

**APPLICATIONS:****DEPARTMENT OF CITY PLANNING APPLICATION***THIS BOX FOR CITY PLANNING STAFF USE ONLY*☐ ED 1 Eligible

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<sup>1</sup> 110 E 6th St, 600 S Main, 610 S Main (see Parcel Profile for additional addresses) Unit/Space Number \_\_\_\_\_Legal Description<sup>2</sup> (Lot, Block, Tract) Lot 1, P.E. Railway Depot Tract No. 1Assessor Parcel Number 5148021015 Total Lot Area 62,334.9 sq ft**2. PROJECT DESCRIPTION**Present Use Bar/LoungeProposed Use Bar/LoungeProject Name (if applicable) The AssociationDescribe in detail the characteristics, scope and/or operation of the proposed project A new conditional use permit to allow the continued sale and dispensing of a full line of alcoholic beverages in conjunction with an exiting 2,343 sq ft bar/lounge with 102 seats and continued live entertainment and patron dancingAdditional 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)<sup>1</sup> Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)<sup>2</sup> Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

### **Proposed Project Information**

(Check all that apply or could apply)

- |  |   |
|--|---|
| <input type="checkbox"/> Demolition of existing buildings/structures             | <input type="checkbox"/> New construction: _____ square feet            |
| <input type="checkbox"/> Relocation of existing buildings/structures             | <input type="checkbox"/> Additions to existing buildings                |
| <input type="checkbox"/> Removal of any on-site tree                             | <input type="checkbox"/> Interior tenant improvement                    |
| <input type="checkbox"/> Removal of any street tree                              | <input type="checkbox"/> Exterior renovation or alteration              |
| <input type="checkbox"/> Removal of protected trees onsite / public right-of-way | <input type="checkbox"/> Change of use <u>and/or</u> hours of operation |
| <input type="checkbox"/> Grading   | <input type="checkbox"/> Uses or structures in public right-of-way      |
| <input type="checkbox"/> Haul Route  | <input type="checkbox"/> Phased project                                 |

### **Housing Component Information**

Number of Residential Units:	Existing	<u>0</u>	– Demolish(ed) <sup>3</sup>	<u>0</u>	+ Adding	<u>0</u>	= Total	<u>0</u>
Number of Affordable Units <sup>4</sup>	Existing	<u>0</u>	– Demolish(ed)	<u>0</u>	+ Adding	<u>0</u>	= Total	<u>0</u>
Number of Market Rate Units	Existing	<u>0</u>	– Demolish(ed)	<u>0</u>	+ Adding	<u>0</u>	= Total	<u>0</u>

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)? N/A feet

If you have dedication requirements on multiple streets, please indicate: N/A

### **3. ACTION(S) REQUESTED**

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

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

**Authorizing Code Section** 12.24, W, 1

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

**Action Requested, Narrative:** A new conditional use permit to allow the continued sale and dispensing of a full line of alcoholic beverages in conjunction with an existing 2,343 sq ft bar/lounge with 102 seats.

**Authorizing Code Section** 12.24, W, 18

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

**Action Requested, Narrative:** A new conditional use permit to all continued live entertainment and patron dancing

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-2005-7018-CUB-CUX, ZA-2005-7018-CUB-CUX-PA1

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

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

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-2005-7018-CUB-CUX-PA1

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 In Process

HPOZ Authorization Form \_\_\_\_\_

Affordable Housing Referral Form \_\_\_\_\_

Transit Oriented Communities Referral Form \_\_\_\_\_

Preliminary Zoning Assessment Referral Form (Plan Check #) \_\_\_\_\_

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 See 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 See Attached

Order to Comply \_\_\_\_\_

Low Impact Development (LID) Referral Form (Stormwater Mitigation) \_\_\_\_\_

Replacement Unit Determination (LAHD) \_\_\_\_\_

Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☒ NO

**PROJECT TEAM INFORMATION** (Complete all applicable fields)

**Applicant<sup>5</sup> Name** Asley Joyce  
Company/Firm Circa 93  
Address 2334 Ace Circle Unit/Space Number \_\_\_\_\_  
City Palm Springs State CA Zip Code 92262  
Telephone (213) 709-4170 E-mail ash64@mac.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) Essex PE Lofts L.P.  
Address 1100 Park Place Unit/Space Number #200  
City San Mateo State CA Zip Code: 94403  
Telephone (818) 227-2111 E-mail: subowie@essex.com

**Agent/Representative Name** Vicrim Chima  
Company/Firm Sage Consulting LA, LLC  
Address 548 S Spring Street Unit/Space Number #209  
City Los Angeles State CA Zip 90013  
Telephone (626) 755-0888 E-mail sageconsultingla@gmail.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<sup>6</sup>** ☐ Owner ☐ Applicant  
(*Select only one. Email address and phone number are required.*) ☒ 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.

<sup>5</sup> 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).

<sup>6</sup> As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section [49.7.37\(A\)\(6\)](#). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

**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 \_\_\_\_\_

Print Name \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_

**Space Below for Notary's Use**

**California All-Purpose Acknowledgement**

**Civil Code ' 1189**

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

State of California

County of \_\_\_\_\_

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

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

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

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature (Seal)

**APPLICANT**

- 8. APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
  - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
  - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
  - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
  - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
  - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
  - g. I understand that if this application is denied, there is no refund of fees paid.
  - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
  - j. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
  - k. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

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

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

**OPTIONAL**  
**NEIGHBORHOOD CONTACT SHEET**

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

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

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

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**ATTACHMENT 1**  
**CONDITIONAL USE FINDINGS**  
**110 E. 6<sup>th</sup> St**  
**Los Angeles, CA 90014**

**Representative:**

Sage Consulting LA, LLC  
548 S Spring Street, #209  
Los Angeles, CA 90013  
Tel: 626.755.0888  
Email: sageconsultingla@gmail.com

**Applicant:**

Ashley Joyce  
2334 Ace Circle  
Palm Springs, CA 92262  
Email: ash64@mac.com

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**REQUEST:**

**Authorizing Section: 12.24 –W,1**

A conditional use permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 2,343 square foot bar/lounge with 102 seats. Hours of operation 10a-2a daily.

**Authorizing Section: 12.24 W, 18**

A Conditional Use Permit to allow continued live entertainment and dancing in conjunction with an existing bar/lounge.

**GENERAL CONDITIONAL USE FINDINGS:**

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

The surrounding area in which the bar/lounge is located is entirely zoned for commercial uses and is well developed for these purposes. The building in which the bar resides is home to other commercial uses such as a restaurant and café. The Association has been providing an essential service to the surrounding neighborhood for over a decade. The subject lounge and the selling or serving of alcoholic beverages as well as providing dancing and a venue for special events has not been detrimental to the character of the immediate area and has had a positive impact on the economic welfare of the community. The bar is a fitting addition to the other commercial uses that exist in the building and will continue to serve the needs of local businesspeople, shoppers, and residents. The surrounding offices and shops are attracting more persons to the area and consequently generating an expanded local work force, thereby increasing the day and nighttime population. This population seeks a diversity of services, the commercial uses on-site, including The Association. The approval of the existing bar will serve this population and the availability of alcoholic beverages and dancing will continue to provide a desired amenity.

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

**ATTACHMENT 1**  
**CONDITIONAL USE FINDINGS**  
**110 E. 6<sup>th</sup> St**  
**Los Angeles, CA 90014**

The Association was originally approved via the main conditional use permit ZA-2005-7018-CUB-CUX which encompassed multiple commercial uses that were again approved via ZA-2005-7018-CUB-CUX-PA1, evidencing good faith operations. The use will continue to serve this population as alcohol service and live entertainment has proven to be a desired amenity. This application is not requesting a change in hours of operation, any addition to the existing floor area of the existing building or any change in the scale or character of The Association.

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

The project will not be detrimental to the character of development in the immediate neighborhood and will be in harmony with the various elements and objectives of the General Plan because the Los Angeles Central City Plan Map designates the subject property for Regional Center Commercial land uses corresponding to the C5, C4, C2, P, and PB Zones.

The project is consistent with the following goals, objectives, and policies of the Central City Community Plan:

Objective 2-2: Encourage pedestrian-oriented and visitor serving uses during the evening hours especially along the Grand Avenue cultural corridor Central City between the Hollywood Freeway (US 101) and Fifth Street, the Figueroa Street corridor between the Santa Monica Freeway (I-10) and Fifth Street and Broadway between Third Street and Ninth Street.

Objective 2-4: Promote night life activity by encouraging restaurants, pubs, night clubs, small theaters, and other specialty uses to reinforce existing pockets of activity.

With conditions and limitations imposed by the Zoning Administrator if approved, the surrounding properties should be protected from potential impacts of the use. The use is existing and consistent with the desire to encourage and sustain commercial nightlife activity. Therefore, the proposed project is in harmony with the General Plan.

**ADDITIONAL FINDINGS:**

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

The approval of the Conditional Use at this location will not adversely affect the economic welfare of the community because the establishment is existing and has positively impacted the financial health of the property and improved the economic vitality of the area via increases in taxable revenue and local employment.

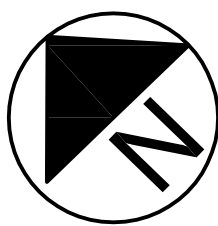
- ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.**

**ATTACHMENT 1**  
**CONDITIONAL USE FINDINGS**  
**110 E. 6<sup>th</sup> St**  
**Los Angeles, CA 90014**

The approval of this conditional use permit will not result in or contribute to an undue concentration of such establishments as the business is existing. The Association is operating using an existing ABC license, license number: 443367, therefore a new license will not be added to the census tract. Alcohol service has existed not only at The Association but also at the other business located within the building. Given the character of the neighborhood and the existence of an active ABC license, the approval of this grant will not detrimentally affect the surrounding community. The mode and character of the bar is well-designed and inviting and the bar will be operated in a manner that avoids the negative externalities sometimes associated with the sale and service of alcohol. Again, the granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, in the area of the city involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

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

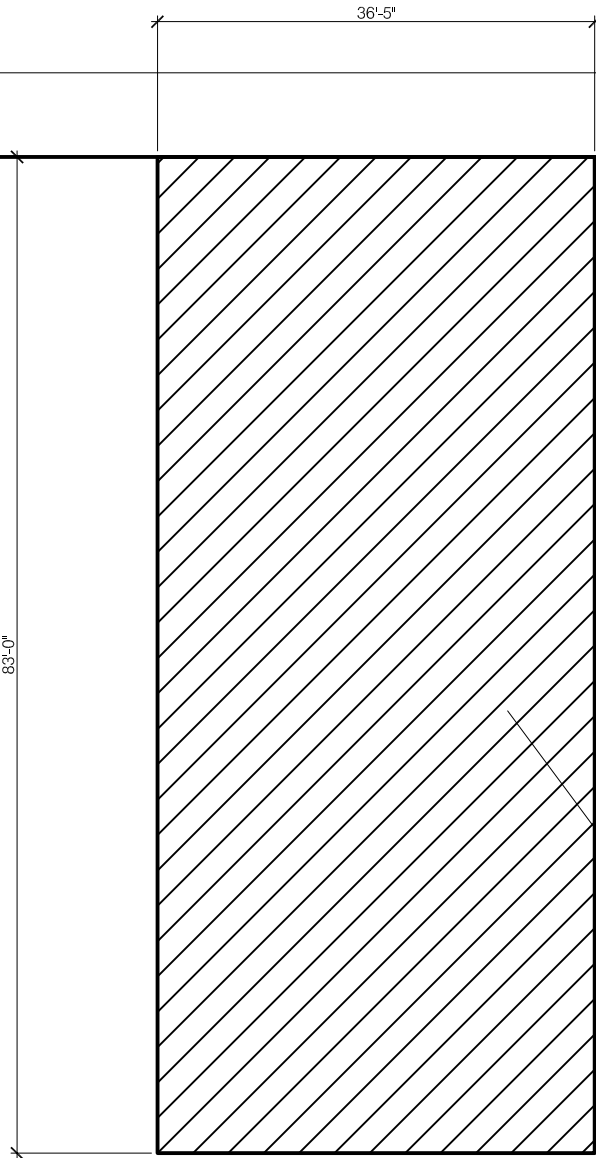
Approval of the Conditional Use will not detrimentally affect nearby residentially zoned properties because it is likely that the project will capture demand for nightlife for nearby residents of the DTLA along with tourists. Mixed use developments of this nature are a signature style of downtown re-development. With conditions imposed by the Zoning Administrator and LAPD, any detrimental impacts of this business have been mitigated and will continue to be mitigated with the conditions imposed in this grant, if approved. The bar is located in a vibrant neighborhood featuring a mix of residential and commercial uses. This business has been and will continue to add to that vibrancy. Commercial uses, specifically The Association, have existed in this building in harmony with surrounding residences, and the applicant is dedicated to operating responsibly.



MAIN STREET

6TH STREET

LOS ANGELES STREET

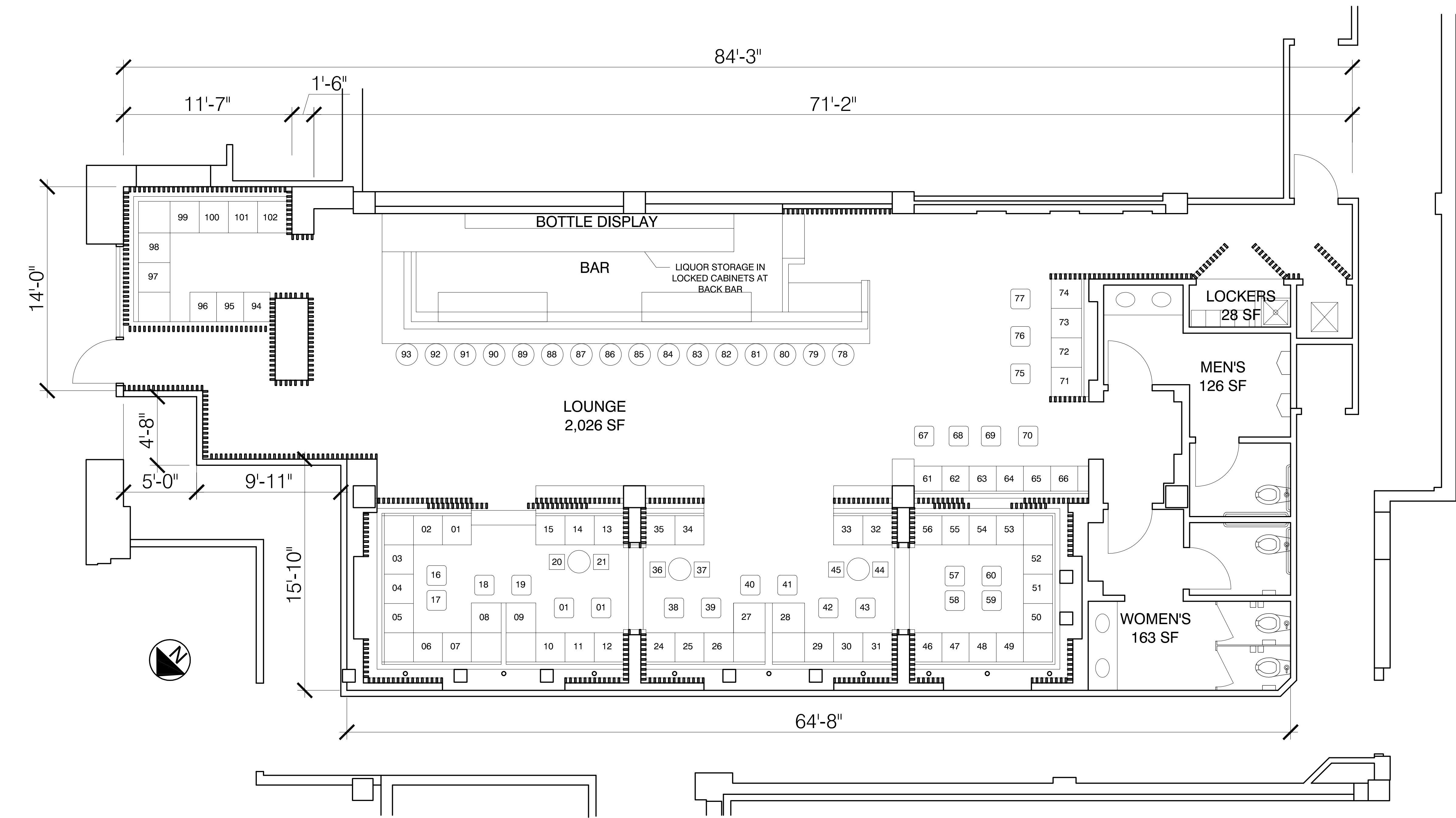


THE ASSOCIATION  
110 E 6TH ST.  
LOS ANGELES, CA 90013  
2,343 SF

110 E 6TH ST.  
LOS ANGELES, CA 90013

LOT AREA: 62,334.9 SF  
APN: 5148021015  
TRACT: P.E.RAILWAY DEPOT TRACT NO.1  
BLOCK: NONE  
LOT: LT 1  
ARB: NONE  
ZONING: C2-2D  
BUILDING AREA: 388,144.0 SF  
ENTITLEMENT AREA: 2,343 SF

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN SHALL REMAIN THE PROPERTY OF CK-ARCHITECTURE AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF CK-ARCHITECTURE. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



01 BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"

THE ASSOCIATION  
110 E 6TH ST.  
LOS ANGELES, CA 90013

DESCRIPTION	FLOOR AREA	NO. OF SEATS
LOUNGE	2,026 SF	102
WOMEN'S	163 SF	
MEN'S	126 SF	
LOCKERS	28 SF	
TOTAL	2,343 SF	102 SF

THE ASSOCIATION  
C.U.P. EXHIBIT A  
110 W. 6TH ST.  
LOS ANGELES, CA 90013

DATE:

ISSUED FOR:  
2024.05.27

INFO:

DRAWN BY: CK  
SCALE: AS SHOWN

TITLE:

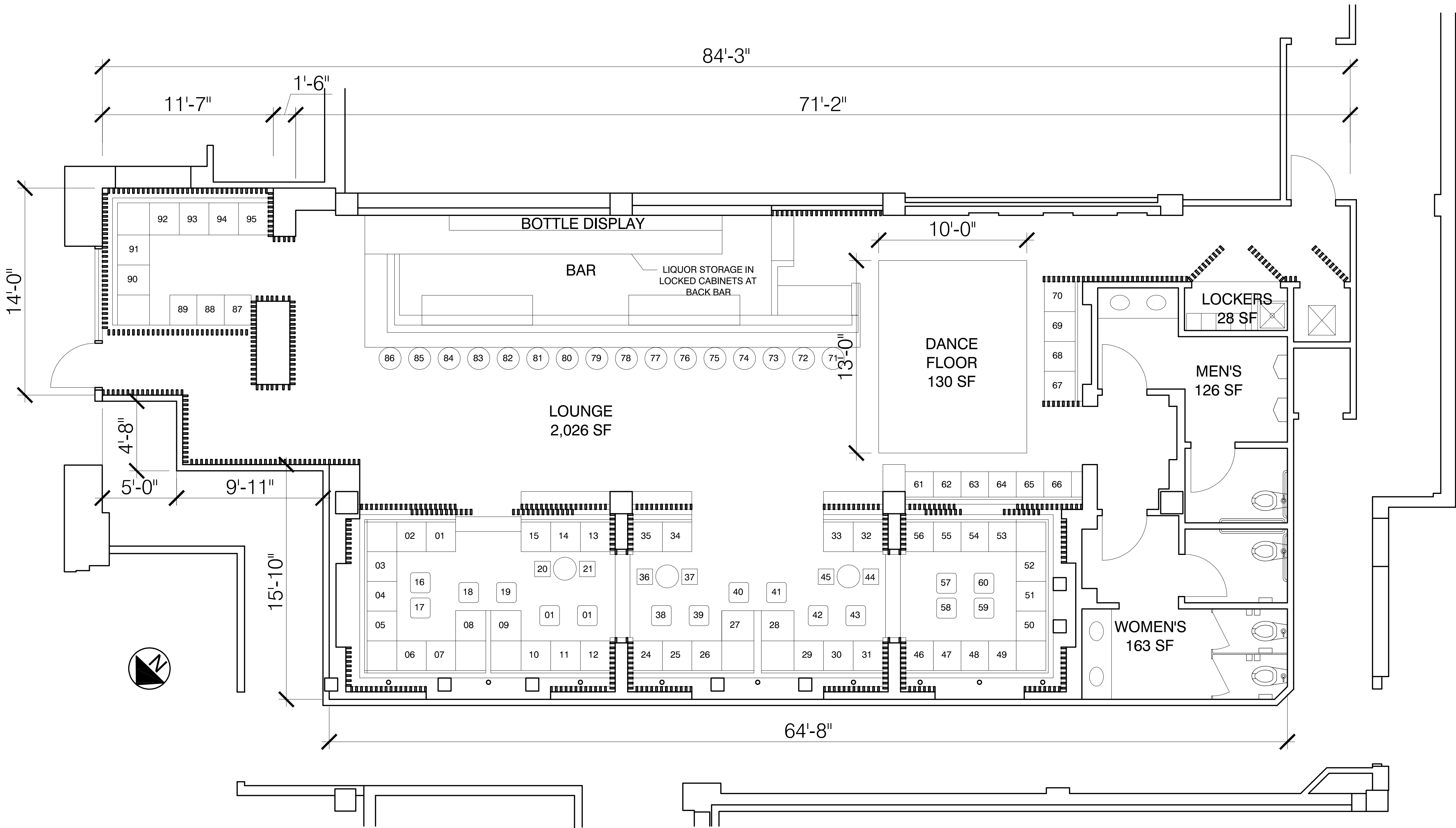
BASEMENT  
FLOOR PLAN

A-2.01

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN SHALL REMAIN THE PROPERTY OF CK-ARCHITECTURE AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF CK-ARCHITECTURE. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

THE ASSOCIATION  
110 E 6TH ST.  
LOS ANGELES, CA 90013

DESCRIPTION	FLOOR AREA	NO. OF SEATS
LOUNGE	2,026 SF	95
WOMEN'S	163 SF	
MEN'S	126 SF	
LOCKERS	28 SF	
TOTAL	2,343 SF	102 SF



01 BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"

## PENALTY OF PERJURY STATEMENT

I hereby certify that to the best of my knowledge the attached radius map correctly depicts the required data obtained from the records of the City Engineer, City Clerk, and/or the Los Angeles City Planning and where appropriate, the State Division of Highways.

I further hereby certify that to the best of my knowledge, and under the penalty of perjury, the attached ownership list correctly shows the latest current owner addresses on the City Engineer's land records as of the following date of preparation: 04 - 22 - 2022. In certain circumstances, such as in annexation proceedings, where there may be no City Engineer records, the records of the County Assessor's Office may be accepted by the City Planning Commission.

The attached Ownership List is an: ☒ Original Mailing List or ☐ Updated Mailing List

YVETTE CUELLAR

(Print of type)

  
(Signature)

I hereby certify that to the best of my knowledge and under penalty of perjury, the attached occupants list correctly indicates addresses of the required occupants that fall within the radius of the following date of preparation : 04 - 22 - 2022.

The attached Occupant List is an: ☒ Original Mailing List or ☐ Updated Mailing List

YVETTE CUELLAR

(Print of type)

  
(Signature)

In certain instances, I may have been unable to verify all occupants, therefore the following indicates which occupants I was not able to identify. I understand that the Los Angeles City Planning will determine if reasonable attempts were made to secure these addresses from the information provided below.

Ownership #	Reason Unable to Verify *	Attempts Made to Verify **	Additional Information

\* (1) Secured Building

(2) Gated Yard

(3) Refused Access

(4) Other: Specify

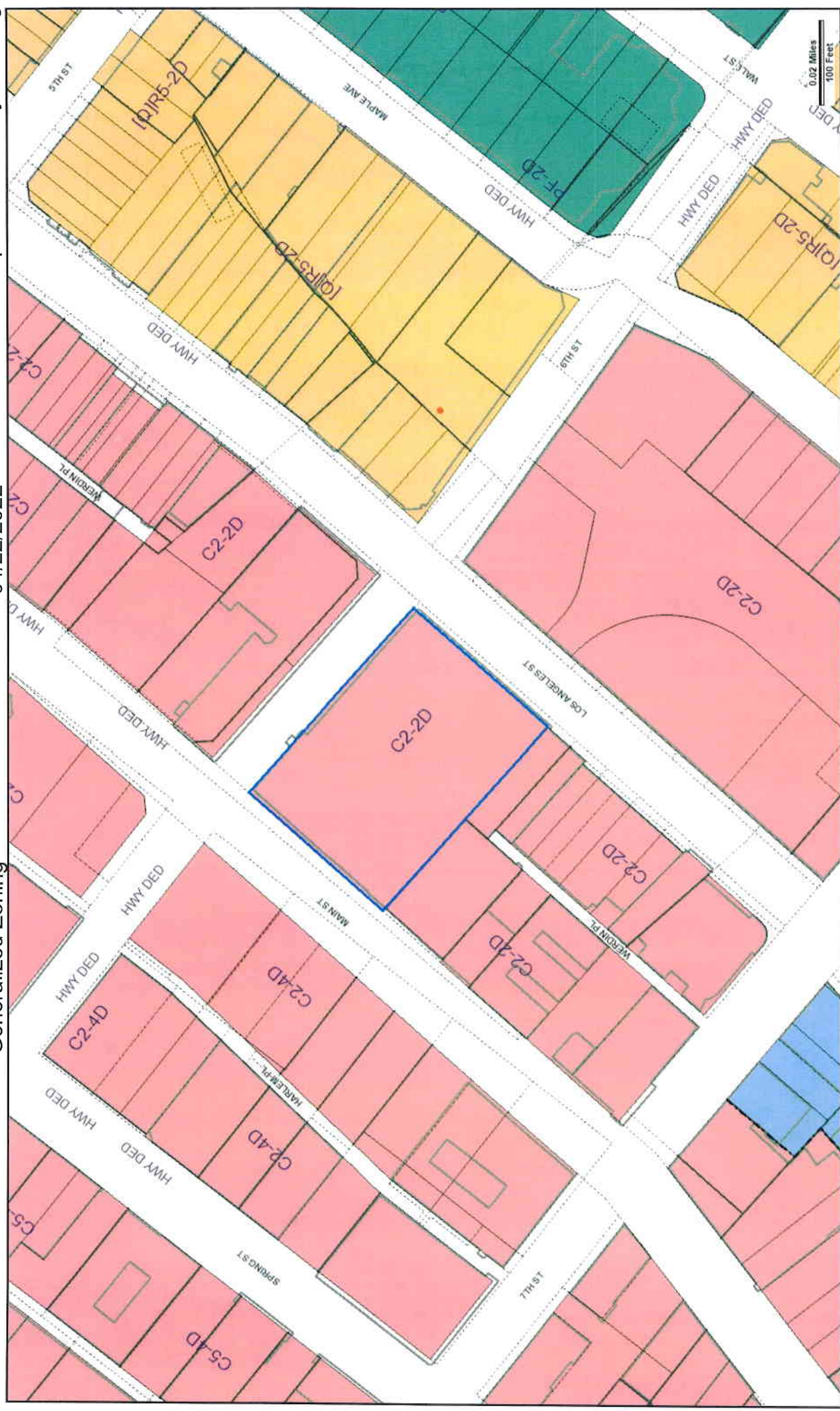
\*\* (1) Returned to building on three separate occasions

(2) Efforts to contact owner or manager without success

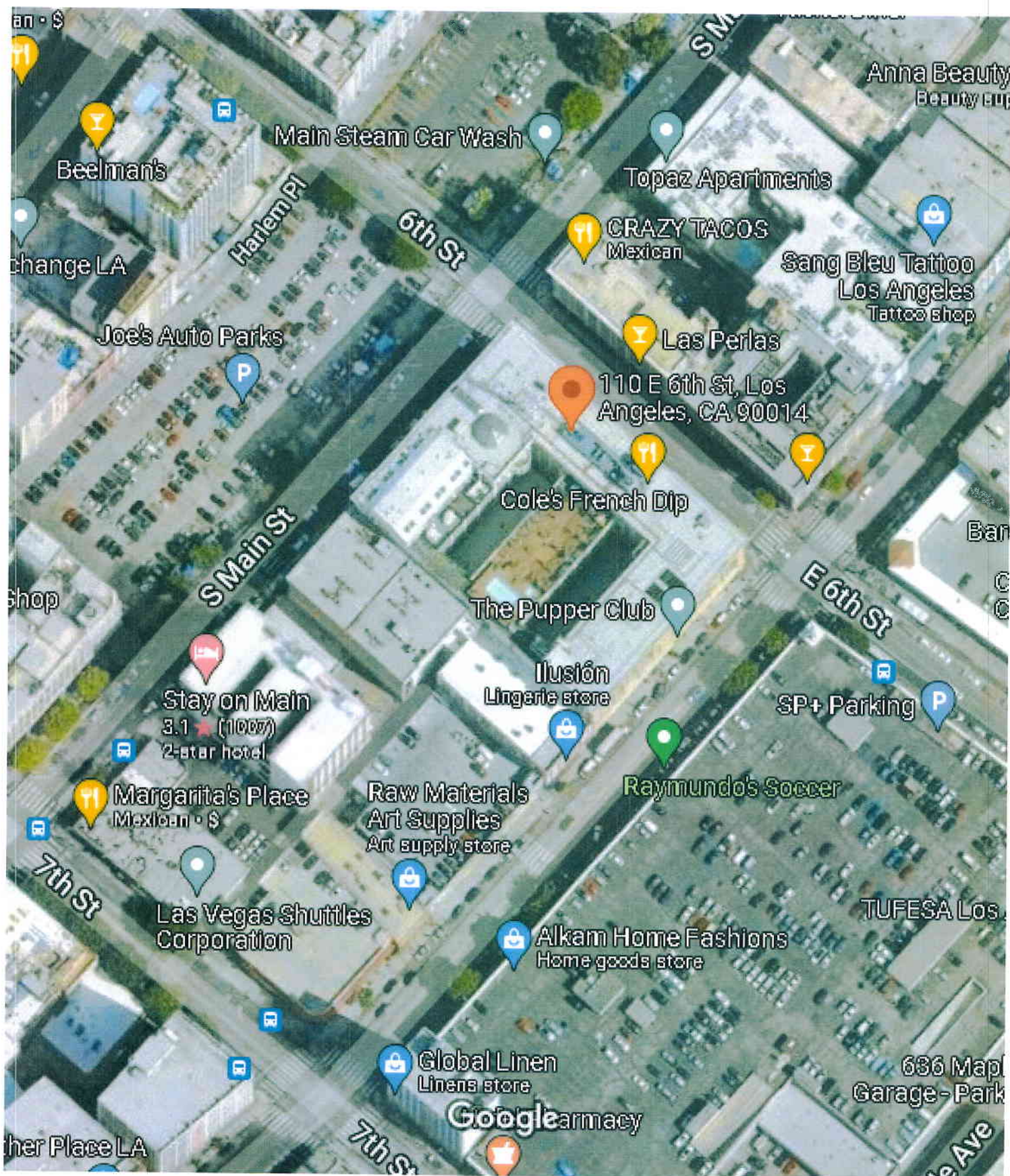
(3) Contact made with owner or manager, who refused to Provide the information

(4) Other: Specify













**RADIUS MAPS ETC**  
 3544 PORTOLA AVENUE  
 LOS ANGELES CA 90032  
 TEL/FAX: (323) 221-4555  
[radiusmapsetc@yahoo.com](mailto:radiusmapsetc@yahoo.com)

**CONDITIONAL USE - ALCOHOL BEVERAGES**

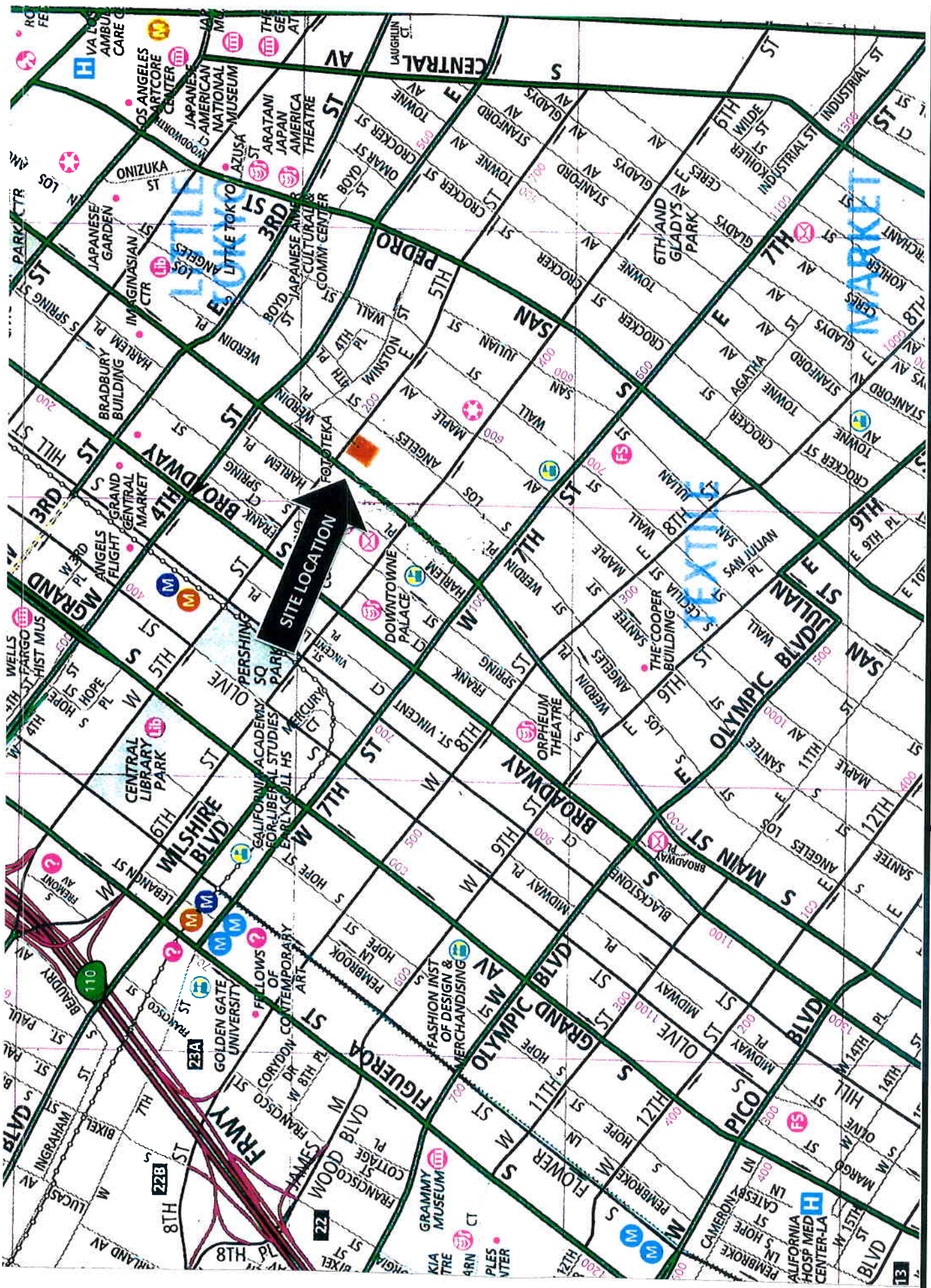
**SITE LOCATION:**  
 110 E. 6TH STREET  
 LOS ANGELES CA 90014

**LEGAL DESCRIPTION:**  
 LOT 1, P.E. RAILWAY DEPOT TRACT  
 NO. 1, M.B. 8-141.

**CASE NO.:**

**DATE:** 04 - 22 - 2022  
**SCALE:** 1" = 100'  
**USES:** FIELD  
**D.M.:** 127.5 A 211, 129 A 211  
**T.B. PAGE:** 634 GRID: F-5  
**APN:** 5148-021-015



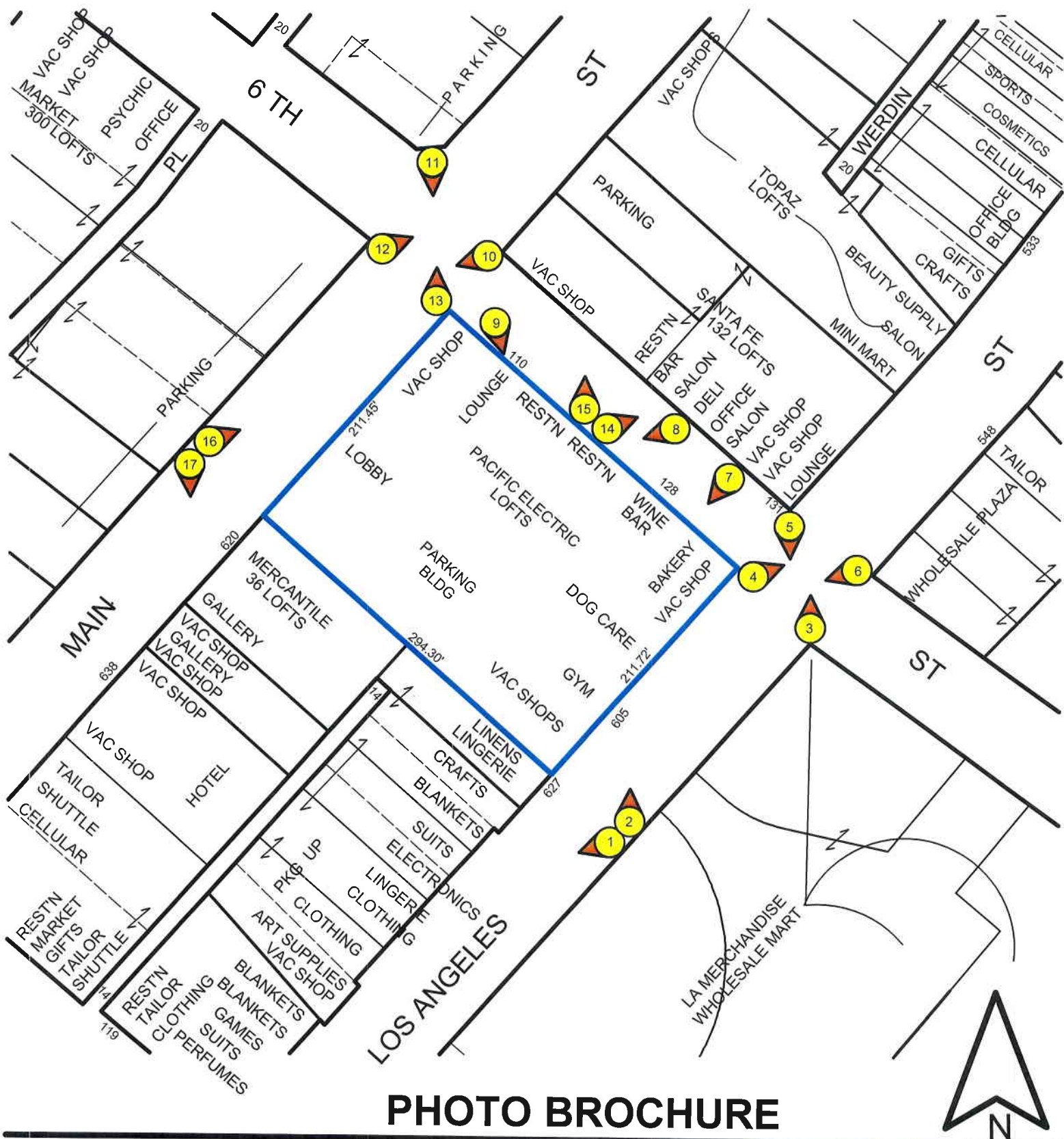


# VICINITY MAP

**SITE LOCATION:**  
110 E. 6TH STREET  
LOS ANGELES, CA 90014

CASE NO:  
  
T.B. PAGE: 634 GRID: F-5





## PHOTO BROCHURE

### RADIUS MAPS ETC

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

### SITE LOCATION:

110 E. 6TH STREET  
LOS ANGELES CA 90013

CASE NO.:

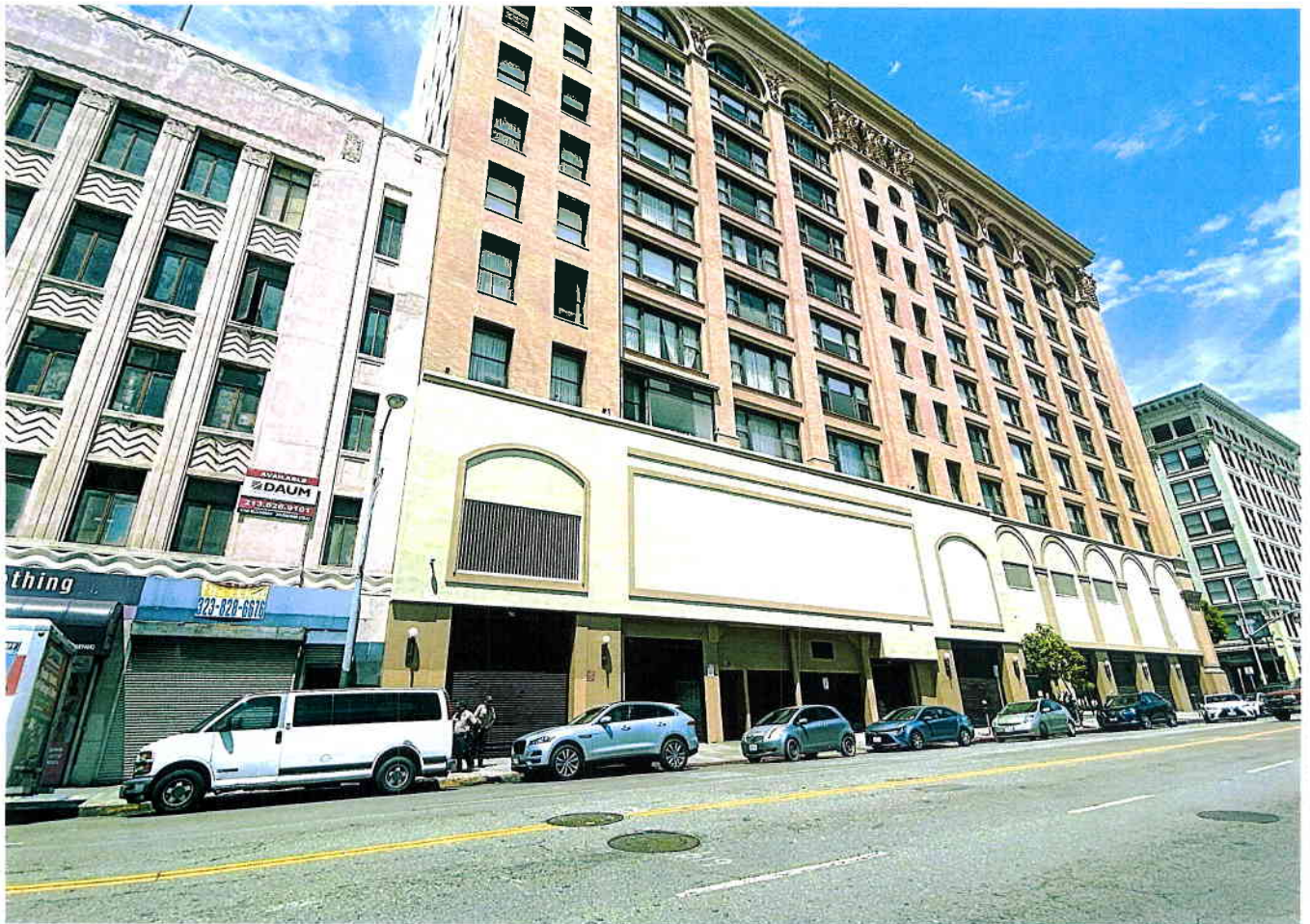
DATE: 04 - 22 - 2022  
D.M.: 127.5 A 211, 129 A 211  
T.B. PAGE: 634 GRID: F-5  
APN: 5148-021-015



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2.





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12.

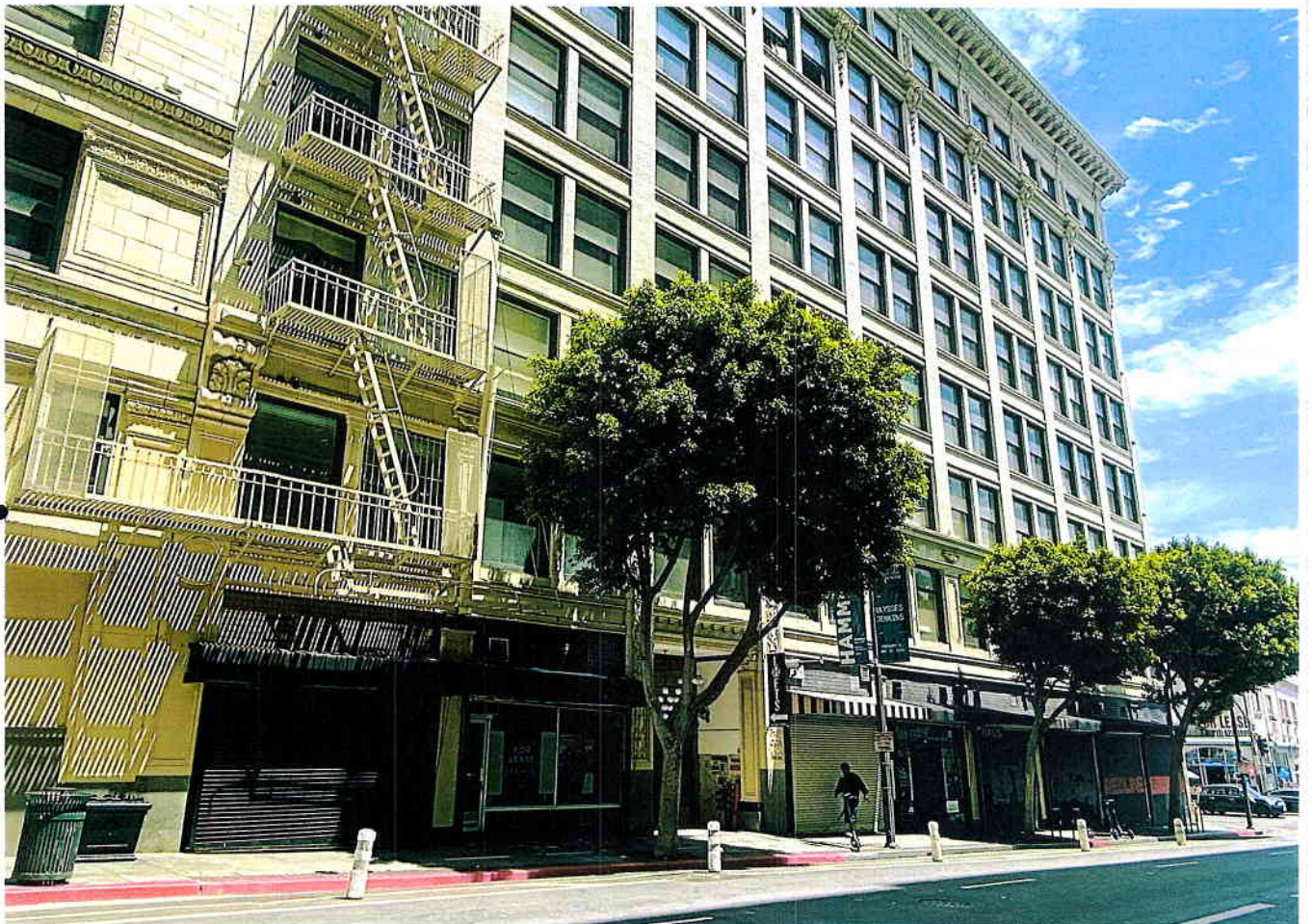




13.



14.





15.



16.





17

