



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 Address¹ 342 W. Pico Blvd., Los Angeles, CA 90015 Unit/Space Number _____

Legal Description² (Lot, Block, Tract) Lots: FR1,FR2,FR3; Block G; Tract: Morris Vineyard Subdivision

Assessor Parcel Number 5134-025-042 Total Lot Area 15,055.3 sf

2. PROJECT DESCRIPTION

Present Use Restaurant

Proposed Use Restaurant

Project Name (if applicable) Cow Cafe

Describe in detail the characteristics, scope and/or operation of the proposed project CUB to allow the sale of beer & wine for on-site consumption in conjunction with the operation of an existing 800 sf restaurant with 14 interior seats. Hours of operation 7am to 11pm daily.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

<input type="checkbox"/> Site is undeveloped or unimproved (i.e., vacant)	<input type="checkbox"/> Site is located within 500 feet of a freeway or railroad
<input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits)	<input checked="" type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g., school, park)
<input type="checkbox"/> 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)	<input type="checkbox"/> Site has special designation (e.g., National Historic Register, Survey LA)

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

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

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- 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 Units⁴ 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: 0 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 ft.

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: CUB to allow the sale of beer & wine for on-site consumption in conjunction with existing 800 sf restaurant with 14 seats. Hours of operation 7am to 11pm daily.

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) N/A

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. N/A

Ordinance No.: N/A

- 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: N/A

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 N/A

Geographic Project Planning Referral N/A

Case Consultation Referral Form N/A

Redevelopment Project Area – Administrative Review and Referral Form N/A

HPOZ Authorization Form N/A

Affordable Housing Referral Form N/A

Transit Oriented Communities Referral Form N/A

Preliminary Zoning Assessment Referral Form (Plan Check #) N/A

Housing Development Project determination (PZA Sec. II) N/A

Optional HCA Vesting Preliminary Application N/A

Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A

Mello Form N/A

Citywide Design Guidelines Compliance Review Form N/A

GPA Initiation Request Form N/A

Expedite Fee Agreement N/A

Department of Transportation (DOT) Referral Form N/A

Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) N/A

Hillside Referral Form (BOE) N/A

Building Permits and Certificates of Occupancy To be submitted to file

Order to Comply N/A

Low Impact Development (LID) Referral Form (Stormwater Mitigation) N/A

Replacement Unit Determination (LAHD) N/A

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

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Samur Khauja
Company/Firm Quarteracre, LLC
Address: 1334 S. Grand Ave. Unit/Space Number _____
City Los Angeles State CA Zip Code: 90015
Telephone (909) 210-2317 E-mail: cowdtla@gmail.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) Michael Hartounian
Address 159 S. Elm Dr. Unit/Space Number _____
City Beverly Hills State CA Zip Code: 90212
Telephone (310) 435-0050 E-mail: michaelhartounian@yahoo.com

Agent/Representative name Brett Engstrom
Company/Firm LiquorLicense.com
Address: 2222 Damon St. Unit/Space Number _____
City Los Angeles State CA Zip: 90021
Telephone (626) 993-7350 E-mail: brett@liquorlicense.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) N/A
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).

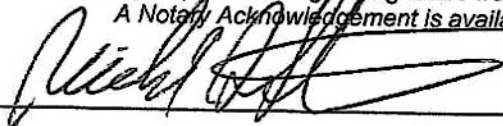
PROPERTY OWNER

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 12-7-22

Print Name MICHAEL HARTOUNIAN

Signature _____

Date _____

Print Name _____

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

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

State of California

County of Los Angeles

On 12/07/2022 before me, Kristine Galoustian
(Insert Name of Notary Public and Title)

personally appeared Michael Hartounian, 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.

Galou
Signature

(Seal)



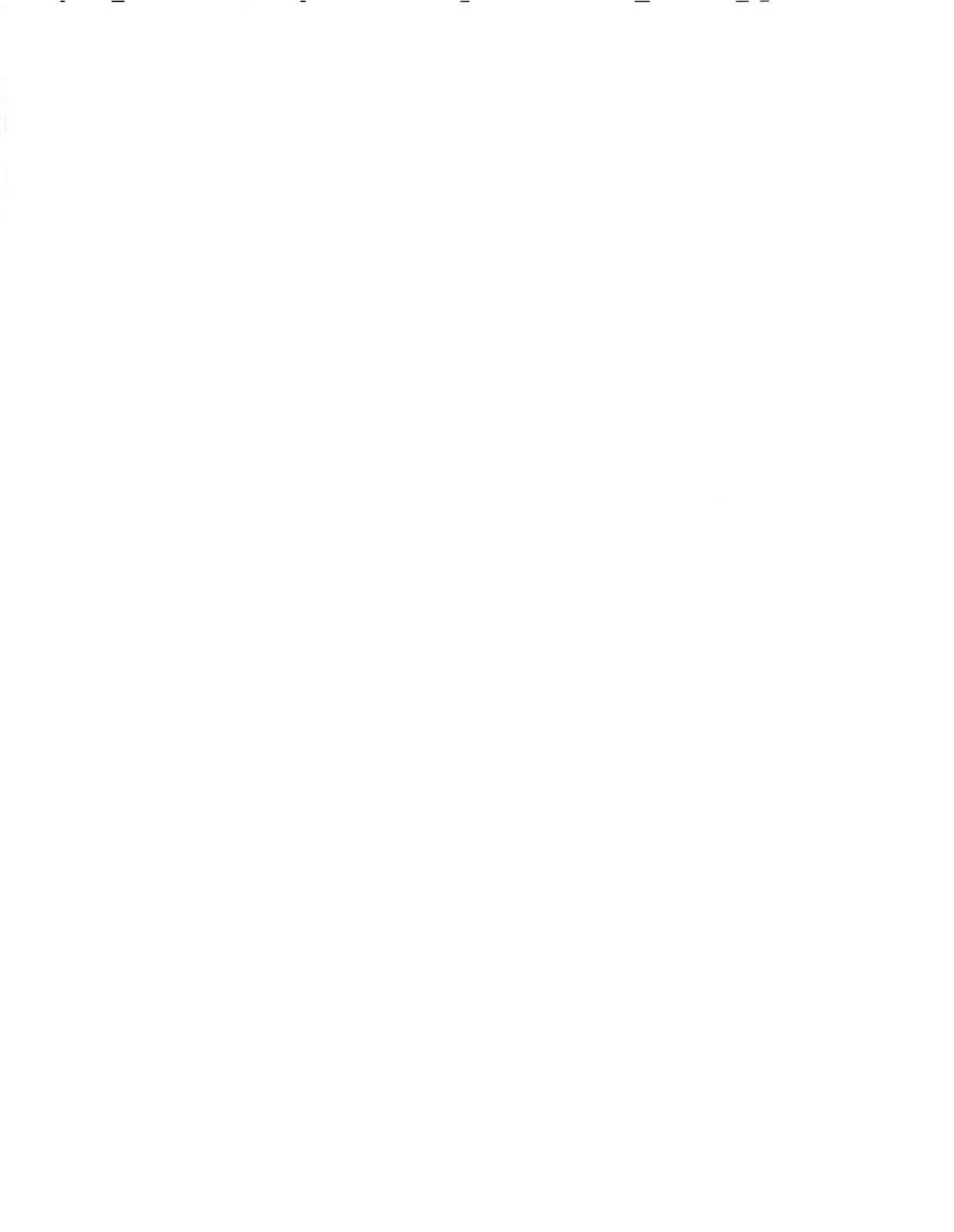
APPLICANT

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

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

Signature: 
Print Name: Samur Khojja

Date: 12.5.22



SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ENTERTAINMENT (CUX) – LAMC 12.24 W.1 & 12.24 W.18

Los Angeles City Planning

The Special Instructions for Alcohol (CUB) & Entertainment establishments is a required attachment to the Department of City Planning (DCP) Application Filing Instructions ([CP-7810](#)). Only utilize this form when filing for a Conditional Use Permit pursuant to LAMC Sections 12.24 W.1 for alcohol establishments or 12.24 W.18 for entertainment.

ADDITIONAL REQUIREMENTS/FINDINGS FOR APPROVAL OF A CUB or CUX:

For a CUB or CUX request to be considered, the following additional information and findings must be provided.

1. **RADIUS MAP FOR ALCOHOL USES.** The following requirements are separate from the Public Noticing requirements detailed in the Mailing Notification Procedures ([CP-2074](#)), which will be requested by the Project Planner 6-8 weeks prior to the public hearing:
 - An electronic copy of a **RADIUS MAP FOR ALCOHOL USES**, showing land uses to a 600-foot radius.
 - A **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site. Include in the list the type of license and address.
 - A **LIST OF THE FOLLOWING USES** within 600 feet:
 - (1) Residential uses and type (single-family, apartment, hotel, etc.);
 - (2) Churches;
 - (3) Schools, including nursery schools and child-care facilities;
 - (4) Hospitals;
 - (5) Parks, public playgrounds and recreational areas; and
 - (6) Establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.
2. **FINDINGS (on a separate sheet)**
 - a. **General Conditional Use for CUB and/or CUX**
 - 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.
 - ii. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.
 - iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.
 - b. **Additional Findings for CUB**
 - i. That the proposed use will not adversely affect the welfare of the pertinent community.
 - ii. That 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.

- iii. That 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.

3. 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? 13,980 sf
- b. What is the total square footage of the space the establishment will occupy? 800 sf
- c. What is the total occupancy load of the space as determined by the Fire Department? TBD
- d. What is the total number of seats that will be provided indoors? 14 Outdoors? N/A
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? N/A
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? N/A
 - i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? N/A
- g. Are you adding floor area? No If yes, how much is enclosed? N/A Outdoors? N/A
- h. **Parking**
 - i. How many parking spaces are available on the site? None
 - ii. Are they shared or designated for the subject use? N/A
 - iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? Not adding floor area
 - iv. Have any arrangements been made to provide parking off-site? No
 - 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? N/A

Note: Required parking must be secured via a covenant pursuant to LAMC Section 12.26 E.5. A private lease is only permitted by a Zone Variance.
 - 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 the use it is to serve.
 - 3. Will valet service be available? No Will the service be for a charge? N/A
- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? Yes
- j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17? N/A

4. QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT

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

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	7am-11pm	7am-11pm	7am-11pm	7am-11pm	7am-11pm	7am-11pm	7am-11pm

b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc.? Please specify: Televisions and pre-recorded music

Note: An establishment that allows for dancing needs a conditional use pursuant to LAMC Section 12.24 W.18.

c. Will there be minimum age requirements for entry? No If yes, what is the minimum age requirement and how will it be enforced? N/A

d. Will there be any accessory retail uses on the site? No What will be sold? N/A

e. Security

i. How many employees will you have on the site at any given time? 1-10

ii. Will security guards be provided on-site? No

1. If yes, how many and when? N/A

iii. Has LAPD issued any citations or violations? No If yes, please provide copies.

f. Alcohol

i. Will there be beer & wine only, or a full line of alcoholic beverages available? Beer & wine

ii. Will "fortified" wine (greater than 16% alcohol) be sold? No.

iii. Will alcohol be consumed on any adjacent property under the control of the applicant? No

iv. Will there be signs visible from the exterior that advertise the availability of alcohol? PerABC rules

v. Food

1. Will there be a kitchen on the site? Yes

2. Will alcohol be sold without a food order? Yes

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? No

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

vi. On-Site

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? No

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

2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? No
- a. If yes, a request for off-site sales of alcohol is required as well.
3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? Yes

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? N/A, on-site request
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? N/A, on-site request

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- <http://www.abc.ca.gov/>.

5. CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)

- a. Is this application a request for on-site or off-site sales of alcoholic beverages? On-site
- i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? Yes.
1. If no, contact ABC to determine whether the proposed site is located in an area whereby:
- a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
- b. if issuance would result in or add to an undue concentration of licenses.
- b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience or necessity**.

6. ADDITIONAL REQUIREMENTS FOR MAIN CUBs/CUXs. In addition to all requirements detailed in the DCP Application Filing Instructions ([CP-7810](#)), applications for Main CUBs/CUXs shall include:

- A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating: the type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; the identifying address or suite/unit number corresponding to each CUB/CUX request; and (if known) the tenant-operator of each alcohol and/or entertainment establishment.
- All CUB or CUX requests on the subject site clearly identified and labeled on the plot plan and applicable floor plans, indicating: each type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; and the identifying address or suite/unit number corresponding to each CUB/CUX request.

NOTE: *Please consider submitting documents beyond the requirements outlined in this form. If there are other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute the **primary opportunity** to clarify and define the project.*

**APPLICATION TO THE ZONING ADMINISTRATOR FOR CONDITIONAL USE PERMIT –
BEER & WINE (CUB)**

**APPLICANT: QUARTERACRE, LLC
DBA: COW CAFE**

**PROPERTY: 342 W. PICO BLVD.
LOS ANGELES, CA 90015**

**REFERENCE: CONDITIONAL USE PERMIT (CUB) TO ALLOW THE SALE OF BEER
AND WINE FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH
THE OPERATION OF AN EXISTING 800 SF RESTAURANT LOCATED
IN THE C2-D-O ZONE.**

The applicant is requesting a Conditional Use Permit (CUB) to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant located in the C2-D-O zone. The business will utilize an ABC Type #41 License. The operating restaurant is located on a 15,055 sf commercially zoned property consisting of three contiguous parcels, located at the southeast corner of Pico Blvd. and Grand Ave. The property is developed with a 13,980 sf commercial building which is shared among multiple tenants. The restaurant occupies an 800 sf tenant space and offers 14 interior seats. No exterior patio or seating is proposed. Hours of operation are 7am to 11pm Daily.

The property is located in the C2-2D-O zone and designated Community Commercial under General Plan Land Use designations. It is located within Council District 14, the Central City Community Plan area and the State Enterprise Zone for East Los Angeles.

GENERAL 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 restaurant is located within an existing commercial building constructed in 1914 as were most of the surrounding buildings. As such, it was designed and developed to be compatible with the built environment of the surrounding neighborhood. A variety of commercial uses are an intrinsic part of the service amenities necessary for the conservation, development, and success of a vibrant neighborhood. The operating restaurant in conjunction with appropriate conditions addressing operational and alcohol-related issues will assure that the service of beer and wine will not be disruptive to the community. The availability of beer and wine for on-site consumption in conjunction with a freshly prepared menu of food items will offer an amenity that caters to the local community, local employees and patrons of adjacent commercial uses. Moreover, the

subject site and surrounding properties were planned, zoned, and subsequently developed for a variety of commercial uses. The restaurant with beer & wine will be a convenience to those in the area. As such, the restaurant with beer and wine service will offer a convenient location and amenity for local residents and visitors and will perform a function and provide a service that is beneficial to the surrounding community.

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

The project site is located on a corner lot on the southeast corner of Pico Blvd. and Grand Ave., and within the Central City Community Plan Area. The property is developed with a 13,980 sf commercial building constructed in 1914, and it was built to be compatible with the surrounding area. The neighborhood is substantially urban in character, containing mostly commercial uses. The area is fully improved with streets, sidewalks, sewers, and other infrastructure. The overall size of the restaurant at 800 sf is reasonable and proper in comparison to other businesses in the area. This helps to maintain the restaurant's focus as a neighborhood serving business. Should the subject application be granted, the restaurant will continue to peacefully coexist with the neighborhood and avoid detrimentally affecting neighboring properties. As such, the proposed restaurant will not adversely affect or further degrade the adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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

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

The project site is located within the C2-2D-O zone. The Central City Community Plan designates the property for Community Commercial land uses. The site is not located within any specific plan, community design overlay, or interim control ordinance. The introduction of beer & wine sales to the operating restaurant conforms with the intent, purpose, and provisions of the General Plan and the Central City Community Plan and advances the goals and policies of the plan by addressing the needs of the community by providing a convenient and needed service. The Zoning Administrator may incorporate various operational conditions to address perceived issues with noise, safety or security to ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity. As such, the project substantially conforms with the purpose, intent and provisions of the General Plan and applicable community plan.

ADDITIONAL CUB FINDINGS

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

The service of beer and wine at a sit down restaurant is commonplace and an expected amenity in similarly situated restaurants. The restaurant operation is reasonable in size and seat count, which eliminates the possibility of large and loud groups. The Zoning Administrator may include operating conditions so that surrounding land uses will not be significantly impacted by the proposed conditional use. Negative impacts commonly associated with the sale of beer and wine, such as criminal activity and public drunkenness may be mitigated by the imposition of conditions requiring responsible management. Employees will undergo training on the sale of alcoholic beverages, including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program. The operations of the proposed restaurant will be managed by compliance with imposed conditions and City requirements regarding noise, including the City's noise ordinance. Therefore, with the imposition of such conditions, the sale and dispensing of beer and wine in conjunction with the new restaurant will not adversely affect the welfare of the surrounding community.

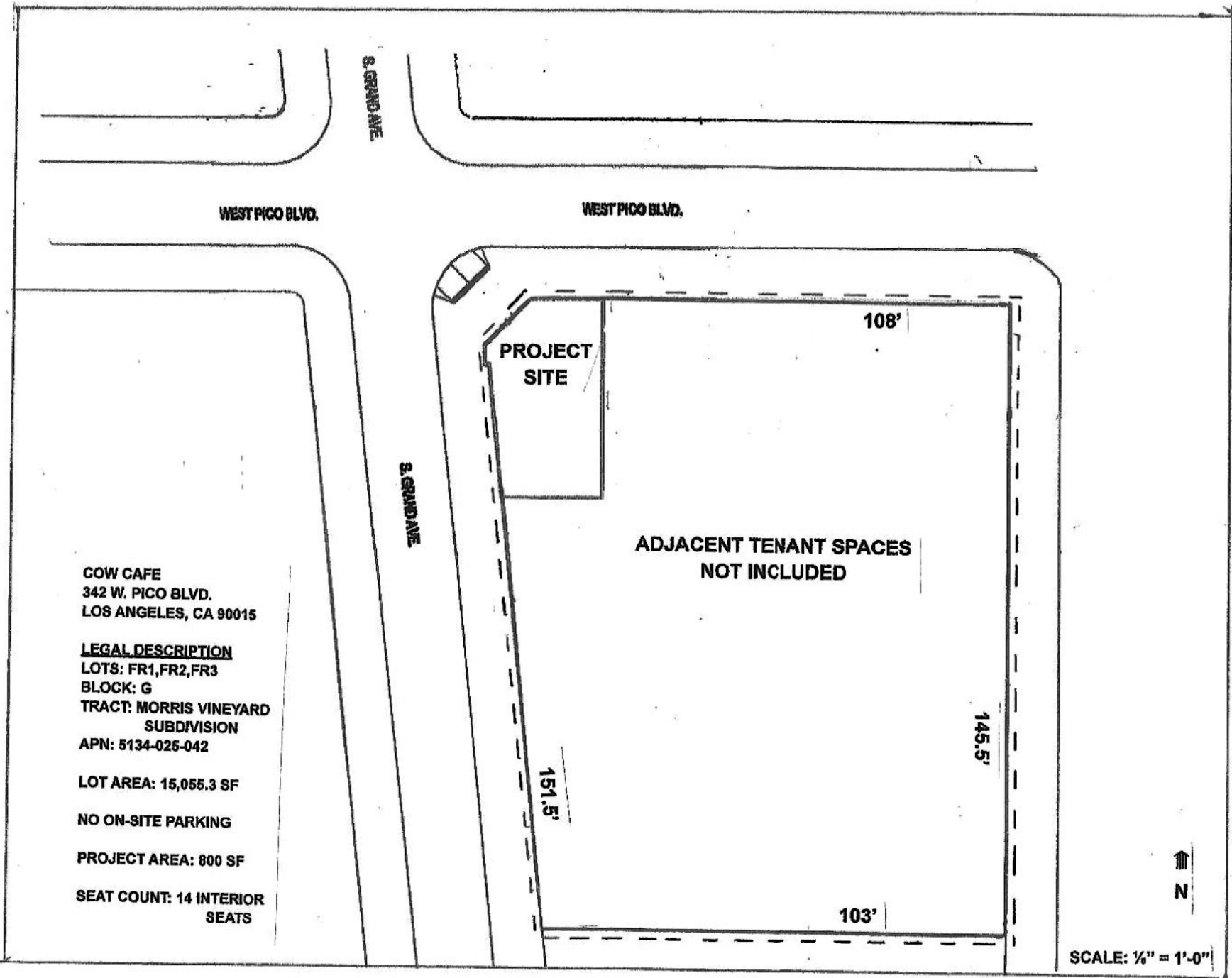
ii. That the granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department 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.

The ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents. Over concentration can be undue when the addition of a license will negatively impact a community. Over concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license will benefit the public welfare and convenience. The operating restaurant is one of the only quality dining options in the vicinity, and therefore provides a needed service to the neighborhood. The site is located in Census Tract # 2240.10. According to the Dept of ABC, three on-sale licenses are permitted within the census tract and there is only a single on-site license within this census tract. Therefore the approval of the subject application would not result in an over concentration of licenses. Nonetheless, the business will continue to be operated in a professional and responsible manner should the subject request be granted. The applicants

will abide by all operating conditions placed on the restaurant by the City of LA, Dept of ABC and LAPD.

iii. That 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 operating restaurant occupies an existing commercial building along Pico Blvd., an established commercial thoroughfare for the City of Los Angeles. It includes a limitless variety of commercial uses including retail, services and restaurants. There are only a very limited number of residential uses anywhere in the vicinity of the restaurant, and it is likely these residents chose the neighborhood based on its proximity to useful businesses and services. The restaurant's overall size and seat count are reasonable, making it a better fit for the neighborhood. The proposed hours of operation allow for the restaurant to serve coffee and light breakfast items to those employed in the area., which is followed by a popular lunch service. The request for later hours of operation would allow an early dinner service should the demand arise. With the addition of suitable operating conditions placed on the restaurant, the approval of the subject application will not result in the restaurant adversely affecting the pertinent community. Nonetheless, the restaurant will be operated in such a manner so as to avoid detrimentally affecting neighboring properties, including nearby residents.



COW CAFE
342 W. PICO BLVD.
LOS ANGELES, CA 90015

LEGAL DESCRIPTION
LOTS: FR1,FR2,FR3
BLOCK: G
TRACT: MORRIS VINEYARD
SUBDIVISION
APN: 5134-025-042

LOT AREA: 15,055.3 SF
NO ON-SITE PARKING
PROJECT AREA: 800 SF
SEAT COUNT: 14 INTERIOR
SEATS

↑
N
SCALE: 1/4" = 1'-0"

ITEM	EQUIPMENT	MANUFACTURER/MODEL NUMBER	PLANNING	FINISH	1-0118
CE115	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE116	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE117	3 COMPARTMENT W/ SINK	ADVANTAGE 3000 24"X18"X20" 1/2" BRASS			
CE118	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE119	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE120	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE121	ELECTRIC CONNECTION OVER	HOLMAN 1000-4			
CE122	2 HOUR FIRE RATED	TRU-TRU 1200 24"X18"X20" 1/2" BRASS			
CE123	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE124	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE125	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE126	CLASSIFIED REFRIGERATED	LEADER 1000-4			
CE127	JUGS	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE128	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE129	HOT WATER TAP	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE130	ESPRESSO MACHINE	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE131	COFFEE GRINDER	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE132	ESPRESSO COFFEE GRINDER	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE133	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE134	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE135	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE136	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE137	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE138	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE139	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE140	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE141	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE142	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE143	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE144	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE145	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE146	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE147	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE148	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE149	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE150	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE151	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE152	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE153	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE154	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE155	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE156	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE157	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE158	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE159	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			
CE160	WATER SINK	MUMFORD 314L 24"X18"X20" 1/2" BRASS			

FINISH	THICKNESS	NOTES
CONCRETE	4" THICK	PER SECTION 01050
GYP BOARD	5/8" THICK	PER SECTION 05110
WALL	1/2" GYPSUM BOARD	PER SECTION 05110
FLOOR	1/2" GYPSUM BOARD	PER SECTION 05110
CEILING	5/8" GYPSUM BOARD	PER SECTION 05110
DOOR	1 3/4" SOLID CORE	PER SECTION 06000
WINDOW	1 3/4" ALUMINUM	PER SECTION 06100
GLASS	1/4" CLEAR	PER SECTION 06100
PAINT	SEMI-GLOSS ENAMEL	PER SECTION 09110
WOOD	3/4" SOLID	PER SECTION 05200
GRASS	1/2" SOLID	PER SECTION 05200

NO.	AREA	FINISH	THICKNESS	NOTES
1	WALL	1/2" GYPSUM BOARD	PER SECTION 05110	
2	FLOOR	1/2" GYPSUM BOARD	PER SECTION 05110	
3	CEILING	5/8" GYPSUM BOARD	PER SECTION 05110	
4	DOOR	1 3/4" SOLID CORE	PER SECTION 06000	
5	WINDOW	1 3/4" ALUMINUM	PER SECTION 06100	
6	GLASS	1/4" CLEAR	PER SECTION 06100	
7	PAINT	SEMI-GLOSS ENAMEL	PER SECTION 09110	
8	WOOD	3/4" SOLID	PER SECTION 05200	
9	GRASS	1/2" SOLID	PER SECTION 05200	

SCHEDULES 2

PAINT FINISH:
SEMI-GLOSS ENAMEL
ON ALL SURFACES
USE PRIMER & PAINT
THREE COATS MIN.

BUILDING DEPARTMENT NOTES

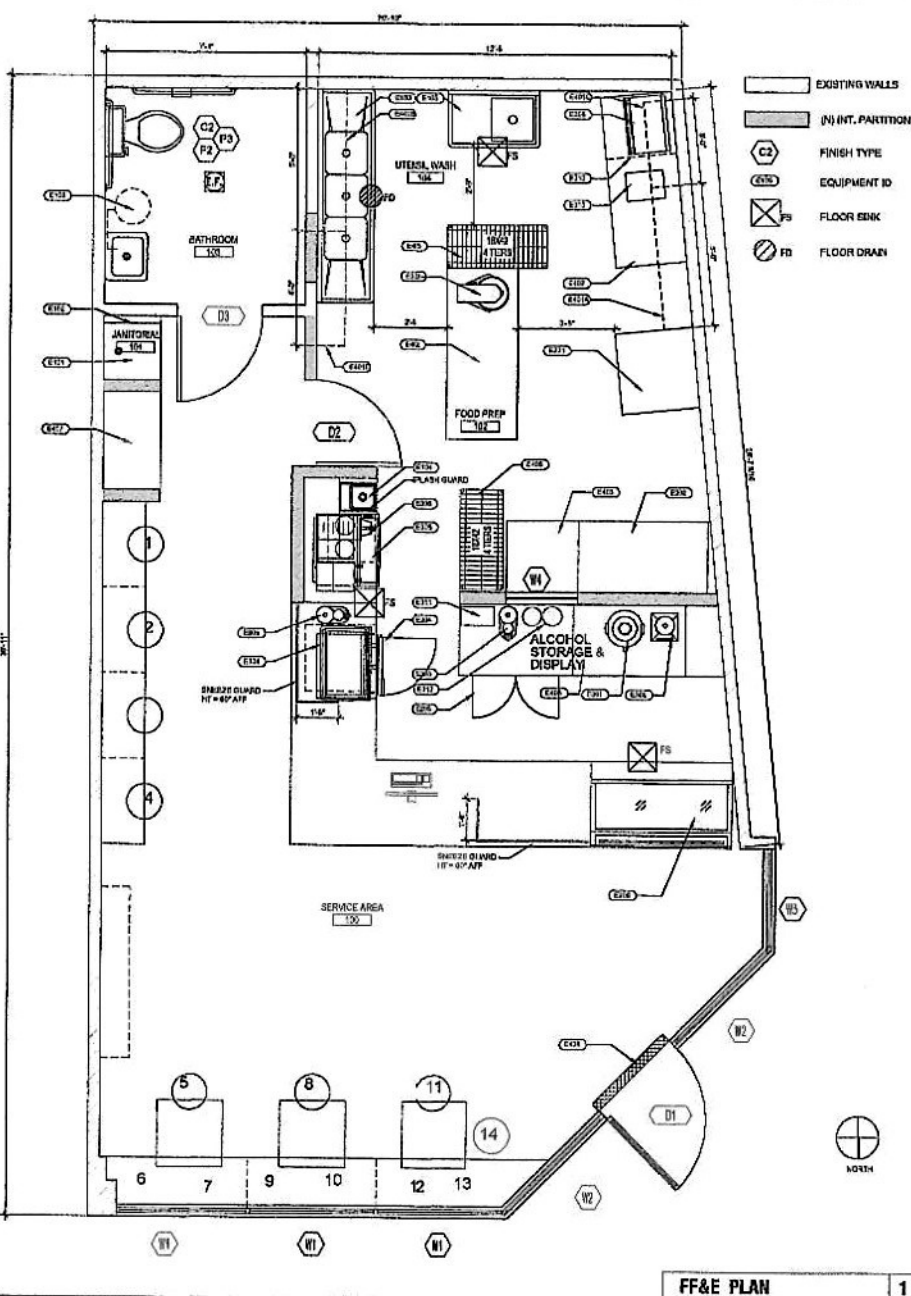
- ALL DOORS SHALL BE OPERATED BY HAND OR BY MEANS OF A KEY OR ANY OTHER MEANS OF OPERATION. THE LOCK SHALL BE OPERATED BY HAND OR BY MEANS OF A KEY OR ANY OTHER MEANS OF OPERATION.
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GENERAL FLOOR CONSTRUCTION PLAN NOTES

- REFER TO SHEET 14 FOR SYMBOLS AND ABBREVIATIONS.
- FOR FLOORING AND WALL FINISHES AND KEYNOTES, REFER TO FLOOR FINISH PLAN.
- FOR FINISHES, FURNITURE, AND EQUIPMENT, REFER TO FURNITURE, FIXTURES AND EQUIPMENT PLAN.
- FOR ALL WALL TYPES, LEGENDS AND DOOR SCHEDULES, REFER TO THIS SHEET.
- ALL DOOR WEIGHTS ON ALL WALLS AND CEILING THROUGHOUT THE SPACE SHALL BE TYPE 'C'.
- PROVIDE FIRE RESISTANT GYPSUM BOARD ON ALL WALLS, REVISIONS AFTER APPROVAL, TYPE 'C' SHALL BE ACHIEVED AS NOTED ON WALL SCHEDULES.
- REFER TO SHEET 14 FOR FINISHES.
- WATERPROOF MEMBRANE REQUIRED ON ALL RESTROOM AND WET AREAS.
- ALL METAL STUDS TO BE 100 APPROVED 4-4x10".
- HOLD OUTSIDE FACE OF STOREFRONT SYSTEM TIGHT TO FACE LINE.
- HOLD DIMENSIONS TO BE EXACT PER FINISH DIMENSIONS AS NOTED ON PLANS AND REVISIONS.
- ALL OTHER CONTRACTOR SHALL NOTIFY THE PROJECT COORDINATOR IMMEDIATELY AND ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO BEGINNING THE CONSTRUCTION PROCESS.

HEALTH DEPARTMENT NOTES

- PROVIDE CHEMICAL SINK AND WASH BASIN AT THE POINT OF USE.



CHAIRCOL

ARCHITECT: CHAIRCOL INC., 345 S. BRUNNEN ST., 2-123 LOS ANGELES, CA 90013
Tel: 310.254.4379 Email: info@chaircol.com

OWNER: FINN FINN LLC

ADDRESS: 345 S. BRUNNEN BLVD LOS ANGELES, CA 90013

PROJECT: COW CAFE
345 S. BRUNNEN BLVD. LOS ANGELES, CA 90013
LEGAL DESCRIPTION: LOT 5, FR1, FR2, FR3 BLOCK G TRACT: MORRIS VINEYARD SUBDIVISION APN: 5134-025-042
LOT AREA: 15,053.3 SF NO ON-SITE PARKING
PROJECT AREA: 800 SF SEAT COUNT: 14 INTERIOR SEAT

REGISTERED ARCHITECT
AURELIA PAVI
C-33857
STATE OF CALIFORNIA

SCALE: 1/4" = 1'-0"
DATE: JANUARY 01, 2018

A 1.02

