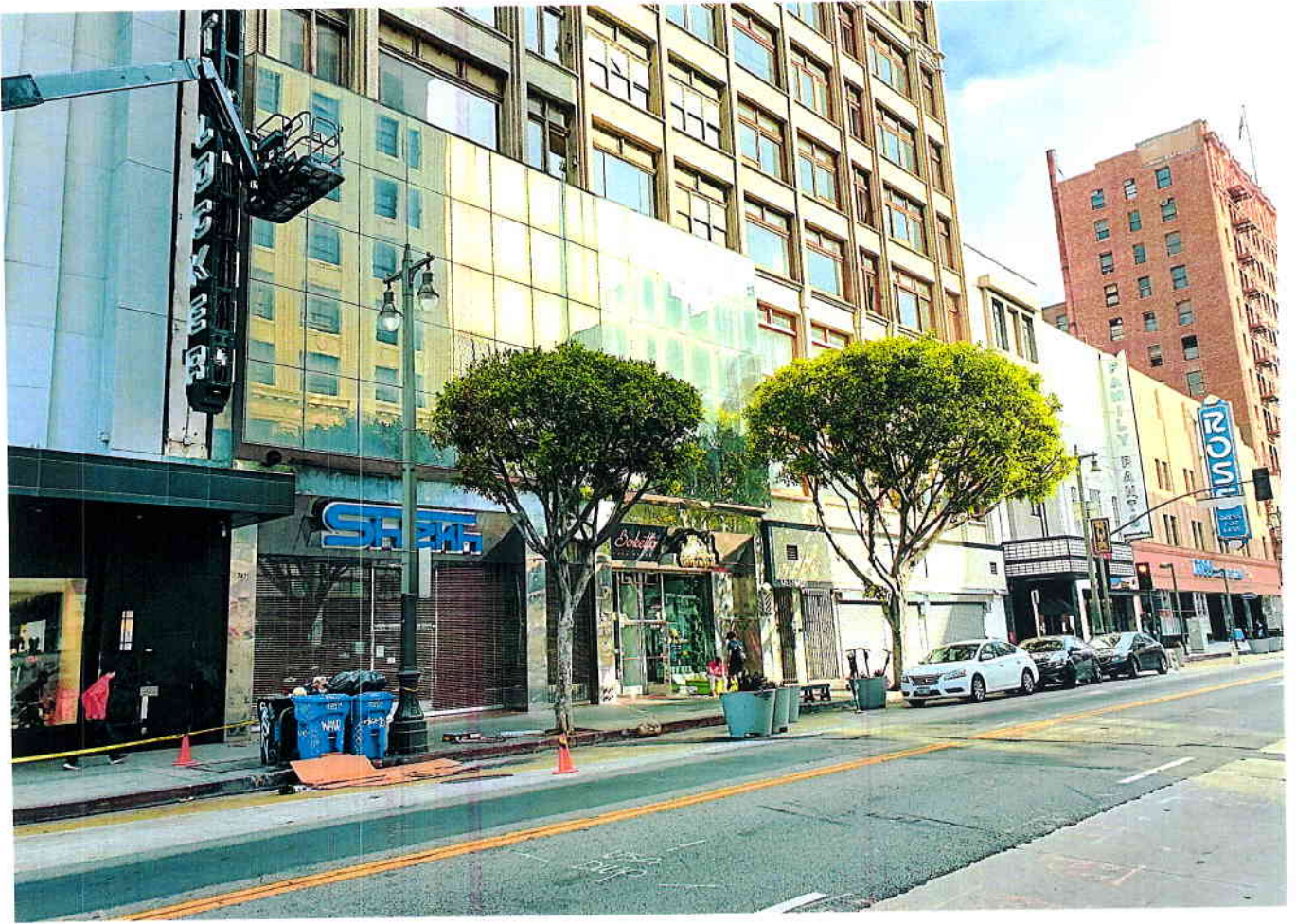
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6.



7.



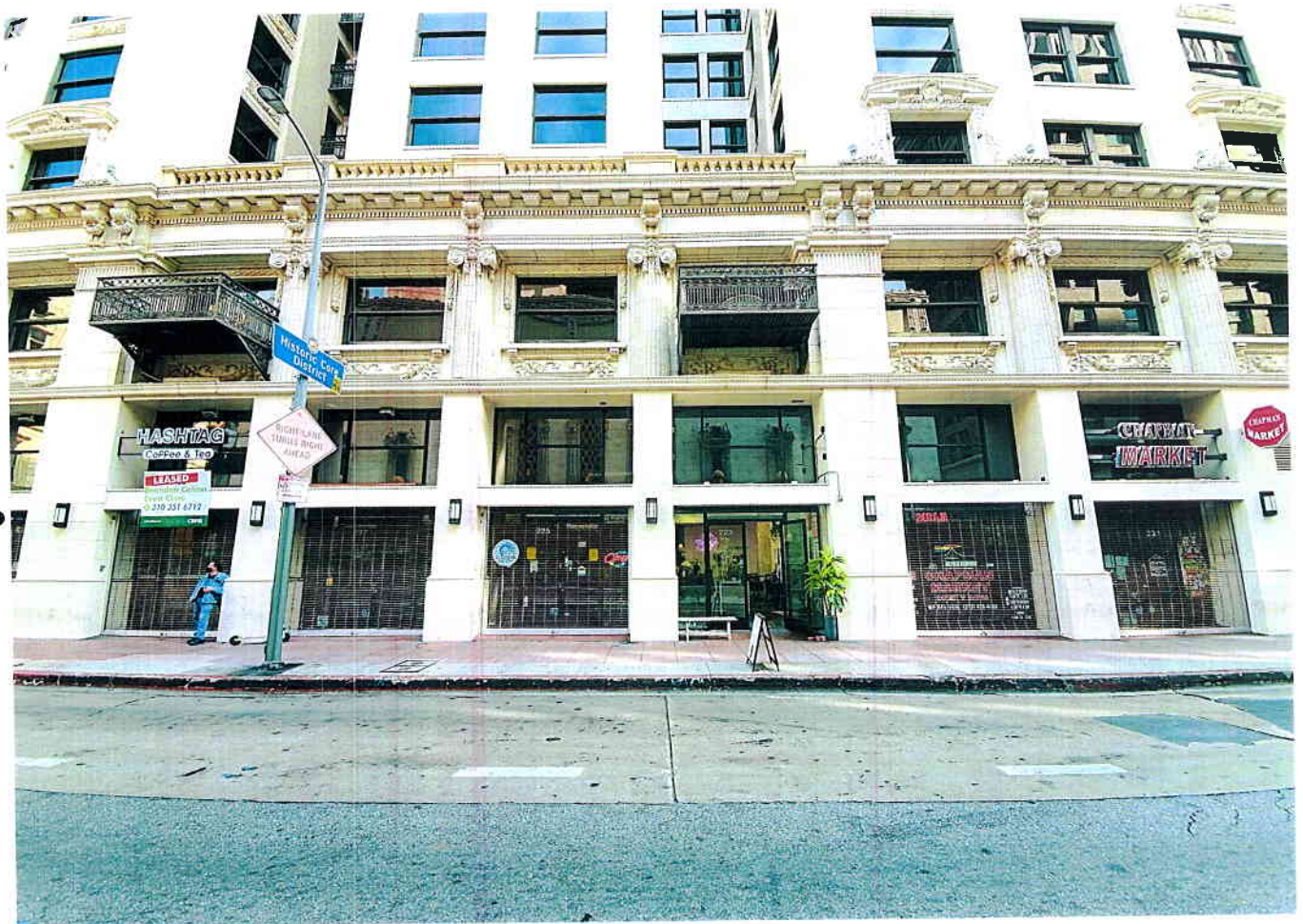
8.



9.



10.



11.



12



**BUILDING INFORMATION**

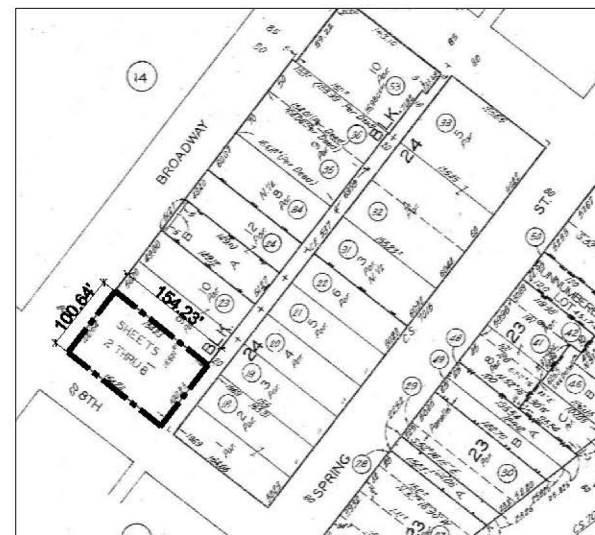
PROJECT ADDRESS: 221 W. 8TH ST.  
LOS ANGELES, CA 90014

**LEGAL INFORMATION**

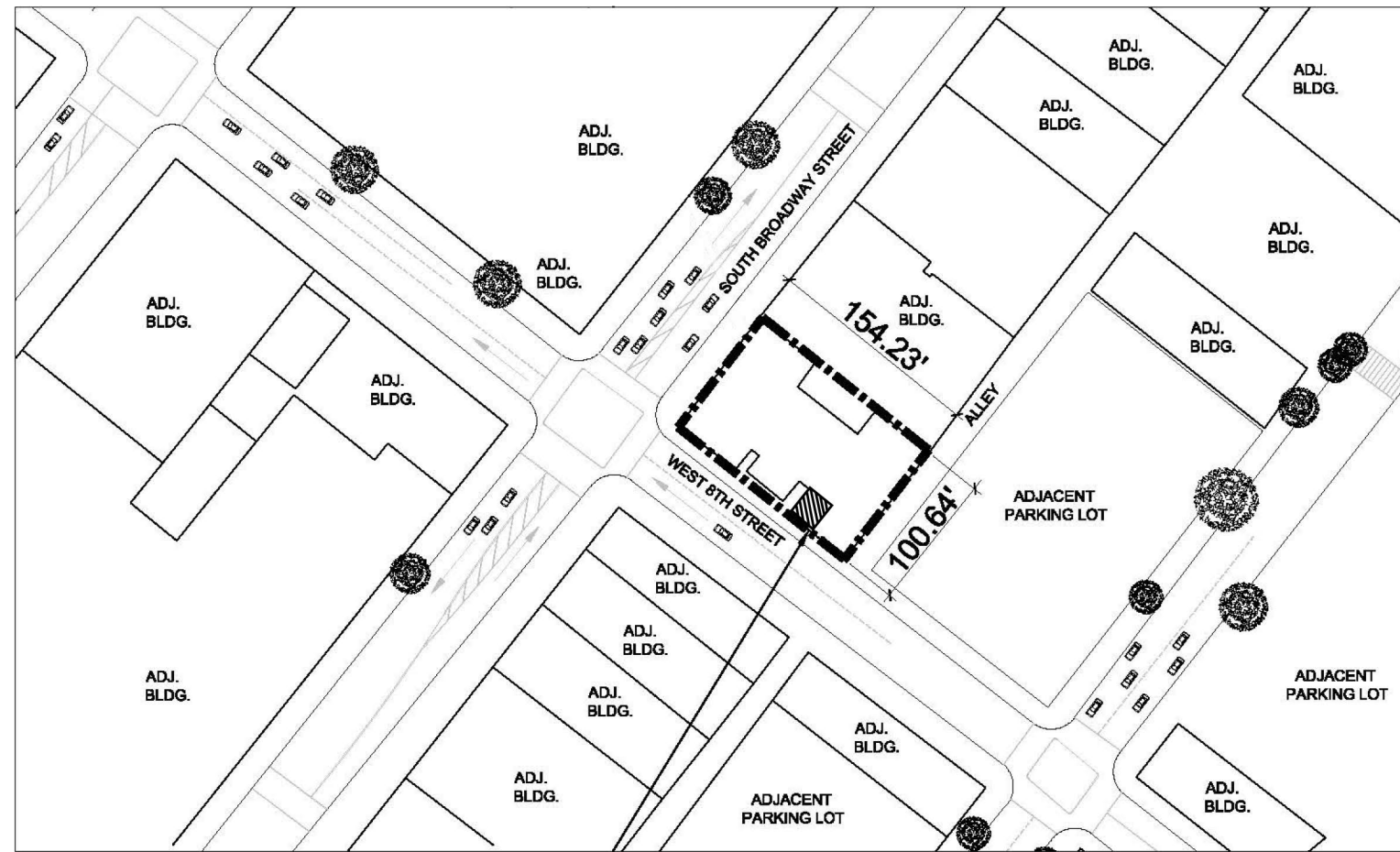
PROPERTY AREA: 21,738.7 S.F.  
SUBJECT SITE: 859 S.F.  
ASSESSOR PARCEL NO.: 5144 015 056  
5144 015 057  
TRACT: TR 62954-C  
MAP REFERENCE: MB 1328-67/68  
BLOCK: NONE  
LOT: 1  
COMMUNITY PLAN: CENTRAL CITY  
ZONING: [Q]C5-4D-CDO-SN  
GENERAL PLAN LAND USE: REGIONAL CENTER COMMERCIAL  
ZONING INFORMATION: ZI-2450 DOWNTOWN STREETCAR  
ZI-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES  
ZI-2385 GREATER DOWNTOWN HOUSING INCENTIVE AREA  
ZI-2374 STATE ENTERPRISE ZONE: LOS ANGELES  
ZI-2488 REDEVELOPMENT PROJECT AREA: CENTRAL CITY  
ZI-2408 COMMUNITY DESIGN OVERLY: BROADWAY

**PARKING INFORMATION:**

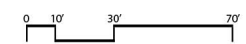
DOWNTOWN PARKING: YES  
CENTRAL CITY PARKING: YES  
  
PARKING REQUIRED: 0  
PARKING PROVIDED: 0 - NO CHANGE



VICINITY MAP



ENTRY  
8TH STREET,  
LOS ANGELES,  
CA 90014



SITE MAP  
SCALE: 1/84"=1'-0"



**LEGEND:**

- FIRE HYDRANT
- TRAFFIC LIGHT
- STREET LAMP POST
- ELECTRICAL POST
- STREET TREE
- METER

2404 Wilshire Blvd. Suite 1e  
Los Angeles, CA 90057-3310  
Tel. 213.380.8498  
Fax. 213.380.8499

**KELLY**  
ARCHITECTS

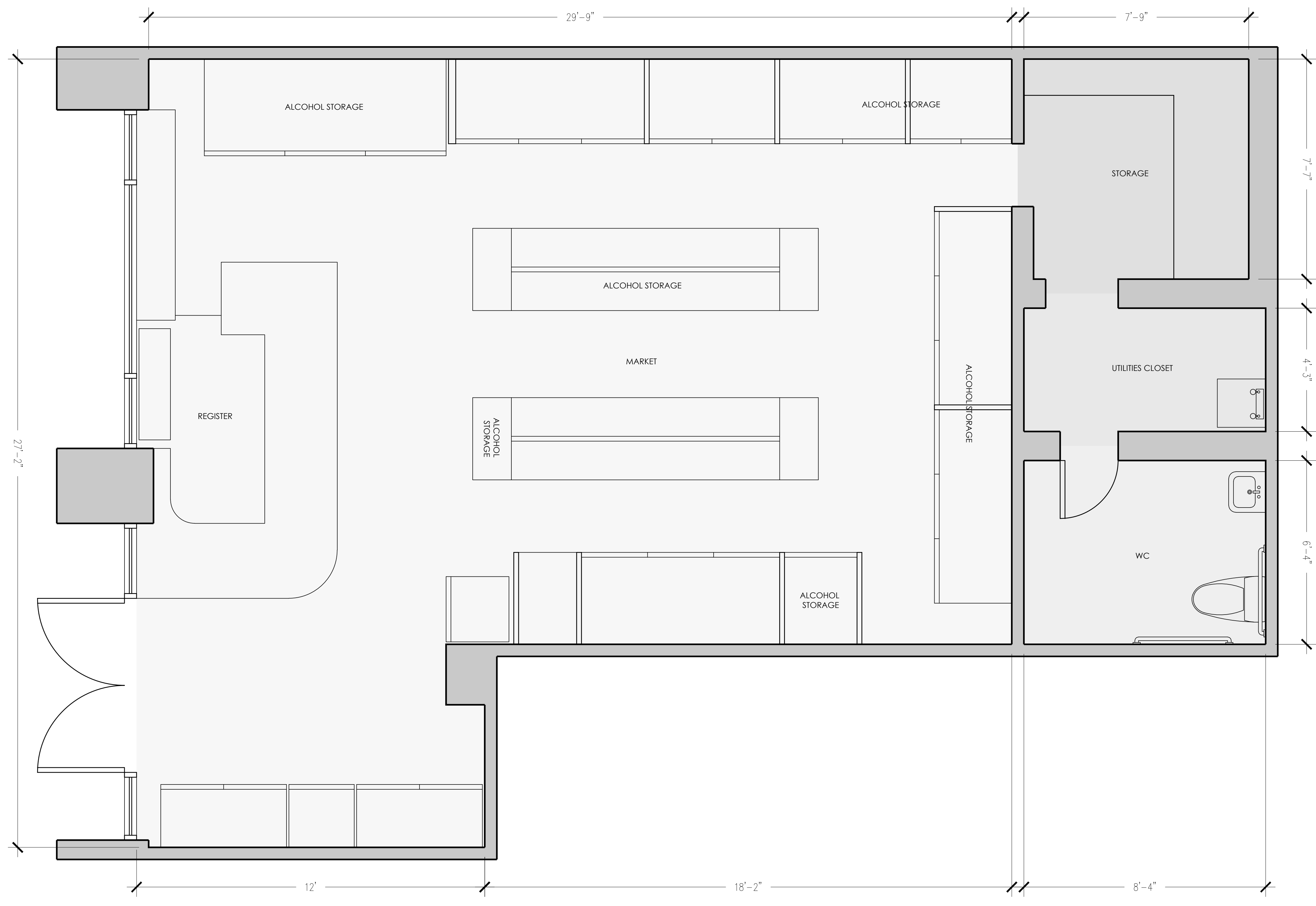
PROJECT  
CHAPMAN MARKET  
221 W. 8TH ST.  
LOS ANGELES, CA 90014

ISSUED FOR	DATE

INFO	Scale	Job no	Origin date
Drawn by			
Checked by			

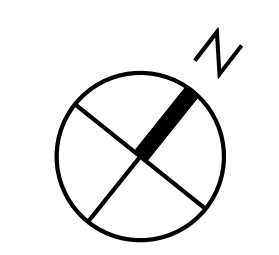
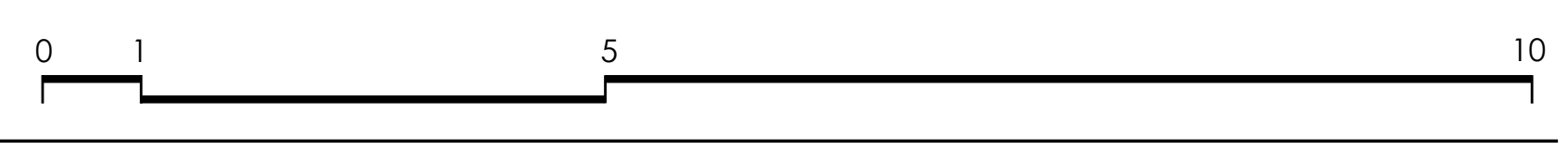
TITLE  
SITE PLAN

NUMBER  
A-1



ROOM	AREA (SF)
MARKET	687
WC	54
UTILITIES CLOSET	38
STORAGE	60
OTHER	20
<b>TOTAL</b>	<b>859</b>

1 FLOOR PLAN  
SCALE 1/2" = 1'-0"



**CHAPMAN MARKET**  
221 W 8TH STREET  
LOS ANGELES, CA 90014

APPLICANT:	DRAFTED BY:	SHEET DESCRIPTION:	SHEET NUMBER:
DAVID DABBOUR 221 W 8TH STREET LOS ANGELES, CA 90014	KARENA CHAN DESIGN 725 N BONNIE BRAE ST LOS ANGELES, CA 90026 (650) 575-2188	<b>FLOOR PLAN</b> 05/20/21	<b>A2</b>