APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number ZA-2022-4250-PAB

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(s):

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.

Refer to the Department of City Planning Application Filing Instructions (CP-7810) for more information.

1. PROJECT LOCATION

Street Address[1] **100 S. Grand Avenue** Unit/Space Number **01B**

Legal Description[2] (Lot, Block, Tract) **Lot 1 of Tract 67490-C**

Assessor Parcel Number **5149-021-921** Total Lot Area **140,345 sq. ft.**

2. PROJECT DESCRIPTION

Present Use **Mixed-Use (Residential, Hotel, Retail, Restaurant, etc.)**

Proposed Use **Same**

Project Name (if applicable) **Massilia**

Describe in detail the characteristics, scope and/or operation of the proposed project **Approval of Plans to allow the sale and dispensing of a full-line of alcoholic beverages for on- and off-site consumption in conjunction with a 5,169 sq. ft. bona-fide restaurant (with a 418 sq. ft. terrace and 387 sq. ft. of sidewalk dining) and a 1,040 sq. ft. market, all located in the ground floor of a development in the [Q]C2-4D-SN Zone.**

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 uses 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
- ☐ Removal of any on-site tree
- ☐ Removal of any street tree
- ☐ Removal of protected trees onsite / public right-of-way
- ☐ Grading
- ☐ Haul Route
- ☐ New construction: _____ square feet
- ☐ Additions to existing buildings
- ☑ Interior tenant improvement
- ☐ Exterior renovation or alteration
- ☐ Change of use and/or hours of operation
- ☐ Uses or structures in public right-of-way
- ☐ Phased project

Housing Component Information

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

Number of Affordable Units[4] Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0

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

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ 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 12.24 M

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

Action Requested, Narrative: Approval of Plans to allow the sale and dispensing of a full-line of alcoholic beverages for on- and off-site consumption in conjunction with a proposed restaurant and to-go market in the ground floor of a development in the [Q]C2-4D-SN Zone.

Authorizing Code Section _____

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

Action Requested, Narrative: _____

Additional Requests Attached ☐ YES ☐ NO

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) CPC-2006-9702-ZC-CU-CUB-ZV-DA-1A; ZA-2021-3891-PAB; ZA-2022-3088-PAB

[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

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. **CPC-2006-9702-ZC-CU-CUB-ZV-DA-1A** Ordinance No.: _____

- ☐ Condition Compliance Review
- ☐ Modification of Conditions
- ☐ Revision of Approved Plans
- ☐ Renewal of Entitlement
- ☑ Plan Approval subsequent to Main Conditional Use
- ☐ Clarification of Q (Qualified) Condition
- ☐ Clarification of D (Development) Limitation
- ☐ 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.

Specialized Requirement Form **Attached**

Geographic Project Planning Referral **Attached**

Case Consultation Referral Form _____

Redevelopment Project Area – Administrative Review and Referral Form _____

HPOZ Authorization Form _____

Affordable Housing Referral Form _____

Transit Oriented Communities Referral Form _____

Preliminary Zoning Assessment Referral Form (Plan Check #) _____

Housing Development Project determination (PZA Sec. II) _____

Optional HCA Vesting Preliminary Application _____

Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

Mello Form _____

Citywide Design Guidelines Compliance Review Form _____

GPA Initiation Request Form _____

Expedite Fee Agreement **Attached**

Department of Transportation (DOT) Referral Form _____

Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____

Hillside Referral Form (BOE) _____

Building Permits and Certificates of Occupancy **Attached**

Order to Comply _____

Low Impact Development (LID) Referral Form (Stormwater Mitigation) _____

Replacement Unit Determination (LAHD) _____

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 Elle White

Company/Firm Le Zinc Bar, LLC

Address: 726 Palms Blvd. Unit/Space Number _____

City Los Angeles State CA Zip Code: 90291

Telephone 949-280-5883 E-mail: elle@lezinque.com

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) County of Los Angeles / Richard Vogel, The Related Companies of California

Address 500 W. Temple Street Unit/Space Number _____

City Los Angeles State CA Zip Code: 90012

Telephone _____ E-mail: _____

Agent/Representative name Josh Guyer

Company/Firm Burns & Bouchard, Inc.

Address: 9619 National Blvd. Unit/Space Number _____

City Los Angeles State CA Zip: 90034

Telephone 949-838-4550 E-mail: jguyer@burnsbouchard.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 ☐ 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 3/31/2022

Print Name Richard H. Vogel

Signature _____ Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement **Civil Code ' 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On March 31, 2022 before me, Catherine V. Zukowski, a Notary Public
(Insert Name of Notary Public and Title)

personally appeared Richard H. Vogel, 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.

Catherine V. Zukowski (Seal)
Signature

CATHERINE V. ZUKOWSKI
Notary Public - California
Los Angeles County
Commission # 2325372
My Comm. Expires Apr 21, 2024

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.

h. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City") from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void or otherwise modify an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is 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: Elle White Date: 03/30/2020

Print Name: Elle White

OPTIONAL

NEIGHBORHOOD CONTACT SHEET

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are <u>not required</u> 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 <u>not required</u>, 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).

FINDINGS OF FACT
À CÔTÉ / MASSILIA
100 S. GRAND AVENUE

PROJECT DESCRIPTION

The subject property is a rectangularly-shaped site totaling approximately 949,206 square feet of floor area located at 100 S. Grand Avenue in the Bunker Hill neighborhood of Downtown Los Angeles. The site is bounded by Grand Avenue to the west, 1st Street to the north, Olive Street to the east, and 2nd Street to the south. The property is being redeveloped with The Grand, a mixed-use, high-rise complex consisting of residential, hotel, commercial uses, and a public plaza.

The subject applicant will occupy one tenant space consisting of a 5,169 square foot bona-fide restaurant (with a 418 square foot terrace and 387 square feet of sidewalk dining) and a 1,040 square foot market on the ground floor of the hotel. The request herein is for a Plan Approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption in conjunction with the proposed restaurant and to-go marketplace. The restaurant will have 153 total seats, including 113 indoor seats and 40 outdoor seats. The proposed hours of operation are from 6 a.m. to 2 a.m., daily.

The project site is located within Central City Community Plan, which designates the site for Regional Center Commercial land uses. The property is zoned [Q]C2-4D-SN and is located within the Bunker Hill Specific Plan. The property is also located within the City of Los Angeles State Enterprise Zone, the City of Los Angeles Transit Priority Area, the Greater Downtown Housing Incentive Area, the Adaptive Reuse Incentive Area, and the Grand Sign District.

The site neighbors the Stanley Mosk Courthouse, the Walt Disney Concert Hall, and the Colburn School, and sits within close proximity to Grand Park, the Museum of Contemporary Art, the Broad Museum, the Music Center, and other properties similarly developed with residential and commercial uses. Neighboring parcels are located in the PF-4D, [T][Q]C2-4D, and R5-4D zones.

CONDITIONAL USE FINDINGS

1. 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 project site is located in the Bunker Hill Specific Plan Area in Downtown Los Angeles, and sits in close proximity to the Stanley Mosk Courthouse, the Walt Disney Concert Hall, the Colburn School, Grand Park, the Museum of Contemporary Art, the Broad Museum, the Music Center, and several office, residential and government buildings. The property is currently being developed with The Grand, a mixed-use project consisting of a residential tower, a hotel tower, a central public plaza, and commercial space.

The request herein is for an Approval of Plans (from Case No. CPC-2006-9702-AC-CU-CUB-ZV-DA-1A) to allow for the sale of a full-line of alcohol beverages for on-site and off-site consumption in association with a 5,169 square foot bona-fide restaurant (with a 418 square foot terrace and 387 square feet of sidewalk dining) and a 1,040 square foot market on the ground floor of the hotel. The restaurant will have 153 total seats, including 113 indoor seats and 40 outdoor seats. The proposed hours of operation are from 6 a.m. to 2 a.m., daily.

A variety of commercial uses are an intrinsic part of the service amenities necessary for the conservation, development, and success of a vibrant neighborhood. The proposed restaurant use in conjunction with the imposition of a number of conditions addressing operational and alcohol-related issues will assure that the service of alcohol will not be disruptive to the community. The availability of a full line of alcoholic beverages for both dine-in and take-out customers will offer an amenity that is often expected with food and restaurant/bar service that caters to the local community, local employees, patrons of adjacent commercial uses, and the residents in the neighborhood.

Moreover, the subject site and surrounding properties were planned, zoned, and subsequently developed for commercial uses such as the subject restaurant and to-go market. Grand Avenue is a well-established mixed-use corridor in the Downtown community, developed with offices, residential towers, government buildings, and cultural institutions such as the Broad, the Museum of Contemporary Art, the Walt Disney Concert Hall, and the Music Center. The restaurant and to-go market will be a convenience to the residents and employees in the surrounding neighborhood, as well as the general public. As such, the restaurant and to-go market with alcohol service will offer a convenient location for a unique dining experience for local residents and visitors and will perform a function and provide a service that is beneficial to the surrounding community.

2. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade

adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

The subject property is a rectangular-shaped site with a building under construction which will total approximately 949,206 square feet of floor area located at 100 S. Grand Avenue in the Bunker Hill neighborhood of Downtown Los Angeles. The site is bounded by Grand Avenue to the west, 1st Street to the north, Olive Street to the east, and 2nd Street to the south. The property is being redeveloped with The Grand, a mixed-use, high-rise complex consisting of residential, hotel, commercial uses, and a public plaza.

The request herein is for an Approval of Plans (from Case No. CPC-2006-9702-AC-CU-CUB-ZV-DA) to allow for the sale of a full-line of alcohol beverages within a 5,169 square foot bona-fide restaurant (with a 418 square foot terrace and 387 square feet of sidewalk dining) and a 1,040 square foot market on the ground floor of the hotel. The restaurant will have 153 total seats, including 113 indoor seats and 40 outdoor seats. The proposed hours of operation are from 6 a.m. to 2 a.m., daily.

The site neighbors the Stanley Mosk Courthouse, the Walt Disney Concert Hall, and the Colburn School, and sits within close proximity to Grand Park, the Museum of Contemporary Art, the Broad Museum, the Music Center, and other properties similarly developed with residential and commercial uses. Neighboring parcels are located in the PF-4D, [T][Q]C2-4D, and R5-4D zones.

The intent of the LAMC is to prevent any nuisance which might otherwise be created by the sale and dispensing of alcoholic beverages at commercial establishments. All outdoor seating is to be located on a terrace deck on private property, away from any nearby residential developments. Grand Avenue is a well-established corridor of cultural destinations and commercial developments, and there are no residential uses immediately abutting the site of the proposed restaurant. Given the immediate surroundings, as well as the proposed operations and layout of the restaurant, the sale and dispensing of alcoholic beverages for on-site and off-site consumption does not degrade adjacent properties or the surrounding neighborhood. In addition, the proposed restaurant use on-site is also adequately parked in accordance with applicable code requirements.

Any incidental impacts that might arise from the approval of alcohol sales at the restaurant can be diminished and/or eliminated through the Conditions of Approval associated with the operation of the use, including the sale of alcohol, to ensure that the business is conducted with due consideration of neighbors and the community as a whole. Conditions will be imposed to encourage responsible management and deter criminal activities and nuisances. Conditions will ensure the mode and character and appropriate training is conducted. As such, the operation of the proposed restaurant and to-go market with the sale of a full line of alcoholic beverages for on-site and off-site consumption will not adversely affect or further

degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety and the development of the community.

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

The elements of the General Plan establish policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code (LAMC). Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The project site is located within Central City Community Plan, which designates the site for Regional Center Commercial land uses. The property is zoned [Q]C2-4D-SN and is located within the Bunker Hill Specific Plan. The property is also located within the City of Los Angeles State Enterprise Zone, the City of Los Angeles Transit Priority Area, the Greater Downtown Housing Incentive Area, the Adaptive Reuse Incentive Area, and the Grand Sign District.

The project is consistent with the following goal, objective, and policy of the Community Plan:

> *Objective 2, Policy 2-2 – To encourage pedestrian-oriented and visitor serving uses during the evening hours especially along the Grand Avenue cultural corridor between the Hollywood Freeway (US 101) and Fifth Street, the Figueroa Street corridor between the Santa Monica Freeway (I-10) and Fifth Street and Broadway between Third Street and Ninth Street.*
>
> *Objective 2-3 - To promote land uses in Central City that will address the needs of all the visitors to Downtown for business, conventions, trade shows, and tourism.*
>
> *Objective 2, Policy 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.*

The Grand was designed, approved, and built to include commercial tenant space, and as such, conditional authorization for the sale of alcoholic beverages is allowed through the approval of the Zoning Administrator, subject to certain findings. In addition to the policies described above, the request fulfills the intent of the Community Plan provisions regarding land use compatibility, the strengthening of the Grand Avenue corridor, and promoting Downtown as a hub for tourism, commerce, and nightlife. Additionally, the applicant's design, both physical layout and operationally, is intended for the sale and dispensing of alcoholic beverages for

on-site and off-site consumption to cater to the neighborhood-serving characteristics of this commercial corridor. As such, the project promotes a new commercial use within an established commercial district and is consistent with the purpose, intent, and provisions of the General Plan and applicable community plan.

4. The proposed use will not adversely affect the welfare of the pertinent community.

Conditional authorization for the sale and dispensing of a full line of alcoholic beverages for on-site consumption is allowed through the approval of the Zoning Administrator subject to certain findings. Given the scope of the conditions and limitations established herein, the surrounding land uses will not be significantly impacted by the sale of alcohol for on-site or off-site consumption.

A variety of commercial uses are an intrinsic part of service amenities necessary for the conservation, development, and success of a vibrant neighborhood. As conditioned, the sale of a full line of alcoholic beverages for on-site and off-site consumption will not adversely affect the welfare of the pertinent community. Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring deterrents against loitering and responsible management. Employees will undergo training on the sale of alcohol including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program. Other conditions related to excessive noise, litter and noise prevention will safeguard the surrounding residential community. Therefore, with the imposition of such conditions, the sale of a full line of alcoholic beverages for on-site consumption at this location will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

5. The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages in the area.

Undue concentration can occur when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license benefits the public welfare and convenience. Approval of the request is not expected to result in any criminal nuisance activity. The site is surrounded by commercial and mixed use buildings similar to the subject site. No documented history of criminal or nuisance activity and no complaints concerning the site were received for the record. In these active commercial areas where there is a demand for licenses beyond the allocated number and where an undue-concentration of licenses is suggested, the ABC has recognized that high-activity retail and commercial centers are supported by a significant employee population, in addition to the increasing resident population

base in the area. The ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents. In addition, the Zoning Administrator will impose conditions of approval in order to prevent public drinking, driving under the influence, and public drunkenness.

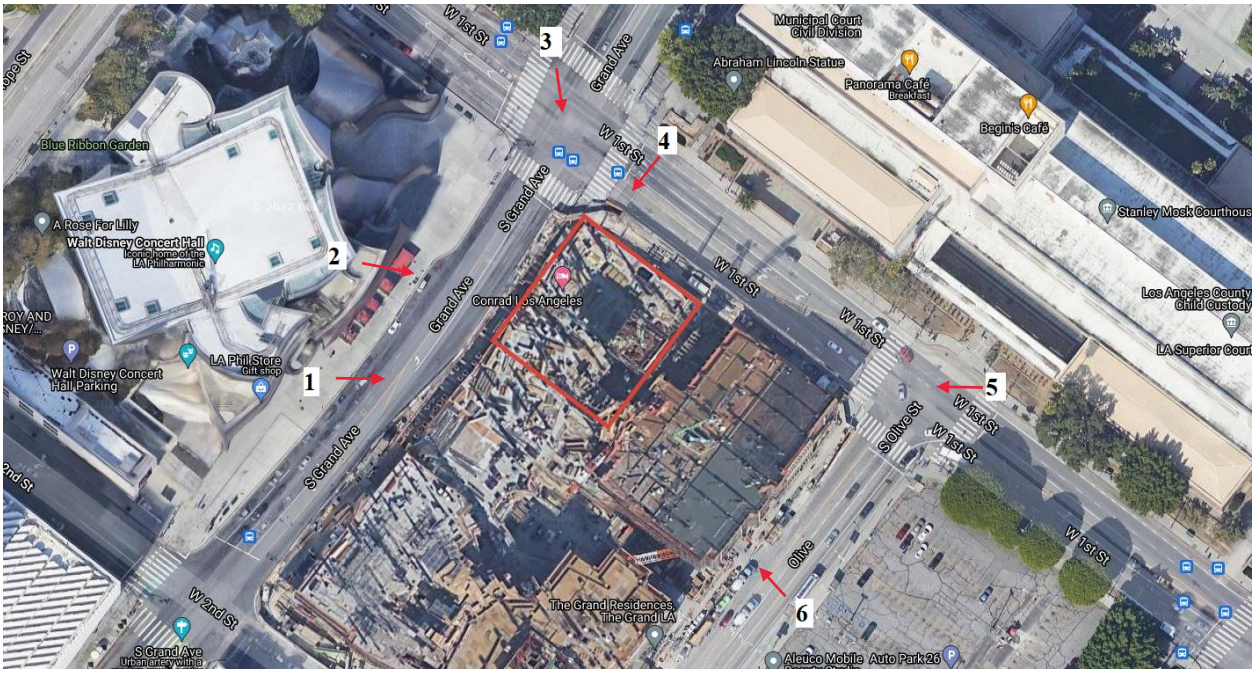
The project will not adversely affect community welfare because the restaurant and to-go market are a desirable use in an area designated for commercial uses. The proposed project will provide a convenience to workers, visitors, and residents in the immediate neighborhood, and as conditioned, will not negatively impact the area. The Zoning Administrator will incorporate numerous operational conditions to the grant that address noise, safety and security to ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity.

6. The proposed use will not detrimentally affect nearby residentially zoned communities in the area.

The project site is zoned for commercial uses and will continue to be utilized as such with the proposed restaurant. Consideration was given to the distance of the subject establishment from the nearby residential uses. The grant will be well conditioned, which should protect the health, safety, and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The project is consistent with zoning and in keeping with the existing uses adjacent to the development. The project will contribute to a neighborhood and will serve the neighboring residents and the local employees as well as visitors. Therefore, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

PHOTO EXHIBIT

PHOTO INDEX MAP



1. Photo No. 1

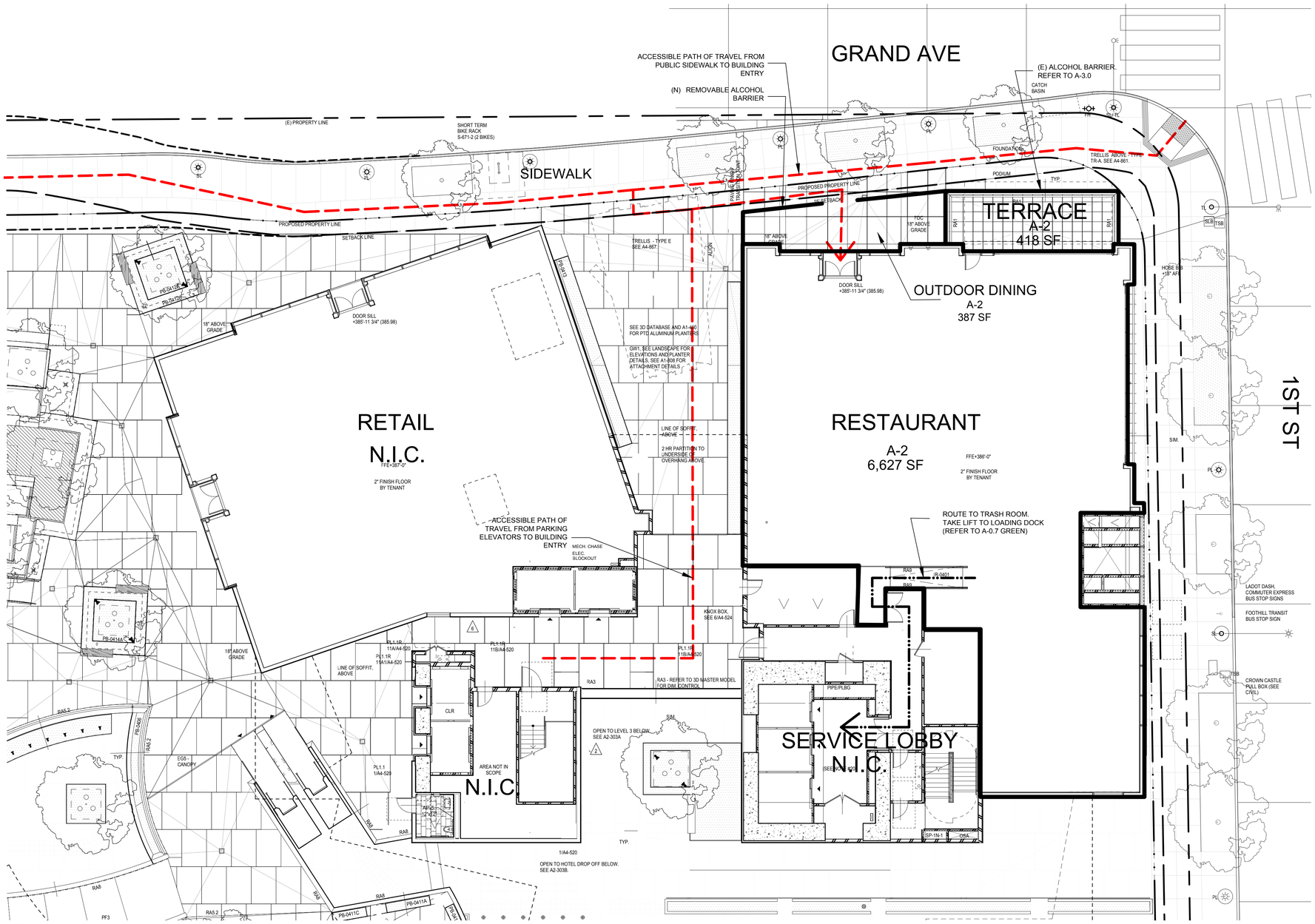
2. Photo No. 2

3. Photo No. 3

4. Photo No. 4

5. Photo No. 5

6. Photo No. 6



1 SITE PLAN
SCALE= 3/32"= 1'-0"

PRIMARY PATH OF TRAVEL

I certify that the primary path of travel to the area of alteration from the public way and accessible parking space as indicated on the plans does not include steps or a slope exceeding 1:20 except where access is provided by a ramp with a 1:12 maximum slope or a disabled accessible elevator. I understand that if the primary path of travel is found not to be as indicated, significant delays may result.

Signature _____ Position ARCHITECT

Print Name CAITLYN BROWNING Date 05.23.2022

(NOTE: To be completed and certify by Architect, Engineer or Contractor on record, Owner or Agent)

LEGEND

QUICK REFERENCE LEGEND -

GUARDS AND HANDRAILS

RA1	CABLE GUARDRAIL	A4-802
RA2	MAINTENANCE GUARDRAIL	A4-802
RA3	GLASS GUARDRAIL	A4-272 / A4-671
RA4	POOL FENCE	A4-804
RA5	ST. STL. ROD GUARDRAIL	A4-802
RA6	VEHICLE BARRIER	A4-800
RA7	PL1.1 GUARDRAIL	A4-800 & 3/A4-670
RA8	EM5 GUARDRAIL	A4-800 & 3/A4-655
RA9	PAINTED STEEL GUARDRAIL	A5-154
RA5.2	PL1.1 W/ ST. STL. ROD GUARDRAIL	9/A4-671
HR1	EXTERIOR PIPE HANDRAIL	A4-801
HR1A	EXTERIOR SQUARE HANDRAIL	A4-801

ROOFS & PAVING

(SEE A1-300 SERIES & LANDSCAPE FOR PF PAVING FINISH TYPES/ LOCATIONS)

FINISH:	CONCRETE PAVERS ON ADJUSTED PEDESTALS- LEVEL (A4-910) -PF2, PF3, PF4
FINISH:	CONCRETE PAVERS ON PEDESTALS- SLOPED (A4-911) -PF2, PF3, PF4
FINISH:	CONCRETE FINISH SLAB WITH SAWCUT JOINT (A4-912) -PF3, PF4, PF5, PF6
FINISH:	WOOD DECKING (A4-913) -NOT USED
FINISH:	EXTERIOR STONE PAVERS ON GROUT -NOT USED

NOTE: SEE WATERPROOFING DIAGRAM A4-900's FOR TYPES OF WATERPROOFING, PAVER, AND TYPES OF DRAINAGE BOARD PEDESTRIAN Vs. VEHICULAR

POWER & TELECOM

- DUPLEX WALL OUTLET
- DUPLEX WALL OUTLET - GFCI
- DUPLEX WALL OUTLET - SWITCHED
- DUPLEX WALL OUTLET - HALF SWITCH
- DUPLEX FLOOR OUTLET
- DUPLEX FLOOR OUTLET - GFCI
- QUADPLEX FLOOR OUTLET
- QUADPLEX FLOOR OUTLET - GFCI
- DUPLEX PLANTER OUTLET - GFCI (PEDESTAL MOUNTED, SEE A1-810)
- SINGLE FLOOR OUTLET WITH MULTIMEDIA TELECOM
- WALL OR FURNITURE MOUNTED VOICE/ DATA OUTLET
- FACADE MAINTENANCE OUTLET

SITE

- PLANTING AREA
- SIDEWALK TREE BOX
- PLANTER BOX
- PL PEDESTRIAN LIGHT
- SL STREET LIGHT
- TL TRAFFIC LIGHT
- FH FIRE HYDRANT
- CATCH BASIN
- TSB TRAFFIC SIGNAL PULL BOX
- SLB STREET LIGHT PULL BOX
- MULTIMEDIA TELECOM OUTLET
- WALL MOUNTED PHONE OUTLET

- ABOVE GRADE DEDICATION
- BELOW GRADE DEDICATION
- TW1 TACTILE WARNINGS TW1 - CONCRETE PAVER (2/L3-00) TW2 - ADHERED TILE (16/A6-700)
- DIRECTION OF SLOPE

PLUMBING

DR1	LOW PROFILE DRAIN	SEE A4-900s
DR2	AREA DRAIN	SEE A4-930
DR3	2-STAGE DRAIN	SEE A4-900s
DR4 DR5	PLNTR DR LARGE / PLNTR DR SMALL	SEE A1-800s / SEE A1-800s
DR6	TRENCH DRAIN	SEE A4-900s
DR7	POOL DRAIN	SEE W-4.40
DR8	HUB DRAIN	SEE TBD
DR9	GARAGE DRAIN	SEE TBD
	HOSE BIB WALL MOUNT	SEE TBD
	HOSE BIB FLOOR BOX	SEE TBD
	HOSE BIB POST MOUNT	SEE TBD

PARKING

- STANDARD SPACE
- COMPACT SPACE
- DISABLED SPACE
- ACCESSIBLE ROUTE
- SHORT-TERM BIKE PARKING
- DBL SGL EVCS - CHARGING STATION

BOLLARD TYPES

BOL1	SS FIXED 5 1/2" O.D.	(13B/A6-700)
BOL2	SS REMOVABLE 5 1/2"	(12/A6-700)
BOL3	CARBON STEEL PTD 5 1/2" O.D.	(13A/A6-700)
BOL4	RESI ENTRY ACCESS	(18/A6-700)

RESIDENTIAL UNITS

- UNIT TAG
- UNIT TAG BELOW MARKET RATE
- MOBILITY UNIT
- COMMUNICATIONS UNIT

LIGHTING

- EXT LINEAR STRIP
- STAKE MOUNTED
- INGRADE UPLIGHT

EXTERIOR CANOPY

CA1 STEEL CANOPY (A4-860)

FIRE EXTINGUISHERS (FE)

- EXPOSED
- SEMI RECESSED
- RECESSED

SPEAKERS

- LANDSCAPE SPEAKER
- WALL MOUNTED SPEAKER
- LIGHT POLE SPEAKER

PARTITIONS SEE A6-1 SERIES

- 1 HR RATED PARTITION
- 2 HR RATED PARTITION
- 1 HR RATED MASONRY
- 2 HR RATED MASONRY
- 3 HR RATED MASONRY
- SHAFT PARTITION
- 1 HR RATED SHAFT
- 2 HR RATED SHAFT

BUILDING MAINTENANCE

	EP1	EP2	EP4
EXPOSED DAVIT	----	2/A4-913	----
RECESSED DAVIT	7/A4-910	1/A4-913	10/A4-912
EXPOSED TIEBACK	----	5/A4-913	----
RECESSED TIEBACK	6/A4-910	4/A4-913	11/A4-912

- ACCESSIBLE PATH OF TRAVEL AND ROUTE
- TRASH ROUTE

LICENSED ARCHITECT
CAITLYN BROWNING
C-37231
02-28-2023
RENEWAL DATE
STATE OF CALIFORNIA

BUILDING OWNER:
Core/Related Gala Retail, LLC
333 S. Grand Ave, Suite 3550
Los Angeles, CA 90071
P.213 984 4110

MEP:
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Santa Ana, CA 92707
P. 949 232 1919

KITCHEN DESIGN:
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Kevin Redemann
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DESIGN:
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REVISIONS / DISTRIBUTION

#	DATE	DESC.
1	12.17.2021	DD
2	01.07.2022	PERMIT
3	01.28.2022	BID
4	02.28.2022	PERMIT REV.
5	05.16.2022	CONSTRUCT.

NOTES:

PROJECT TITLE:

MASSILIA
THE GRAND

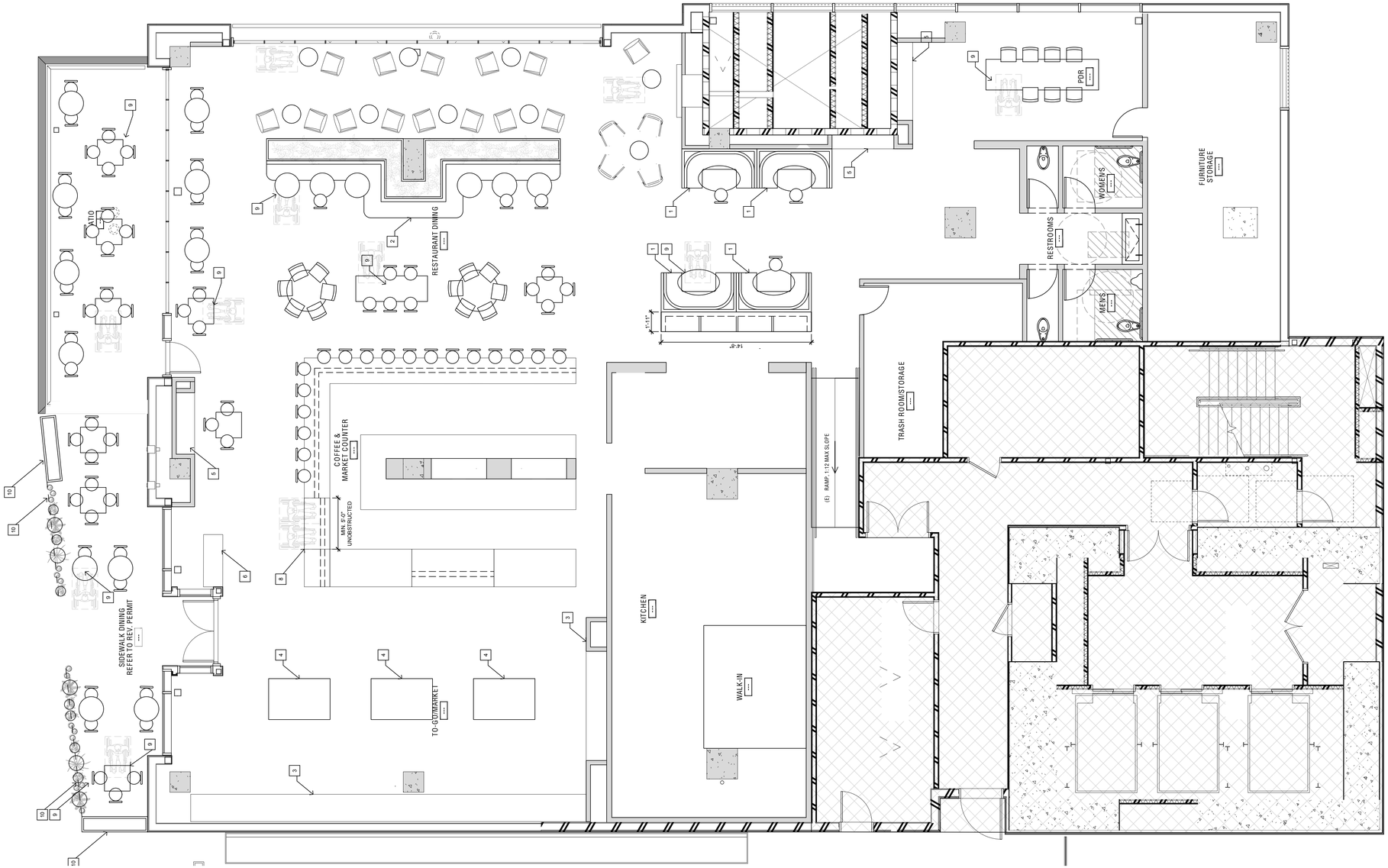
PROJECT SCOPE:
TENANT IMPROVEMENT

NORTH:

SHEET TITLE:
SITE PLAN

DATE: 05/16/2022

SHEET NUMBER:
A-1.0



1 FURNITURE PLAN
SCALE= 3/16"= 1'-0"

LEGEND

SEAT COUNT

AREA	# OF SEATS
INDOOR DINING	93
BAR	17
PATIO	20
SIDEWALK DINING	20
TOTAL	**150**

30"X48" ACCESSIBLE SEATING SPACE (MIN. 5% OF TOTAL PROVIDED)

NOTES

FURNITURE PLAN KEY NOTES:

1. BUILT-IN BOOTH SEATING.
2. CUSTOM BUILT-IN BANQUETTE SEATING WITH PLANTER.
3. BUILT-IN DISPLAY SHELVING.
4. DISPLAY TABLES. 34" HIGH.
5. BUILT-IN SERVER STATIONS/SHELVING.
6. MOVEABLE HOSTESS STAND
7. NOT USED
8. ACCESSIBLE BAR COUNTER, MAX 34" AFF
9. ACCESSIBLE DINING TABLE. HEIGHT AND CLEARANCES PER 11B-902.
10. PLANTER/POTTED PLANT BOUNDARY

LICENSED ARCHITECT
CAITLYN BROWNING
C-37231
02-28-2023
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NOTES:

PROJECT TITLE:

MASSILIA
THE GRAND

PROJECT SCOPE:
TENANT IMPROVEMENT

NORTH:

SHEET TITLE:

FURNITURE PLAN

DATE: **05/16/2022**

SHEET NUMBER:

A-1.2