



CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

☐ ED1 Eligible ☐ AB 2097 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 to be scheduled on a specific date (e.g. vacation hold)

Related Case Number(s): _____

THIS SECTION TO BE COMPLETED BY THE APPLICANT

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 City Planning Application Filing Instructions ([CP13-7810](#)) for more information.

1. PROJECT LOCATION

Street Address¹: _____ Unit/Space Number: _____Legal Description² (Lot, Block, Tract): _____

Assessor Parcel Number: _____ Total Lot Area: _____

2. PROJECT DESCRIPTION

Present Use: _____

Proposed Use: _____

Project Name (if applicable): _____

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).

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

Additional Information Attached:

☐ YES ☐ NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

- | | |
|---|---|
| ☐ Site is undeveloped or unimproved (i.e., vacant) | ☐ Site is located within 500 feet of a freeway or railroad |
| ☐ Site has existing buildings (provide copies of building permits) | ☐ Site is located within 500 feet of a sensitive use (e.g., school, park) |
| ☐ 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 has special designation (e.g., National Historic Register, Survey LA) |

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

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

HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing _____ - Demolish(ed)³ _____ + Adding _____ = Total _____

Number of Affordable Units⁴: Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units: Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

³ Number of units to be demolished and/or which have been demolished within the last five years.

⁴ As determined by the Los Angeles Housing Department.

PARKING INFORMATION

Is the project utilizing AB 2097?

☐ YES

☐ NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: _____ Required # of Parking Spaces: _____

Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.

Check all that apply:

- ☐ Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- ☐ Contain fewer than 20 dwelling units
- ☐ Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the [Planning Case Referral Form](#) to BOE? (if required)

☐ YES

☐ NO

Is the project required to dedicate land to the public right-of-way?

☐ YES

☐ NO

If so, what is/are the dedication requirement(s)? _____ feet

If dedications are required on multiple streets, identify as such: _____

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, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 13A.2.10. of Chapter 1A?

☐ YES

☐ NO

Authorizing Code Section: _____

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

Action Requested: A Conditional Use Permit to allow for the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption in conjunction with an existing 1,919 SF lounge/tavern, with a 201 SF outdoor patio dining area in Zones [DM3-CHC1-5] [CX2-FA] [CPIO]. Hours of operations from 7:00am to 2:00am, daily. Additionally, requesting live entertainment.

Authorizing Code Section: _____

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

Action Requested: _____

Additional Requests Attached: ☐ **YES** ☐ **NO**

4. RELATED CITY PLANNING CASES

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

If YES, list all case number(s): _____

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

Case No.: _____ Ordinance No.: _____

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

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ **YES** ☐ **NO**

Have you filed, or is there intent to file, a Subdivision with this project? ☐ **YES** ☐ **NO**

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, provide a copy of any applicable form and reference number if known.

Are there any recorded Covenants, affidavits or easements on this property?

☐ **YES (provide copy)** ☐ **NO**

6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

APPLICANT

Applicant⁵ Name: Rachel Thomas

Company/Firm: Mrs B LLC

Address: 400 S Main Street **Unit/Space Number:** 502

City: Los Angeles **State:** CA **Zip Code:** 90013

Telephone: 310-403-4122 **E-mail:** Rachel@madstonegroup.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): Linda Lea Distributing Company

Address: 4580 East 49th Street **Unit/Space Number:** N/A

City: Vernon **State:** CA **Zip Code:** 90058

Telephone: **E-mail:**

AGENT / REPRESENTATIVE NAME: Elizabeth Gower

Company/Firm: Place Weavers Inc

Address: 16241 Askin Dr, 3rd Floor **Unit/Space Number:** #6620

City: Pine Mountain Club **State:** CA **Zip Code:** 93222

Telephone: 661-221-9971 **E-mail:** elizabeth@placeweavers.com

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 agent/representative is someone filing an application on behalf of a client.

OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): _____

Name: _____

Company/Firm: _____

Address: _____ **Unit/Space Number:** _____

City: _____ **State:** _____ **Zip Code:** _____

Telephone: _____ **E-mail:** _____

Primary Contact for Project Information⁶

(Select only one. Email address and phone number required.)

☐ Owner ☐ Applicant ☐ 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.

⁶ 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 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).** An 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: Linda Lea Distributing Company

Signature: _____

Date: _____

Print Name: _____

APPLICANT DECLARATION

A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

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

paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

- i. 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).
- j. 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: _____

NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

7. SIGNATURES

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).



ALCOHOL & ENTERTAINMENT ESTABLISHMENTS

Class 2 Conditional Use Permit (Chapter 1 Zoning)

Related Code Sections

This form applies to properties subject to zoning established in Chapter 1 of the Los Angeles Municipal Code (LAMC). For properties subject to zoning established in Chapter 1A of the LAMC, please use form CP13-7773.A. For more information on a property's applied zoning, visit zimas.lacity.org.

Los Angeles Municipal Code (LAMC) Section 12.24 W.1 (Class 2 Conditional Use Permit) of Chapter 1 authorizes applications for alcohol establishments (CUB); and Section 12.24 W.18 (Class 2 Conditional Use Permit) of Chapter 1 authorizes applications for entertainment establishments (CUX). Procedures for a Class 2 Conditional Use Permit are governed by LAMC Section 13B.2.2. of Chapter 1A.

Public Hearing and Notice

Notification of a public hearing for the above process includes Property Owners and Occupants (i.e., tenants) within 300 feet from the boundaries of the subject site and the Certified Neighborhood Council representing the area in which the property is located, as well as on-site posting of the notice. This is for informational purposes only and not required at the time of filing, unless otherwise requested. Refer to the Mailing Procedures Instructions ([CP13-2074](#)) and Posting Instructions ([CP-7762](#)) for applicable requirements.

Specialized Requirements

When filing for the above application, the following items are required in addition to those specified in the City Planning Application Filing Instructions ([CP13-7810](#)).

Radius Map Requirements

Requests for alcohol establishments pursuant to LAMC Section 12.24 W.1 of Chapter 1 are required to include the following. Note that these requirements are separate from the Public Noticing requirements detailed in the Mailing Notification Procedures ([CP13-2074](#)), which will be requested by the Project Planner 6-8 weeks prior to the public hearing.

- ☐ A 600-foot radius map showing land uses. See Radius Map Guidelines ([CP-7826](#)) for applicable additional requirements.
- ☐ A list of alcohol establishments between 600 and 1,000 feet of the site. Include the type of license and address.

☐ A list of the following types uses within 600 feet:

- Residential uses and type (e.g., single-family, apartment, hotel)
- Churches
- Schools, including nursery schools and child-care facilities
- Hospitals
- Parks, public playgrounds, and recreational areas
- Establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises

Additional Requirements for Main CUBs or CUXs

☐ A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating the:

- Type of alcohol permit sought
- Square footage of each particular restaurant, bar, or event space
- Address or suite/unit number corresponding to each CUB or CUX request
- Tenant-operator of each alcohol or adult entertainment establishment (if known)

Specialized Questions

The items below cover important information which will help acquaint the decision maker with your request. The information is required but should not be considered as a limitation upon materials to be submitted. The applicant is encouraged to include any additional relevant materials. In the space below, or on separate paper, if necessary, complete the following:

Physical Development of the Site

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

2. What is the total square footage of the space the establishment will occupy? _____
3. What is the total occupancy load of the space as determined by the Fire Department? _____
4. What is the total number of seats that will be provided: Indoors? _____ Outdoors? _____
5. If there is an outdoor area, will there be an option to consume alcohol outdoors?
☐ YES ☐ NO ☐ N/A

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

7. If an outdoor area is within the public right-of-way, has a revocable permit been obtained?
☐ YES ☐ NO ☐ N/A

8. Is floor area being added? ☐ YES ☐ NO

If YES, how much is enclosed? _____ Outdoors? _____

9. Is the site located within 1,000 feet of any schools (public, private, or nursery), churches or parks?
☐ YES ☐ NO

10. 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 B.17 of Chapter 1?
N/A ☐ YES ☐ NO

Parking

11. How many parking spaces are available on the site? _____

12. Are they shared or designated for the subject use? _____

13. If adding floor area, what is the parking requirement as determined by the Department of Building and Safety (LADBS)?

14. Have any arrangements been made to provide off-site parking? ☐ YES ☐ NO

If YES, is the parking secured via a private lease or a covenant/affidavit approved by LADBS?

Note: Required parking must be secured via a covenant pursuant to LAMC Section 12.26 E.5 of Chapter 1. A private lease is only permitted by a Variance.

15. 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.

16. Will valet service be available? ☐ YES ☐ NO

17. Will the service be for a charge? N/A ☐ YES ☐ NO

Operation of the Establishment

18. Has the use been discontinued for more than a year? ☐ YES ☐ NO

If YES, it is **not eligible** for the Plan Approval process.

If NO, the applicant may be required to prove that the discontinuance of the use did not occur. See LAMC Section 12.23 B.9 or 12.24 Q of Chapter 1.

19. 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-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am

20. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc.? ☐ YES ☐ NO

If YES, describe: _____

Note: An establishment that allows for dancing needs a Class 2 Conditional Use Permit pursuant to 12.24 W.18 of Chapter 1.

21. Will there be minimum age requirements for entry? ☐ YES ☐ NO

If YES, what is the minimum age requirement and how will it be enforced? _____

22. Will there be any accessory retail uses onsite? ☐ YES ☐ NO

If YES, what will be sold? _____

Security

23. How many employees will be on the site at any given time? _____

24. Will security guards be provided onsite? ☐ YES ☐ NO

If YES, how many and when? _____

25. Has LAPD issued any citations or violations? ☐ YES ☐ NO

If YES, provide copies.

Alcohol

26. Will there be beer & wine only, or a full line of alcoholic beverages available? _____
27. Will “fortified” wine (greater than 16% alcohol) be sold? ☐ YES ☐ NO
28. Will alcohol be consumed on any adjacent property under the control of the applicant? ☐ YES ☐ NO
29. Will there be signs visible from the exterior that advertise the availability of alcohol? ☐ YES ☐ NO

Food

30. Will there be a kitchen on the site? ☐ YES ☐ NO
31. Will alcohol be sold without a food order? ☐ YES ☐ NO
32. Will the sale of alcohol exceed the sale of food items on a quarterly basis? ☐ YES ☐ NO
33. Provide a copy of the menu if food is to be served.

On-Site

34. Will a bar or cocktail lounge be maintained incidental to a restaurant? ☐ YES ☐ NO
If YES, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.
35. Will off-site sales of alcohol be provided accessory to on-site sales (“Take Out”)? ☐ YES ☐ NO
If YES, a request for off-site sales of alcohol is also required.
36. Will discounted alcoholic drinks (“Happy Hour”) be offered at any time? ☐ YES ☐ NO

Off-Site

37. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? ☐ YES ☐ NO
38. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 750 ml? ☐ YES ☐ NO

Note: Contact the California Department of Alcoholic Beverage Control (ABC) regarding its requirements at <http://www.abc.ca.gov/>.

Caldera Bill (CA Business and Professions Code Section 23958 and 23958.4)

39. Is this application a request for on-site or off-site sales of alcoholic beverages?
☐ YES ☐ NO

If YES, is the establishment a bona-fide eating place (restaurant) or hotel/motel?

If NO, contact ABC to determine whether the proposed site is located in an area where issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or if issuance would result in, or add to an undue concentration of licenses.

Notes: *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**. This is in addition to obtaining the Conditional Use Permit or Plan Approval. Contact the ABC regarding its requirements at <http://www.abc.ca.gov/>.*

Findings

The decision maker must decide if the facts presented in the record support the findings (i.e., criteria for approval) established in the LAMC. On a separate sheet, provide a detailed justification/explanation of how the proposed project conforms with the following:

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

Supplemental Findings

In addition to the above findings for approval, the decision maker must also consider the following matters. The information is required but should not be considered as a limitation upon materials to be submitted. The applicant is encouraged to include any additional relevant materials.

1. The proposed use will not adversely affect the welfare of the pertinent community.
2. 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.

3. 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.

CONDITIONAL USE PERMIT - FINDINGS
"Bar Franca"
438 South Main Street
Los Angeles, CA 90013

Representative: Elizabeth Peterson-Gower Place Weavers Inc 16241 Askin Dr, 3rd Floor #6620 Pine Mountain Club, CA 93222 (661) 221-9971 elizabeth@placeweavers.com	Applicant: Mrs. B, LLC c/o Rachel Thomas 400 South Main Street, Suite 502 Los Angeles, CA 90013
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REQUEST:

Pursuant to Los Angeles Municipal Code Section 12.24W,1, the applicant is requesting a new Conditional Use Permit to allow for the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption and live entertainment, in conjunction with an existing 1,919 SF lounge/tavern, with a 201 SF outdoor patio dining area in Zone [DM3-CHC1-5] [CX2-FA] [CPIO]. Hours of operations from 7:00am to 2:00am, daily.

GENERAL 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 requested conditional use for the on-site and off-site sale and consumption of a full-line of alcoholic beverages in an existing lounge/tavern will continue to provide an amenity that serves the workers, residents, and visitors of the Downtown community. The existing use is consistent with the type of developments found in areas that are undergoing revitalization. It will continue to provide a much-needed amenity to the area's workers, residents, and visitors, providing an appealing outlet for the area's diverse population to gather. Furthermore, the existing lounge/tavern attracts increased pedestrian activity which improves safety especially during the evening hours while enhancing the neighborhood's aesthetics, livability, and vibrancy.

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

The subject property totals 5,832 square feet, consisting of 3 lots (17-19) located on the corner of Main Street and Winston Street. The property is developed with a three-story approximately 38,000 square foot mixed-used building with ground floor commercial space. The applicants are

responsible operators having successfully maintained this existing ground-floor lounge/tavern for more than a decade in Downtown Los Angeles. This area in the Historic Core has improved significantly over the years as more restaurants, stores, bars, residential, and similar developments have opened. The existing lounge/tavern continues to contribute to revitalization efforts in the Downtown area. Lastly, as no additional floor area is being proposed with this application, the scale of the building has been and will continue to be in harmony with adjacent properties and the surrounding community.

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

The existing lounge/tavern adheres to the intent and provisions of the General Plan and Downtown Community Plan. The Downtown Community Plan identifies 8 core principles, and the existing project aligns with the following 3 core principles:

- Support and sustain Downtown's ongoing revitalization
- Grow and support the residential base
- Promote a transit, bicycle and pedestrian-friendly environment

The existing lounge/tavern has been operating for over a decade, contributing to revitalization efforts in the Arts District of Downtown. The project celebrates history, culture, community, and the arts with its live entertainment and focus on jazz performances, paying homage to Central Avenue and the historically significant jazz scene in Downtown.

The existing lounge/tavern will also continue to provide a residential-serving amenity, contributing to the growth and support of the residential base.

Lastly, the existing ground-floor commercial use continues to contribute to the need for vibrant, active streets, increasing pedestrian traffic and prioritizing pedestrian safety.

The combination of the applicant's track record of successful operation of the existing lounge/tavern and the conditions and limitations imposed by the Zoning Administrator ensures the continued use will operate in conformance with the intent, purpose, and provisions of the General Plan and Downtown Community Plan.

SUPPLEMENTAL FINDINGS:

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

The continued use will not adversely affect the welfare of the pertinent community. The applicant has been committed to operating the establishment responsibly. The existing lounge/tavern has been successfully operating for over 10 years and the applicant has worked with the community, including the Los Angeles Police Department, to mitigate any adverse or potential impacts. The

intent of this project is to continue to provide a much-needed neighborhood amenity that will contribute to sustaining Downtown's ongoing revitalization. In conjunction with the conditions and limitations imposed by the Zoning Administrator, the continued use will only enhance the welfare and safety of the pertinent community.

2. 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 approval of the existing use will not result in or contribute to an undue concentration of such establishments. The establishment has been operating successfully for over a decade and has an existing liquor license. Additionally, there are no violations on record with the Los Angeles Police Department. As residential occupancy increases, there is continued demand for establishments such as this. The existing use will continue to operate in harmony and continue to contribute to the desire for successful neighborhood-oriented, hospitality-based businesses.

3. The proposed use will not detrimentally affect nearby residential 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.

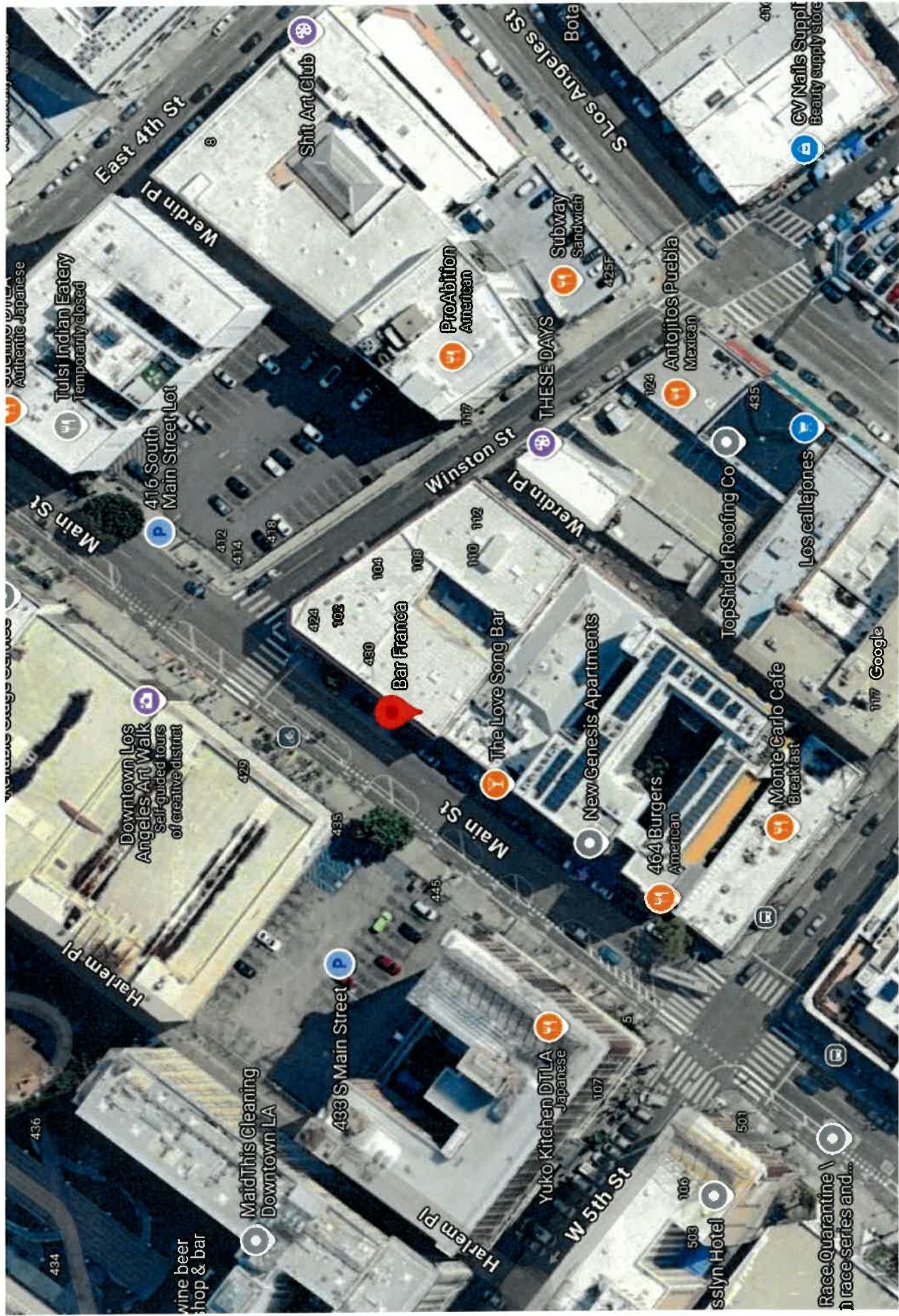
The Downtown Community Plan recognizes the need for ground-floor commercial uses that provide neighborhood-supporting retail, services, and amenities for the rapidly growing residential community. As such, the existing use will continue to serve this need in an area densely populated by residents as well as working professionals and continue to provide a place to gather. The existing ground-floor use will also continue to increase safety for pedestrians especially during the evening and improve the streetscape.

The requested live entertainment will not detrimentally affect nearby residential uses. It is limited to non-amplified solo and trio live performances, dj sets, recorded music, and records.

The applicant is committed to providing a neighborhood amenity that takes into consideration the needs of the nearby residential community and will work with the Office of Zoning Administration and the Los Angeles Police Department to develop a security plan for the premises and identify the appropriate conditions to mitigate foreseeable impacts of the existing lounge/tavern.

Bar Franca

438 S. Main Street, Los Angeles, CA 90013



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9.



10.



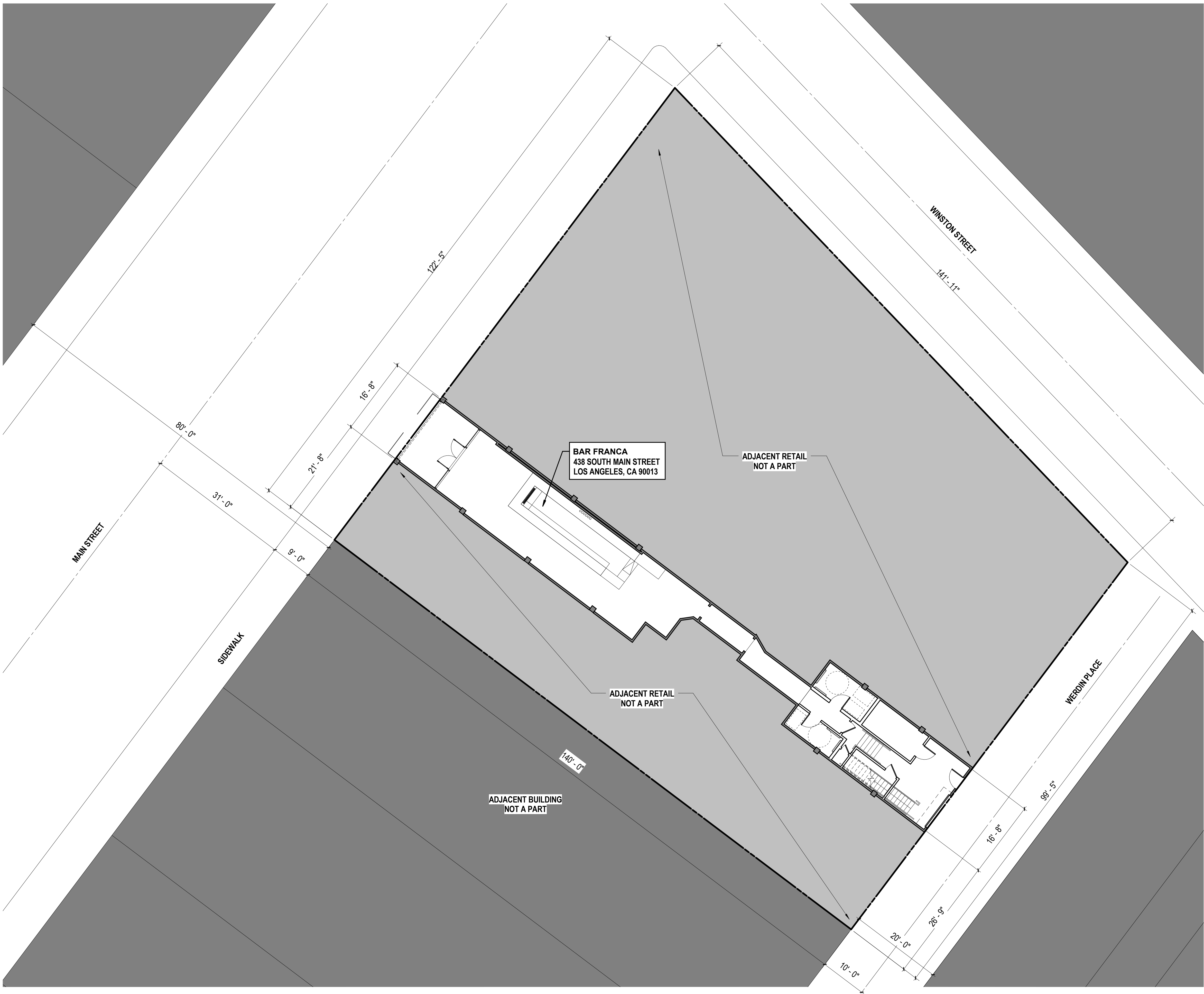
11.



12.



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PLOT PLAN
 3/32" = 1'-0"

PROJECT INFORMATION

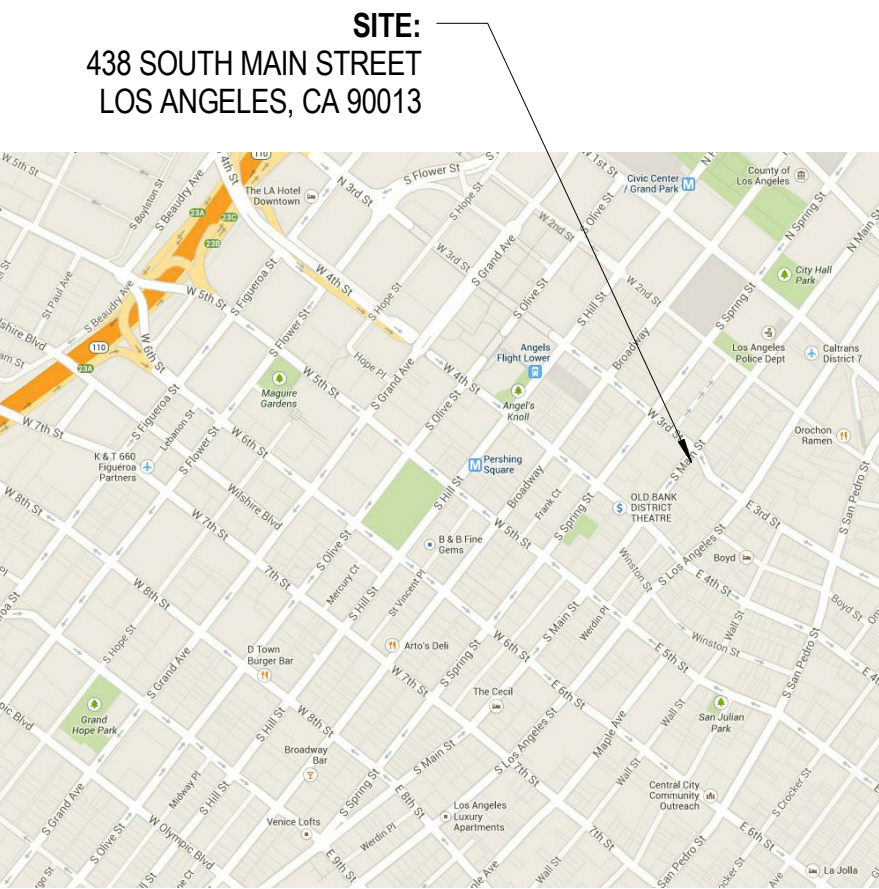
BUILDING INFORMATION

BUSINESS NAME: BAR FRANCA
 PROJECT ADDRESS: 438 SOUTH MAIN STREET
 LOS ANGELES, CA 90013
 TOTAL AREA OF LOUNGE/TAVERN: 1,919 SF

LEGAL INFORMATION

LEGAL DESCRIPTION: RIVARA AND VIGNOLO TRACT
 NE 20 FT OF LOT 17 AND ALL OF LOT 18 AND LOT 19 BLK C, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN MAP REFERENCE M R 5-110 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY
 ACCESSOR PARCEL NO.: 5148-009-013
 ARB (LOT CUT REFERENCE): 2
 PROPERTY AREA: 14,260.3 SF
 COMMUNITY PLAN AREA: CENTRAL CITY
 ZONING: [Q]C4-2D

VICINITY MAP



AREAS AND SEAT COUNT

ROOM NUMBER	ROOM NAME	AREA	SEAT COUNT
100	PATIO	201 SF	20
101	BAR	699 SF	54
102	BAR COUNTER	243 SF	18
103	HALLWAY	175 SF	0
104	MEN'S RESTROOM	96 SF	0
105	WOMEN'S RESTROOM	71 SF	0
106	ALCOHOL STORAGE	73 SF	0
107	STORAGE	81 SF	0
108	DANCE FLOOR	280 SF	0
TOTAL		1,919 SF	92

INDOOR SEATS: 72
 OUTDOOR SEATS: 20

PARKING

NO PARKING REQUIRED
 NO PARKING PROVIDED

OMGIVNING
 architecture / interiors

1301 N. BROADWAY
 LOS ANGELES, CA 90012

BAR FRANCA
 438 S. MAIN ST.
 LOS ANGELES, CA 90013

EXHIBIT A

MRS. B. LLC
 DBA: BAR FRANCA
 438 S. MAIN ST.
 LOS ANGELES, CA 90013

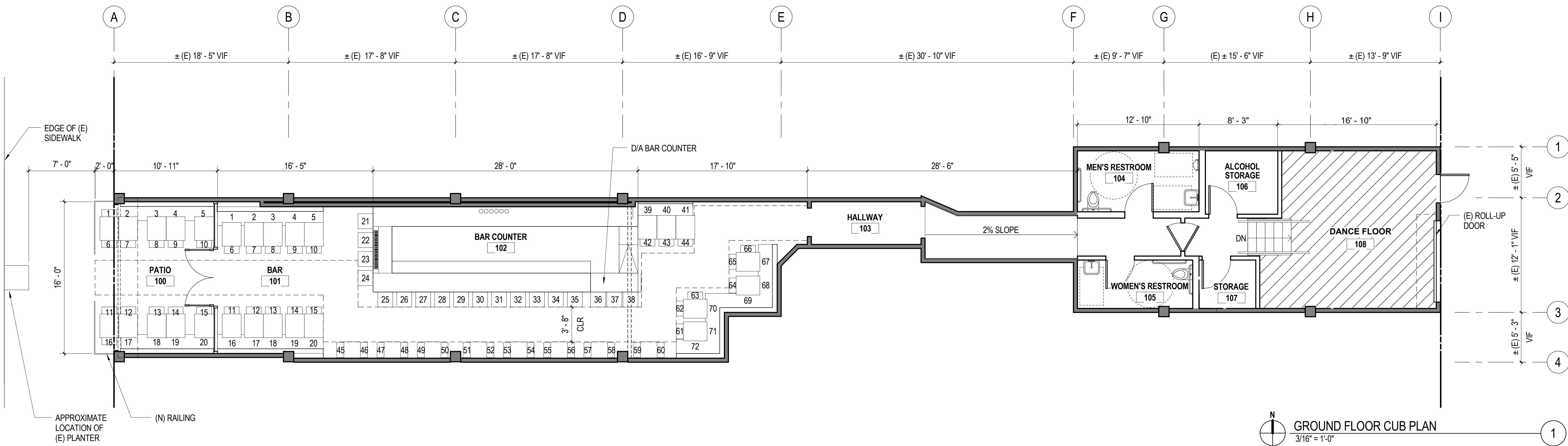
REVISIONS:

03/25/25

PLOT PLAN

G-00

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LEGEND

- WALL
- (E) WALL
- AREA NOT INCLUDED
- 5' - 0" DIA CLR SPACE
- 30" x 48" CLR SPACE

EXHIBIT A

MRS. B. LLC
DBA: BAR FRANCA
438 S. MAIN ST.
LOS ANGELES, CA 90013

REVISIONS:

03/25/25

CUP / CUB PLANS