Tenant 1: Pavilion - Case No. ZA-2022-8654-MPA

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(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] 900 S. Main Street, L.A., CA 90015 (see address table attached) Unit/Space Number Tenant 1

Legal Description[2] (Lot, Block, Tract) Lots: 1-5 & FR 6-11 & 12-14 & FR15 & 16-18, Block: N/A, Tract: TR 18199

Assessor Parcel Number 5139-001-024 Total Lot Area 186,415.7 SF

2. PROJECT DESCRIPTION

Present Use 13-story, 3-building commercial project under construction, Tenant Space 1 under construction

Proposed Use same

Project Name (if applicable) Margot Natural Wine Bar and Restaurant

Describe in detail the characteristics, scope and/or operation of the proposed project Master Plan Approval to Case No. ZA-2021-9363-MCUP for the sales and dispensing of a full line of alcoholic beverages for one on-site permit including takeout within the Tenant Space 1 including 1,067 SF indoor dining area and 3,102 SF outdoor patio and 130 seats.

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: n/a square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ■ NO

Is your project required to dedicate land to the public right-of-way? ☐ YES ■ NO

If so, what is/are your dedication requirement(s)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ■ NO

Authorizing Code Section LAMC Sect. 12.24 M

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

Action Requested, Narrative: Master Plan Approval to Case No. ZA-2021-9363-MCUP to permit sales and dispensing of a full line of alcoholic beverages for one on-site permit including takeout for Tenant Space 1.

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) ZA-2021-9363-MCUP

[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. ZA-2021-9363-MCUP

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 _____

Geographic Project Planning Referral _____

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 _____

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 Eldon Scott

Company/Firm CMC Hall Bar Manager, LLC

Address: 80 Fifth Avenue Unit/Space Number 18th floor

City New York State NY Zip Code: 10011

Telephone 9732234254 E-mail: escott@urbanspacenyc.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) William Lee, Calmart Sub I, LLC

Address 601 S Figueroa Street Unit/Space Number 2200

City Los Angeles State CA Zip Code: 90017

Telephone 213-330-8114 E-mail: william.lee@brookfieldproperties.com

Agent/Representative name Jessica Hencier

Company/Firm Craig Lawson & Co., LLC

Address: 3221 Hutchison Avenue Unit/Space Number Suite D

City Los Angeles State CA Zip: 90034

Telephone 3108382400 E-mail: jessicah@craiglawson.com

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

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information ☐ 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 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 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.

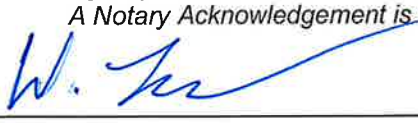
   a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached 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 10/17/2022

Print Name William Lee

Signature _____ Date _____

Print Name _____

ACKNOWLEDGEMENT

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 October 17, 2022, before me, Normz Miranda Riforsado, a notary public, personally appeared William John Lee who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Notary Public

NORMZ MIRANDA RIFORSADO
Notary Public - California
Los Angeles County
Commission # 2410937
My Comm. Expires Jul 12, 2026

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.

_____ (Seal)
Signature

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: 10/24/22

Print Name: Elon Scott

October 31, 2022

ATTACHMENT A

MASTER PLAN APPROVAL: ALCOHOL

Entitlement Request, Project Description & Findings

Site Address: 900-956 S. Main St, 155 E. Olympic Blvd,
919-951 S. Los Angeles St., 110-130 E. 9th St., Los Angeles, CA 90015
Tenant Space 1 – Pavilion Bar & Restaurant

Applicant: CMC Bar Hall Manager, LLC

The Applicant, CMC Bar Hall Manager, LLC, requests the following discretionary action:

- Pursuant to **LAMC Section 12.24 M**, the Applicant requests a Master Plan Approval for Alcohol; Categorical Exemption Class 1(A) for the sales and/or dispensing of a full line of alcoholic beverages for one (1) on-site full line permit including takeout, with the option for this full line permit to be instead for beer / wine only within the tenant space 1 - pavilion bar and restaurant interior (1,067 square feet) and the outdoor dining area (3,102 square feet) of the existing building including 130 patron seats (17 indoor seats and 113 outdoor seats).
- Pursuant to various sections of Los Angeles Municipal Code, the Applicant will also request approvals and permits from the Building and Safety Department (and other municipal agencies) for project construction activities including, but not limited to the following: building and tenant improvements.

PROJECT DESCRIPTION

The Project Site is located in the Fashion District of Downtown Los Angeles ("DTLA") at 900-956 S. Main Street, 155 E. Olympic Boulevard, 919-951 S. Los Angeles Street, 110-130 E. 9th Street and comprises the entire city block bounded by these streets ("Project Site"). The Project Site has a site area of 186,416 square feet (4.28 acres)[1] and is developed with the California Market Center ("CMC") including three interconnected commercial buildings that have served as a hub for the fashion merchandising industry in Los Angeles for over six decades. Since 1963, forward-thinking entrepreneurs have flocked to the CMC's iconic presence within the Fashion District, solidifying its place within the Los Angeles creative landscape.

The owner of the Project Site is in the process of completing a comprehensive and complete renovation of the CMC and transforming it into a creative office and mixed-use destination with approximately 1.8 million square feet of commercial office, fashion showrooms, retail, and amenity space. The CMC spans 13 floors across the three interconnected buildings with large floor plates connected by exterior bridges overlooking an interior pedestrian and retail corridor and ground floor public plaza. Upon completion, Buildings A and B will support primarily creative office tenants, while Building C will host legacy and new fashion tenants and showrooms. Amenities for CMC tenants as well as nearby residents, workers and visitors consist of an extensive retail merchandising plan with several food and beverage offerings, including but not limited to a Food Hall, a specialty neighborhood market, and full-service restaurants. The scope of the Master Conditional Use Permit for Alcohol ("MCUB") that was approved by the Zoning Administrator under Case No. ZA-2021-9363-MCUP included the 20 permits for on-site and off-site sales pertaining to the CMC's proposed retail merchandising and food and beverage plan within the 22 identified retail spaces.

The Applicant is now in the process of building out Tenant Space 1 - Pavilion Bar and Restaurant of the MCUB into a new restaurant concept called "Margot Natural Wine Bar & Restaurant". The Applicant is requesting a Master Plan Approval for the sales and/or dispensing of a full line of alcoholic beverages for one (1) on-site full line permit including takeout within indoor dining space (1,067 square feet) and the outdoor dining area (3,102 square feet) of Margot Natural Wine Bar and Restaurant including 130 patron seats (17 indoor and 113 outdoor seats) ("Project"). Margot Natural Wine Bar & Restaurant will offer an exciting natural wine list, low ABV cocktails, and a seasonal rotation of eclectic small plates dishes by Chef Jimmy Lebron. A harmonious blend of design styles & bygone years will invite guests to enjoy natural wine, while listening to soundtracks played through the warm tones of its vintage sound system.

The restaurant and retail portion of the CMC was designed with the purpose of stimulating sidewalk activity and encouraging a campus atmosphere in the context of the larger, mixed-use commercial project, thus encouraging local residents, guests and tenants to walk to the provided dining and retail options. Although the commercial uses will be neighborhood serving and promote pedestrian activity, code required parking is provided within the site and out of view from the street. The CMC, which is under construction, provides a total of 1,953 parking spaces for the overall complex. This includes 1,120 on-site parking spaces within a subterranean garage, as well as 833 parking spaces located in an off-site parking garage directly across the street on Olympic Boulevard. The off-site parking is connected to the CMC via a pedestrian bridge on the second level across Olympic Boulevard. Parking is accessed by vehicles from via driveways on Los Angeles

[1] The site area was derived from ZIMAS

Street and Main Street for the on-site parking and on Olympic Boulevard for the off-site parking.

PROPOSED MASTER PLAN APPROVAL REQUEST:

(i) One (1) on-site full line permit within Tenant Space 1 of the approved MCUB including takeout, with the option for this full line permit to be instead for beer / wine only within the Pavilion Bar and Restaurant indoor space (1,067 square feet) and the outdoor dining area (3,102 square feet) of the existing building including 130 patron seats (17 indoor and 113 outdoor seats).

PROJECT SITE

The CMC is currently under construction, and is located on a rectangular shaped site, consisting of approximately 4.28 acres on dual zoned land in the [Q]C5-2D and M2-2D Zones in the Fashion District of Downtown Los Angeles. The Project is located at the southeast corner of Main Street and 9th Street on the ground level within the main pedestrian pavilion of the CMC.

The CMC comprises the entire city block bounded by Olympic Blvd, Los Angeles Street, Main Street and 9th Street that serve local traffic. The CMC includes pedestrian access off all four frontages with vehicular access off Los Angeles Street and Main Street.

Located within the Central City Community Plan area of the City of Los Angeles, the Project site is designated Light Manufacturing by the Community Plan. The CMC is also very close to many bus and MTA rail lines, including but not limited to LADOT Dash Line E, Metro Bus Lines 10, 33, 55, 92, 40, 45, 92 and Metro Rail Stations at Pershing Square and Pico. The many transit options allow for visitors to access the CMC without having to drive to or from the CMC.

SURROUNDING USES

EAST: Commercial and light industrial uses

WEST: Multifamily residential and commercial uses

NORTH: Commercial uses

SOUTH: Parking building, commercial uses

SUMMARY OF PREVIOUS ALCOHOL CASES

Please note that the following cases represent a summary of the past alcohol-related entitlement requests at the CMC. With the exception of the approved MCUB pursuant to which the Applicant is requesting a MPA, all of these cases have either lapsed or been abandoned since the renovation of the CMC commenced. The approved MCUB represents a comprehensive new request for the sales of alcoholic beverages at the CMC. These cases are provided for informational purposes only.

CASE NO.	DESCRIPTION
ZA-2021-9363-MCUP March 3, 2022	Approved the Master Conditional Use Permit for Alcohol for 20 alcohol permits for full line of alcohol with the option for beer and wine only, including 19 permits for on-site consumption including takeout and one (1) off-site permit.
ZA-2012-2364-CUB January 15, 2013	Approved a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction within an existing 5,546 sq ft restaurant in the [Q]C5-2D Zone subject to several conditions. Seating capacity is 222 (176 indoor + 46 patio seats).
ZA-2008-2194-CUB May 21, 2009	Approved a Conditional Use to permit the on-site only sales of beer and wine in a 2,430 square-foot restaurant.
ZA-1985-193-PAB April 12, 1985	Approved plans for interior remodeling and alteration of an existing on-site restaurant that serves alcoholic beverages. Restaurant had previous licenses since 1958.
ZA-1985-943-PAB December 19, 1985	Finds that a proposed restaurant on the property site has the status of a deemed-to-be-approved conditional use site for the sale of alcoholic beverages and approves the plans proposed by the applicant.
ZAI-1979-9-B February 27, 1979	Approved a conditional use of the property site for serving a full line of alcoholic beverages at one new restaurant located at 110 E 9th Street, on the condition that restaurant occupancy does not exceed 199 persons and that no dancing shall be permitted.

MASTER PLAN APPROVAL
FINDINGS FOR ALCOHOL
PURSUANT TO LAMC SECTION 12.24 M

A. GENERAL CONDITIONAL USE APPROVAL FOR ALCOHOL SALES PURSUANT TO LOS ANGELES MUNICIPAL CODE SECTION 12.24 W.1.

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 will enhance the built environment in the surrounding neighborhood and will provide a service that is beneficial to the community, city and region. The CMC including three interconnected commercial buildings at its current location has served as a hub for the fashion merchandising industry in DTLA for over six decades. As part of the area's historic fabric, the Project will add a new dining amenity that is compatible with existing and future development on neighboring properties.

Therefore, the Applicant is applying for a Plan Approval to allow for the sale of alcoholic beverages for on-site consumption including takeout in connection with the Margot Natural Wine Bar and Restaurant at Tenant Space 1 of the approved MCUB.

The objective of the CMC and Project is to create an inviting, pedestrian-friendly development, consistent with the goals of the Community Plan. Activities such as dining with the availability of alcoholic beverages, is an essential part of a quality sit-down restaurant experience. Since the COVID-19 pandemic, takeout orders of alcohol included with a food order has also become an essential practice, which was authorized by the State of California on an emergency basis and was signed into law by Governor Newsom on October 8, 2021. California Senate Bill 389 will continue to allow restaurants, bars, breweries and wineries that sell food to offer to-go takeout alcoholic beverages with a food order through 2026. The success of restaurants and food vendors often depends upon their ability to provide this service to their patrons.

As the growing residential population and tourism industry of the DTLA area expands, so does the need for certain goods and services. Providing full line of alcoholic beverages for on-site consumption and with takeout orders allows the neighborhood residents and visitors to obtain such beverages on-site in a dining experience avoid driving to other more distant locations.

Such activities are a natural and vital extension of restaurant uses and sales through neighborhood restaurants as a function of a pedestrian-friendly commercial environment. The overall vitality of the DTLA area as contemplated by the applicable Central City Community Plan depends on the success of neighborhood serving retail and restaurants, and the Project represents such a needed establishment. Therefore, the Project will enhance the built environment in the surrounding neighborhood by being a complementary service to the commercial floor area of the CMC and will provide a needed neighborhood amenity.

Securing a Plan Approval for on-site sales at the Project is an appropriate way to help further the goals of development in the area. This request is associated with the upgrading of an existing commercial mixed-use center, which seeks to provide more dining and retail choices for employees, visitors and for an emerging local residential base. The Project is located within a regional center in proximity to a variety of other

office, commercial, entertainment, residential and civic uses. Additionally, the request for this Plan Approval for on-site sales amenity is consistent with the effort to create a variety of visitor experiences, which will further revitalize the area and encourage redevelopment initiatives effort in the area, especially after the economic decline during the COVID-19 pandemic.

Furthermore, the Project goals will provide improved access to quality food, beverages and provide a neighborhood-serving restaurant with indoor and outdoor dining. The future restaurant will also help boost Los Angeles' economy by creating jobs and contributing sales and business tax revenues. Therefore, the proposed on-site Plan Approval will provide an additional service that is beneficial to the community.

For the reasons stated above, the proposed on-site Plan Approval will provide a convenience factor that is beneficial to the CMC and to the local 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 Project site is located along 9th Street, Main Street, Los Angeles Street and Olympic Boulevard in the City of Los Angeles. The Project will not only complement the surrounding community but enhance it as well. The surrounding commercial uses along the adjacent streets include various retail/commercial establishments. Additionally, residential uses proximate to the Project site are located along Main Street including the Broadway Palace Apartments.

The CMC including three interconnected commercial buildings at its current location has served as a hub for the fashion merchandising industry in DTLA for over six decades. Food and beverage establishments have always been included in the CMC's uses. As part of the area's historic fabric, the Project is compatible with existing and future development on neighboring properties. The Applicant has secured building permits and is under construction on the Margot Natural Wine Bar and Restaurant buildout. Therefore, the Project's location, size, height, operations, and other significant features would be compatible with and would not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety. Approval of the Plan Approval for on-site sales will also be consistent with this finding for the following reasons:

1. The proposed Plan Approval for on-site consumption will be conducted solely within the Project's commercial floor area and outdoor dining area.
2. The Project's attractive design contributes significantly to its relationship to adjacent uses, especially its location within ground floor public plaza.
3. The Project's design compliments the pedestrian oriented aspects encouraged for DTLA area. Outdoor dining will also attract visitors that are passing on the public streets and using transit.
4. Successful restaurants help to encourage economic development, especially coming out of the economic decline of the COVID-19 pandemic.
5. The mixed-use office/retails components of the CMC are in proper relationship and consistent with the existing development and zoning pattern within DTLA.

6. The Project will likely create synergy with nearby uses. It is anticipated that many of the CMC fashion mart and creative office tenants will take advantage of dining and shopping opportunities in their building but will also be true for nearby residents and tenants. Similarly, those that work in the area, as well as the anticipated tourists and visitors brought to the area by the numerous other transit options as noted above may also take advantage of the proximity of new dining and shopping options.

Additionally, the sale of alcohol on-site and with takeout for restaurants has become necessary in order to compete with other restaurants for patrons who prefer an alcoholic beverage with their meal. The sale of alcohol contributes to the overall financial success of restaurants, food halls and markets. Successful restaurants in the area are increasingly contributing to the overall success of the Fashion District and DTLA, which also positively impacts the property values of all properties.

The Applicant is requesting a Plan Approval in order to sell a full line of alcoholic beverages and/or beer and wine for on-site consumption in the indoor dining space and outdoor dining areas of the tenant space 1 - pavilion bar and restaurant to those patrons visiting the CMC.

Lastly, to guarantee that there will not be any deleterious impact to the immediate neighborhood, the City of Los Angeles and the ABC independently retain the authority to revoke permits and/or licenses which allow the sale of alcoholic beverages at the Project site should there be circumstances that rise to the level of non-compliance of the approval conditions of the CUB, state ABC laws and local LAMC standards.

3. THE PROJECT SUBSTANTIALLY CONFORMS WITH THE PURPOSE, INTENT AND PROVISIONS OF THE GENERAL PLAN, THE APPLICABLE COMMUNITY PLAN, AND ANY APPLICABLE SPECIFIC PLAN.

There are no specific plans that would affect development of the requested on-site sales Plan Approval.

The requested on-site Plan Approval would be consistent with the General Plan. The following discussion relates the Project's consistency with the Central City Community Plan.

Central City Community Plan

The following Central City Community Plan land use objectives are consistent with the Project:

Policy 1-3.1: Encourage a cluster neighborhood design comprised of housing and services.

Policy 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.

Policy 2-2.2: To encourage pedestrian-oriented and visitor serving uses during the evening hours

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

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 Project meets the above goals and objectives of the Community Plan. As the Project is in a high-density area adjacent to the lively Historic Broadway Theatre District and the Project will create a new neighborhood serving commercial use that will be synergistic with other uses in the area, the Project fulfills the land use objectives of the Community Plan. The on-site Plan Approval will promote the economic and social vitality of the area and support a viable business base with job opportunities to area residents by providing an additional commercial amenity that will be accessory to the main creative office and fashion mart uses of the CMC.

Approval of the requested on-site Plan Approval for the neighborhood-serving restaurant will promote the attractiveness and long-term viability of the mixed-use project as a whole, and contribute, in turn, to the long-term success of DTLA's revitalization efforts. The on-site sales will in no way be inconsistent with the Community Plan goals. Such request will contribute to the CMC's overall vitality and the economy of the neighborhood.

The Community Plan designates much of the Fashion District as Light Manufacturing with corresponding commercial and manufacturing zoning due to its proximity to jobs and housing. Thus, the Project site is ideally located within one of the jobs and transit rich portion of the Community Plan. In addition to renovating the CMC, a 1.8 million square foot creative commercial campus, the Project emphasis is on a ground floor restaurant use that will serve the local community as well as on-site guests and tenants. The CMC is a destination location that would attract visitors from all over the city and is also geared to the local neighborhood and community. If approved, the on-site Plan Approval would be consistent with that premise and would not change the emphasis and goals of the CMC for which the sales of alcohol is a secondary and complementary use.

B. ADDITIONAL FINDINGS

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

Approval of an on-site Plan Approval for the Project will not adversely affect the welfare of the community. The restaurant serving alcoholic beverages for on-site and takeout including all alcohol sales areas will be carefully controlled. Security plans, floor plans, seating numbers are all included as part of this application, and the mode and character of the operation of the Project, will be considered, addressed and enforced through the imposition of specific conditions set forth in this Plan Approval. This allows for further evaluation and continuous monitoring, ensuring that the Project will not adversely affect the welfare of the community.

The CMC is located within a highly urbanized setting situated in the Fashion District of Downtown Los Angeles. The area surrounding the Project site is a mix of office buildings, manufacturing, retail, restaurants, bars, other entertainment uses and residential uses. The request for on-site sales will be compatible with the surrounding uses is an amenity that accompanies restaurants.

Approval of the on-site Plan Approval will contribute to the success and vitality of the neighborhood and help make the CMC a unique place to visit, shop and dine in high quality restaurants and retail outlets.

The CMC is ideally located in DTLA with multiple transit routes connecting the area to the transit network throughout the City and greater County of Los Angeles. Additionally, the Project will also positively benefit the City through generation of additional sales tax revenue, business licenses and other fees, and by providing additional short-term and long-term employment opportunities to area residents. The close proximity to transit and easy walking distance to employment centers, and other residential development in the local neighborhood allows for alternatives to driving for those consuming alcoholic beverages.

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

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

According to the ABC online database, in Census Tract No. 2079.02, within which the Project is located, there are 35 licenses permitted for on-site sales and 7 licenses permitted for off-site sales. Thus, the proposed on-site license could result in an undue concentration of alcohol establishments in the area. However, considering the restaurant-rich nature of the area, the proposed permit is not egregious. The on-site sales will be an amenity to commercial uses by providing sales for consumption in a dining establishment.

In addition, the Project is located in an area of the City that is growing with new residential mixed-use projects that would potentially affect the local population by increasing the number of residents. The ABC calculates concentration based on the number of residents in a given census tract. Given this increase in residential properties and other residential projects in the vicinity, the population base is increasing rapidly thereby resulting in a lower concentration than the currently available figures would suggest.

It is important to note that the vast majority of activities at the CMC site will not involve the sale of alcoholic beverages. Since the sales of alcohol uses will be part of a carefully controlled mixed use complex, the on-site sales of alcoholic beverages will be incidental to the primary uses of the CMC.

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

The proposed on-site Plan Approval will not detrimentally affect nearby residentially zoned properties. The nearest multi-family residential uses are across Main Street at the Broadway Palace Apartments. Since the Project is within a mixed-use neighborhood directly across from a residential building whose residents the Project hopes to attract and any detrimental impacts that result from alcohol sales at the site directly impact the profitability and operation of the Project, detrimental impacts on neighboring residential uses will not be tolerated. In addition, the on-site sales of

alcoholic beverages are minor in regard to the overall sales of the retail establishments and scope of uses at the CMC.

The Project is part of a quality development and all alcohol service and sales will take place within a carefully controlled environment operated by the responsible Applicant. The on-site Plan Approval would be a minor addition to and convenience for those patrons visiting CMC. Therefore, this use will not result in detrimental impacts to nearby residentially-zoned properties.

4. QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE

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

The Project is located within the CMC, a 1,802,380 square foot complex of three interconnected buildings on a lot with an area of approximately 4.28 acres within the City of Los Angeles. The CMC contains a total of 136,380 square feet of commercial area for alcohol sales and 19,360 square feet of outdoor dining area as permitted in the Approved MCUB.

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

The Project contains a total of 1,067 square feet of commercial floor area for alcohol sales and 3,102 square feet of outdoor dining area.

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

The total occupancy load of the Project is 23 occupants within the indoor area and 120 occupants within the outdoor dining area.

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

The Project includes 17 indoor seats and 113 outdoor seats for a total of 130 seats.

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

Yes, it is the intent that there will be alcohol consumption in the outdoor dining area of the Project identified on the plans. The outdoor dining areas are located near the southwest corner of Los Angeles and Main Streets within the main pavilion of the CMC.

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

The proposed outdoor dining area is on private property.

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

Not applicable.

G. Are you adding floor area? If yes, how much is enclosed? Outdoors?

No additional floor area is proposed as part of the Plan approval application.

H. Parking

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

1120 parking spaces are provided within the subterranean levels of the Project site. Additionally, there are 833 off-site parking spaces on an off-site parking structure behind the site, across Olympic Blvd, for the Project site. Meaning there are 1,953 total parking spaces for the Project site.

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

The available parking is shared with all users of the Project site.

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

No additional floor area is proposed.

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

Yes, per Parking Affidavit PKG-4714 (recorded on May 25th, 1978), the CMC provides 833 off-site parking spaces within a parking structure across Olympic Blvd. The off-site parking building is also owned by the Applicant.

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

The 833 off-site parking spaces are secured via Parking Affidavit PKG-4714 approved by the Los Angeles Department of Building & Safety May 25th, 1978. The off-site parking building is also owned by the Applicant.

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

As indicated in the Approved MCUB Plot Plan, the off-site parking location is approximately 93 feet from Building C.

Will valet service be available? Will the service be for a charge?

Valet service will not be available on a regular basis. From time to time the Applicant intends partner with a valet operator to provide valet services at peak or event times.

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

The site is not within 1,000 feet of any schools, churches, or parks.

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

Not applicable.

5. QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT

a. What are the proposed hours of operation and which days of the week will the establishments be open? What are the proposed hours of alcohol sales?

The Applicant is requesting hours from 6 am to 2 am, seven days per week. The ABC limits these hours within which the sale of alcohol is permitted.

b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc.? Please specify.
(An establishment that allows for dancing needs a conditional use pursuant to 12.24 W. 18.)

No piano bar, dancing or live entertainment, movies, karaoke, video game machines, etc. are anticipated for the Project.

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

Operations of the Project will be in accordance with the rules and regulations of the ABC. The Project will be open to all ages, however the Applicant will be required to verify the age and identity of patrons when necessary, such as when a patron orders an alcoholic beverage with a meal.

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

The CMC includes 136,380 square feet of retail commercial space. It is anticipated that there will be a mix of retail uses such a market, a food hall, a fitness center, and brick and mortar retail uses but the exact balance is subject to change based on final tenant selection. Accessory retail sales within the Project are not anticipated.

e. Security

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

There will be 3-5 employees on site typically.

II. Will security guards be provided on-site?

Yes, security guards will be provided on-site.

1. **If yes, how many and when?**

The CMC is staffed with security 24 hours a day 365 days a year. The team is currently comprised of dozens of officers and the staff will continue to increase as occupancy increases. CMC currently has over 200 cameras that are used to view activity in the common areas, building perimeter, parking structure, and loading docks. Security camera activity is monitored through our onsite command center which is manned 24/7. Camera footage is stored for 30 days. Access to CMC is controlled by tenant access cards and the Angus visitor management system.

III. Has LAPD issued any citations or violations?

No. As the Project is in the renovation process and the retail commercial space is under construction, there are no existing operators serving alcohol at the Project. Therefore, LAPD has not issued any citations or violations related to the service and sales of alcohol for this development.

f. Alcohol

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

The Applicant is requesting a Plan Approval for the Project for the retail pavilion structure of the Approved MCUB to permit the sale and dispensing of

a full line of alcoholic beverages for on-site consumption with ancillary off-site consumption in conjunction with take-out orders.

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

Yes, fortified alcoholic drinks greater than 16% alcohol will be sold. The Applicant is requesting to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption with ancillary off-site consumption in conjunction with take-out orders.

III. Will alcohol be allowed to be consumed on any adjacent property under the control of the applicant?

The Project is located within the CMC, a 1,802,380 square foot complex of three interconnected buildings on a lot with an area of approximately 4.28 acres within the City of Los Angeles. The CMC contains a total of 136,380 square feet of commercial area for alcohol sales and 19,360 square feet of outdoor dining area as permitted in the Approved MCUB. Within the CMC's commercial area for alcohol sales and outdoor dining area, there is a Food Hall across the retail pavilion from the Project that was also contemplated by the MCUB. The Food Hall is comprised of 19 individual food vendor stalls. The Applicant also leases and operates the Food Hall and is proposing to sell alcohol at two food stalls within the Food Hall.

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

Signage for the Project will be coordinated and will generally consist of business identification signs that will include language referring to the sale of alcohol (e.g. "Margot Natural Wine Bar and Restaurant").

V. Food

i. Will there be a kitchen on the site?

Yes, the Project will include an indoor commercial kitchen.

ii. Will alcohol be sold without a food order?

It is anticipated that the Project may offer the sale of alcoholic beverages without a food order; however, the Project will be a bone-fide restaurant with kitchen facilities that intends to generate substantive revenue from food sales.

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

It is anticipated that gross sales of food items at the Project will exceed the gross sale of alcohol on a quarterly basis.

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

A copy of the menu is attached to this application.

K. On-Site

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

Within the Project, there will be an indoor bar area with 17 seats that is incidental to the overall dining area, however food orders are anticipated at the bar area. No cocktail lounge is anticipated.

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

N/A – A cocktail lounge is not proposed.

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

Yes, the Applicant does request off-site sales for take-out orders in conjunction with on-site sales consumption within the retail commercial space of the Project, as allowed by the Approved MCUB.

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

As approved in the Approved MCUB, the Zoning Administrator permitted the sale and dispensing of a full line of alcoholic beverages for on-site consumption with ancillary off-site consumption in conjunction with take-out orders. The Applicant is therefore not required to request separate permission for off-site sales.

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

Yes, the Applicant intends to offer Happy Hour in the late afternoon/early evening at the Project as permitted by the ABC.

L. Off-Site

I. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premisess?

It is not intended that containers will be sold which might be used for consumption of alcohol on the premises.

II. Will be or wine coolers be sold in single cans, or will wine be sold in containers less than one liter?

As permitted by the Zoning Administrator, the Project will include ancillary off-site consumption in conjunction with take-out orders. A maximum of two alcoholic beverages will be included in take-out orders for off-site consumption. These alcoholic beverages will include a full-line of alcohol and could be sold in single cans or containers.

5. CALDERA BILL

a. Is this application a request for on-site or off-site sales of alcoholic beverages?

As permitted in the Approved MCUB, The Applicant requests the sale and dispensing of a full line of alcoholic beverages for on-site consumption with ancillary off-site consumption in conjunction with take-out orders.

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

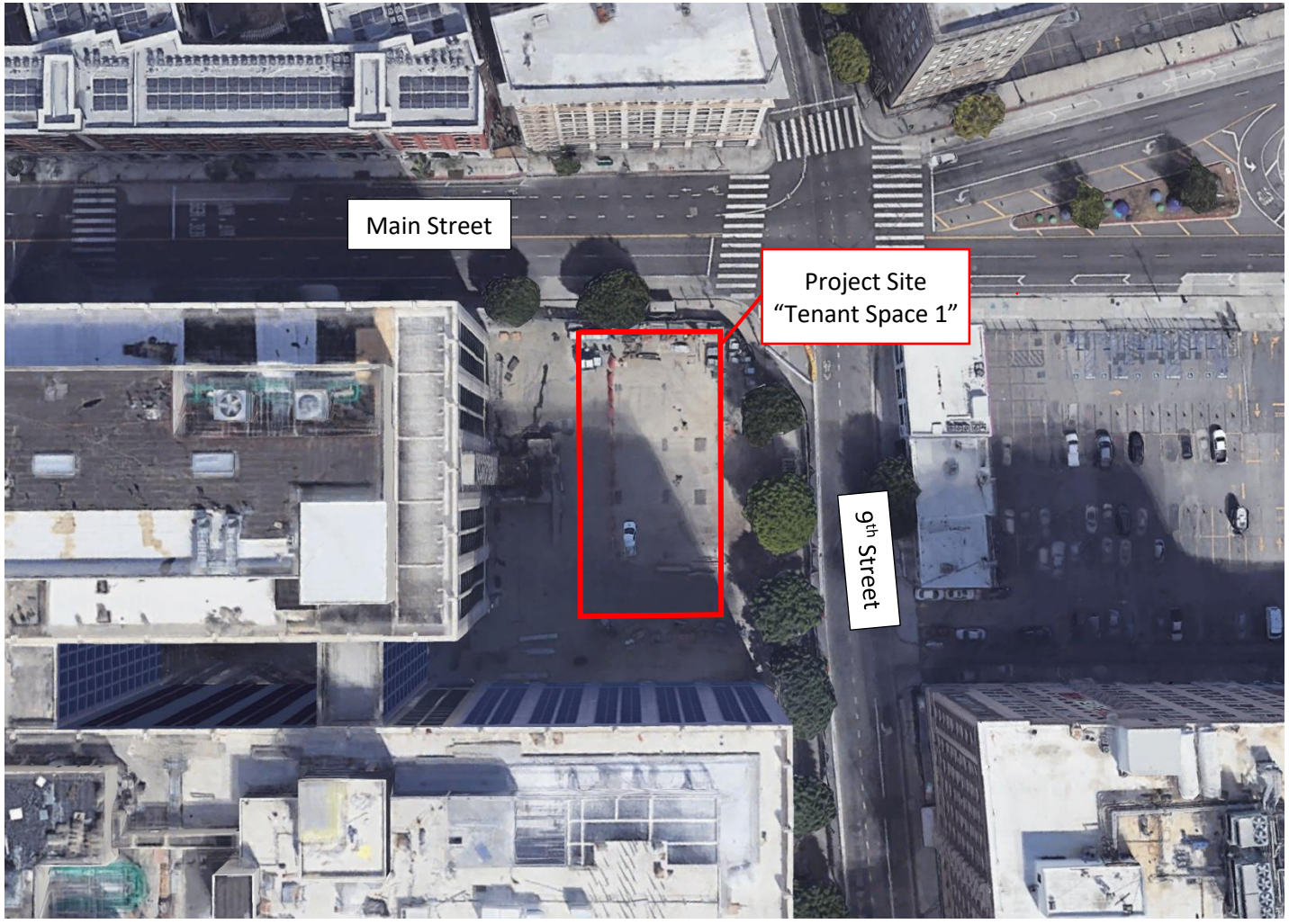
The Project is a bone-fide eating place and restaurant type establishment.

SITE PHOTO EXHIBIT

900-956 S. Main St, 155 E. Olympic Blvd,
919-951 S. Los Angeles St., 110-130 E. 9th St., Los Angeles, CA 90015
Tenant Space 1 – Pavilion Bar & Restaurant

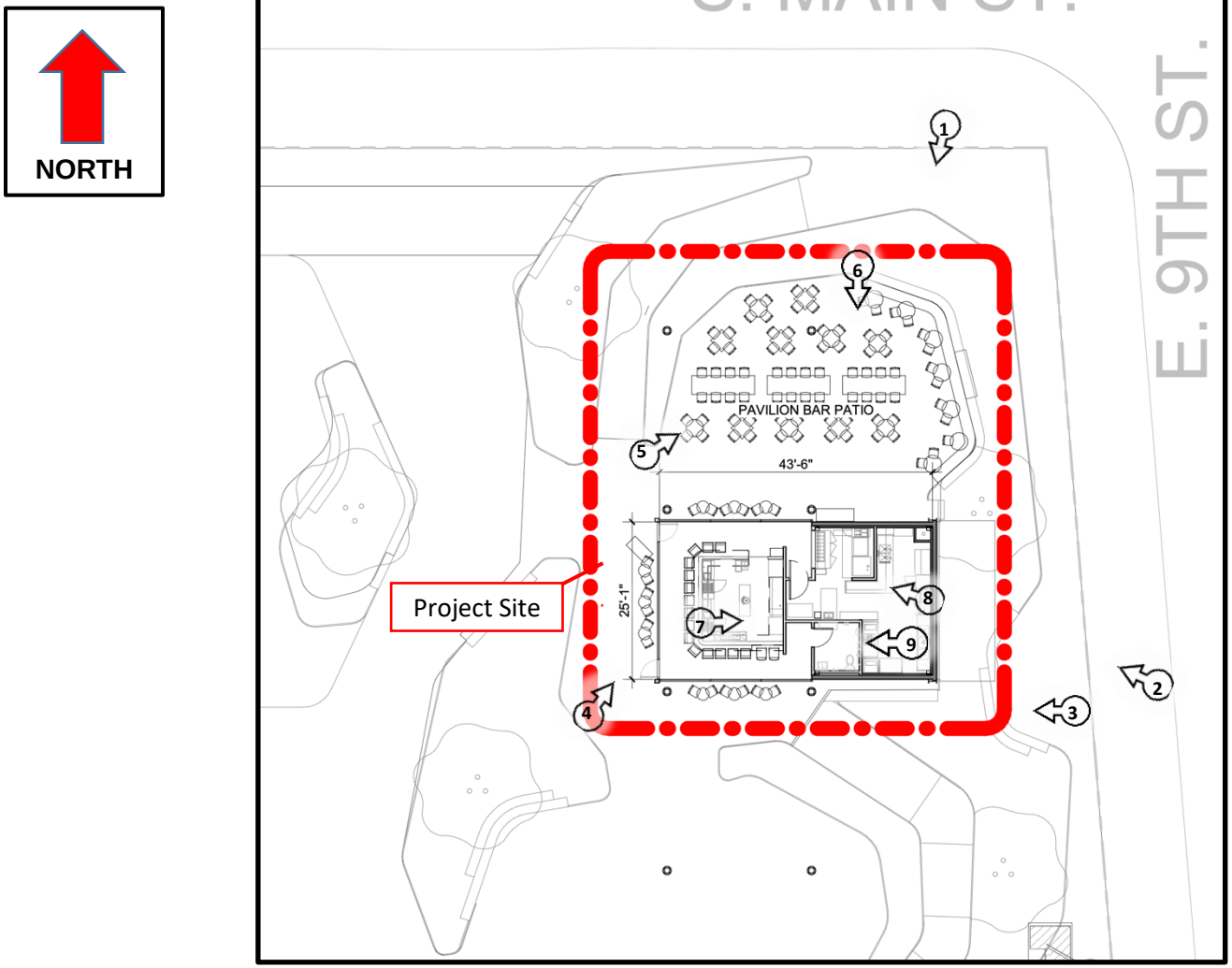
Vicinity Map

NORTH

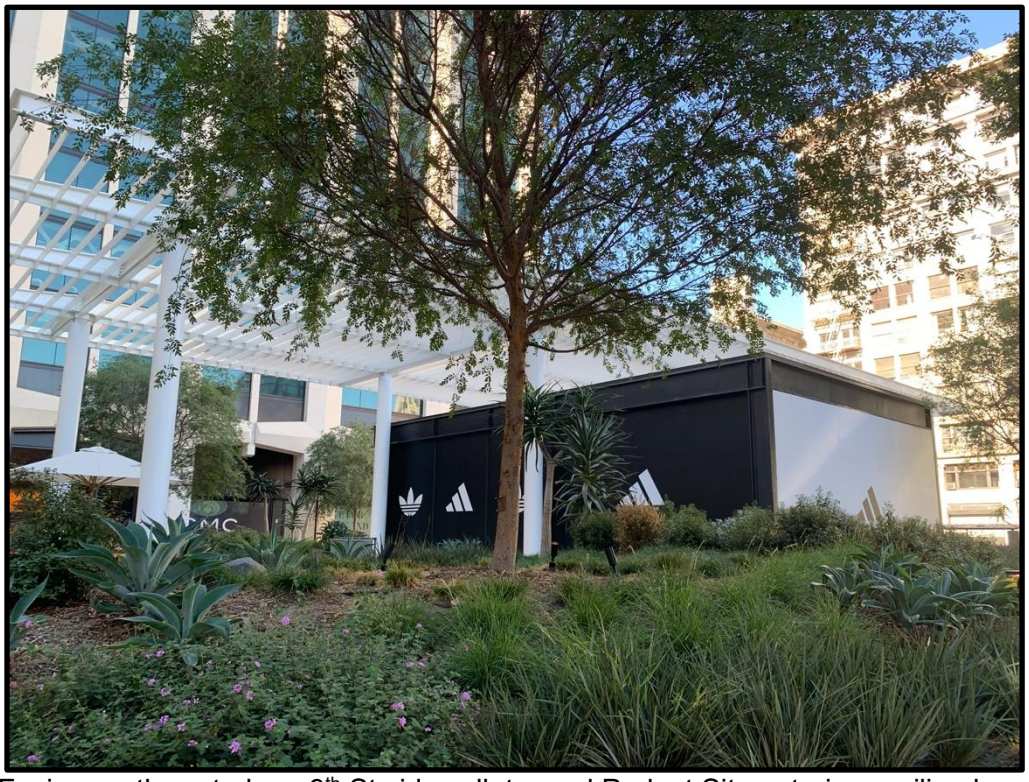


Aerial View of Project Site

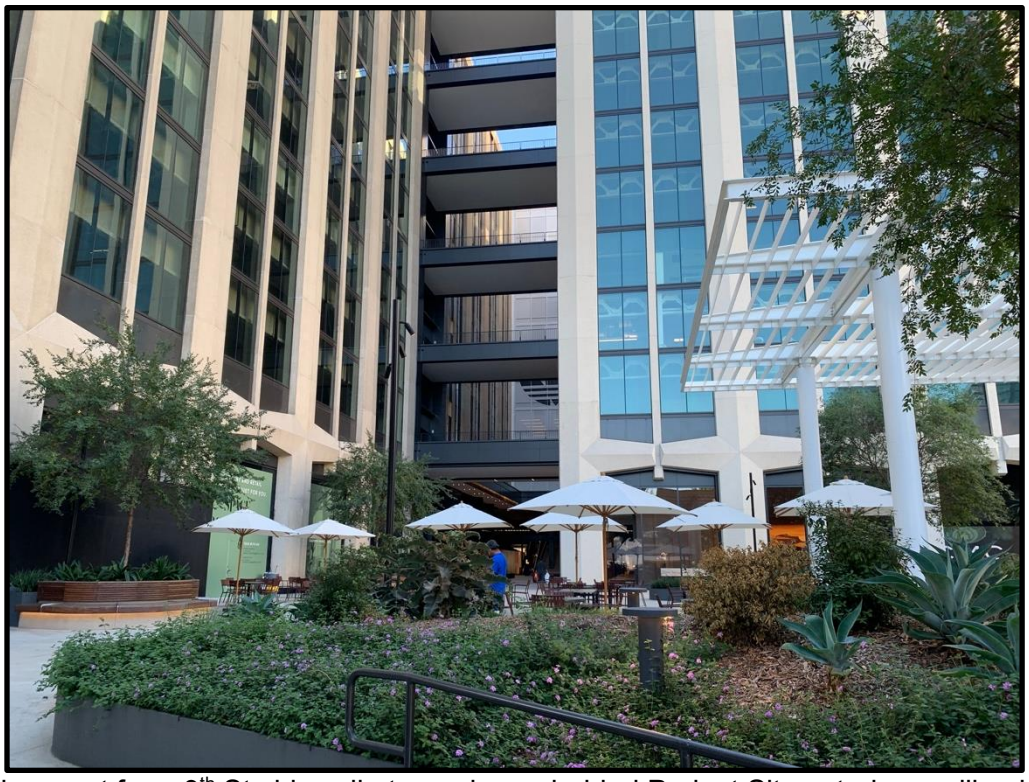
Photo Map


NORTH
S. MAIN ST.
E. 9TH ST.
PAVILION BAR PATIO
43'-6"
25'-1"
Project Site
1
2
3
4
5
6
7
8
9

1. Facing south on corner of Main St and 9th St toward Project Site exterior pavilion bar and restaurant.



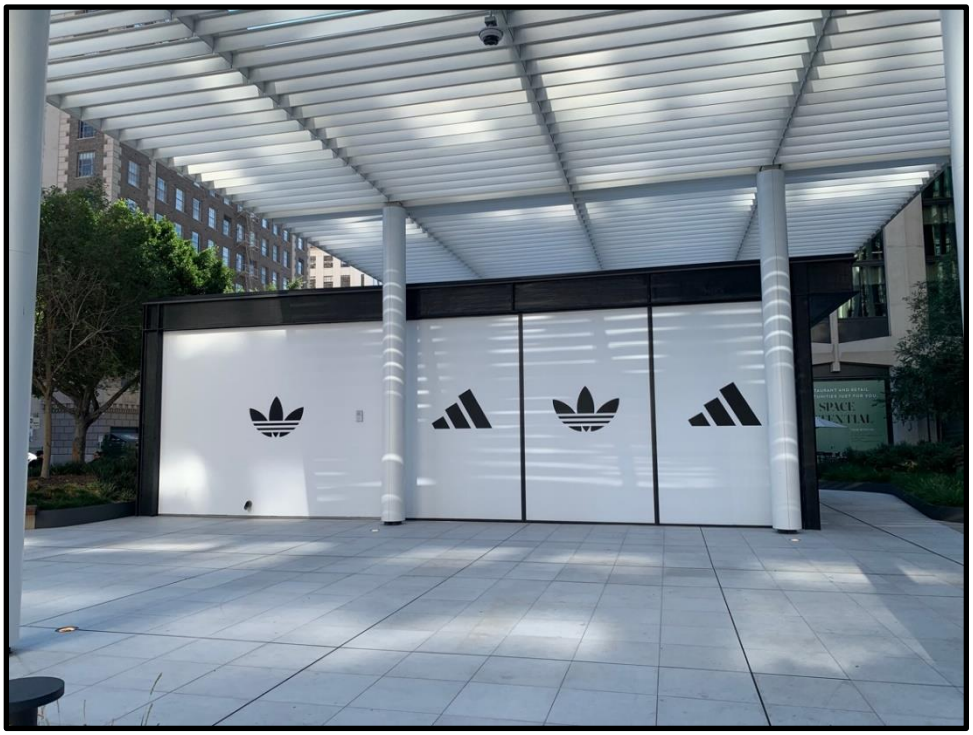
2. Facing northwest along 9th St sidewalk toward Project Site exterior pavilion bar and restaurant.



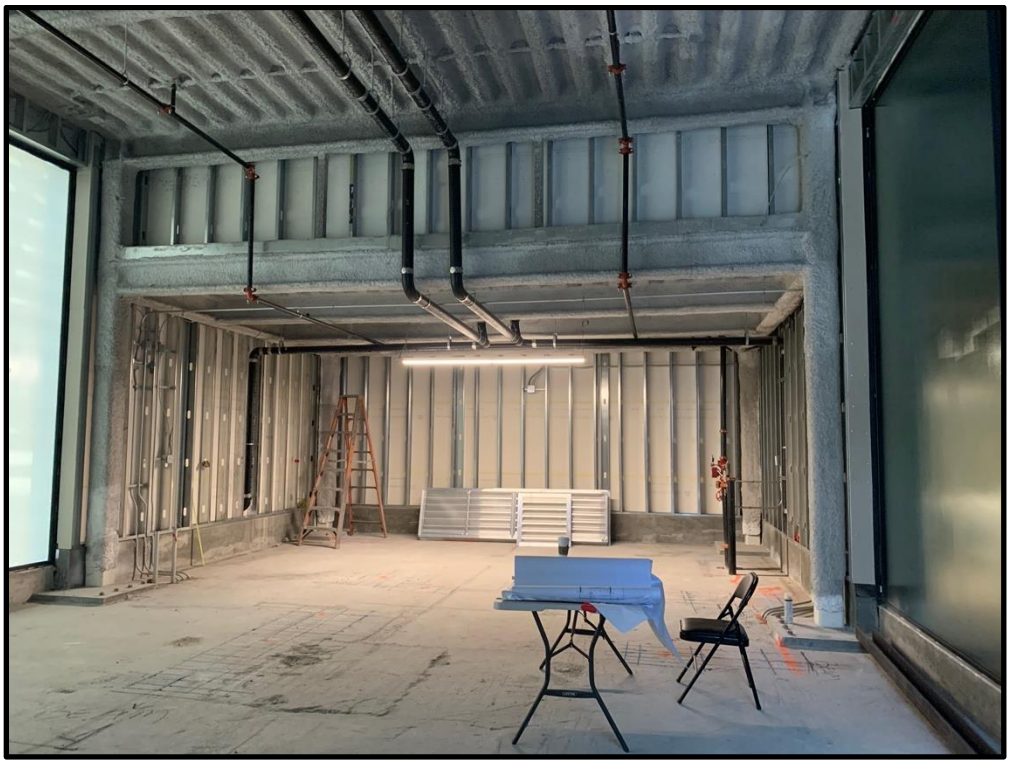
3. Facing west from 9th St sidewalk, toward area behind Project Site exterior pavilion bar and restaurant.

4. View of Project Site exterior pavilion bar and restaurant facing northeast from behind Project Site.

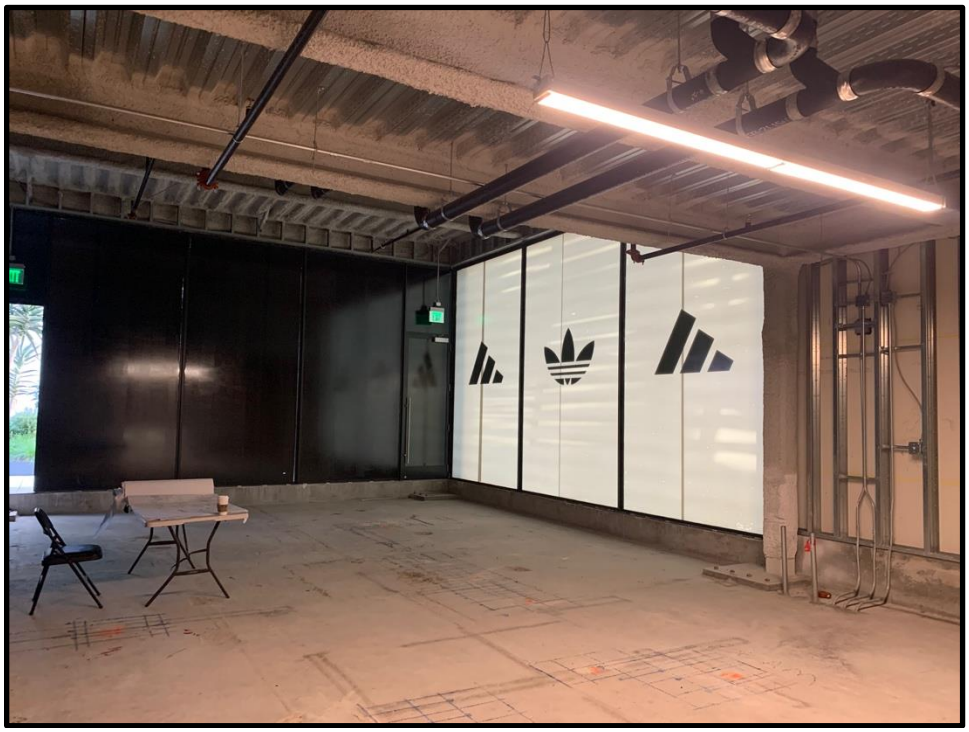
5. View of Project Site exterior pavilion bar and restaurant's future outdoor seating area facing Northwest from Site.



6. View of Project Site's future outdoor seating facing south from site.



7. View of Project Site interior space, facing future kitchen area easterly from Site.



8. View of Project Site interior space, facing future bar area northwest from Site.

9. View of Project Site interior space, facing future indoor seating area west from Site.

CMC - PAVILION BAR
URBANSPACE

110 E. 9TH ST.
PAVILION, SUITE P.01.01
LOS ANGELES, CA 90015

SYMBOLS

DRAWING TITLE TAG

1 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

DRAWING TITLE
DRAWING SCALE
DRAWING NUMBER

DETAIL TAGS

DETAIL NUMBER
SHEET NUMBER

DETAIL TAGS

DETAIL NUMBER
SHEET NUMBER
SECTION TAG
DETAIL CALLOUT

2 / 3 A-101 1 / 4
DETAIL NUMBER
SHEET DESIGNATION
INTERIOR ELEVATION TAG
EXTERIOR ELEVATION TAG

TAG SYMBOLS

INTERIOR DOOR TAG
EQUIPMENT TAG (XX)
GLAZING TAG (A)
KEYNOTE TAG (X)
REVISION TAG
ELEVATION TAG: T/ STEEL, EL. + 96'-6" — ELEVATION ITEM, ELEVATION
FINISH TAG: XXXX / XXXX — WALL FINISH, BASE FINISH
FLOOR FINISH TAG: XXX — XXX — FLOOR FINISH, FLOOR FINISH
WALL TYPE TAG
ROOM TAG: UTILITY / 101 — ROOM NAME, ROOM NUMBER

DRAWING SYMBOLS

BREAK LINE
CENTER LINE
COLUMN BUBBLE — NEW, EXISTING

ABBREVIATIONS

AB	anchor bolt
ABV	above
ACOUS	acoustical
AD	area drain
ADH	adhesive
ADJ	adjustable
AFF	above finish floor
AGG	aggregate
AL	aluminum
ALUM	aluminum
ALT	alternate
ANDZ	anodized
ANN	annunciator
AP	access panel
APPROX	approximate
APT	apartment
ARCH	architectural
AUTO	automatic
AVE	avenue
AWG	American wire gauge
AT	Acoustical Tile
B/	bottom of
BB	baseboard
BD	board
BITUM	bituminous
BLDG	building
BLKG	blocking
BM	beam
B.M.	bench mark
BR	bedroom
BRG	bearing
BSMT	basement
BTB	back to back
BUR	built up roofing
CEM	cement
CJ	construction joint
CL	center line
CLG	ceiling
CLO	closet
CM	centimeter
CMU	concrete masonry unit
CO	cleanout
COL	column
CONC	concrete
CONF	conference
CONSTR	construction
CONT	continuous
CONTR	contractor
COORD	coordinate
CORR	corridor
CRT	cathode ray tube
CTJ	control joint
CTR	center
CTSK	countersunk
CCTV	closed circuit television
CU	cubic
CW	cold water
CPT	carpet
DAR	davit anchor
DBL	double
DEG	degree
DEMO	demolish
DEPT	department
DET	detail
DIA	diameter
DIAG	diagonal
DIFF	diffuser
DIM	dimension
DISP	dispenser
DIV	division
DN	down
DO	ditto
DPFG	damp-proofing
DR	door
DS	downspout
DW	distilled water
DWG	drawing
DWT	dumbwaiter
E	East
EA	each
EL	elevation
ELAS	elastomeric
ELECTR	electrical
ELEV	elevator
EMER	emergency
ENCL	enclosure
ED	electric outlet
EPNL	electrical panel
EXIST	existing
EXT	exterior
F/	face of
FA	fire alarm
FBR	face brick
FC	foot control
FCO	floor clean out
FD	floor drain
FDN	foundation
FE	fire extinguisher
FEC	fire extinguisher cabinet
FFL	finish floor
FH	fire hydrant
FHMS	flat head machine screw
FHR	fire hose rack
FHWS	flat head wood screw
FIN	finish
FLR	floor
FLUOR	fluorescent
FRTW	fire resistive treated wood
FRPRF	fireproof
FT	foot (feet)
FTF	face to face
FTG	footing
FTR	fin tube radiation
FURN	furnish
FURR	furring
FUT	future
GA	gauge
GALV	galvanized
GEN	general
GL	glass
GND	ground
GNK	gooseneck
GPL	gypsum plaster
GR	grade
GT	grease trap
GWB	gypsum wallboard
GYP	gypsum
HB	hose bibb
HC	hollow core
HDWD	hardwood
HDWR	hardware
HM	hollow metal
HO	hold open
HORIZ	horizontal
HP	high point
HR	hour
HT	height
HTG	heating
HW	hot water
HYD	hydrant
IAW	in accordance with
ID	inside diameter
IN	inches
INCAN	incandescent
INCL	include(d)(ing)
INSUL	insulation
INTR	interior
INV EL	invert elevation
JC	janitor's closet
JT	joint
KD	knockdown
KO	knockout
KIT	kitchen
KS	knee space

LAM	laminate(s)
LAV	lavatory
LB(S)	pound(s)
LG	length
LL	landlord
LKR	locker
LP	low point
LT	light
LWT	lightweight
M	meter
MAINT	maintenance
MAS	masonry
MATL	material
MAX.	maximum
MCB	metal corner bead
M.E.	match existing
MECH	mechanical
MEMB	membrane
MTL	metal
MEZZ	mezzanine
MFR	manufacturer
MH	manhole
MIN	minimum
MISC	miscellaneous
ML	metal lath
MLP	metal lath & plaster
MM	millimeter
MO	masonry opening
MOV	movable
MS	machine screw
MTD	mounted
MTG	mounting
MUL	mullion
N	North
NC	nurse call
N.I.C.	not in contract
NO.	number
NOM	nominal
NTS	not to scale
OA	overall
OC	on center
OD	outside diameter
OFF	office
OH	overhead
OPNG	opening
OPP	opposite
PA	public address
PC	portland cement
PHS	phillips head screw
PL	plate
P-LAM	plastic laminate
PLAS	plaster
PLBG	plumbing
PLUMB	plumbing
PLWD	plywood
PMF	premolded filler
PNL	panel
POL	polished
PR	pair
PREP	prepare
PROP.	property
PT	paint
PTN	partition
PTS	pneumatic tube station
QT	quarry tile
R	riser
R/W	right-of-way
RAD	radius
RB	rubber
RC	reinforced concrete
RD	roof drain
REC	recessed
REF	reference
REFR	refrigerator
REINF	reinforced
REQD	required
RESIL	resilient
REV	revision
RFG	roofing
RM	room
RMV	remove
RO	rough opening
S	South
SAFB	sound attenuation fire batt insulation
SAV	stain & varnish
SAN	sanitary
SC	solid core
SCHED	schedule
SD	soap dispenser
SECT	section
SF	square foot (feet)
SGT	structural glazed tile
SHR	shower
SHT	sheet
SIM	similar
SK	sink
SMS	sheet metal screw
SP	standpipe
SPEC	specification
SQ	square
SSK	service sink
SST	stainless steel
STA	station
STC	sound transmission class
STD	standard
STER	sterilizer
STL	steel
STOR	storage
STRUCT	structural
SURG	surgical
SUSP	suspended
SWBO	switch board
T	tread
T/	top of
T&B	top & bottom
T&G	tongue & groove
TEL	telephone
TEMP	tempered
TER	terrazzo
THK	thick
TL	task light
TOIL	toilet
TOPO.	topography
TV	television
TYP	typical
TRT-WD	treated wood
UNEX	unexcavated
UNF	unfinished
UNO	unless noted otherwise
UON	unless otherwise noted
UR	urinal
UTIL	utility
VAC	vacuum
VTR	vent thru roof
VERT	vertical
VEST	vestibule
V.I.F.	verify in field
VOL	volume
VT	vinyl tile
W	West
W/	with
W/O	without
WC	water closet
WD	wood
WF	wide flange
WGL	wire glass
WH	water heater
WHC	wheelchair
WHT	white
WI	wrought iron
WIN.	window
WND	window
WM	wire mesh
WP	work point
WPFG	waterproofing
WSCT	wainscot
WT	weight
WWF	welded wire fabric
YD	yard

PROJECT CONTACTS

APPLICANT:
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80 FIFTH AVENUE
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NEW YORK, NY 10011
(P) 973 223 4354
CONTACT:
MICHAEL MCGRATH

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CONTACT: TIMOTHY RHOADS

LAND USE CONSULTANT:
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STRUCTURAL ENGINEER:
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ST.LOUIS, MO 63026
(P) 636 349 1600
CONTACT: KYLE LINENFELSER

MEP ENGINEER:
CASE ENGINEERING
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CONTACT: JOHN VIRTUDAZO

FOOD SERVICE DESIGNER:
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PITTSBURGH, PA
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CONTACT: DYLAN HALASZYNSKI

OWNER:
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CONTACT: COLLEEN SHEEHAN

DESIGN ARCHITECT:
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2ND FLOOR
CHICAGO, IL 60607
(P) 312 955 0334
CONTACT: KAYLEE ROSS

BUILDING DEPARTMENT:
LADBS
201 N FIGUEROA ST.
LOS ANGELES, CA 90012

HEALTH DEPARTMENT:
LOS ANGELES COUNTY
DEPARTMENT OF PUBLIC HEALTH

CODE MATRIX

*	BUILDING	2019 LOS ANGELES BUILDING CODE (ADOPTS CBC 2019)
*	MECHANICAL	2020 LOS ANGELES MECHANICAL CODE (ADOPTS CBC 2019)
	ELECTRICAL	2017 NATIONAL ELECTRIC CODE
	PLUMBING	2020 LOS ANGELES PLUMBING CODE (ADOPTS CBC 2019)
	GREEN BUILDING	2015 INTERNATIONAL GREEN CONSTRUCTION CODE
	FIRE PREVENTION	2015 INTERNATIONAL FIRE CODE - ORD. 4283
*	ENERGY	2015 INTERNATIONAL ENERGY CONSERVATION CODE
	FUEL & GAS	2020 FLORIDA FUEL GAS CODE (ADOPTS IFGC 2018)
	ACCESSIBILITY	2020 FLORIDA BUILDING CODE & ICC/ ANSI 117.1A-2009
	EXISTING BUILDING	2020 LOS ANGELES EXISTING BUILDING CODE (ADOPTS CEBC 2019)

AS AMENDED WITH ALL *LOS ANGELES* LOCAL CODES

ACCESSIBILITY NOTES: PROJECT MUST FULLY COMPLY & MEET ALL ACCESSIBILITY REQUIREMENTS OF THE AMERICAN DISABILITIES ACT, THE LOCAL CODE, 2020 FLORIDA ACCESSIBILITY CODE & THE 2018 IBC (MOST RESTRICTIVE REQUIREMENTS GOVERN).

ACCESSOR PARCEL NO.: 5139001024
ZONING CLASSIFICATION: [Q]C5-2D
PERMITTED USES: A
CONDITIONAL / SPECIAL USES: -
OCCUPANCY CLASSIFICATION: A-2 ASSEMBLY, RESTAURANT (SECTION 309)
SEPARATED USES: 1 HR- ASSEMBLY & MERCANTILE (TABLE 508.4)
CONSTRUCTION TYPE: IIB, FULLY SPRINKLED

BUILDING FIRE RESISTANCE RATING REQUIREMENTS

SEPARATED USES:	REQUIRED (HR)	PROVIDED (HR)
STRUCTURAL FRAME:	0 HR	0 HR
BEARING WALLS, EXTERIOR:	0 HR	0 HR
BEARING WALLS, INTERIOR:	0 HR	0 HR
NON-BEARING WALLS, EXT.:	PER CBC TBL 602	PER CBC TBL 602
NON-BEARING WALLS,INT.:	0 HR	0 HR
FLOOR CONSTRUCTION:	0 HR	0 HR
ROOF CONSTRUCTION:	0 HR	0 HR

INTERIOR FINISHES: ALL INTERIOR FINISHES/MATERIALS SHALL COMPLY WITH 2019 LOS ANGELES BUILDING CODE

DEFERRED SUBMITTALS: SPRINKLERS
SIGNAGE

PAVILION BAR INFO:

- PAVILION INTERIOR GROSS AREA:
  1,067SF TOTAL
- PAVILION PATIO GROSS AREA:
  3,102SF TOTAL
- NET AREAS:

INTERIOR KITCHEN/PREP:	487SF
INTERIOR DINING:	400SF
EXTERIOR KITCHEN/PREP:	60SF
EXTERIOR DINING:	1,275SF
REMOTE STORAGE:	237SF

NOTES:
- CMC PATIO OCCUPANT LOAD:120 OCCUPANTS ACCOUNTED FOR IN CMC BUILDING RESTROOM COUNT. RESTROOMS IN ADJACENT FOOD HALL ARE PROVIDED FOR PAVILION BAR USE.
- MAXIMUM GROSS AREAS ARE BASED ON CMC BUILDING MASTER CONDITIONAL USE PERMIT.

SEAT COUNT:

INTERIOR
NO. INTERIOR SEATS = 17 SEATS
NO. EXTERIOR SEATS = 113 SEATS
TOTAL: = **130 SEATS**

SUMMARY OF AVAILABLE PARKING:

SUBTERRANEAN LEVELS PARKING = 1120
OFF-SITE PARKING STRUCTURE = 833
TOTAL PARKING COUNT: = **1953**

PROXIMITY MAP

CMC BUILDING
110 E. 9TH ST.
LOS ANGELES, CA 90015

N

MUNICIPAL APPROVAL STAMP

CLIENT
URBANSPACE
80 FIFTH AVE. NEW YORK, NY 10011

PROJECT
URBANSPACE
CMC - PAVILION, SUITE K001
110 E. 9TH ST.
LOS ANGELES, CA 90015

SEAL
LICENSED ARCHITECT
TIMOTHY T. RHOADS
C-34428
06-30-23
RENEWAL DATE
STATE OF CALIFORNIA

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MASTER PLAN APP.
PROJECT NUMBER: 19-276
DRAWN BY:
APPROVED BY:

NO.	DATE	ISSUE
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SHEET TITLE & NUMBER
COVER SHEET

LP-00

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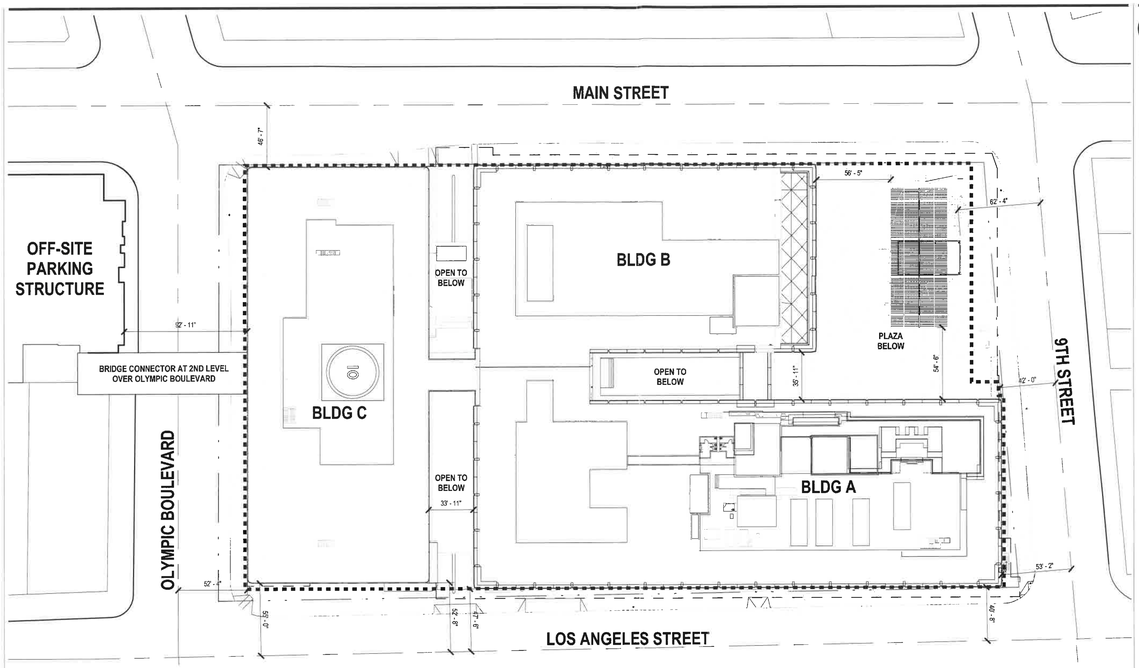


CALIFORNIA MARKET CENTER - LOS ANGELES
110 EAST 9TH STREET, LOS ANGELES, CA 90079
MASTER CONDITIONAL USE PERMIT - ALCOHOL
Owner: Brookfield Properties
Applicant: Brookfield Properties
Tenant Summary / Alcohol Permits

SUMMARY OF AVAILABLE PARKING

SUBTERRANEAN LEVELS PARKING:	1120
OFF-SITE PARKING STRUCTURE:	833
TOTAL PARKING COUNT:	**1953**

SUMMARY OF BUILDING AREA

LEVEL	BUILDING FLOOR AREA
14TH FLOOR	49,030
13TH FLOOR	133,760
12TH FLOOR	133,070
11TH FLOOR	133,990
10TH FLOOR	131,780
9TH FLOOR	132,100
8TH FLOOR	131,050
7TH FLOOR	132,360
6TH FLOOR	131,400
5TH FLOOR	131,750
4TH FLOOR	130,970
3RD FLOOR	132,340
2ND FLOOR	106,690
GROUND LEVEL	137,990
B1 LEVEL	54,260
TOTAL	**1,802,580**

EXHIBIT "A"
Page No. 1 of 4
Case No. ZA-2021-9363-MCUB

0' 10' 25' 50' 100'

PROPERTY LINE
SCOPE OF MCUB APPLICATION

Ref North

CMC
CALIFORNIA MARKET CENTER
110 E. 9TH ST. LOS ANGELES CA 90079

Brookfield
C/O Brookfield Property Partners
Jamison California Market Center L. P.
601 South Figueroa Street, Suite 2200
Los Angeles, CA 90017

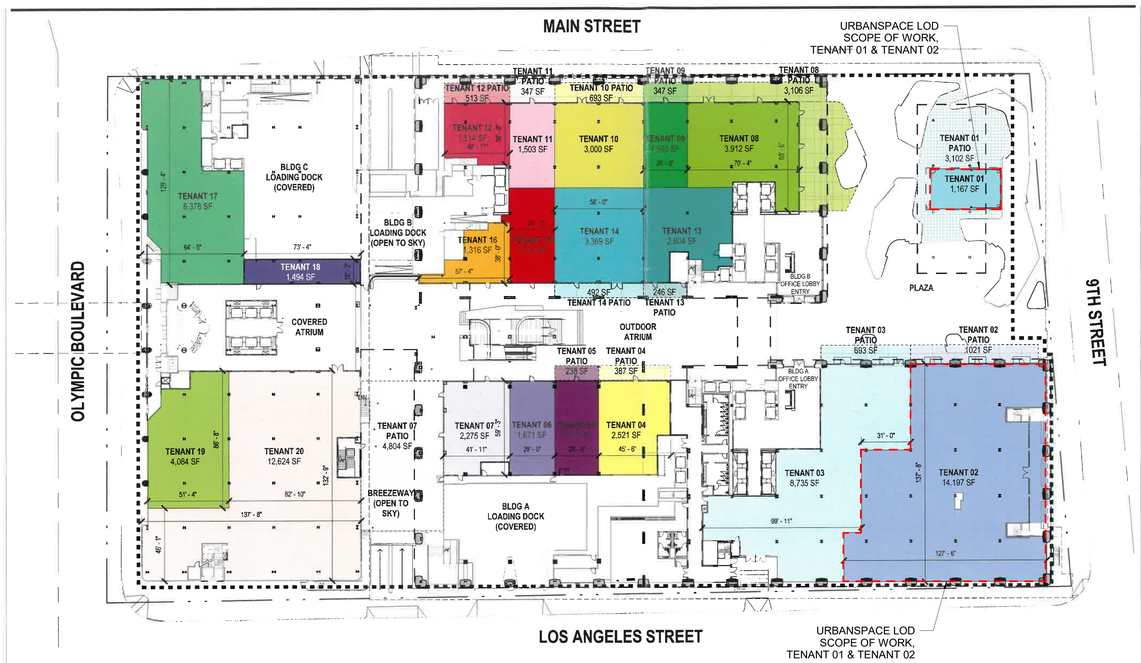
Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel: 213.327.3600
Fax: 213.327.3601

ZA-2021-9363

Date	Description
2021/09/21	MCUB

Seal / Signature

Project Name: CMC
Project Number: 05.1595.000
Sheet Title: Master Conditional Use Permit - Alcohol Plot Plan
Scale: 1" = 60'-0"
Sheet Number: **CMC MCUB1**



CALIFORNIA MARKET CENTER - LOS ANGELES
110 EAST 9TH STREET, LOS ANGELES, CA 90079
MASTER CONDITIONAL USE PERMIT - ALCOHOL

Owner: Brookfield Properties
Applicant: Brookfield Properties
Tenant Summary / Alcohol Permits

TENANT	SPACE NUMBER	FLOOR AREA (SF)	OUTDOOR PATIO AREA (SF)*	TOTAL FLOOR AREA (SF)	BEER & WINE ON SITE	FULL LINE ON-SITE	FULL LINE OFF-SITE	FULL LINE ON-SITE & OFF-SITE
CMC								
TENANT 01	0001	3,167	3,102	4,269				
TENANT 02	A0100	14,197	3,021	15,218				
TENANT 03	A0181	8,735	693	9,428				
TENANT 04	A0150	2,521	387	2,908				
TENANT 05	A0160	1,671	238	1,909				
TENANT 05	A0170	1,671		1,671				
TENANT 07	A0180	2,275	4,804	7,079				
TENANT 08	B0100	3,912	3,106	7,018				
TENANT 09	B0110	1,500	347	1,847				
TENANT 10	B0120	3,000	693	3,693				
TENANT 11	B0130	1,503	347	1,850				
TENANT 12	B0140	1,514	513	2,027				

IMPORTANT NOTE: The tables above represent the current lease space configuration, however depending on tenant requirements, the specific space number and associated floor area may change to accommodate tenant requests.

TENANT	SPACE NUMBER	FLOOR AREA (SF)	OUTDOOR PATIO AREA (SF)*	TOTAL FLOOR AREA (SF)	BEER & WINE ON SITE	FULL LINE ON-SITE	FULL LINE OFF-SITE	FULL LINE ON-SITE & OFF-SITE
TENANT 13	B0150	2,804	246	3,050				
TENANT 14	B0160	3,369	492	3,861				
TENANT 15	B0170	1,714		1,714				
TENANT 16	B0180	1,316		1,316				
TENANT 17	C0100	6,378		6,378				
TENANT 18	C0125	1,494		1,494				
TENANT 19	C0150	4,084		4,084				
TENANT 20	C0175	12,624		12,624				
TENANT 21	A1400	2,053	3,371	5,424				
TENANT 22	CB001	37,518		37,518				
TOTAL FLOOR AREA		**19,360**		**136,380**				
TOTAL COMMERCIAL FLOOR AREA FOR ALCOHOL SALES				**136,380**				

*LAMC Section 12.21.1.A.5 - outdoor eating areas of ground floor restaurants are not included in total floor area calculations.
*No sidewalk dining or revocable permits required.

EXHIBIT "A"
Page No. 2 of 4
Case No. ZA-2021-9363-MCUB

0' 10' 25' 50' 100'

PROPERTY LINE
SCOPE OF MCUB APPLICATION

Ref North

CMC
CALIFORNIA MARKET CENTER
110 E. 9TH ST. LOS ANGELES CA 90079

Brookfield
C/O Brookfield Property Partners
Jamison California Market Center L. P.
601 South Figueroa Street, Suite 2200
Los Angeles, CA 90017

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel: 213.327.3600
Fax: 213.327.3601

ZA-2021-9363

Date	Description
2021/09/21	MCUB

Seal / Signature

Project Name: CMC
Project Number: 05.1595.000
Sheet Title: Master Conditional Use Permit - Ground Floor Plan
Scale: 1" = 50'-0"
Sheet Number: **CMC MCUB2**

MUNICIPAL APPROVAL STAMP

URBANSPACE
80 FIFTH AVE. NEW
YORK, NY 10011

CLIENT

URBANSPACE
CMC - PAVILION, SUITE K001
110 E. 9TH ST.
LOS ANGELES, CA 90015

PROJECT

LICENSED ARCHITECT
TIMOTHY T. RHOADS
C-34428
06-30-23
RENEWAL DATE
STATE OF CALIFORNIA

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DESIGN ARCHITECT
DXU ARCHITECTS
P 212 255 9334

NO.	DATE	ISSUE
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MASTER PLAN APP.
PROJECT NUMBER: 19-276
DRAWN BY:
APPROVED BY:

SHEET TITLE & NUMBER

APPROVED CMC MCU PLAN

LP-01

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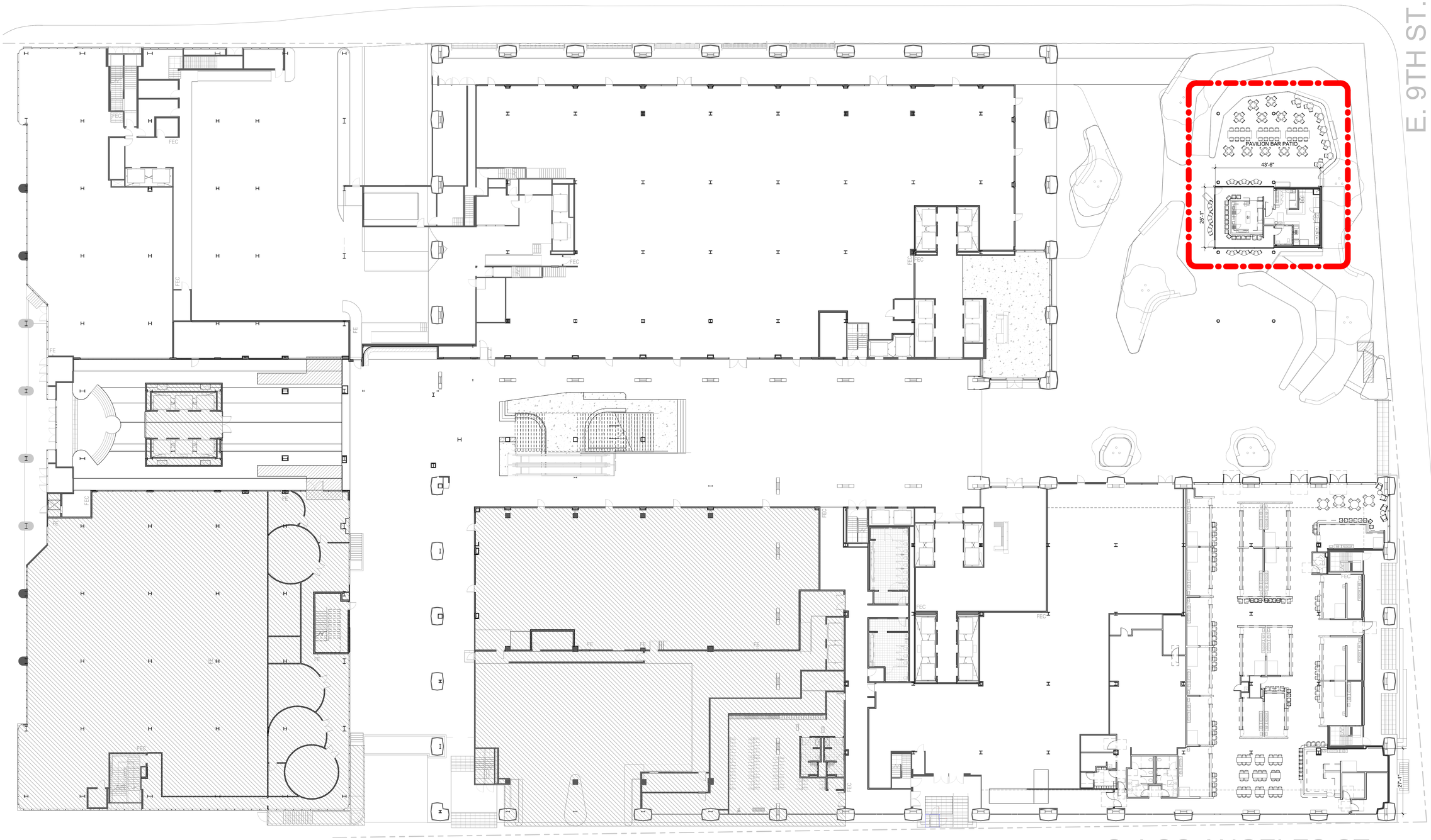

1 LIQUOR SITE PLAN - PAVILION
SCALE: 1/16" = 1'-0"

MUNICIPAL APPROVAL STAMP

CLIENT
URBANSPACE
80 FIFTH AVE. NEW
YORK, NY 10011

PROJECT
URBANSPACE
CMC - PAVILION, SUITE K001
110 E. 9TH ST.
LOS ANGELES, CA 90015

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06-30-23
RENEWAL DATE
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MASTER PLAN APP.

PROJECT NUMBER: 19-276
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SHEET TITLE & NUMBER
SITE PLAN

LP-03

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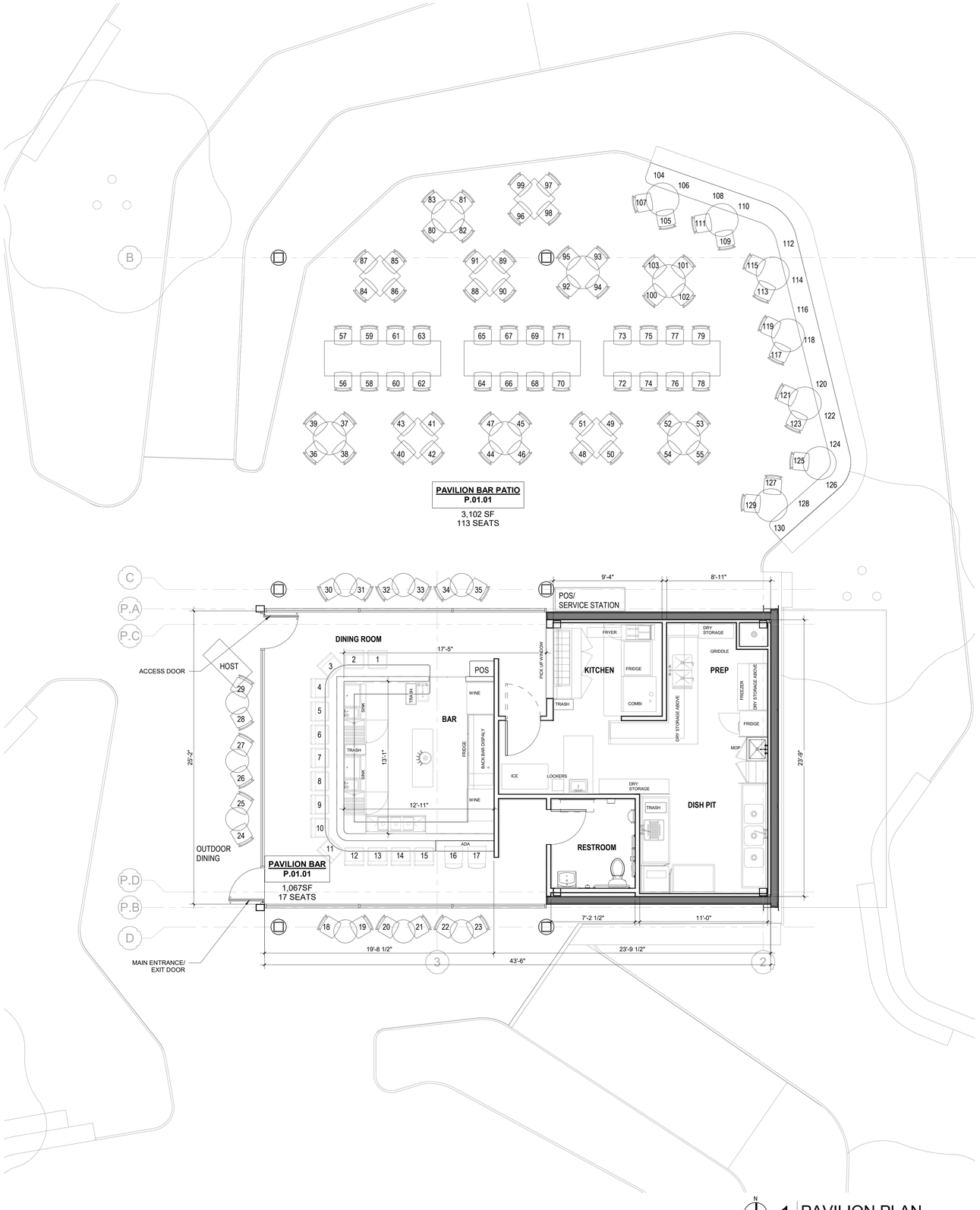
PAVILLION BAR INFO:

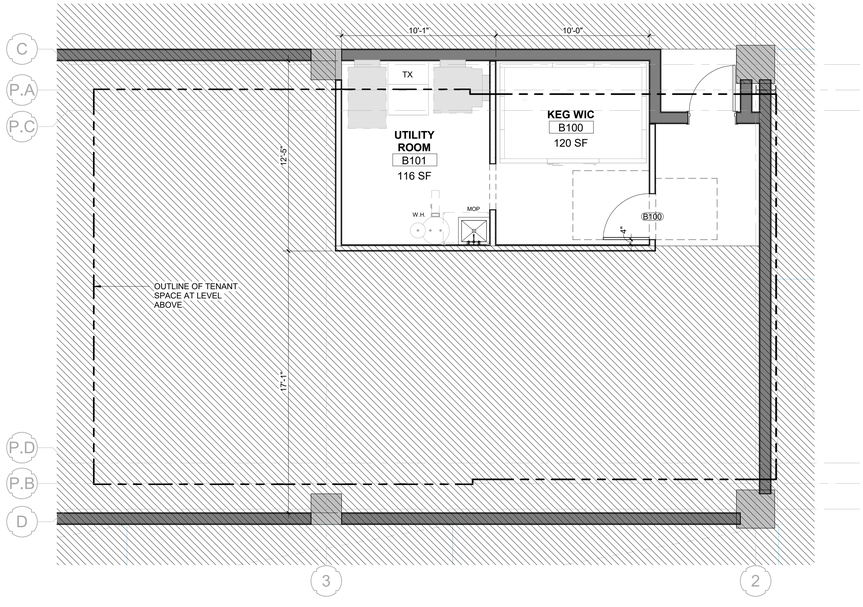
-PAVILLION INTERIOR GROSS AREA:
1,067 SF TOTAL
-PAVILLION PATIO GROSS AREA:
3,102 SF TOTAL
- NET AREAS:
INTERIOR KITCHEN/PREP: 487SF
INTERIOR DINING: 400SF
EXTERIOR KITCHEN/PREP: 60SF
EXTERIOR DINING: 1,275SF
REMOTE STORAGE: 237SF

NOTES:
• CMC PATIO OCCUPANT LOAD: 120 OCCUPANTS ACCOUNTED FOR IN CMC BUILDING RESTROOM COUNT. RESTROOMS IN ADJACENT FOOD HALL ARE PROVIDED FOR PAVILION BAR USE.
• MAXIMUM GROSS AREAS ARE BASED ON CMC BUILDING MASTER CONDITIONAL USE PERMIT.

SEAT COUNT:

INTERIOR
NO. INTERIOR SEATS = 17 SEATS
NO. EXTERIOR SEATS = 113 SEATS
TOTAL: = **130 SEATS**





2 LEVEL B1 STORAGE
SCALE: 1/4" = 1'-0"

1 PAVILION PLAN
SCALE: 1/4" = 1'-0"

MUNICIPAL APPROVAL STAMP

URBANSPACE
80 FIFTH AVE. NEW YORK, NY 10011

URBANSPACE
CMC - PAVILION, SUITE K001
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CLIENT

PROJECT

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06-30-23
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MASTER PLAN APP.
PROJECT NUMBER: 19-276
DRAWN BY:
APPROVED BY:

NO.	DATE	ISSUE
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SHEET TITLE & NUMBER

PAVILION PLAN

LP-04

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MARGOT

FOOD

Smoked Oysters $18 / $36.
Sesame and Cucumber Mignonette

Bread & Butters $15.
Black Garlic & Caramelized Onion Butter
Point Reyes Blue Cheese Butter
Roasted Piquillo Butter

Grilled Octopus & Tahini $22.
Housemade Sourdough

Olasagasti Anchovies $14.
Pimentón, Aberquina Yuzu Olive Oil

Endive Salad $14.
Anchovy Vinagrette, Parmesan, Bread Crumbs

Salmon Crudo $18.
Labneh, Salmon Roe, Grated Tomato, Dill Zhug

Lobster Roll $32.
Maine Lobster, Aioli, Salmon Roe, Brioche Roll

Brûlée Figs $16.
Sheep`s milk Feta, Prosciutto, Aged Balsamic

Cana de Cabra $13.
Spanish Goat Cheese, Salsa Verde, Piquillo, Piparras

Chicken Liver Pâté $14.
Sumac Honey, Sourdough

Steak Tartar $20.
Cornichons, Anchovies, Capers, Sourdough

Parmesan & Aged Balsamico $12.
24 Month Aged DOP Parmigiano Reggiano, 10 yr Aged Balsamico

Jamon y Papas Fritas $18.
Jamon Serrano Fermin, house made fries

Grilled Cheese $16.
Gruyère, White Cheddar, Sourdough

Whole roasted fish $36.
Seasonal vegetables

Croque Glacé $11.
Warm Brioche Bun, Seasonal Ice Cream

WARNING

Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness." "Consuming raw or under cooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness, especially if you have certain medical conditions."

SPECIALTY DRINKS

$14

Ingraham Draft Negroni
Gin, Cocchi Torino sweet vermouth, Cappelletti, La Madre Rose vermouth infused with lychee green tea. Served spritzy and tall.

Harajuku Girl
Japanese Whiskey, Broadbent Syr Madeira and La Madre Blanc Vermouth shaken with banana peel, yuzu cordial, and fresh lemon juice

Boom Boom Spritz
Mezcal, Pasubio Amaro and fresh raspberry cordial topped with Pet-Nat

Margot`s Margarita
Tequila and turmeric juice mixed with fresh lime and agave, shaken with wine based spirit with a toasted coconut salt rim

Pretty Reckless
Vodka Calamansi and Guava puree, Martini Ambratto Vermouth and The Beach Rose

Pandamonium
Tequila & Mezcal, Lustau Fino en Rama, Alvear Rojo Vermouth de Pedro Ximenez, Mulassano Bianco stirred with Melon Bitters and zested with an orange twist

Thunderstruck
House infused hazelnut Vodka, Kahlua, Cardamaro and La Madre Blanc shaken with espresso, toasted coconut salt and Mole bitters

APERITIF & DIGESTIF

Ora Kura Japanese Sake Bermutto $13.
Tximista Vermouth Blanco $13.
Bordiga Vermouth Rosso $13.
Tio Pepe Fino Sherry $12.
Gonzalez Byass Amontillado Sherry $12.
Gonzalez Byass Oloroso Sherry $14.
Cappelletti Pasubio Vino Amaro $12.
Cardamaro Vino Amaro $12.
Flight of Vermouth $25.
Flight of Sherry $25.

BEER

Tripping Animals Limonada Rosada $12.
Sour Ale Raspberry, Strawberry and Lime 6%

Double Nickel Weekend Warrior $10.
Double Hopped Pale Ale 6%

Ology Brewing Sensory Overload $12.
Hazy Citra India Pale Ale 6.5%

BUBBLES

	Gls	Btl
Azimut Brut Blanc Macabeu, Xarel-lo, Parellada Spain 2020	$15.	$60.
Dominio de Punctum Petulante Sauvignon Blanc, Viognier, Slovenia 2020	$16.	$62.
VeraSolis 'P' Moscatel de Alejandria, Guarilihue, Itata, Chile 2021		$72.
Red Tail Ridge Perpetual Change Riesling, Chardonnay, Pinot Blanc, Pinot Noir, Finger Lakes, NY NV		$80.
Pyren Vineyard Little RaRa Pet-Nat Shiraz, Sauvignon Blanc, Pinot Gris, Australia 2021		$70.
La Divina Lambrusco Di Sorbara Pet-Nat Lambrusco Salamino, Emilia-Romagna, Italy 2021		$65.
Jean Pascal Aubron 'Les Bulles' Melon de Bourgogne, Loire, France 2021		$65.
Lumiluna Mindy Rosato Frizzante Syrah, Greccheto, Umbria 2020		$82.
Tim Wildman Piggy Pop Pet-Nat Nero d`Avola, Australia 2020		$100.
Lelarge-Pugeot Les Meuniers de Clemence Extra Brut Pinot Meunier, Vrigny Premier Cru, Champagne, France 2014		$180.

WHITES

	Gls	Btl
Christina Gruner Veltliner, Carnuntum, Austria 2020	$15.	$57.
Land of Saints Sauvignon Blanc, Santa Barbara, USA 2019	$16.	$60.
Paolo e Lorenzo Marcchionni Bianco Trebbiano, Chardonnay,Tuscany, Italy 2020	$19	$85.
Txampian Txakoli Hondarrabi Zuri, Getariako Txakolina, Spain 2020		$62.
Los Bermejos Malvasia Volcanica Seco Malvasia, Lanzarote, Spain 2021		$75.
Pierre & Bertrand Les Blancs Closeaux Chenin Blanc, Chinon, France 2019		$90.
Cascigna degli Ulivi Filagnotti Cortese, Piedmont, Italy 2016		$100.
Maria & Sepp Muster Sauvignon Vom Opok Sauvignon Blanc, Styria, Austria 2019		$92.
Baia`s Wine Tsolikouri, Imereti, Georgia 2020		$62.
Maria & Sepp Muster Graf Morillon Chardonnay, Styria, Austria 2019		$115.
Kelley Fox Willamette Blanc Chardonnay, Pinot Noir, Oregon, USA 2020		$90.
Mathieu Apffel Avant La Tempete Jacquère, Savoie, France 2018		$75.
OVUM Rare Form 'Deep End' Riesling, Willamette Valley, Oregon 2020		$115.
Mathias Michelini Mufato Las Certezas Semillon, Tupungato, Mendoza, Argentina 2017		$95.

ROSE

	Gls	Btl
Rootdown `Es Okay` Pinot Gris, Cinsault, Cabernet, California USA 2021	$15	$60.
Grape Abduction Rose Žametna, Črnina, Štajerska-Slovenia 2021		$60.
Txampian Txakoli Rose Hondarrabi Zuri and Beltza, Getariako Txakolina, Spain 2020		$62.
Division 'L`Avoiron' Gamay, Columbia Valley, Washington 2021		$62.
Scheuermann 'Anima' Rose Troken Pinot Noir, Merlot, Pfalz, Germany 2020		$100.

SKIN-CONTACT

	Gls	Btl
Gulp Hablo Sauvignon Blanc, Verdejo, Castilla, Spain 2021	$16.	$62.
Slavček Sivi Pinot Pinot Grigio, Vipava, Primorje, Slovenia 2019	$17.	$68.
Sanctum Leptir Pinot Gris, Pinot Blanc, Chardonnay, Slovenia 2020		$60.
VeraSolis Moscatel de Alejandria, Guarilihue, Itata, Chile 2021		$72.
Bodegas y Vinedos Sentencia Las Bairetas Muscat, Valencia, Spain 2020		$65.
Maturana Vox Viognier, Maule Valley, Chile 2019		$67.
Farina Vineyard The Prince And His Caves Sauvignon Blanc, Sonoma, California USA 2018		$120.
VeraSolis Semillon, Guarilihue, Itata, Chile 2021		$72.
Maria et Sepp Muster Grafin Sauvignon Blanc, Styria, Austria 2019		$125.
Vinhos Aparte Moscatel, Portugal		$100.
L`Entremetteuse Four Skins Semillon, Roussane, Marsanne, Viognier, Chile 2021		$85.
Via Revolucionaria "Brutal" Sauvignon Blanc, Verdejo, Spain 2020		$69.
Cantina Barbera Tivitti Inzolia, Menfi, Sicily Italy 2021		$62.
Roberto Henriquez Rivera del Notro Semillon, Muscat, Corinto, Itata, Chile 2019		$72.
Fattoria le Masse Camporella Trebbiano, Italy 2019		$110.
Cascigna degli Ulivi IVAG Cortese, Piedmont, Italy 2019		$75.
Askaneli Brothers Red Horn Rkatsiteli, Khaketi, Georgia 2019		$62.
Jorge Cotal Tenca Inés Torrontés, Itata Valley, Chile 2021		$82.
Kelley Fox 'Nerthus' Pinot Gris, Muscat, Willamette, Oregon 2021		$75.

RESERVE

	Btl
Aline Beaune Chazelle Montagny 1er Cru Chardonnay, Burgundy, France 2018	$120.
Domaine Des Quatre Chemins 1er Cru Chablis Chardonnay, Chablis, France 2019	$130.
Chateau de Charodon Cote d`Or Pinot Noir, Burgundy, France 2018	$125.
Radikon Slatnik Chardonnay, Friuli, Italy 2018	$150.
Radikon Ribolla Gialla Friuli, Italy 2013	$175.
Radikon Venezia Giulia Friuli, Italy 2018	$150.
Radikon Jakot Friulano, Friuli, Italy 2013	$200.
Hiyu Tzum Atavus V Gewurztraminer, Pinot Noir, Oregon USA NV	$150.
Yaacov Oryah Alpha Omega Gewurztraminer, Israel 2019	$120.
Philokalia Grapes of Wrath Bethlehem, 2019	$120.
Philokalia Love of the Beautiful Bethlehem, 2019	$120.
Vouni Panayia Woman in the Wine Press Morokanella, Paphos, Cyprus 2017	$165.
La Grange de L`Oncle Charles Kaefferkopf Grand Cru Riesling, Alsace, France, 2017	$235.

REDS

	Gls	Btl
OVUM EZY TGR Pinot Noir, Willamette, Oregon USA 2021	$16.	$65.
Idlewild Flora & Fauna Nebbiolo, Barbera, Dolcetto, USA 2021	$17.	$65.
Delinquente Roxanne the Razor Nero d`Avola, Riverland, Australia 2021	$16.	$65.
Chateau Maris 'La Touge' Syrah, Granache, Languedoc, France 2018	$17.	$62.
Laurent Herlin Tsoin Tsoin Cabernet Franc, Bourgueil, France 2020		$68.
Sam Vinciullo Red White Syrah, Sauvignon Blanc, Australia 2019		$90.
Karim Vionnet Fleurie Gamay, Beaujolais, France 2018		$92.
Fattoria Le Masse Santa Goccia Sangiovese, Canaiolo, Malvasia, Tuscany Italy 2018		$68.
Maria & Sepp Muster Graf Zweigelt Zweigelt, South Styria, Austria 2017		$115.
Pyren Vineyard Little RaRa Shiraz, Cab Franc, Sauv. Blanc, Victoria Australia		$65.
Los Bermejos Listan Negro, Lanzarote, Spain 2021		$69.
Tenuta di Aglaea Nerello Mascalese, Sicily, Italy 2019		$65.
Vinicola 4 Kilos, 4 Kilos Callete, Mallorca, Spain, 2015		$115.
Division "Lutte" Gamay Noir, Willamette Valley, Oregon USA 2020		$82.
Pierre & Bertrand La Haute Olive Chinon Cabernet Franc, Chinon, France 2016		$90.
Poggio Cagnano Selvoso Maremma Ciliegiolo, Sangiovese Merlot, Tuscany Italy 2018		$85.
Paolo & Lorenzo Marcchionni Rosso Sangiovese, Vigliano, Tuscany, Italy 2019		$85.
Gen del Alma "Jijiji" Malbec, Pinot Noir, Mendoza, Argentina 2021		$62.
Sam Vinciullo Valley Shiraz Shiraz, Cowaramup, Australia 2018		$90.
Mathieu Apffel Soleyane Mondeuse, Pinot Noir, Savoie, France 2020		$80.
A Tribute to Grace Granache, Santa Barbara, USA 2018		$120.
Villalobos Viñedo Silvestre Carignan, Colchagua Valley, Chile 2018		$65.
Rogue Vine "Gran Itata Tinto" Cinsault, Pais, Itata Valley, Chile 2021		$65.
Chateau Maris Cru 'Les Planels' Syrah, La Liviniere, Languedoc, France 2017		$80.
Alphonse Mellot 'La Moussiere' Pinot Noir, Sancerre, France 2018		$145.
Hedges La Haute Cuvée Cabernet Sauvignon, Columbia Valley Washington 2018		$215.

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March 3, 2022

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3221 Hutchinson Avenue, Suite D
Los Angeles, CA 90034

CASE NO. ZA-2020-9363-MCUP
MAIN CONDITIONAL USE
900 – 956 South Main Street, 155 East Olympic Boulevard, 919 – 951 South Los Angeles Street, 110 – 130 East 9th Street
Central City Community Plan
Zone: [Q]C5-2D and M2-2D
C.D: 14 – de León
D.M.: 126A209 24
CEQA: ENV-2021-9364-CE
Legal Description: Lots: 1-5, FR 6-11 & 12-14; FR 15 &16-18, Block: N/A, Tract: TR 18199

Pursuant to CEQA Guidelines Section 15061, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15301 and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.

Pursuant to Los Angeles Municipal Code Section 12.24 W.1, I hereby APPROVE:

a Main Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site in conjunction with nineteen (19) establishments and for off-site consumption in conjunction with one (1) establishment in the [Q]C5-2D and M2-2D Zones.

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.

3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.

6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.

7. Authorized herein is a Main Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption with ancillary off-site consumption in conjunction with take-out orders at up to nineteen (19) establishments comprised of the following: one (1) retail pavilion structure; ten (10) within a food hall; six (6) ground floor tenants; one (1) rooftop tenant space; and one (1) basement tenant space; and the sale of a full line of alcoholic beverages for off-site consumption at one (1) ground floor establishment. Commercial floor area for subject Main Conditional Use shall be approximately 136,380 square feet; outdoor dining area shall be approximately 19,360 square feet as shown Exhibit A. The grant shall be subject to the following limitations:

   a. The hours of operation shall be limited from 6:00 a.m. to 2:00 a.m., daily.

   b. After hours use shall be prohibited, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.

   Note: The subject grant does not restrict use to a restaurant establishment within Tenant Space 22. As stated by the applicant at the March 1, 2022 public hearing, Tenant Space 22 is being considered for optimal flexible space. The term ‘establishment’ used in this grant for Tenant Space No. 22 references a use

permitted within the subject zone or any other use or change of use with ancillary alcohol sales provided all provisions for any deviation or discretionary action required by the Los Angeles Municipal Code are met.

8. **Main Plan Approval (MPA) Requirement.** Each individual venue shall be subject to a Master Plan Approval (MPA) determination pursuant to Section 12.24 M of the Los Angeles Municipal Code in order to implement and utilize the Master Conditional Use authorization granted. The purpose of the Master Plan Approval determination is to review each proposed venue in greater detail and to tailor site-specific conditions of approval for each of the premises including but not limited to hours of operation, seating capacity, size, security, live entertainment, the length of a term grant and/or any requirement for a subsequent MPA application to evaluate compliance and effectiveness of the conditions of approval. The Zoning Administrator may impose more restrictive or less restrictive conditions on each individual tenant at the time of review of each Plan Approval application. Any new owner/operator must present to the Downtown Los Angeles Neighborhood Council prior to a public hearing for any Master Plan Approval.

9. Notwithstanding approved "Exhibit A" and the Conditions above, this grant recognizes that there may be changes resulting from identified tenants, which may result in smaller or larger restaurants or retail shops, different locations, and/or a reduced number of restaurants than those originally proposed and identified in "Exhibit A". Such outcome is permitted provided that the other conditions noted herein, specifically those related to the combined maximum interior floor areas, maximum interior and exterior seating numbers, maximum (total) number of establishments authorized under this grant, and the maximum number of establishments approved for each type of grant in the Conditions above are not exceeded. The sale and dispensing of beer and wine may be provided in lieu of a full line of alcoholic beverages at any of the establishments approved for a full line of alcoholic beverages (but not the reverse), provided that the maximum (total) number of establishments authorized for alcoholic beverages is not exceeded, and subject to all other conditions of this grant.

10. **Complaint Log.** Prior to the utilization of this grant, a telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:

    a. Entry, visible to pedestrians
    b. Customer service desk, front desk or near the hostess station

    Complaints shall be responded to within 24-hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved.

11. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department

of Alcoholic Beverage Control “Licensee Education on Alcohol and Drugs” (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.

12. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.

13. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.

14. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager’s responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the subject premises and the facility to discourage illegal and criminal activities and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.

15. The applicant shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control, including the sidewalk in front of the establishment.

16. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department, Department of Alcoholic Beverage Control, or the Department of Building and Safety. The on-site Manager and employees shall be knowledgeable of the conditions herein.

17. Lighting shall be installed in all areas within the business in conformance with the Los Angeles Municipal Code. The lighting shall be such that it renders all objects and persons clearly visible within the establishment.

18. Storefront windows along the public right-of-way shall be transparent to allow for visibility into and out of the restaurant.

19. Valet service, if applicable, shall not utilize any local streets for the parking of vehicles at any time.

20. Live entertainment is not permitted within any and all twenty (20) establishments where alcohol is sold and dispensed.

21. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.

22. Entertainment in conjunction with the any and all twenty (20 establishments is limited to ambient music to complement the dining experience, shall be limited to background music at a low volume. Independent, professional or amateur disc jockeys are not allowed.

23. No conditional use for dancing has been requested or approved herein. Dancing is prohibited.

24. The applicant / operator shall obtain permits from the Los Angeles Police Permit Processing Section, pursuant to LAMC Sections 103.102 and 103.106. Copies of said permits shall be submitted to the Department of City Planning **within 30 days of their issuance** for inclusion in the case file.

25. Any music, sound or noise which is under control of the applicant shall not constitute a violation of Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance) and shall not be audible beyond the subject premises. At any time during the term of the grant a City inspector may visit the site during operating hours to measure the noise levels using a calibrated decibel/sound level meter. If, upon inspection, it is found that the noise level exceeds those allowed by the Citywide Noise Ordinance, the owner/operator will be notified and will be required to modify or, eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.

26. There shall be no speakers or amplified sound permitted in the outdoor dining area.

27. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.

28. The applicant shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.

29. No smoking of tobacco products including cigarettes, cigars, hookah or water pipes either inside the location or on any outdoor patios is permitted.

ADMINISTRATIVE CONDITIONS

30. **MViP – Monitoring Verification and Inspection Program**. Prior to the effectuation of this grant, fees required per L.A.M.C section 19.01 E (3) for Monitoring of Conditional Use Permits and Inspection and Field Compliance

Review of Operations shall be paid to the City. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.

31. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30-days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing the floor plan, seating arrangement or number of seats of the new operation.

32. At any time during the period of validity of the grant (authorizing the sale of alcoholic beverages), if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or if documented evidence be submitted showing a continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator reserves the right to require that the owner or operator file a Plan Approval application, in association with the appropriate fees, and a 500-foot notification radius. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

33. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul

the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

> "A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than $2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public

agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after **MARCH 18, 2022**, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at http://planning.lacity.org**. Public offices are located at:

Downtown	**San Fernando Valley**	**West Los Angeles**
Figueroa Plaza 201 North Figueroa Street, 4th Floor Los Angeles, CA 90012 (213) 482-7077	Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Boulevard, Room 251 Van Nuys, CA 91401 (818) 374-5050	West Los Angeles Development Services Center 1828 Sawtelle Boulevard, 2nd Floor Los Angeles, CA 90025 (310) 231-2598

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the Zoning Administrator who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on March 1, 2022, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use approval under the provisions of Section 12.24 W.1 have been established by the following facts:

Background

The subject property is a 186,416 square-foot, flat, rectangular-shaped parcel located in the Fashion District of Downtown Los Angeles. In 1963, the property was developed into the California Market Center, which encompasses the entire city block bounded by

East 9th Street to the north, East Olympic Boulevard to the south, South Main Street to the west, and South Los Angeles Street to the east. The property has a frontage of approximately 324 feet along East 9th Street and East Olympic Boulevard, and a frontage of approximately 584 feet along South Main Street and South Los Angeles Street.

The California Market Center will be accessible from all four frontages (East 9th Street, South Main Street, South Los Angeles Street, East Olympic Boulevard), with the main pedestrian plaza fronting the corner of East 9th Street/South Main Street. Vehicular access to the site's subterranean garage will be located along South Main Street and South Los Angeles Street, and will provide 1,120 parking spaces. In addition, there will be an off-site parking garage located across East Olympic Boulevard, providing 833 parking spaces. A pedestrian bridge connects the off-site parking garage to the California Market Center on the Second Floor level.

The property is zoned [Q]C5-2D and M2-2D with a land use designation of Light Manufacturing within the Central City Community Plan Area. The property is also located within the State Enterprise Zone: Los Angeles, the Downtown Design Guide Project Area, a Transit Priority Area, the Greater Downtown Housing Incentive Area, an Adaptive Reuse Incentive Area, an Urban Agriculture Incentive Area, Fire District No. 1, a Methane Buffer Zone, and is located 0.48 kilometers from the nearest fault line (Puente Hills Blind Thrust).

The California Market Center consists of three, interconnected buildings spanning thirteen stories and functions as a creative office and mixed-use hub providing commercial office, fashion showrooms, retail, and amenity space. With the ongoing renovation of the California Market Center, the Applicant is requesting a Conditional Use request to allow the sale and dispensing of alcohol in conjunction with the commercial spaces at the project site. The project includes 96,809 square feet of commercial space and 15,989 square feet of associated outdoor patio areas within the Ground Floor level, which includes Tenant Spaces 1-20 (see *Ground Floor Plan*). Tenant Space 1 will be a full-service restaurant with indoor and outdoor patio seating. The restaurant will operate within a standalone structure in the California Market Center's outdoor plaza, near the corner of East 9th Street and South Main Street. Tenant Space 2 will be the Food Hall consisting of up to 20 individual food vendor stalls. The tenant space will provide shared indoor and outdoor patio seating, and will front the outdoor plaza and East 9th Street. The project also includes Tenant Spaces 21 and 22 which are located on the 14th Floor (rooftop) and Basement Floor levels, respectively. On the 14th Floor of Building A will be a 2,053 square-foot indoor rooftop space and a 3,371 square-foot outdoor patio designated as Tenant Space 21 (see *14th Floor Plan*). The Basement Floor level will encompass 37,518 square feet under Building C, designated as Tenant Space 22 (see *B1 Floor Plan*). With the exception of Tenant Spaces 1 and 2, the use of the remaining tenant spaces remains undetermined

The Applicant is requesting a Main Conditional Use Permit (MCUP) to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption at up to nineteen (19) establishments and for off-site consumption at one (1) establishment within the California Market Center. As previously discussed, alcohol-selling establishments will be located within the tenant spaces located on the Ground,

Basement, and 14th Floor levels (Tenant Spaces 1-22) and will encompass a total floor area of 136,380 square feet and a total outdoor patio area of 19,360 square feet. With the exception of a full-service restaurant and a food hall at Tenant Spaces 1 and 2, respectively, the use for the remaining tenant spaces have not been determined. As such, interior and exterior seat counts are currently unavailable. The proposed hours of operation for all tenants shall be from 6:00 a.m. to 2:00 a.m., daily.

The following table provides a summary of the location, use, and floor area of each prospective establishment and the number of alcohol permits requested:

Tenant Space	*Location*	*Use*	*No. of Permits*	*Floor Area*	*Outdoor Patio Area*
1	Ground Floor; Northwest Corner structure	Full-Service Restaurant	1 on-site	1,167 SF	3,102 SF
2	Ground Floor; Building A	Up to 20 food vendor stalls	10 on-site	14,197 SF	1,021 SF
3-20	Ground Floor; Buildings A, B, C	Kiosk, Market, Other	6 on-site; 1 off-site	81,445 SF	11,866 SF
21	14th Floor (rooftop); Building A	TBD	1 on-site	2,053 SF	3,371 SF
22	Basement Floor; Building C	TBD	1 on-site	37,518	-
		Total	20 (19 on-site; 1 off-site)	136,380 SF	19,360 SF

In order to implement and utilize the Main Conditional Use authorized each alcohol-selling establishment will be required to file a Plan Approval application pursuant to Section 12.24 M of the Los Angeles Municipal Code. The Main Plan Approval determination will review each establishment in greater detail (i.e. seat count and location, hours of operation) and provide tailor site-specific conditions of approval for each of the premises. The Zoning Administrator may impose more restrictive or less restrictive conditions on each individual tenant at the time of review of each Plan Approval application.

Surrounding Properties

The surrounding properties are zoned [Q]C5-2D, C2-4D, and M2-2D. These properties are characterized by level topography and fully improved streets.

Surrounding the project site are numerous mixed-use office, commercial, residential, and manufacturing buildings. Properties to the north, across East 9th Street, are zoned C2-4D and M2-2D, and are developed with commercial-office buildings and surface parking lots. Properties to the west, across South Main Street, are zoned C2-4D and are developed commercial-residential buildings. Properties to the south, across East Olympic Boulevard, are zoned [Q]C5-2D and M2-2D and are developed with commercial-office buildings and a multi-story parking structure. Properties to the east, across South Los Angeles Street, are zoned M2-2D and are developed with multi-story commercial-office buildings, low-rise commercial buildings, and a bank.

Streets and Public Transit

East 9th Street, adjoining the property to the north, is a designated Avenue II, dedicated to a roadway width of 56 feet and a right-of-way width of 86 feet is improved with asphalt roadway, concrete curb, gutter, and sidewalk. The street provides one-way street travel for automobiles.

South Main Street, adjoining the property to the west, is a designated Modified Avenue I, dedicated to a roadway width of 70 feet and a right-of-way width of 90 feet is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

South Los Angeles Street, adjoining the property to the east, is a designated Avenue II, dedicated to a roadway width of 56 feet and a right-of-way width of 86 feet is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

East Olympic Boulevard, adjoining the property to the south, is a designated Boulevard II, dedicated to a roadway width of 80 feet and a right-of-way width of 110 feet is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

The project site is serviced by numerous public transit lines which include Metro Local Lines and Los Angeles Department of Transportation (LADOT) Downtown Dash Line. The combination of bus lines connects commuters to regions across Los Angeles County.

Previous relevant cases, affidavits, and orders on the subject property:

Case No. ZA-2012-2364-CUB – On January 15, 2013, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 5,546 square-foot restaurant with 176 indoor seats and 46 patio seats, and hours of operation from 10:00 a.m. to 4:00 a.m., daily.

Cases on Surrounding Properties (within 1000 feet):

Case No. ZA-2021-5050-CUB – On June 17, 2021, a Conditional Use request was filed requesting the sale and dispensing of a full-line of alcoholic beverages for off-site consumption with on-site instructional tasting in conjunction with a market.

Case No. ZA-2019-6028-CUB-CUX – On June 30, 2020, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 3,760 square-foot bar/lounge with 123 interior seats, and hours of operation from 10:00 a.m. to 2:00 a.m., daily. In addition, a conditional use was approved to allow public and patron dancing.

Case No. ZA-2019-6155-CUB – On February 7, 2020, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption in conjunction with a 4,658 square-foot convenience store and a 1,377 square-foot bar and tasting room/special event space with 58 interior seats. The convenience store will have hours of operation from 6:00

a.m. to 2:00 a.m., daily and the bar will have hours of operation from 11:00 a.m. to 2:00 a.m., daily.

Case No. ZA-2019-3344-CUB – On February 6, 2020, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 3,974 square-foot restaurant with 17 interior seats and 36 exterior seats, and hours of operation from 7:00 a.m. to 8:00 p.m., daily.

Case No. ZA-2019-1215-CUB – On January 15, 2020, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 2,496 square-foot bar/lounge with 134 interior seats and hours of operation from 12:00 p.m. to 2:00 a.m., Monday through Friday, and 10:00 a.m. to 2:00 a.m., Saturday through Sunday.

Case No. ZA-2019-1213-CUB – On January 15, 2020, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 1,766 square-foot bar/lounge with 105 interior seats and a 195 square-foot uncovered outdoor patio in the public with 10 seats, and hours of operation from 12:00 p.m. to 2:00 a.m., Monday through Friday, and 10:00 a.m. to 2:00 a.m., Saturday through Sunday. The hours of operation for the outdoor patio will be from 12:00 p.m. to 11:00 p.m., Monday through Friday, and 10:00 a.m. to 11:00 p.m., Saturday through Sunday.

Case No. ZA-2019-785-CUB-CUX – On September 23, 2019, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an 1,898 square-foot café with 24 interior seats, and hours of operation from 10:00 a.m. to 2:00 a.m., daily. In addition, a conditional use was approved to allow the live entertainment and public dancing.

Case No. ZA-2019-232-CUB – On August 14, 2019, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 4,213 square-foot restaurant with 213 interior seats and a 490 square-foot with 42 exterior seats, and hours of operation from 12:00 p.m. to 2:00 a.m., Monday through Friday and 10:00 a.m. to 2:00 a.m., Saturday through Sunday.

Case No. ZA-2018-7324-CUB – On June 13, 2019, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with a 12,637 square-foot retail-drug store with 24-hour daily operation.

Case No. ZA-2018-4369-MCUP – On June 6, 2019, the Zoning Administrator approved a Main Conditional Use to allow the sale and dispensing of alcohol at up to 18 venues (15 beer and wine, 3 full line of alcoholic beverages permits) for on-site consumption in conjunction with a proposed food hall featuring 21 vendors. The food hall will encompass 21,987 square feet with an 8,188 square-foot uncovered outdoor patio and courtyard, with hours of operation from 7:00 a.m. to 2:00 a.m., daily. (Courtyard seating

shall be limited to no later than 10:00 p.m., daily). The food hall will provide 512 interior seats and 158 exterior seats.

Case No. ZA-2018-6711-CUB – On May 17, 2019, the Zoning Administrator approved a conditional use to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with the expansion of an existing restaurant encompassing a total floor area of 902 square feet with 29 interior seats and a 90 square-foot covered outdoor patio with 7 exterior seats. In addition, a conditional use was approved to allow hours of operation of 9:00 a.m. to 2:00 a.m., daily, in lieu of Mini-Shopping Center/Commercial Corner regulations.

Case No. ZA-2018-3351-CUB – On November 26, 2018, the Zoning Administrator approved a conditional use to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with 1,300 square-foot restaurant with 43 interior seats and hours of operation from 11:00 a.m. to 2:00 a.m., daily.

Case No. ZA-2018-585-CUB – On November 16, 2018, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 5,281 square-foot restaurant with 106 interior seats, 9 seats in the uncovered outdoor patio area dining area, and 14 seats in the outdoor patio seating in the public right-of-way. The restaurant will have hours of operation from 9:00 a.m. to 2:00 a.m., daily.

Case No. ZA-2018-331-CUB-CUX-ZAD – On August 22, 2018, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for onsite consumption in conjunction with a seven-story hotel with two restaurants, a coffee lounge, a rooftop terrace and pool deck and within access-cabinets in each of the 149 guest rooms and patron dancing. Restaurant A will encompass 2,565 square feet and provide 124 interior seats. Restaurant B will encompass 2,398 square feet and provide 137 interior seats. The coffee lounge will encompass 35 interior seats. The roof deck will include two fixed bars, two portable bars, and a pool deck with 183 seats.

Case No. ZA-2017-3062-CUB – On August 16, 2018, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 43,600 square-foot theater with 2,100 fixed seats, and hours of operation from 2:00 p.m., to 2:00 a.m., daily.

Case No. ZA-2017-3697-CUB – On February 28, 2018, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new 4,500 square-foot restaurant with 151 interior seats and 20 exterior seats, and hours of operation from 6:00 a.m. to 2:00 a.m., daily.

Case No. ZA-2018-4343-MCUP – On January 14, 2018, the Zoning Administrator approved a Main Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption at up 6 establishments. Tenant Space 1 will encompass 1,617 square feet and provide 44 interior seats. Tenant Space 2 will

encompass 1,984 square feet and provide 66 interior seats. Tenant Space 3 will encompass 1,923 square feet with a 979 square-foot patio and will provide 68 interior seats and 38 exterior seats. Tenant Space 4 will encompass 2,480 square feet with a 125 square-foot patio and will provide 90 interior seats and 41 exterior seats. Tenant Space 5 has been omitted. Tenant Space 6 will encompass 648 square feet with a 58 square-foot patio and will provide 25 interior seats and 15 exterior seats. The hours of operation for all restaurants will be from 6:00 a.m. to 12:00 a.m., daily.

Case No. ZA-2017-3128-CUB – On December 14, 2017, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with 843 square-foot restaurant with 32 interior seats, and hours of operation from 11:00 a.m. to 4:00 a.m., daily.

Case No. ZA-2017-2829-MCUP – On December 13, 2017, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for two restaurants for on-site consumption and one restaurant/market for on-site/off-site consumption within a 16,637 squarer-foot ground-floor space with 559 interior seats and 84 exterior seats, and hours of operation from 8:00 a.m., to 2:00 a.m., daily.

Case No. ZA-2017-1458-CUB – On September 25, 2017, the Zoning Administrator approved a conditional use to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing 1,404 square-foot restaurant with 36 indoor seats and a 124 square-foot uncovered outdoor patio in the public right-of-way with 8 exterior seats, and hours of operation from 6:00 a.m. to 2:00 a.m., daily, and the hours of operation for the outdoor patio shall be limited to 6:00 a.m. to 10:00 p.m., daily.

Case No. ZA-2016-2478-ZV-CUB-CUX– On February 1, 2017, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed hotel with restaurants, lounges, event space, pool deck and spa. The hours of operation for all restaurants, bars, lounges, pantry area, portable bars, event space and pool deck will be from 6:00 a.m. to 2:00 a.m., daily, and the hotel will operate 24 hours, daily. In addition, a conditional use was approved to allow live entertainment and public dancing.

Case No. ZA-2016-213-CUB – On July 18, 2016, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new 9,765 square-foot restaurant with 340 interior seats, and hours of operation from 11:30 a.m. to 2:00 a.m., daily.

Case No. ZA-2015-932-MCUP-CUX-ZV – On May 18, 2016, the Zoning Administrator approved a Main Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with 13 establishments and 156 hotel guest rooms, the sale and dispensing of beer and wine for on-site consumption in conjunction with 21 establishments, and the sale and dispensing of a full line of alcoholic beverages for off-site consumption in one (1) establishment. In addition, a Main Conditional Use was approved to allow public dancing at up to five (5) establishments.

Case No. ZA-2015-3108-CUB-CUX-ZV – On March 30, 2016, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 3,033 square-foot basement bar with 81 interior seats, and hours of operation from 4:00 p.m. to 2:00 a.m., daily.

Case No. ZA-2015-2527-CUB – On February, 2016, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption in conjunction with a 5,743 square-foot restaurant/market with 168 interior seats and 18 exterior seats, and 24-hours operation. The patio is permitted hours of operation from 7:00 a.m. to 12:00 a.m., daily.

Case No. ZA-2015-3042-CUB – On January 5, 2016, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 3,058 square-foot restaurant with 80 interior seats and 24 exterior seats, and hours of operation from 6:00 a.m. to 2:00 a.m., daily.

Public Correspondence

A letter dated February 25, 2022 by the Downtown Center Business Improvement District submitted a letter expressing support for the project.

A letter dated February 24, 2022 by the Central City Association of Los Angeles was submitted expressing support for the project.

A letter dated February 22, 2022 by the Los Angeles Fashion District expressed support for the project.

Public Hearing

The public hearing was held telephonically on March 1, 2022 due to concerns over COVID-19. The public hearing was attended by the applicant's representative, Jessica Hencier, and members of the applicant's team.

- The project is located at the California Market Center.
- This is a development that covers an entire city block. It is bounded by Main Street, Olympic Boulevard, 9th Street and Los Angeles Street.
- The applicant, Brookfield, is renovating the California Market Center to be a destination center.
- The site is zoned [Q]C5-2D and M2-2D.
- The project spans three buildings as well as the plaza near 9th and Main.
- The request involves a Main Conditional Use for 20 establishments. 19 establishments would be for the sale and dispensing of a full line of alcoholic beverages for on-site consumption with ancillary off-site with take-out orders, and 1 establishment for off-site consumption.
- Alcohol would be within the retail pavilion structure, ten within the food hall, 7 on the ground floor, which includes one specialty market, one of the rooftop and one on the basement. The food hall would have 20 vendors but only ten of them would sell alcohol.

- The project is categorically exempt from CEQA.
- There would be a total of 136,380 sf of total commercial area for the MCUB.
- Outdoor dining area would total 19,360 sf.
- There is a total of 22 total commercial tenant spaces.
- Alcohol would be sold to tenants of the building. Currently, two tenants have been identified for Tenant Space Nos. 1 and 2.
- Tenant Space 22 is being explored as having something like a bowling alley where alcohol would be sold.
- The food hall would have 20 stalls, where 10 would sell alcohol.
- Outreach was made the CD14, Downtown Los Angeles Neighborhood Council and LAPD.

There were no speakers during the public comment portion of the public hearing.

At the conclusion of the public hearing, the Zoning Administrator approved the requests.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a Conditional Use Permit from the Zoning Administrator are located within Section 12.24 of the Los Angeles Municipal Code. In order for the sale of a full line of alcoholic beverages for on-site consumption at up to three restaurant establishments and patron dancing at any or all three restaurant establishments to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

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 within the Central City Community Plan and encompasses the ground floor, basement, and 14th floor (rooftop) of the California Market Center. The California Market Center spans 13 floors across three interconnected buildings, and is located within the Fashion District in Downtown Los Angeles where it is surrounded by mixed-use office, commercial, residential, and manufacturing buildings. For over 60 years, the project site has functioned as a creative office and mixed-use hub providing commercial office, fashion showrooms, retail, and amenity space for the community. With the renovation of the California Market Center, the project will also involve a Main Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption at 19 establishments and for off-site consumption for one (1) establishment.

   The proposed project will provide a beneficial service to the Downtown Los Angeles community as it will enhance the commercial and nightlife character of

the community. Allowing restaurant uses and one retail use located within the commercial tenant spaces at the Ground, Basement, outdoor pavilion, and 14th Floor levels will provide additional dining and retail destinations for local residents, workers, and visitors to choose from as well as stimulate community investment and employment opportunities in the neighborhood. Alcohol service is typically offered by restaurants and markets as it often enhances patrons' dining experience and provides access to other grocery and home goods. In addition, alcohol service allows businesses to compete with other similar establishments that rely on the service for revenue. The grant prohibits live entertainment and live dancing to ensure the mode and character remains for dining and retail shopping for ancillary alcohol to complement the dining experience and bring convenience to shopping, respectively. With the exception of the Basement Floor tenant space (Tenant Space 22) and several tenant spaces located on the Ground Floor level, the project will provide 19,360 square feet of outdoor patio seating which will activate the pedestrian environment along South Main Street and East 9th Street. Therefore, the proposed project will offer numerous amenities that benefit the Downtown Los Angeles area.

The newly activated commercial tenant spaces on the ground floor, including outdoor pavilion, the basement and 14th floor of the California Market Center will provide a beneficial neighborhood-serving use that will bring convenience and service to local residents, workers, and visitors with additional dining, employment, and entertainment opportunities not currently provided at the site. The project site is located within a Light Manufacturing land use designation in Downtown Los Angeles where there are numerous uses that complement one another. The project will promote commercial vitality and local investment in the Fashion District. Therefore, the project will enhance the built environment and will 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 project includes the renovation of the California Market Center in the Fashion District of Downtown Los Angeles, which spans 13 floors across three interconnected buildings (Buildings A, B, and C). Upon completion, the California Market Center will transform into a new creative office and mixed-use hub for the community. The project also involves the subject Main Conditional Use Permit (MCUP) for the sale and dispensing of a full line of alcoholic beverages within commercial tenant spaces of which there will be 19 alcohol permits for on-site consumption and one (1) alcohol permit for the sale of a full line of alcoholic beverages for off-site consumption. In total, the floor area of all 22 tenant spaces shall encompass 136,380 square feet and an outdoor patio area of 19,360 square feet. Up to 18 alcohol permits will be allocated within 20 tenant spaces on the Ground Floor level. These tenant spaces will be accessible from all four street frontages (East 9th Street, South Main Street, South Los Angeles Street, East Olympic Boulevard) An additional permit shall be allocated to the Basement and 14th Floor (rooftop) tenant spaces. These tenant spaces will be accessible

from the Ground Floor atrium through an elevator and stairwell. Currently a full-service restaurant and the Food Hall, designated for up to 20 food vendor stalls and 10 alcohol permits, are conceptualized for the project. The remaining tenants and alcohol-selling establishments have not been determined. With the proposed project, the commercial and retail spaces will conform with the design and layout of the California Market Center and will be compatible with the surrounding properties and land uses in the neighborhood.

Surrounding the project site are numerous mixed-use office, commercial, residential, and manufacturing buildings. Properties to the north, across East 9th Street, and are developed with commercial-office buildings and surface parking lots. Properties to the west, across South Main Street, are developed with commercial-residential buildings. Properties to the south, across East Olympic Boulevard are developed with commercial-office buildings and a multi-story parking structure. Properties to the east, across South Los Angeles Street, are developed with multi-story commercial-office buildings, low-rise commercial buildings, and a bank.

As shown in the "Exhibit A", the area and configuration of the project's commercial tenant spaces and outdoor patio areas located between the Ground, Basement, and Rooftop Floor levels are as detailed. Depending on the tenant requirements for prospective tenants, the specific tenant space number and associated floor area may be modified. The proposed hours of operation for each establishment are from 6:00 a.m. to 2:00 a.m., daily. In order to implement and utilize the Main Conditional Use authorized herein, each establishment is required to file a Plan Approval application pursuant to Section 12.24 M of the Los Angeles Municipal Code. The purpose of the Main Plan Approval determination is to review each proposed restaurant in greater detail and to tailor site-specific conditions of approval for each of the premises. The Zoning Administrator may impose more restrictive or less restrictive conditions on each individual tenant at the time of review of each Plan Approval application.

The subject project will complement the surrounding properties by contributing to the commercial vibrancy and entertainment character of Downtown Los Angeles. Given its proximity to major office, business, commercial, and industry uses in the City, as well as revitalization efforts that include the development of new residential and mixed-use buildings, the project will attract local investment and employment opportunities for area residents and workers. Furthermore, the request to allow for the sale of alcohol at up to 20 establishments will enhance pedestrian and nightlife activity in the neighborhood and contribute to an active, 24-hour downtown environment.

To ensure that the subject project will not adversely affect the safety and welfare of the surrounding community, the grant has been conditioned to address the potential for nuisances such as litter, graffiti, noise and sound. While most of the tenants' operations and activities will take place in the enclosed building, private outdoor patio seating will be open to plaza located on the northwest corner of the project site, on the rooftop, and along South Main Street. The outdoor patio areas on the Ground Floor will be located adjacent to the plaza and public sidewalk,

and will not obstruct pedestrian access to and from the project site. The outdoor patio on the rooftop will be located 13 stories above the Ground Floor and will be oriented towards the plaza. The office campus includes a security hub that provides a security presence as well as surveillance. Therefore, potential nuisances, such as noise, coming from the proposed project will have a reduced impact on adjacent properties and pedestrians. The grant also includes conditions that address security, mode and character, and responsible management for the overall project. Additionally, employees will be required to participate in training pertaining to alcohol sales. As each operator comes in for a Plan Approval, the Zoning Administrator will look closer into the operation's characteristics, seating, and site layout to determine if additional conditions will be required. As conditioned, the applicant's Main Conditional Use Permit request for alcohol sales not adversely affect adjacent properties or the surrounding neighborhood.

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

There are twelve elements of the General Plan. Each of these elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code requirements of Los Angeles Municipal Code. Except for the entitlements described herein, the project does not propose to deviate from any of the requirements of the Municipal Code.

The Land Use Element of the City's General Plan divides the City into 35 Community Plan areas. The subject site is located within the Central City Community Plan Area and designates the land use as Light Manufacturing with corresponding zones MR2, M2, and C5.

The project site is zoned [Q]C5-2D and M2-2D and is thus in conformance with the land use designation. The "Q" Condition on the property prohibits residential uses, except as otherwise permitted in the industrial zones. The "D" Limitation limits the floor contained in all buildings to three (3) times the buildable area of the lot, except for projects approved under Section 415 (Rehabilitation and/or Remodeling of Existing Buildings) of the Redevelopment Plan for the Central Business District Redevelopment Project. Neither the "Q" Condition or "D" Limitation have an effect on the request to permit the sale and dispensing of alcohol.

The project site is also located within a Los Angeles State Enterprise Zone, a Transit Priority Area, the Downtown Design Guide Project Area, the Greater Downtown Housing Incentive Area, and an Adaptive Reuse Incentive Area. The project's request to permit the sale of alcohol does not propose any components that would be subject to the provisions of these plans.

Located in the Fashion District in Downtown Los Angeles, the Plan recognizes the abundant variety of wholesale, warehousing, manufacturing, industrial, and

commercial uses in the project vicinity which inhabit a range of historic and contemporary buildings. Economic and revitalization efforts continue to promote Downtown Los Angeles as the economic center for the region and California, with numerous projects promoting new residential development and business investments in commercial, office, retail, manufacturing, and tourism that expand employment opportunities. One of the Visions outlined in the Central City Community Plan encourages the preservation and enhancement of the positive characteristics of existing uses which provide the foundation for community identity. In regard to the Commercial land uses, the Plan acknowledges the lack of the necessary mix of retail to attract a variety of users to the downtown area in the evenings and on weekends and identifies vacant office and retail spaces as opportunities for revitalizing the commercial, night life, and entertainment character of the neighborhood. The proposed request addresses these challenges by expanding the volume of dining and entertainment destinations for local residents, workers, and tourists to enjoy. The subject project is located near the commercial, residential, entertainment, industrial, and mixed land use districts in the area. The Main Conditional Use Permit authorizes the sale of a full line of alcoholic beverages for on-site consumption at 19 establishments and off-site consumption at one (1) establishment within the California Market Center. The sale of alcohol will complement food sales and commercial activities offered at the 20 establishments, contributing to the vibrancy and economic vitality of the community. Live entertainment is not proposed with the immediate request.

The Community Plan text is silent with regards to alcohol sales, therefore in such cases the Zoning Administrator must interpret the intent of the Plan. Approval of the applicant's request is consistent with the Plan's objectives and policies, including:

- *Objective 2-1: To improve Central City's competitiveness as a location for offices, business, retail, and industry;*
    - *Policy 2-1.2: To maintain a safe, clean, attractive, and lively environment*
- *Objective 2-2: To retain the existing retail base in Central City;*
    - *Policy 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;*
    - *Policy 2-4.1: Promote night life activity by encouraging restaurants, pubs, night clubs, small theaters, and other specialty uses to reinforce pockets of activity.*

The project supports the Community Plan's Commercial Goals, Objectives and Policies by providing a desirable and beneficial service to the community. It will contribute to the commercial vibrancy and economic investment of Downtown Los Angeles while offering the sale of a full line of alcoholic beverages at up to 20 new establishments within the California Market Center for individuals to enjoy. Furthermore, the project will increase pedestrian activity and employment opportunities in the area by bringing in uses that serve the immediate area. The required findings have been made and the operation has been imposed with conditions of approval. Therefore, the project conforms to the purpose, intent, and provisions of the General Plan and the Central City Community Plan.

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

The Main Conditional Use will not adversely affect the welfare of the community. Since 1963, the subject property has operated as the California Market Center, a central hub in Downtown Los Angeles's Fashion District providing commercial office, fashion show rooms, retail, and amenity space. The property is zoned for light manufacturing and commercial uses and will continue to be utilized as such. With the renovation of the California Market Center, the Main Conditional Use allows the sale and dispensing of a full line of alcoholic beverages in conjunction with 20 establishment (19 on-site consumption, 1 off-site consumption) located within the ground level, basement, and 14th floor (rooftop). There will be no live entertainment and no dancing. These establishments will be limited to a total floor area of 136,380 square feet and an outdoor patio area of 19,360 square feet shared between 22 tenant spaces. A full-service restaurant and the Food Hall, designated for up to 20 food vendor stalls, are currently conceptualized for Tenant Spaces 1 and 2, respectively (see "Exhibit A"). Within the Food Hall, up to 10 alcohol permits have been permitted. The remaining alcohol-selling establishment have not been determined, in addition to details on floor plan configurations and seat count, with the authorization of the Main Conditional Use Permit request. Nonetheless, all prospective establishments will be required to file a Main Plan Approval pursuant to LAMC Section 12.24 M, in which greater project detail and tailor specific conditions of approval shall be provided.

The proposed use will enhance the welfare of the surrounding community by providing additional retail and dining amenities in the neighborhood, contributing to job opportunities for area residents, and enhancing the vibrancy of Downtown Los Angeles with its rich density of business, office, residential, and mixed-use developments as well as public transit connectivity. The project is consistent with the objectives of the Central City Community Plan, improving the community's competitiveness as a location for mixed land uses and creating an active, 24-hour downtown environment for current residents and fostering increased tourism.

As noted above, conditions have been incorporated into this grant to require security measures such as the installation of surveillance cameras and other conditions that address noise, mode and character and responsible management. As a part of the Main Plan Approval process, each individual

establishment will have additional conditions imposed and tailored towards the specific use. Such imposition of conditions will make the use a more compatible and accountable neighbor to the surrounding uses. Conditions are intended to integrate the use into the community as well as protect community members from potential adverse impacts associated with alcohol sales. As such, the proposed uses requested by the project applicant will not adversely affect the welfare of the pertinent community.

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, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs, or alcohol, disturbing the peace, and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

   According to the California Department of Alcoholic Beverage Control licensing criteria, seven (7) on-sale and four (4) off-sale consumption licenses are allocated to the subject census tract (Census Tract 2079.02) Currently there are 29 establishments holding 44 active alcohol licenses. The following list shows the distribution of licenses:

   (5) Type 20: Off-Sale Beer & Wine
   (3) Type 21: Off-Sale General
   (8) Type 41: On-Sale Beer & Wine – Eating Place
   (8) Type 47: On-Sale General – Eating Place
   (1) Type 48: On-Sale General – Public Premises
   (1) Type 58: Caterer's Permit
   (1) Type 66: Controlled Access Cabinet Permits
   (2) Type 68: Portable Bar License
   (1) Type 77: Event Permit

   Within 1,000 feet, there are 31 establishments holding 49 active alcohol licenses. These establishments reside in the subject census tract (Census Tract 2079.02), as well as Census Tracts 2073.03 and 2260.02. The licenses include:

   (5) Type 20: Off-Sale Beer & Wine
   (2) Type 21: Off-Sale General
   (9) Type 41: On-Sale Beer & Wine – Eating Place
   (11) Type 47: On-Sale General – Eating Place
   (5) Type 48: On-Sale General – Public Premises
   (6) Type 58: Caterer's Permit
   (3) Type 66: Controlled Access Cabinet Permits
   (6) Type 68: Portable Bar License
   (2) Type 77: Event Permit

With the sale and dispensing of a full line of alcoholic beverages for on-site consumption at up to 19 establishments and the sale of a full line of alcoholic beverages for off-site consumption within the California Market Center, the project will contribute to the number of on-sale and off-sale alcoholic beverage licenses in the Census Tract with respect to the maximum number of licenses authorized. In such circumstances, the distribution of additional licenses is prohibited unless a determination is made that the ABC license(s) will serve a public convenience or necessity. However, approval of the Main Conditional Use Permit will provide a beneficial service to the local community by enhancing the commercial character of the Fashion District and promoting economic investment in Downtown Los Angeles. The project site is located in a highly urbanized setting and is within a Light Manufacturing land use designation where a mix of uses is not uncommon in the Central City Community Plan. The project site is surrounded by multi-story, mixed-use buildings designed for commercial, office, and residential uses, surface parking lots, and public transit. In addition, the Central City Community Plan acknowledges the lack of retail to attract a variety of users to the downtown area in the evenings and on weekends and identifies vacant office and retail spaces as opportunities for revitalizing the commercial, night life, and entertainment character of the neighborhood. The subject project is consistent with the objectives and policies of the Community Plan.

According to statistics provided by the Los Angeles Police Department's Central Division, within Crime Reporting District No. 185 which has jurisdiction over the subject property, a total of 430 crimes were reported in 2021 (311 Part I – Crimes and 119 Part II – Arrests), compared to the Citywide Average of 149 crimes and the High Crime Reporting District Average of 179 crimes for the same period. Part II Arrests reported include (18) Narcotics, (17) Liquor Laws, (2) Public Drunkenness, (0) Disturbing the Peace, (0) Disorderly Conduct, (0) Gambling, (2) DUI related, (2) Moving Traffic Violations, and (23) other offenses. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Of the 430 total crimes reported for the Reporting District, 2 arrests were made for driving under the influence.

The above statistics indicate that the crime rate in Reporting District 185 is higher than the city average and constitutes a High Crime Reporting District. In such cases, state law prohibits the issuance of a new alcohol license as it identifies these areas as experiencing undue concentration. However, as noted above, the subject project will be beneficial to the surrounding community as it will contribute to the economic vitality and commercial character of the Fashion District. Given the project site's proximity to office, retail, business, housing, hotel, and industry uses in Downtown Los Angeles, the request to allow on-sale and off-sale alcohol service at up to 20 establishments will attract local investment and employment opportunities to the neighborhood. In addition, the LAPD crime statistics do not connect crime to the subject property as it pertains to the entire reporting district in Downtown Los Angeles. Within Reporting District 185 are numerous areas and corridors that have higher concentrations of commercial establishments (restaurants, bars, clubs, liquor and stores) holding alcohol licenses compared to others. With 31 alcohol beverage outlets within 1,000 feet of the subject property, as listed in Finding No. 6, many of these establishments are located within other

neighborhoods in Downtown Los Angeles, such as the Historic Core and South Park Districts, which also provide an assortment of commercial, and entertainment uses for the community. These outlets are found along West 9th Street, Broadway, and South Spring Street. Therefore, crimes associated with alcohol sales and consumption are not isolated to the subject property.

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 enjoyment of property by neighboring tenants. In addition, negative impacts commonly associated with the sale of alcohol such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions set forth by the Zoning Administrator. The approval of the operation of three restaurants at the project site, in conjunction with the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption will serve to enhance the commercial character of the Fashion District and Downtown Los Angeles while operating in a manner that will be responsible and considerate of its surrounding uses.

6. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The project site is developed with the California Market Center, consisting of three interconnected commercial buildings that are in the process of being renovated into a 13-story creative office and mixed-use space. The subject Conditional Use request to allow the sale and dispensing of alcohol will be in conjunction with 20 establishments located on the Basement, Ground, and 14th Floor (rooftop) levels of the California Market Center. Among the 20 establishment will be a full-service restaurant located on the southeast corner of South Main Street and East 9th Street (Tenant Space 1), as well as dining establishments located within the ground-floor Food Hall (Tenant Space 2). The remainder of the establishments will occupy the commercial tenant spaces (Tenant Spaces 3-22) as identified in the “Exhibit A”. The proposed restaurant and retail uses will enhance the commercial vibrancy and economic vitality of the Fashion District in Downtown Los Angeles.

The following sensitive uses were observed within a 1,000-foot radius of the subject property:

Multi-Family Residential	West 9th St., South Spring St., South Main St., Broadway, Olympic Blvd.

The following alcohol beverage outlets were observed within a 1,000-foot radius of the subject property and include commercial businesses from two census tracts (Tract 2079.03 and Tract 2260.02):

Proper Hotel	1100 S. Broadway
DTLA Ramen	952 S. Broadway
Balasco Theatre	1050 S. Hill St.
Mayan Nightclub	1038-1044 S. Hill St.
The Hoxton	1060 S. Broadway
CVS Pharmacy	1026 S. Broadway
Vuuka Lounge	1009 S. Hill St.
Restaurant Cabanas	1003 S. Hill St.
Chipotle Mexican Grill	301 W. Olympic Blvd., Ste. #A
Zinque	939 S. Broadway, Ste #1
Ace Hotel	921-933 S. Broadway
The Stocking Frame	911 S. Hill St.
Pattern Bar	100 W. 9th St.
Jason's on Broadway	900 S. Broadway
Jasons Wine & Spirits	110 E. 9th St., Ste #A2
La Salsa Seafood	943 S. Santee St.
Amante Italian Restaurant	121-125 E. 9th St.
LALA's Downtown Los Angeles	105 W. 9th St.
Woodspoon	107 W. 9th St.
9th St. Ramen	111 W. 9th St.
O & M Imports	117 W. 9th St. Unit #407
Umami Burger	852 S. Broadway
The Orpheum Theatre	842 S. Broadway
Il Caffe	855 S. Broadway
Broadway Bar	830 S. Broadway
Champan Market	221 W. 8th St.
Polanco Restaurant	840 S. Spring St.
Night Bar	820 S. Spring St.
Cranes Downtown	810 S. Spring St.
Downtown Peking Tavern	806 S. Spring St.
Elinors Snack Shop	807 Santee St.

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses and alcohol beverage outlets. While there are residential dwelling units near the project site, the project has been conditioned to be compatible with the surrounding community. As noted in the findings, the grant includes conditions that require security measures such as the installation of surveillance cameras and other conditions that address noise, safety and security.

As a part of the Main Plan Approval process, each individual venue will have additional conditions imposed and tailored towards the specific operating characteristics. Such imposition of conditions will make the venues a more compatible and accountable neighbor to the surrounding uses. As conditioned, the granting of the Main Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption at up to 20 establishments, in conjunction with the redevelopment of the California Market Center will not detrimentally affect nearby sensitive uses.

ADDITIONAL MANDATORY FINDINGS

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Flood Zone X, areas of 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot, or with drainage areas less than one square mile.

Inquiries regarding the matter shall be directed to David Woon, Planning Staff for the Department of City Planning at (213) 978-1368 or David.Woon@lacity.org.

HENRY CHU
Associate Zoning Administrator

HC:EC:DW:bk

cc: Councilmember Kevin de León
Fourteenth Council District
Adjoining Property Owners

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March 21, 2022

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CASE NO. ZA-2021-9363-MCUP
MAIN CONDITIONAL USE
900 – 956 South Main Street, 155 East Olympic Boulevard, 919 – 951 South Los Angeles Street, 110 – 130 East 9th Street
Central City Community Plan

LETTER OF CORRECTION

On March 3, 2022, pursuant to Los Angeles Municipal Code Section 12.24 W.1, the Zoning Administrator approved a Main Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site in conjunction with nineteen (19) establishments and for off-site consumption in conjunction with one (1) establishment in the [Q]C5-2D and M2-2D Zones. It was brought to my attention that the case number found on the first page of the agenda inadvertently included a typographical error.

Therefore, the following Case Information found on the project information of the first page of the determination letter is hereby CORRECTED to read as follows:

CASE NO. ZA-~~2020~~2021-9363-MCUP.

All other conditions remain unchanged.

HENRY CHU
Associate Zoning Administrator

HC:EC:DW:bk

cc: Councilmember Kevin de León
Fourteenth Council District
Adjoining Property Owners